

COUNTYWIDE 6TH CYCLE DRAFT HOUSING ELEMENT

AMADOR COUNTY, CITY OF AMADOR CITY, CITY OF IONE,
CITY OF JACKSON, CITY OF PLYMOUTH, AND CITY OF SUTTER
CREEK

Housing Plan
Background Report
Amador County Annex
Amador City Annex
Ione Annex
Plymouth Annex
Jackson Annex
Sutter Creek Annex

November 2022

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INTRODUCTION

A. INTRODUCTION

Amador County recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The Housing Element is one of the mandated elements of the County's General Plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements.

Consistent with State law, the purposes of this Housing Element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs and affirmatively further fair housing; and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

B. HOUSING ELEMENT CONTENTS

The Amador County Housing Element encompasses the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek, and consists of two documents: the comprehensive Housing Plan (policy document) and the Background Report.

The comprehensive Housing Plan establishes housing goals for the jurisdictions, as well as housing objectives, policies, and programs for the 6th Cycle, providing an implementable plan of action to address housing needs and constraints. The Background Report provides information regarding each jurisdiction's population, household, and housing characteristics, quantifies housing needs, addresses special needs populations, describes potential constraints to housing, addresses fair housing issues, including community participation in the development of the element, and identifies resources available, including land and financial resources, for the production, rehabilitation, and preservation of housing. The Background Report reviews the effectiveness of the previous Housing Element of each jurisdiction in achieving housing goals and objectives and meeting each community's housing needs. The Housing Element Background Report provides documentation and analysis in support of the goals, policies, programs, and quantified objectives in the comprehensive Housing Plan.

The Housing Plan includes two chapters:

1. Introduction. This chapter provides the introductory material to the Housing Element, including a discussion of the purpose of the Housing Element and State laws that inform the element and a description of the components of the Housing Element.
2. Housing Plan. This chapter presents the Housing Plan, including goals, policies, and programs Amador County, and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek will implement to address priorities, constraints, and needs for the 2021-2029 planning period.

HOUSING PLAN

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A. GOALS AND POLICIES

The goals and policies that guide housing programs and activities within Amador County and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek are as follows:

Goal H-1. HOUSING DIVERSITY

Ensure adequate sites are available throughout the County and throughout each jurisdiction to accommodate identified housing needs and to encourage a diversity of housing types affordable to a range of income levels, including extremely low, very low, low, and moderate.

Policy H-1.1: Encourage diversity in the type, density, size, affordability, and tenure of residential development available throughout the County and throughout each city.

Policy H-1.2: Ensure adequate sites are identified and zoned to accommodate each jurisdiction's share of regional housing needs throughout the planning period.

Policy H-1.3: Encourage and support the development of housing for those with special housing needs, including seniors, persons with a disability, including developmental, single heads of household with children, large families, the workforce, and unhoused.

Policy H-1.4: Encourage a geographic dispersal of units affordable to all income levels throughout Amador County.

Policy H-1.5: Support the concept of "aging in place" by maintaining a range of housing that allows people to remain in their community as their housing needs change.

Policy H-1.6: Support opportunities for the integration of housing in commercial districts and the adaptive reuse of non-residential structures.

Policy H-1.7: Facilitate the development of affordable housing through regulatory incentives and concessions and available financial assistance. Proactively seek out new models and approaches in the provision of affordable housing, including accessory dwelling units (ADUs), inclusion of duplexes and multiple units in areas zoned for single family uses, and cottage housing.

Policy H-1.8: Promote energy- and water-conserving designs and features in residential development.

Goal H-2. HOUSING AND NEIGHBORHOOD PRESERVATION AND IMPROVEMENT

Conserve, rehabilitate, and enhance existing neighborhoods and housing stock.

Policy H-2.1: Maintain suitable neighborhoods with quality housing, infrastructure, and open space that fosters neighborhood character and the health of residents.

Policy H-2.2: Encourage property owners to maintain rental and ownership units in sound condition through housing rehabilitation and emergency repair programs.

Policy H-2.3: Support efforts to identify and preserve prime examples of historical and/or architecturally significant residences.

Policy H-2.4: Encourage the rehabilitation or remodeling of older cottages and bungalows to conform to the scale of the immediate neighborhood and retain the architectural character and integrity of the original structure.

Policy H-2.5: Encourage the conversion of existing apartment complexes to condominium ownership, and only permit when the citywide vacancy rate for rental units warrants.

Policy H-2.6: Support the preservation of mobile home parks as an important source of affordable housing.

Policy H-2.7: Ensure the continued availability and affordability of income-restricted housing for low and moderate income households.

Goal H-3. FAIR HOUSING

Promote access to decent housing and a quality living environment for all Amador County residents, regardless of age, race, religion, sex, marital status, ancestry, national origin color, disability, or economic level.

Policy H-3.1: Assist in affirmatively furthering and enforcing fair housing laws by providing support to organizations that provide outreach and education regarding fair housing rights, receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

Policy H-3.2: Ensure that individuals and families at all income levels pursuing housing in Amador County have access to safe and decent housing and do not experience discrimination on the basis of any arbitrary factors, including those identified in the Fair Housing Act.

Policy H-3.3: Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or in the community.

Policy H-3.4: Support families and single heads of household with children by encouraging the development of larger rental and ownership housing units for families with children, and the provision of family support services such as childcare and after-school care.

Policy H-3.5: Address the special housing needs of persons with disabilities through provision of supportive housing, homeowner accessibility grants, zoning for group housing, and continued implementation of reasonable accommodation procedures.

Policy H-3.6: Support affordable housing options for workers providing essential infrastructure and services, including first responders and teachers, to allow them to live in the community in which they work.

Policy H-3.7: Work cooperatively with the Amador County Homeless Task Force and other applicable agencies to provide a continuum of care for the homeless, including emergency shelter, transitional housing, supportive housing and permanent affordable housing.

Policy H-3.8: Promote the active participation of all socioeconomic segments, including special needs groups and potentially underrepresented populations, in the community, community groups, and governmental agencies in the formulation and review of housing programs and in housing and community development activities.

Goal H-4. ADVANCING OPPORTUNITIES

Promote a range of affordable and special needs housing opportunities through housing assistance programs, incentives, and reducing public and private constraints to housing production while providing an appropriate level of environmental review, as well as maintaining design and construction quality and fiscal responsibility.

Policy H-4.1: Support the use of various incentives, including regulatory incentives, financial and/or technical assistance, including first-time homebuyers through County and State programs, rental assistance, early mortgage counseling for homeowners at risk of foreclosure, streamlined approvals, site assembly assistance, and pursuing the establishment of regional and local Affordable Housing Trust Funds to offset the costs of affordable housing and encourage a variety of housing types and affordability levels throughout Amador County.

Policy H-4.2: Participate in state and federal programs assisting in the production, improvement, maintenance, and preservation of decent, safe, and attractive housing affordable to lower- and moderate income households and those with special housing needs, including seniors, persons with a disability, including developmental, single heads of household with children, large families, the workforce, the at-risk and the unhoused. Work with nonprofit and for-profit developers to utilize those programs for which a developer must be the applicant.

Policy H-4.3: Ensure development standards are based on objective requirements and provide flexibility to accommodate creative approaches to providing housing, such as transit-oriented development, mixed use, and co-housing.

Policy H-4.4: Advocate for sustainable use of land and promote affordability by encouraging development of two-family and multi-family housing within each jurisdiction's multi-family zoning districts.

Policy H-4.5: Explore continued improvements to the entitlement process to reduce constraints through ensuring objective and achievable design and development standards and streamlining and coordinating the processing of development permits, design review, and environmental clearance.

Policy H-4.6: Explore collaborative partnerships with nonprofit organizations, faith-based organizations, developers, governmental agencies, and the business community to develop, improve, maintain, and preserve affordable housing.

Policy H-4.7: Continue to prioritize the needs of the unhoused and persons at risk of becoming homeless and support additional housing opportunities for homeless persons through continued participation in the Amador County Homeless Task Force and through partnerships and collaboration with public and private organizations.

Policy H-4.8: Ensure that extremely low, very low, low, and moderate income households have access to affordable units.

Policy H-4.9: Provide for transitional and supportive housing, emergency shelters, low barrier navigation centers, employee housing, residential care facilities, and single room occupancy uses.

B. HOUSING PROGRAMS

The following programs include regional and local implementation components that Amador County and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek will take to address the Countywide housing goals. Each program identifies the objectives, timeframe for implementation, County/City department or agency primarily responsible for implementation, and the likely funding source. Regional program components are employed Countywide and local program components are executed by individual jurisdictions.

PROGRAM 1: COUNTYWIDE HOUSING WORKING GROUP (ALL JURISDICTIONS)

The purpose of a Countywide Housing Working Group is for Amador County, and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek to work together to implement regional housing programs, secure funding for affordable housing, and track Housing Element implementation. The Countywide Housing Working Group shall meet at least quarterly to discuss housing needs, address constraints, and develop approaches to support the development and maintenance of housing, including the pursuit of funding, to address State law.

<i>Responsible Department/Agency:</i>	<i>Planning Department of each jurisdiction</i>
<i>Funding Sources:</i>	<i>General Fund</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> • <i>Amador County, and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek to establish a Countywide Housing Working Group, including one representative from each jurisdiction's Planning Department, by March 2023 to discuss and implement housing strategies. The Countywide Housing Working Group shall meet on a regular basis.</i>

Goal H-1. HOUSING DIVERSITY

PROGRAM 2: HOUSING ELEMENT MONITORING/ ANNUAL REPORTING (ALL JURISDICTIONS)

Amador County and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek's Planning Departments are responsible for the regular monitoring of the Housing Element to ensure that they continue to assess its affordable housing programs, progress towards the RHNA, and the preservation of affordable housing units. Each jurisdiction's Planning Department will prepare its Annual Progress Report for review by the public, decision-makers, and submittal to the Department of Housing and Community Development (HCD). Completion of the Annual Progress Report is required for the jurisdictions to maintain access to State housing funds.

The Annual Progress Report will document:

- Annual residential building activity, including identification of any deed-restricted affordable units and assignment of market rate units to an appropriate affordability category;
- Progress towards the Regional Housing Needs Allocation since the start of the planning period;
- Special needs units building activity, including new construction, rehabilitation, and preservation;
- Implementation status of the Housing Element programs; and
- Requirements of State law for APRs

<i>Responsible Department/Agency:</i>	<i>Planning Department of each jurisdiction</i>
<i>Funding Sources:</i>	<i>General Fund</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> • <i>Review the Housing Element annually and provide opportunities for public participation, in conjunction with the submission of the Annual Progress Report to the State Department of Housing and Community Development by April 1st of each year.</i>

PROGRAM 3: ADEQUATE SITES - (ALL JURISDICTIONS)

To ensure that the net future housing capacity is maintained to accommodate each jurisdiction’s RHNA, Amador County and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek will maintain the inventory of adequate housing sites for each income category. This inventory will detail the amount, type, size, and location of vacant land and parcels that are candidates for consolidation to assist developers in identifying land suitable for residential development. In addition, the jurisdictions will continuously monitor the sites inventory and the number of net units constructed in each income category. If the inventory indicates a shortage of adequate sites to accommodate the remaining RHNA of the County or any of the cities, the affected jurisdiction will identify alternative sites so that there is no net loss of residential capacity pursuant to Government Code Section 65863.

Further, Plymouth will rezone 2 or more acres to accommodate its carryover RHNA from the 5th Cycle (26 very low and low income carryover units from the 4th Cycle plus 2 very low and low income units from the 5th Cycle) and the 12 lower income units from its 6th Cycle RHNA. The sites shall accommodate a minimum of 16 units per acre and a maximum of at least 30 units per acre.

<p><i>Responsible Department/Agency:</i></p> <p><i>Funding Sources:</i></p> <p><i>Program Objectives and Timeframe:</i></p>	<p><i>Planning Department of each jurisdiction</i></p> <p><i>General Fund</i></p> <ul style="list-style-type: none"> ● <i>Each jurisdiction shall develop a formal ongoing procedure to evaluate development proposals, rezones, and other land use decisions and update the inventory and capacity of sites by income groups as necessary by the end of 2023.</i> ● <i>Each jurisdiction to work with the Amador-Tuolumne Community Action Agency (ATCAA) and private developers on an ongoing basis to find suitable sites for affordable housing and special needs groups, including extremely low income, transitional, supportive, and single heads of households housing with an emphasis on prioritizing housing opportunities in higher resource areas.</i> ● <i>Plymouth to rezone at least 2 acres of vacant land from the sites identified in Plymouth Annex to accommodate its 6th Cycle and carryover 5th and 4th Cycles very low and low income RHNA (40 total units), including at least 1 acre in the TCAC Highest Resource area/upper income area in the City. Rezoned sites shall meet the requirements of Government Code Section 65583.2(h), which requires the City to accommodate 100 percent of the very low and low income households RHNA on sites zoned to permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower income households during the planning period.</i> <ul style="list-style-type: none"> ○ <i>Sites shall be zoned with minimum density and development standards that permit at least 16 units per site at a density of at least 16 units per acre in jurisdictions as described in clause (i) of subparagraph (B) of paragraph (3) of subdivision (c) and shall meet the standards set forth in subparagraph (B) of paragraph (5) of subdivision (b).</i> ○ <i>At least 50 percent of the very low and low income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed uses are not permitted, except that a city or county may accommodate all of the very low and low income housing need on sites designated for mixed use if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project.</i>
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- *Plymouth shall update its General Plan to ensure consistency between the zoning and General Plan designation on the Opportunity Sites.*
- *Each jurisdiction to maintain adequate sites to accommodate the RHNA throughout the 6th Cycle pursuant to Government Code Section 65863 (No Net Loss Law):*
Amador County: 109 very low, 62 low, 72 moderate, and 134 above moderate income units
Amador City: 1 very low, 1 low, 1 moderate, and 2 above moderate income units
lone: 30 very low, 20 low, 25 moderate, and 42 above moderate income units
Jackson: 27 very low, 23 low, 24 moderate, and 64 above moderate income units
Plymouth: 7 very low, 5 low, 5 moderate, and 13 above moderate income units
Sutter Creek: 15 very low, 12 low, 13 moderate, and 34 above moderate income units
- *The Zoning Code for each jurisdiction shall be updated to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households for: 1) lower income sites that are vacant and have been included in the inventory from two or more consecutive planning periods, and 2) lower income sites that are underutilized and have been included in the inventory from a prior planning period consistent with the requirements of Government Code Section 65583.2. The attachment to the Annex for each jurisdiction identifies lower income sites that have been included in prior Housing Elements.*

PROGRAM 4: ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND SB 9 UNITS (ALL JURISDICTIONS)

An accessory dwelling unit (ADU) is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. A junior accessory dwelling unit (JADU) is a unit that is no more than 500 square feet in size and contained entirely within a single family residence with separate or shared sanitation facilities. ADUs and JADUs offer several benefits. First, they often are affordable to very low and low income households and can provide options for seniors, single persons, and even small families. Second, the primary homeowner receives supplementary income by renting out the ADU, which can help many modest income and elderly homeowners afford to remain in their homes. ADUs offer an important opportunity to help Amador County address its regional housing needs while maintaining the community's small-town character.

Senate Bill 9 (SB 9) is also known as the California Housing Opportunity and More Efficiency (HOME) Act and aims to alleviate the housing crisis facing cities across California by providing new ways to increase housing supply and diversify the types of housing available.

SB 9 builds upon the successful approach of ADUs and expands options for homeowners, while also respecting local control and zoning requirements, preserving historic neighborhoods, and establishing a maximum of no more than four units on what is currently a single family parcel. SB 9 benefits homeowners, prevents profiteers from evicting or displacing tenants, and prohibits the development of small subdivisions and ministerial lot splits on adjacent parcels by the same individual in order to prevent investor speculation. SB 9 only applies to urban areas and urban clusters; in Amador County, lone, Sutter Creek, and Jackson are designated urban areas and there are no urban clusters.

The two key components of SB 9 are:

- Lot Split – Provides a streamlined process for subdividing an existing single family zoned lot into two new parcels.
- Two Unit Developments – Provides a streamlined process for creating two unit developments on single family zoned lots.

Pursuant to State law, ADUs are an important option for attainable housing. Each jurisdiction in Amador County plan to meet a modest portion of the 2021-2029 RHNA through the provision of ADUs.

Each jurisdiction will continue to apply zoning regulations that allow ADUs and JADUs by-right in all residential zones, in accordance with State law. The jurisdictions will amend the ordinance as necessary based on future changes to State law and will work with HCD to ensure continued compliance with State law and also continue to monitor the extent of ADU production to ensure that the Housing Element goals can be met. To facilitate ADU development, the jurisdictions will consider the following:

- Provide technical and resource guides online.
- Pursue State funding available to assist lower- and moderate income homeowners in the construction of ADUs.
- Conduct increased outreach and education on ADU options and requirements.

<i>Responsible Department/Agency:</i>	<i>Planning Department of each jurisdiction</i>
<i>Funding Sources:</i>	<i>General Fund</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> ● <i>Amador County, Amador City, Jackson, Plymouth, and Sutter Creek to update their codes to allow ADUs, JADUs, and SB 9 units, as applicable, consistent with the requirements of State law by December 2023.</i> ● <i>Housing Working Group to coordinate development of a Countywide web page by September 2024 to promote ADU and SB 9 opportunities to interested residents that includes examples of successful ADU projects, an ADU resource guide, and links to the ADU and SB 9 requirements for each jurisdiction.</i> ● <i>Each jurisdiction shall provide technical and resource guides online, including lot split provisions per SB 9 by December 2023.</i> ● <i>Each jurisdiction shall conduct outreach and education on ADU and SB 9 options and requirements to homeowners and Homeowners' Associations on an annual basis (2023-2029) to expand opportunities throughout the jurisdiction, with an emphasis on outreach to homeowners' associations and property owners in higher opportunity areas within each jurisdiction.</i> ● <i>Each jurisdiction shall pursue State funding available to assist lower- and moderate income homeowners in the construction of ADUs on an annual basis (2024, 2026, 2028).</i> ● <i>Each jurisdiction shall provide financial assistance to qualified property owners to build ADUs when State funds (such as CalHOME) or other funds are available on an ongoing basis.</i> ● <i>By December 2025, assess each jurisdiction's progress in ADU construction; evaluate incentives to further promote ADUs if construction goals are not met.</i> ● <i>Amador County: 24 ADUs/JADUs Amador City: 2 ADUs/JADUs Ione: 8 ADUs/JADUs and 4 SB 9 units Jackson: 8 ADUs/JADUs and 4 SB 9 units Plymouth: 3 ADUs/JADUs</i>

Sutter Creek: 5 ADUs/JADUs

PROGRAM 5: AFFORDABLE HOUSING LAND ACQUISITION (ALL JURISDICTIONS)

This program establishes guidelines for an Affordable Housing Land Acquisition program to acquire and dispose of properties with the purpose of facilitating the construction of affordable housing units.

<i>Responsible Department/Agency:</i>	<i>Countywide Housing Working Group, Planning Department of each jurisdiction</i>
<i>Funding Sources:</i>	<i>General Fund</i>
<i>Program Objectives and Timeframe:</i>	<p><i>Amador Countywide:</i></p> <ul style="list-style-type: none"> ● <i>Countywide Housing Working Group to work with the Amador-Tuolumne Community Action Agency (ATCAA) and private developers to identify potential suitable affordable housing sites for land acquisition on a regular basis.</i> <p><i>Each Jurisdiction:</i></p> <ul style="list-style-type: none"> ● <i>Individual jurisdictions to evaluate sites identified by the Countywide Housing Working Group to determine site acquisition feasibility, and work with for-profit and nonprofit resources as necessary to obtain such lands.</i> ● <i>Any surplus land shall be disposed of according to Government Code Sections 54220 through 54239.4.</i>

PROGRAM 6: AFFORDABILITY TARGETS (AMADOR COUNTY, CITY OF IONE, AND CITY OF SUTTER CREEK)

The purpose of this program is to create units for a range of income levels to accommodate the RHNA and housing goals in jurisdictions that have large areas designated as Special Planning Areas, Planned Development, or similar designations. These areas are anticipated to be developed with relatively large-scale developments and it is necessary that such development addresses local housing needs. The income level required (extremely low, very low, low, and/or moderate) shall be at the discretion of the jurisdiction, with an emphasis on creating units affordable to extremely low and very low income households.

<i>Responsible Department/Agency:</i>	<i>Planning Department</i>
<i>Funding Sources:</i>	<i>General Fund</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> ● <i>Amador County shall develop affordable housing targets for each of the undeveloped SPAs in the County by June 2024. These targets should include a number of affordable units (including units affordable to low, very low, and/or extremely low income households), as well as total units and shall provide for economic integration throughout the County. The County will require development agreements for future residential projects within SPA designations to provide a minimum of 10 percent of total units on site as housing affordable to extremely low, very low, low, and moderate income households, or pay an in-lieu fee to support affordable housing development at an alternative location.</i> ● <i>Ione shall develop affordable housing targets for each of the undeveloped Planned Development areas in the General Plan by June 2024. While total units are established by the General Plan, these targets should include a number of affordable units (including units affordable to low, very low,</i>

and/or extremely low income households) and provide for economic integration within new developments and throughout the City. The City will require development agreements for future residential projects within PD designations to provide a minimum of 10 percent of total units on site as housing affordable to extremely low, very low, low, and moderate income households, or pay an in-lieu fee to support affordable housing development at an alternative location.

PROGRAM 7: HISTORICALLY SIGNIFICANT STRUCTURES (CITY OF SUTTER CREEK)

The City of Sutter Creek 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.

<i>Responsible Department/Agency:</i>	<i>Planning Department</i>
<i>Funding Sources:</i>	<i>General Fund</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> • <i>Coordinate the rehabilitation and adaptive reuse of historically significant structures as appropriate on an ongoing basis.</i>

Goal H-2. HOUSING AND NEIGHBORHOOD PRESERVATION AND IMPROVEMENT

PROGRAM 8: NEIGHBORHOOD BEAUTIFICATION AND HOUSING REHABILITATION (ALL JURISDICTIONS)

The Housing Rehabilitation Program provides a mechanism for homeowners to bring their home into compliance with local codes and provide safe, decent housing for lower income individuals.

The Housing Rehabilitation Program is designed to bring the homeowner’s dwelling into compliance with applicable, locally-adopted housing rehabilitation standards to reduce ongoing and future maintenance costs, promote energy efficiency, and to preserve decent affordable owner-occupied housing.

The Countywide Housing Working Group shall identify areas with concentrations of housing in need of repair, including dilapidated units, as well as individual multi-family developments that are in need of significant repair or rehabilitation and will coordinate to secure federal, State, and regional resources for housing rehabilitation, weatherization, energy-efficiency improvements, and emergency repair throughout the County. The Planning Department and Building Department for each jurisdiction shall also provide information regarding financial resources for housing rehabilitation, weatherization, and emergency repair to any owners of housing in need of repair.

<i>Responsible Department/Agency:</i>	<i>Countywide Housing Working Group, Planning Department, and Building Department of each jurisdiction</i>
<i>Funding Sources:</i>	<i>General Fund</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> • <i>Countywide Housing Working Group to identify funding sources for housing rehabilitation, weatherization, energy-efficient improvements, and emergency repair on an annual basis.</i>

- *Housing Working Group to coordinate with individual jurisdictions to determine if available funding should be sought at the regional level or by individual jurisdictions.*
- *Housing Working Group to coordinate with individual jurisdictions to identify a single entity to assist in the implementation of housing rehabilitation programs in order to provide efficient and effective assistance throughout the County.*
- *Individual jurisdictions to promote the available housing rehabilitation, energy efficiency, accessibility, and home improvement programs on each jurisdiction’s website, through social media, and by way of handouts available at the public counter as well as through the local real estate community by June 2023.*
- *Individual jurisdictions to continue to respond to code complaints as complaints are received.*
- *Each jurisdiction’s Planning Department shall work with property owners, residents, and Homeowner Associations to ensure safe and decent housing. Staff will identify concentrations of housing in need of repair and multi-family developments in need of significant repair and connect property owners with resources for rehabilitation and junk removal on an ongoing basis.*
- *Secure funding, either individually or Countywide, for rehabilitation, improvement, and/or emergency repair of housing:*

*Amador County: 15 extremely low, 15 very low, and 10 low income units
 Amador City: 2 extremely low, 2 very low, and 2 low income units
 Lone: 6 extremely low, 6 very low, and 4 low income units
 Jackson: 6 extremely low, 6 very low, and 4 low income units
 Plymouth: 3 extremely low, 3 very low, and 2 low income units
 Sutter Creek: 3 extremely low, 3 very low, and 2 low income units*

PROGRAM 9: AFFORDABLE AND SPECIAL NEEDS HOUSING ASSISTANCE AND INCENTIVES (ALL JURISDICTIONS)

Successful implementation of Amador Countywide programs for development of affordable and special needs housing will depend on the ability of the jurisdictions to leverage local funds with a variety of federal, State, County, and private sources. In addition to applying for those public and private funds directly available to municipalities, Amador County and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek play an important role through incentivizing affordable and special needs housing and in supporting developers to secure outside funds. Each jurisdiction’s involvement may include provision of incentives, review of financial pro-forma analysis; provision of demographic, market, and land use information; review and comment on funding applications; and Council actions in support of the project and application. Many “third-party” grants may also require some form of local financial commitment.

<i>Responsible Department/Agency:</i>	<i>Countywide Housing Working Group and Planning Department of each jurisdiction</i>
<i>Funding Sources:</i>	<i>General Fund</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> ● <i>Countywide Housing Working Group will review available funding sources for housing affordable to extremely low, very low, low, and moderate income households and housing for special needs groups at least twice each year.</i>

- *Countywide Housing Working Group will actively pursue federal, State, County and private funding sources that are available at the regional level and to determine the feasibility of developing a Regional Affordable Housing Trust Fund.*
- *Countywide Housing Working Group will proactively reach out annually to affordable housing providers and special needs housing providers, including homeless service providers interested in constructing emergency shelters, transitional housing, and supportive housing, agricultural worker housing providers, senior and disability housing providers, and providers serving large families and/or single heads of household with children to assist in identifying appropriate sites for development and connecting providers with assistance, including fundings and incentives for housing.*
- *Each jurisdiction within Amador County to actively pursue federal, State, and private funding sources for affordable housing as a means of leveraging local funds and maximizing assistance, and also support developers in securing outside funding sources.*
- *If interest in affordable or special needs housing exceeds federal, State, and private funding resources for affordable housing, prioritize assisting projects located in TCAC highest resource areas.*
- *Each jurisdiction to identify a menu of incentives, including permit streamlining, reduced or deferred development fees, ministerial review of minor lot line adjustments, technical assistance to acquire funding, and modification of development requirements through Planned Development overlays or similar provisions for affordable and special needs housing.*
- *Each jurisdiction to promote affordable and special needs housing, as well as a variety of housing types, when reviewing and implementing Planned Development, Specific Plan, and any large-scale projects to ensure new residential development provides for a variety of housing types and affordability levels.*
- *To promote and incentivize affordable and special needs housing, each jurisdiction shall email regional affordable housing developers and non-profits the menu of incentives, the inventory of sites for very low and low income housing, a list of available financial resources, and the jurisdiction's dedicated contact to discuss affordable housing opportunities.*
- *In conjunction with other programs promoting affordable housing and reducing barriers to a variety of housing types, approve and permit development of new affordable and special needs units as follows:
Amador County: 50 extremely low, 50 very low, and 100 low income units
Amador City: 1 extremely low, 1 very low, and 2 low income units
Ione: 15 extremely low, 15 very low, and 20 low income units
Jackson: 14 extremely low, 13 very low, and 23 low income units
Plymouth: 10 extremely low, 10 very low, and 20 low income units
Sutter Creek: 8 extremely low, 7 very low, and 12 low income units*

PROGRAM 10: PRESERVATION OF EXISTING AFFORDABLE HOUSING (ALL JURISDICTIONS)

Potential conversion of affordable housing to market-rate housing is an ongoing and critical statewide problem. Federal, state, and local governments have invested in the development of more than 500,000 affordable rental homes in California over the last few decades. There are 7 assisted affordable multifamily developments in Amador County, including projects in Lone (1), Sutter Creek (1), and Jackson (5).

A large percentage of these units may convert to market rate as subsidy contracts or regulatory agreements expire. These “at-risk” units are home to seniors and families with lower incomes who cannot afford to pay market-rate rents and who could be displaced if the developments convert. No assisted housing is at-risk of conversion during the 6th Cycle.

<p><i>Responsible Department/Agency:</i></p> <p><i>Funding Sources:</i></p> <p><i>Program Objectives and Timeframe:</i></p>	<p><i>Planning Departments of Lone, Jackson, and Sutter Creek</i></p> <p><i>General Fund</i></p> <ul style="list-style-type: none"> ● <i>Annually monitor each jurisdiction's affordable housing stock to ensure that deed-restricted units are preserved.</i> ● <i>Should any of the assisted properties become at risk of converting to market rate, the jurisdiction(s) will work with property owners, interest groups, and the State and federal governments to ensure compliance with State law and implement the following:</i> <ul style="list-style-type: none"> ○ <i>Technical Assistance: Provide technical assistance where feasible to public and non-profit agencies interested in purchasing and/or managing units at risk.</i> ○ <i>Preservation Programs: Provide information to owners of at-risk properties regarding rehabilitation assistance and/or mortgage financing in exchange for extending affordability restrictions.</i> ○ <i>Tenant Education: Hold public hearings upon receipt of any Notice of Intent to Sell or Notice of Intent to Convert to Market Rate Housing, pursuant to Section 65863.10 of the Government Code and provide tenant education on housing rights</i> ● <i>Retain all assisted multifamily housing (Lone – 43 units, Jackson – 258 unit, and Sutter Creek – 34 units)</i>
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PROGRAM 11: PRESERVE MULTIFAMILY AND MOBILE HOME OPPORTUNITIES (ALL JURISDICTIONS)

Multifamily rental housing, including duplexes, triplexes, fourplexes, and larger apartments and mobile home parks provide housing opportunities for lower income households and are an essential component of each jurisdiction’s housing stock. It is necessary to review any requests to convert or demolish multifamily rental housing and mobile home parks to ensure these housing types are retained and to further ensure that any conversion of such uses does not displace residents or reduce a jurisdiction’s housing stock.

<p><i>Responsible Department/Agency:</i></p> <p><i>Funding Sources:</i></p> <p><i>Program Objectives and Timeframe:</i></p>	<p><i>Planning Department of each jurisdiction</i></p> <p><i>General Fund</i></p> <ul style="list-style-type: none"> ● <i>Update the code to establish provisions addressing the conversion or demolition of multifamily rental housing and mobile home parks. The provisions shall address:</i> <ul style="list-style-type: none"> ○ <i>Identification of affected households by income, household size, and special housing needs</i>
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- *Notification to households at least 6 months prior to a required move-out date.*
- *Assistance to all lower income and special needs households in identifying affordable housing opportunities.*
- *Moving costs to all affected households.*
- *Rental assistance for a minimum period of time to all lower income households who are not able to procure housing that is affordable to their income group (extremely low, very low, low).*
- *Option for all affected households to receive priority for any new or rehabilitated housing built on the same site within 3 years of move-out.*

Goal H-3. FAIR HOUSING

PROGRAM 12: FAIR HOUSING SERVICES (ALL JURISDICTIONS)

Amador Tuolumne Community Action Agency (ATCAA) is the designated provider of housing information throughout Amador County. ATCAA offers a variety of housing assistance and services to the community, including securing and stabilizing housing for homeless families and individuals as well as those at risk of becoming homeless.

Individuals who may have been the victims of discrimination may file a fair housing complaint with the U.S. Department of Housing and Urban Development (HUD) or California Department of Fair Housing and Employment (CDFEH). Information regarding fair housing laws will be available on each jurisdiction's website, at the public counters, and in the local library(ies).

Responsible

Planning Department of each jurisdiction

Department/Agency:

Funding Sources:

General Fund, CDBG

Program Objectives and

Timeframe:

- As a means of furthering fair housing education and outreach in the community, each jurisdiction in Amador County will advertise the fair housing program through placement of fair housing information brochures on their websites, at the public counters, and in the local library(ies) by December 2023.
- Each jurisdiction to provide an annual outreach event to promote fair housing and to educate the community, landlords, and real estate professionals regarding fair housing requirements.
- Each jurisdiction shall continue to provide referrals to CDFEH and HUD and any locally designated providers on an ongoing basis, including promoting fair housing practices, review and enforcement assistance with fair housing complaints, and education to housing providers.
- Housing Working Group to coordinate with ATCAA in 2023/2024 to determine if ATCAA can offer fair housing services to all County residents. If ATCAA cannot offer fair housing services, the Housing Working Group to contact fair housing advocates to identify interest in providing fair housing services to the County and identify a single Countywide point of contact for fair housing concerns by the end of 2024.

PROGRAM 13: AFFIRMATIVELY FURTHER FAIR HOUSING (ALL JURISDICTIONS)

Facilitate equal and fair housing opportunities by taking meaningful actions to affirmatively further fair housing (AFFH) and address impediments identified in the AFFH analysis located in the Background Report. In summary, each jurisdiction within Amador County offers higher opportunity areas but faces challenges in promoting and providing a range of housing types and prices suitable for lower income households. Providing a range of affordable housing can help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes. Table 1 summarizes fair housing issues, contributing factors, and implementing actions.

The actions listed below, along with the other programs identified in this Housing Plan, were developed to cumulatively address the AFFH goals to counteract the disparities and issues that were identified in the AFFH analysis located in the Background Report. The timeframes and priority levels are added to ensure the implementation of these actions in a timely manner. The priority levels for these actions are defined as follows:

- High Priority contributing factors are those that have a direct and substantial impact on fair housing, and are core municipal functions that can be controlled countywide;
- Medium Priority factors are those that have a direct and substantial impact on fair housing, but Amador County has limited capacity to control their implementation;
- Low Priority factors may have a direct and substantial impact on fair housing choice, but Amador County lacks capacity to address it, or the factor may have only a slight or indirect impact on fair housing choice.

As shown in Table 1, Amador County and each jurisdiction intend to complete the necessary actions to meet the State AFFH requirements. These actions are integrated into the Housing Plan for the overall 6th Cycle Housing Element with the specified timeframes for expedited implementation of high priority actions. The rationale for identifying these actions is to ensure they are implemented in a timely manner to better serve the community. These actions are intended to alleviate the main issues identified in the Affirmatively Furthering Fair Housing Analysis and will be implemented during the 2021-2029 planning period. In addition, each jurisdiction will monitor the AFFH actions on an annual basis in conjunction with the preparation of the APR to ensure the goals are being met. If any action items are not being achieved, each jurisdiction will adjust its metrics, timeframes, and commitments as necessary to ensure it meets its AFFH goals.

<i>Responsible Department/Agency:</i>	<i>Planning Department of each jurisdiction</i>
<i>Funding Sources:</i>	<i>General Fund, CDBG, grant funding</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> ● Implement measures to affirmatively further fair housing on an ongoing basis, and as further outlined in Table 1.

Table 1: Fair Housing Program Action Items

<i>Program/Action Area</i>	<i>Programs</i>	<i>Specific Commitment</i>	<i>Timeframe</i>	<i>Geographic Targeting</i>	<i>Metrics</i>
<i>Fair Housing Resources, including Outreach and Enforcement</i>					
<i>11. Fair housing services</i>	<i>Ensure that educational and enforcement assistance is provided to renters, homebuyers, homeowners, and housing providers</i>	<ul style="list-style-type: none"> ● Ensure residents have access to comprehensive fair housing services, including education, enforcement assistance, and outreach ● Make fair housing information readily available to the community through providing information on each jurisdiction's website and public counters 	<i>● High priority/ within 9 months of Housing Element adoption</i>	<i>● Countywide, including Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek</i>	<ul style="list-style-type: none"> ● Information on each jurisdiction's website and public counters (2023) ● Annual outreach events (2023-2029) ● Identification of Countywide fair housing provider (2023/2024)
<i>Housing Mobility Enhancement</i>					
<i>4. Accessory Dwelling Units (ADUs), Junior Accessory Dwelling Units (JADUs), SB 9 Units</i>	<i>Encourage the development of ADUs, JADUs, and SB 9 units throughout each jurisdiction in Amador County to expand housing opportunities, including in existing neighborhoods, for all income levels and special needs groups.</i>	<ul style="list-style-type: none"> ● Update ADU/JADU standards, where not in compliance with State law; ● Pursue funding to provide financial assistance to lower- and moderate income homeowners in the construction of ADUs; ● Provide on-line resources to assist in the development of ADUs ● Prepare an ADU factsheet or handbook; ● Conduct outreach and education on ADUs; ● Conduct a mid-cycle review of ADU 	<i>● High priority/ within 18 months of Housing Element adoption</i>	<i>● Countywide, including Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek; target marketing in higher opportunity areas</i>	<ul style="list-style-type: none"> ● Update ADU requirements, where necessary (2023); ● Pursue funding for financial assistance (2024, 2026, 2028) ● Prepare ADU factsheet and resource guides (2023); ● Conduct outreach and education (2023-2029); ● Conduct mid-cycle review (2027) ● Annually monitor ADUs permitted at the time of the Annual Progress Report (APR);

Program/Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics	
		assumptions				<ul style="list-style-type: none"> ● Target 20% of ADUs in higher opportunity areas.
16. Rental Assistance/Housing Choice Voucher (HCV) Program	<p>Promote the Housing Choice Voucher (HCV) Program, with a special emphasis on promoting the program to Amador County's special needs populations.</p>	<ul style="list-style-type: none"> ● Make information regarding the HCV program available on each jurisdiction's website and in an annual direct mailing to all residents and property owners; ● Provide annual outreach to property owners ● Work with each jurisdiction's housing services provider to encourage property owners to participate in the Housing Choice Voucher Program 	<ul style="list-style-type: none"> ● Medium priority/ within 24 months of Housing Element adoption 	<ul style="list-style-type: none"> ● Increase the number of voucher assistance recipients in higher opportunity areas; ● Target education and marketing efforts throughout the community with an emphasis on higher opportunity areas. 	<ul style="list-style-type: none"> ● Work with Stanislaus County Housing Authority to increase the number of low income recipients in receiving voucher assistance in higher opportunity areas by 5% by 2027. 	
New Housing Choices and Affordability						
9. Provide Housing Opportunities for all Members of the Community	Partnerships with Affordable Housing Developers	<ul style="list-style-type: none"> ● Host an annual meeting with the Housing Working Group and affordable housing developers and nonprofits to identify housing opportunities; ● Support affordable housing developers through provision of land write-downs, regulatory incentives, and/or direct assistance. 	<ul style="list-style-type: none"> ● Medium priority/ within 24 months of Housing Element adoption 	<ul style="list-style-type: none"> ● Target affordable housing throughout Amador County and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek, with an emphasis on higher opportunity areas and areas of concentrated poverty. 	<ul style="list-style-type: none"> ● Annual outreach to the development community (2023-2029). 	
9. Provide Housing Opportunities for	Partnerships with Affordable Housing Developers	<ul style="list-style-type: none"> ● Identify at least two sites to increase housing 	●	●	●	

Program/Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
<i>Households with Special Needs</i>		<i>diversity by providing affordable and/or special needs housing in areas with higher resources and lower diversity as discussed in Chapter 5 of the Background Report</i>			
Place-Based Strategies for Community Preservation and Revitalization					
<i>13. Public Investment in Neighborhoods</i>	<i>Housing Rehabilitation Program</i>	<ul style="list-style-type: none"> ● <i>Countywide Housing Working Group to identify funding sources for housing rehabilitation</i> ● <i>Individual jurisdictions within Amador County to promote the availability housing rehabilitation, energy efficiency accessibility, and home improvement programs on each jurisdiction's website, through social media, and by way of handouts at the public counter as well as through the local real estate community</i> ● <i>Individual jurisdictions within Amador County to work with property owners, residents, and Homeowner Associations to enforce Building and Zoning Codes</i> 	● <i>Medium priority/ within 24 months of Housing Element adoption</i>	● <i>Countywide, including Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek</i>	● <i>Assist lower income households in each jurisdiction within Amador County during the planning period.</i>
<i>12. Education and Outreach</i>	<i>Reduce potential housing discrimination by landlords</i>	● <i>Each jurisdiction to host annual educational</i>	● <i>Medium priority/ within 24 months of Housing</i>	● <i>Countywide, including Cities of Amador City,</i>	● <i>Allocate funding for an annual educational</i>

Program/Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
	<p>resulting from a lack of local fair housing education and outreach through connecting households and landlords to resources from fair housing agencies and organizations to increase understanding of fair housing laws and to support strong enforcement.</p>	<p>workshops on fair housing to reduce the amount of discrimination;</p> <ul style="list-style-type: none"> Each jurisdiction to provide social media and factsheets regarding fair housing/equal housing opportunity requirements with links to each jurisdiction's website; Countywide Housing Working Group to collaborate with designated fair housing services provider for continued tracking of fair housing enforcement for discrimination cases. 	<p>Element adoption</p>	<p>lone, Jackson, Plymouth, and Sutter Creek</p>	<p>workshop and provide social media and factsheets on fair housing in 2023.</p>

Displacement Protection

<p>14. Resources for Renters and Owners</p>	<p>Continue to increase rental and ownership opportunities for all income levels, and ensure that housing opportunities are accessible to residents that may be at-risk of displacement/</p>	<ul style="list-style-type: none"> Develop an outreach program to connect lower income residents and the lower income workforce with access to resources for rental assistance, home ownership, housing rehabilitation assistance, emergency assistance, utility payment assistance, fair housing, and other housing assistance programs and with new rental and ownership opportunities. 	<ul style="list-style-type: none"> Medium priority/ within 24 months of Housing Element adoption 	<ul style="list-style-type: none"> Countywide, including Cities of Amador City, lone, Jackson, Plymouth, and Sutter Creek 	<ul style="list-style-type: none"> Establish outreach program by December 2024 and conduct outreach annually, or more frequently, as housing opportunities become available.
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<i>Program/Action Area</i>	<i>Programs</i>	<i>Specific Commitment</i>	<i>Timeframe</i>	<i>Geographic Targeting</i>	<i>Metrics</i>
		<ul style="list-style-type: none"> • <i>Develop a Just Cause Eviction and Tenant Rights Program to ensure that all evictions meet the requirements of State law and that tenants and landlord understand their rights under State law related to rent increases and evictions.</i> 			

PROGRAM 14: AFFORDABLE HOUSING RESOURCES FOR RENTERS AND OWNERS (ALL JURISDICTIONS)

Amador County and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek anticipate continuing to increase rental and ownership opportunities for all income levels. To ensure that housing opportunities are accessible to residents that may be at-risk of displacement, to increase access to resources, and to affirmatively further fair housing access and opportunities, the jurisdictions will connect targeted extremely low, very low, and low income residents and employees’ access to new housing opportunities, including information regarding local and regional resources for homeownership and housing rehabilitation opportunities to ensure the community is aware of these resources.

<i>Responsible Department/Agency:</i>	<i>Planning Department of each jurisdiction</i>
<i>Funding Sources:</i>	<i>General Fund, CDBG, HOME</i>
<i>Program Objectives and Timeframe:</i>	<i>Develop an outreach program by December 2023 to connect lower income residents and the lower income workforce with new rental and ownership opportunities and access to resources for home ownership, housing rehabilitation, fair housing, and other housing assistance programs as those become available, promoting fair housing choice and access to safe and decent housing within the community. Information shall be provided on each jurisdiction’s website and social media channels, via announcements at the Board of Supervisors and City Council meetings, at the public counters, and in the local library(ies).</i>

PROGRAM 15: ADOPT A REASONABLE ACCOMMODATION PROCEDURE FOR HOUSING (ALL JURISDICTIONS)

“Reasonable accommodation” refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. State law requires jurisdictions to specify a formal procedure for evaluating and granting reasonable accommodations for people with disabilities and special housing needs.

Through the implementation of an ordinance, each jurisdiction in Amador County can grant reasonable modifications to the requirements of their respective Development Codes to ensure persons with disabilities, including developmental disabilities, are afforded equal opportunity for the use and enjoyment of their dwelling. The ordinance for each jurisdiction establishes a ministerial process for requesting and granting reasonable modifications to zoning and development regulations, building codes, and land use. None of the jurisdictions should impose any fees for a reasonable accommodation application.

<i>Responsible Department/Agency:</i>	<i>Planning Department of each jurisdiction</i>
<i>Funding Sources:</i>	<i>General Fund</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> ● <i>Amador County, Amador City, Jackson, Plymouth, and Sutter Creek: Review and amend the Municipal Code a necessary to provide individuals with disabilities reasonable accommodation (in full compliance with Senate Bill 520) in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing by December 2023. Include the following information:</i> <ul style="list-style-type: none"> ○ <i>Providing notice to the public of the availability of an accommodation process. The notice will be provided at all counters where applications are made for a permit, license, or other authorization for siting, funding, development, or use of housing.</i> ○ <i>Procedures for requesting reasonable accommodation, including preparation of a Fair Housing Accommodation Request form and</i>

- designating the appropriate individual, committee, commission, or body responsible for acting on requests.
 - Review procedures for requests for reasonable accommodation, including provisions for issuing a written decision within 30 days of the date of the application.
 - Criteria to be used in considering requests for reasonable accommodation.
 - Appeal procedure for denial of a request for reasonable accommodation. The procedure should establish that there is no fee for processing requests for reasonable accommodation or for appealing an adverse decision related to a request for reasonable accommodation.
- All Jurisdictions: Create a public information brochure on reasonable accommodation for disabled persons and provide that information on each jurisdiction's website.

Goal H-4. ADVANCING OPPORTUNITIES

PROGRAM 16: FEDERAL VOUCHER PROGRAM (ALL JURISDICTIONS)

The Housing Choice Voucher (HCV)/Section 8 Rental Assistance Program extends rental subsidies to extremely low and very low income households, including families, seniors, and persons with disabilities. The Housing Choice Voucher Program offers a voucher that pays the difference between the current fair market rent (FMR) and what a tenant can afford to pay (i.e., 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, provided the tenant pays the extra cost. Given the significant gap between market rents and what extremely low and very low income households can afford to pay for housing, the Housing Choice Voucher Program plays a critical role in allowing such households to remain in the community, and is a key program to address the needs of extremely low and very low income households.

Targeted HCV/Section 8 programs serve extremely low income persons and special needs groups and include the following:

- Family Unification Program which provides Section 8 assistance to families whose children are at risk of being placed in out-of-home care or delayed in returning from care because of the families' inadequate housing (not provided in Amador County).
- Shelter Plus Care Program which provides rent subsidies to homeless persons with disabilities (administered by ATCAA).
- Veterans Affairs Supportive Housing (VASH) Program which provides permanent housing subsidies and case management services to homeless veterans with mental and addictive disorders (administered by Stanislaus County Regional Housing Authority).
- Rental Assistance for Non-Elderly Persons with Disabilities Program which provides incremental Section 8 Housing Choice Vouchers for non-elderly disabled families.

<i>Responsible Department/Agency:</i>	<i>Planning Department of each jurisdiction</i>
<i>Funding Sources:</i>	<i>U.S. Department of Housing and Urban Development (HUD) Housing Choice Vouchers</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> ● <i>Countywide Housing Working Group to contact the Stanislaus County Regional Housing Authority (StanCoHA) and ATCAA annually to invite StanCoHA to attend a meeting and provide information regarding the number of vouchers issued within the county, to identify opportunities to access additional assistance</i>

programs, including the Family Unification Program, currently unavailable in Amador County, to determine if additional vouchers may become available, and to identify if there are unused vouchers that should be advertised to County residents.

- If vouchers are available to Amador County residents or the waitlist opens up, the Countywide Housing Working Group shall coordinate outreach via each jurisdiction's website and announcements at the Board of Supervisors and City Council meetings.
- Continue to facilitate the use of the HCV and other Housing Authority and ATCAA programs throughout the County by advertising programs semiannually (double the current advertising schedule) on each jurisdiction's website, in community newsletters, and via each jurisdiction's social media accounts to reach a Countywide audience.
- Conduct annual targeted education to landlords and tenants in the area of the County with the highest proportions of persons with disabilities and in areas with the highest resources.
- Provide information on the availability of the Housing Choice Voucher Program on the County's and each jurisdiction's website and review information bi-annually to ensure contact information is correct.
- Work with StanCoHA to increase the number of households receiving Housing Choice Vouchers by 5%.

PROGRAM 17: DEVELOPMENT CODE/ZONING CODE AMENDMENTS (ALL JURISDICTIONS)

Amendments to each jurisdiction's Development Code or Zoning Code are needed to address various recent changes to State law and create consistency with each jurisdiction's Housing Element.

<p><i>Responsible Department/Agency:</i></p> <p><i>Funding Sources:</i></p> <p><i>Program Objectives and Timeframe:</i></p>	<p><i>Planning Department of each jurisdiction</i></p> <p><i>General Fund</i></p> <p><i>Each jurisdiction to complete the following zoning and development amendments to its code to encourage and support a variety of housing types, including special needs housing and affordable housing, by December 2023 (note: refer to Chapter III (Housing Constraints) for a detailed analysis of revisions required to each jurisdiction's code):</i></p> <ul style="list-style-type: none"> ○ <i>Low Barrier Navigation Centers (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek): Define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a by-right use in areas zoned for mixed use and in nonresidential zones permitting multi-family uses (if applicable).</i> ○ <i>Transitional and Supportive Housing (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek): Revise as necessary to ensure that transitional and supportive housing are allowed in residential and mixed-use zones in accordance with Government Code Section 65583(c)(3), and to allow eligible</i>
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supportive housing in zones where multi-family and mixed uses are permitted in accordance with Government Code Sections 65650 through 65656.

- *Special Needs Housing (Amador County, Amador City, Plymouth, and Sutter Creek): Revise as necessary to ensure that special needs housing is accommodated in accordance with California Health and Safety (HSC) Code Section 1566.3, which establishes requirements for residential facilities that serve six or fewer persons including that residential care homes serving six or fewer persons will be treated in the same manner as a residence of the same type and not be subject to additional standards (such as parking). Additional jurisdiction-specific updates are as follows:*
 - *Plymouth: Allow group homes serving 6 or fewer persons consistent with the requirements of State law and to allow group homes serving more than 6 persons as a permitted use in the VR, VC, and SC districts.*
- *Employee Housing (Amador County, Amador City, Jackson and Plymouth): Ensure that employee housing serving six or fewer employees shall be deemed a single family structure and shall be treated subject to the standards for a single family dwelling in the same zone per requirements of Health and Safety Code Section 17021.5.*
- *Farmworker Housing (Amador County, Jackson, Sutter Creek): Ensure that agricultural employee housing is allowed in zones that permit agricultural uses consistent with the requirements of Health and Safety Code Sections 17021.6 and 17021.8.*
- *Farmworker Housing (Plymouth): Ensure that agricultural employee housing is allowed consistent with the requirements of Health and Safety code Section 17021.8.*
- *Emergency Shelters: (Amador County, Amador City, Jackson, and Sutter Creek): Revise as necessary to ensure that emergency shelters are accommodated in accordance with the federal Religious Land Use and Institutionalized Persons Act and Government Code Section 65583, which requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit. Require sufficient parking to accommodate all staff working in an emergency shelter, provided that the standards will not require more parking for emergency shelters than other residential or commercial uses within the same zone.*
- *Emergency Shelters (All jurisdictions): Ensure that emergency shelters are permitted ministerially when ancillary to permitted places of worship and churches.*
- *Mobile Homes and Manufactured Homes (Amador County, Amador City, Plymouth, and Sutter Creek): Review and amend as necessary to remove restrictions on mobile homes and manufactured homes that conflict with the provisions of Government Code Section 65852.3, which require that manufactured and mobile homes on a permanent foundation be subject to the same requirements as a single family residence, with certain exceptions for architectural requirements, age of the home, and sites listed on the National*

Register of Historic Places. Additional jurisdiction-specific updates are as follows:

- *Sutter Creek: Limit the restriction of manufactured homes within the “Historic District” designations or the HR Combining Zone to places, buildings, structures, or objects listed on the National Register of Historic Places, with manufactured homes subject to the same review requirements as other residential unit development in this district.*
- *Application Streamlining (Amador County, Amador City, and Jackson): To facilitate residential development and to comply with State law, each jurisdiction will be updated to ensure that eligible multi-family projects with an affordable housing component are provided streamlined review and are subject only to objective design standards consistent with relevant provisions of SB 35 and SB 330, as provided for by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that “involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal.” Each jurisdiction will review and modify the Design Review criteria to ensure application processing timelines comply with the requirements of applicable State laws, including Government Code Sections 65950-65957.5), streamline and simplify the process, including a limitation on the maximum number of hearings per project, and ensure objective standards and findings are applied to projects subject to Design Review.*
- *Objective Design & Development Standards (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek). Each jurisdiction will adopt objective design and development standards for multifamily housing, including ministerial (by-right) residential and mixed-use development, and will ensure that the standards, including floor area ratio, unit size, height, setback, and parking requirements, accommodate the maximum densities permitted, and provide flexibility with the design of building types and units to accommodate irregular lots and steep slopes. These objective standards will replace any subjective standards, including site plan review findings, design review standards, and other standards required for single family and multifamily housing or will remove or include objective definitions and/or illustrations of any subjective terms, such as “compatibility”, “orderly”, “harmonious”, “character”, and “integrity”.*
- *Density Bonus (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek). Revise to reflect current requirements of the State’s density bonus law (Government Code Section 65915).*
- *Reasonable Accommodations (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek). Provide for reasonable accommodation for persons with a disability consistent with the HCD Reasonable Accommodation Model Ordinance, including objective findings for the approval of a reasonable accommodation application.*

- *Accessibility (All jurisdictions): Require new development projects with 10 or more units to include accessibility options for buyers as part of each home plan.*
- *Density Range (All jurisdictions): Require new development on the sites identified for very low, low, and moderate income to occur at 75% of allowed densities or higher , with exceptions provided for site-specific development constraints, affordable housing, and special needs housing.*
- *Conversion of Multifamily Rental to Ownership or Non-Residential Uses: Establish provisions to ensure that the conversion of multifamily rental to ownership or non-residential uses addresses the potential for displacement of households, including adequate notice (6 or more months), identification of affordable housing opportunities in the region, assistance to lower income and special needs housing with locating replacement housing, moving assistance, and priority for any residents interested in new ownership opportunities at the location.*
- *Reduce Constraints to a Variety of Housing Types:*

Amador County:

- *Reduce the parking requirement for studio and one-bedroom multifamily units and for senior housing to 1.5 spaces per unit.*
- *Amend setback language to provide for handicap access ramps where necessary.*
- *Define single-room occupancy units (SROs) and provide clear standards to accommodate SROs in at least the R-3 zoning district.*
- *Establish minimum densities for the R-2 and R-3 zones and limit development of single family homes to replacement units, units on existing small lots less than 0.5 acre, and affordable housing in these districts.*
- *Provide for reduced parking requirements for senior housing and units 800 sq. ft. or smaller in size.*

Amador City:

- *Limit development of single family units in the R3 and R4 zones to existing lots of 6,000 s.f. or less, new lots of 4,000 s.f. or less, and affordable (moderate, low, and very low income) projects.*
- *Allow SROs as a permitted use in the R-4, C-1, and C-2 zoning districts to accommodate and encourage a greater variety of housing types.*
- *Update Design Review process for ministerial review of single family homes and provide for Design Review Committee approval of projects with 4 or fewer units.*
- *Identify sample color palettes (such as historical color palettes from paint manufacturers) that are acceptable color palettes*

lone:

- *Establish parking requirements for mixed use developments and to allow for shared parking between residential and non-residential uses.*

Jackson:

- *Establish parking requirements for mixed use developments, allow for shared parking between residential and non-residential uses, remove parking requirement for secondary residential units, and allow a carport instead of a fully enclosed garage where required for duplexes and multifamily dwellings.*
- *Limit development of single family units in the RD, RM, and RH units to existing lots of 6,000 s.f. or less, new lots of 4,000 s.f. or less, and affordable (moderate, low, and very low income) projects.*
- *Update Chapter 17.32 to allow additional alternatives to on-site home production, including dedication of land, payment of in-lieu fees, and a reduced requirement to the extent that a developer project demonstrates it is infeasible to meet the affordable housing requirement.*
- *Ensure that the Objective Design & Development Standards update the Architectural Regulations to provide objective standards and objectively define subjective terms.*

Plymouth:

- *Establish parking requirements for mixed use developments and either reduce the parking requirement for multifamily developments to require 1 space for studio units and 1.5 spaces for 1- and 2-bedroom units or revise Section 19.76.050.B. to allow parking reductions for multifamily development without requiring that parking be unobtrusively placed below ground or in an enclosed structure.*
- *Limit development of single family units in the VR, VC, SC, and HC/C zones to existing lots of 6,000 s.f. or less, new lots of 4,000 s.f. or less, and affordable (moderate, low, and very low income) projects.*
- *Allow detached single family units are allowed as a permitted use in the A, RR, and SR zones.*
- *Allow SROs as a permitted use in the VR and VC zones.*
- *Revise the High-Density Residential Overlay District to remove the references to the 2014 Housing Element and to remove the 1 and 1.63-acre minimum parcel size requirements.*
- *Revise to address multi-family unit conversion from rentals to address changes in use (i.e., to for- purchase housing (condominiums), offices, etc.)*

Sutter Creek:

- *Encourage developer constructed affordable housing in large, undeveloped portions of the City's planning area through use of the Planned Development (PD) land use zoning designation, including provisions to encourage clustering of units on small lots to reduce the cost of lots, housing construction, improvements, site preparation, and infrastructure.*

PROGRAM 18: CODE REVIEW (ALL JURISDICTIONS)

Each jurisdiction will continue to annually review its development and building codes for current compliance and adopt the necessary revisions so as to further local development objectives.

<i>Responsible Department/Agency:</i>	<i>Planning Department of each jurisdiction</i>
<i>Funding Sources:</i>	<i>General Fund</i>
<i>Program Objectives and Timeframe:</i>	<p><u>All Jurisdictions</u></p> <ul style="list-style-type: none"> ● <i>Review local code requirements annually to ensure that amendments are made where necessary to reduce impacts to life and property.</i> ● <i>Review updates to the California Building Standards Code on a triennial basis and adopt updates to code requirements accordingly</i> <p><u>Jackson</u></p> <ul style="list-style-type: none"> ● <i>Review implementation of the Affordable Housing Requirement every 5 years (by December 2027) to ensure it is not an impediment to housing production.</i>

PROGRAM 19: WATER AND WASTEWATER INFRASTRUCTURE CAPACITY (ALL JURISDICTIONS)

State legislation (SB 1087 and Government Code 65589.7(a) requires local water agencies and wastewater collection and treatment districts to grant priority to service connections for projects that help meet the community’s fair housing need.

In response to the challenges associated with meeting projected water demand, Amador Water Agency (AWA) has developed a broad strategy for meeting projected water needs through development of an updated Urban Water Management Plan (2020). However, AWA’s system is in need of improvement to provide services to the cities and communities generally located along the SR 49 corridor in order to accommodate the full RHNA.

Sewer system improvements are also necessary to accommodate the full RHNA, particularly for Amador City and Lone.

Each jurisdiction within Amador County has a responsibility to regularly monitor the capacity of the water and sewer systems serving its community to ensure the regional housing needs allocation (RHNA) can be accommodated. To support this effort, each jurisdiction within Amador County shall work together to help AWA expand their capacity to support the Countywide RHNA and individual jurisdictions will ensure they plan for adequate improvements to their local systems.

Where appropriate, each jurisdiction 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. Jurisdictions will continue to implement and update development impact fees to ensure adequate funds are collected to provide for infrastructure improvements necessary to extend services to accommodate new residential development.

<i>Responsible Department/Agency:</i>	<i>Planning Department of each jurisdiction and AWA</i>
<i>Funding Sources:</i>	<i>General Fund</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> ● <i>In 2023, the Housing Working Group shall meet with AWA to identify necessary steps and resources to address water and wastewater system improvements where needed to accommodate the RHNA.</i> ● <i>Continue to work cooperatively with AWA, ARSA, and other agencies that own or operate water and sewer infrastructure on an ongoing basis.</i> ● <i>Housing Working Group to support infrastructure providers in pursuing funding to complete necessary improvements or to assist developers and agencies to complete these capital improvement projects as necessary on an ongoing basis to increase the availability of housing for low and very low income households.</i>

- Investigate establishment of assessment districts with a capital facilities fee on an ongoing basis to assist in funding infrastructure improvements.
- Submit a funding application to the USDA's Small Communities Rural Utilities Service Grants & Loans Program annually.
- Each jurisdiction shall adopt any necessary fee programs and shall seek funding resources to support improvement and expansion of water and wastewater systems to accommodate the RHNA.
- The City of Lone shall develop a program to complete wastewater system improvements to expand its treatment capacity by 2024/2025 in order to accommodate its RHNA.
- Coordinate with AWA and the cities to update Figure X every 3 years to identify parcels that are proximate to existing water and sewer service and planned water and sewer service as well as parcels where the cost to extend services would be considerable to assist developers in targeting locations for housing proposals.
- Where applicable, use development agreements or other mechanisms to ensure fair-share funding of off-site infrastructure and facility improvements on an on-going basis.
- Following adoption of the Housing Element, each jurisdiction shall provide the adopted Housing Element to its water and sewer providers and shall include a cover letter identifying the requirements of Government Code Section 65589.7(a) requiring priority service for developments that provide housing for lower income households.

PROGRAM 20: PARTNERSHIPS WITH AFFORDABLE HOUSING DEVELOPERS (ALL JURISDICTIONS)

In today's housing market, focused outreach to property owners, developers, and non-profits along with identification of incentives and funding resources are necessary to attract and build affordable and special needs housing.

<p><i>Responsible Department/Agency:</i></p> <p><i>Funding Sources:</i></p> <p><i>Program Objectives and Timeframe:</i></p>	<p><i>Planning Department</i></p> <p><i>General Fund</i></p> <p><i>Each jurisdiction shall:</i></p> <ul style="list-style-type: none"> ● <i>Facilitate land divisions, lot line adjustments, and specific plans resulting in parcel sizes that facilitate multi-family developments affordable to lower income households.</i> ● <i>Work with property owners and non-profit developers to target and market the availability of sites with the best potential for development, including annual outreach to property owners and non-profit developers identifying very low and low income sites included in the inventory of residential land.</i> ● <i>Host an annual meeting with affordable housing developers and non-profits to identify housing opportunities and to identify City programs and incentives that support affordable housing development through provision of land write-downs, regulatory incentives, and/or direct assistance.</i> ● <i>Annually meet with County representatives to discuss farmworker housing needs and to identify opportunities and potential applications for funding.</i>
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PROGRAM 21: CHILD CARE PROGRAM (ALL JURISDICTIONS)

Stable, affordable housing and high-quality, affordable childcare are essential to families' economic stability, parents' ability to work, and children's healthy development.

<i>Responsible</i>	<i>Planning Department</i>
<i>Department/Agency:</i>	
<i>Funding Sources:</i>	<i>General Fund</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> ● <i>Continue to promote the provision of childcare in conjunction with residential development, including affordable housing projects, on an ongoing basis.</i>

PROGRAM 22: APPLICATION PROCESSING PROCEDURES (ALL JURISDICTIONS)

Each jurisdiction shall review its application processing procedures at least every three years to determine their effectiveness and recommend necessary amendments to the Planning Commission.

<i>Responsible</i>	<i>Planning Department</i>
<i>Department/Agency:</i>	
<i>Funding Sources:</i>	<i>General Fund</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> ● <i>Review application processing procedures in 2025 and 2028 and make any necessary amendments to reduce constraints to housing approvals and ensure development proposals are processed in accordance with State law, including the time periods identified by the Permit Streamlining Act.</i>

PROGRAM 23: ONGOING COMMUNITY EDUCATION AND OUTREACH (ALL JURISDICTIONS)

Maintain each jurisdiction's website and continue to provide brochures at convenient locations throughout the County, including locations within each city, which publicize opportunities, agencies, and programs that are available to local households and which can help to meet the Countywide housing goals.

<i>Responsible</i>	<i>Planning Department</i>
<i>Department/Agency:</i>	
<i>Funding Sources:</i>	<i>General Fund</i>
<i>Program Objectives and Timeframe:</i>	<ul style="list-style-type: none"> ● <i>Provide information on ADUs, JADUs, SB 9 units, and streamlined permitting opportunities for eligible housing development projects at the public counter of each jurisdiction, at local libraries, and on each jurisdiction's website by June 2023 and update information bi-annually.</i> ● <i>Amador County to maintain the County's existing webpage providing links and contact information for of the County's housing and job-training organizations (e.g., Amador County Association of Realtors, Gold Country Alliance for the Mentally Ill, ATCAA, Voices for Families, Area 12 Agency on Aging, Amador Affordable Housing Coalition, Amador Economic Development Corporation, Amador County Department of Health & Human Services, and similar organizations) and review page annually to update contact information as necessary.</i> ● <i>Provide information regarding housing rehabilitation, energy efficiency programs, weatherization, emergency repair assistance, and free energy audits (when available) at the public counter of each jurisdiction, at local libraries, and</i>

on each jurisdiction's website by June 2023 and update information bi-annually.

- *In coordination with ATCAA, encourage low income homeowners or renters to apply for free energy audits and home weatherization through ATCAA by June 2023.*
 - *Provide handouts at the public counter and website of each jurisdiction.*
 - *Promote these programs through the senior centers for seniors seeking assistance with home maintenance.*
- *Continue to make available published materials and resource referral information for renters on the following subjects: housing discrimination, landlord/tenant relations, access to legal aid services for housing complaints, and information on housing advocacy programs and similar information. Information should be made available at each jurisdiction's public counter and website, at the Health and Human Services Agency, at the County library (and its branches), and similar locations where individuals may be in need of fair housing information by June 2023.*
- *Provide information on the availability of the Housing Choice Voucher Program at each jurisdiction's public counter and website by June 2023.*

PROGRAM 24: GOVERNMENTAL TRANSPARENCY (ALL JURISDICTIONS)

Government Code Section 65940 ensures the public has access to a jurisdiction's planning and financial documents. Planning applications, General Plans, Municipal Code including zoning, zoning map, and other planning-related documents as well as financial documents, including fee schedules, current and historical budgets and financial reports, and an archive of fee, cost of service, and equivalent studies.

<i>Responsible Department/Agency:</i>	<i>Planning Department</i>
<i>Funding Sources:</i>	<i>General Fund</i>
<i>Program Objectives and Timeframe:</i>	<p><i>All jurisdictions to provide fiscal documents to ensure transparency pursuant to Government Code Section 65940 no later than December 2024:</i></p> <ul style="list-style-type: none"> ● <i>Amador County to provide current fee schedules for all departments, current and five previous annual financial reports, and archive of impact fee nexus studies, cost of service studies, or equivalent, conducted on or after January 1, 2018 on the County's website.</i> ● <i>Amador City to update its website to provide all documents described at Government Code Section 65940, except the General Plan and Zoning Code which are both available on the website.</i> ● <i>lone to update its website to include the five previous annual fee reports and the archive of impact fee nexus studies, cost of service studies, or equivalent, conducted on or after January 1, 2018.</i> ● <i>Jackson to update its website to include the five previous annual fee reports and the archive of impact fee nexus studies, cost of service studies, or equivalent, conducted on or after January 1, 2018.</i> ● <i>Plymouth to update its website to provide its building permit fee schedule and its five previous annual fee reports, and the archive of impact fee nexus</i>

studies, cost of service studies, or equivalent conducted on or after January 1, 2018.

- *Sutter Creek to update its website to provide its building permit fee schedule and its five previous annual fee reports, and archive of impact fee nexus studies, cost of service studies, or equivalent conducted on or after January 1, 2018.*

PROGRAM 25: ENERGY CONSERVATION INITIATIVES (ALL JURISDICTIONS)

Information regarding each jurisdiction’s energy-efficiency standards and available programs to assist homeowners and property owners with energy-efficient improvements and with reducing energy-related costs, including those identified in the Housing Element Background Report, will be made available on the municipality’s website and at the Planning Department counter. In addition to promoting the programs Countywide, each city will target special advertisements and education to each city’s lower-income census tracts to explain available programs and potential long-term utility cost savings.

<p><i>Responsible Department/Agency: Funding Sources: Program Objectives and Timeframe:</i></p>	<p><i>Planning Department of each jurisdiction</i></p> <p><i>General Fund</i></p> <ul style="list-style-type: none"> ● <i>Continue to enforce the State of California’s Title 24 energy requirements on an ongoing basis.</i> ● <i>Continue to explore ways to promote energy conservation and sustainability, with a focus on reducing energy usage and energy-related costs in new and existing residential development throughout each jurisdiction.</i> ● <i>Each jurisdiction to advertise available programs, with an emphasis on outreach to lower income households, to address energy-efficient improvements to single and multi-family units on an ongoing basis and assist households with reducing energy-related costs on each jurisdiction’s website and at the Planning Counters.</i> ● <i>Each jurisdiction to provide outreach and education to developers, architects, and residents on an ongoing basis to provide information on how to incorporate sustainability in project design, as well as in existing structures.</i> ● <i>Participate in the Amador County Energy Savings Working Group and support implementation of the County’s Energy Action Plan, including PG&E programs and ATCAA programs.</i> ● <i>Continue to collaborate with PG&E to install energy-efficient lighting.</i> ● <i>Continue to provide residents with the local PG&E representative’s contact information when an inquiry is made regarding energy efficiency.</i>
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C. QUANTIFIED OBJECTIVES

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be constructed, rehabilitated, or conserved. Policies and programs in the Housing Element establish the strategies to achieve these objectives. The Countywide objectives are described under each program, and represent each jurisdiction’s best effort in implementing each

of the programs. Assumptions are based on past program performance and funding availability, construction trends, land availability, and future programs that will enhance program effectiveness and achieve full implementation of the County's housing goals.

The new construction objectives shown in Table 2 are based on the County's RHNA for the 2021-2029 planning period for lower income, moderate income, and above moderate income housing, historic trends, and expectations for new ADUs. Rehabilitation and conservation objectives are based on specific program targets, including such programs as use of the Preservation of Assisted Rental Housing Program and Housing Choice Voucher Program.

Table 2 below summarizes the quantified objectives for each jurisdiction during the 2021-2029 planning period. The objectives reflect the potential for each jurisdiction to procure funding for housing rehabilitation programs and to partner with affordable and special housing needs developers to procure funding for very low, low, and moderate income new construction projects.

Table 2. 2021–2029 Quantified Objectives						
Objectives	Extremely Low: <30% AMI	Very Low: 30-50% AMI	Low: 50-80% AMI	Moderate: 80-120% AMI	Above Moderate: 120% + AMI	TOTAL
Amador County						
New Construction	25	25	50	60	134	294
Rehabilitation and Maintenance	15	15	10	20	100	180
Conservation/Preservation ¹	809	1,072	1,671			
Amador City						
New Construction	1	1	2	2	2	8
Rehabilitation and Maintenance	2	2	2	2	10	18
Conservation/Preservation ¹	8	8	29			
Ione						
New Construction	15	15	20	25	42	117
Rehabilitation and Maintenance	6	6	4	10	50	70
Conservation/Preservation	220	165	355			
	Includes 43 assisted units as identified in Table II-37 of the Background Report					
Jackson						
New Construction	14	13	23	24	64	138
Rehabilitation and Maintenance	6	6	4	10	50	70
Conservation/Preservation	345	370	285			
	Includes 258 assisted units as identified in Table II-37 of the Background Report					
Plymouth						
New Construction	10	10	20	5	13	58
Rehabilitation and Maintenance	3	3	2	5	25	34
Conservation/Preservation ¹	8	65	70			
Sutter Creek						
New Construction	8	7	12	13	34	74
Rehabilitation and Maintenance	3	3	2	5	50	59
Conservation/Preservation	230	200	230			
	Includes 34 assisted units as identified in Table II-37 of the Background Report					
<p><i>AMI – Area Median Income</i></p> <p><i>New Construction Objectives: Reflects 2021-2029 RHNA.</i></p> <p><i>Rehabilitation Objectives: Reflects loans/grants anticipated through State programs for extremely low, very low, and low income households.</i></p> <p><i>Conservation Objectives: Reflects conservation of existing affordable housing.</i></p> <p>¹<i>There are no assisted units in the jurisdiction; the objective is based on the extremely low, very low, and low income households identified in the 2015-2019 HUD User Comprehensive Housing Affordability Strategy data</i></p>						

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COUNTYWIDE 6TH CYCLE DRAFT HOUSING ELEMENT

AMADOR COUNTY, CITY OF AMADOR CITY, CITY OF IONE,
CITY OF JACKSON, CITY OF PLYMOUTH, AND CITY OF SUTTER
CREEK

Background Report

November 2022

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Annexes to the Background Report

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Amador City Annex

Ione Annex

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Appendices to the Background Report

A - Responses to the Service Providers, Community Organizations, and Housing Developers/Providers Survey

B – Responses to the Housing Needs and Priorities Survey

I. INTRODUCTION

The Countywide Housing Element consists of two documents: the 6th Cycle Housing Element Background Report and the 6th Cycle Housing Element Housing Plan (policy document). The Background Report provides information regarding the population, household, and housing characteristics, quantifies housing needs, addresses special needs populations, describes potential constraints to housing, addresses fair housing issues, and identifies resources available, including land and financial resources, for the production, rehabilitation, and preservation of housing. The Housing Element Background Report provides documentation and analysis in support of the goals, policies programs, and quantified objectives in this Housing Element policy document. The Background Report includes the following sections:

I. Introduction

The Introduction provides a brief summary of the purpose and contents of the 6th Cycle Housing Element Background Report.

II. Housing Needs Assessment

This Chapter includes an analysis of population and employment trends, quantified housing needs for all income levels, including each jurisdiction's share of the Regional Housing Needs Allocation (RHNA), household characteristics, housing characteristics, housing stock condition, special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter, and the risk of assisted housing developments converting from lower income to market-rate units for Amador County and the cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek.

III. Housing Constraints and Resources

This Chapter includes an analysis of potential and actual governmental constraints, including codes, plans, policies, and programs adopted by the County and each City, upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and locally adopted ordinances that directly impact the cost and supply of residential development. This Chapter also provides an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, proposed and approved densities versus minimum densities, building permit timing. A discussion of resources available for housing development, including funding sources for affordable housing, rehabilitation, and refinancing is provided.

IV. Inventory of Residential Sites

This Chapter provides an inventory of land suitable for residential development in each jurisdiction, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship between zoning, public facilities, and utility services to these sites.

V. Affirmatively Furthering Fair Housing

This Chapter includes an assessment of fair housing at the regional level and addresses needs for each jurisdiction, including a summary of fair housing issues, an assessment of the fair housing enforcement and fair housing outreach capacity, an analysis of available data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk, an assessment of the contributing factors for identified fair housing issues, identification and analysis of the fair housing priorities and goals, and identification of strategies and opportunities to implement fair housing priorities and goals.

VI. Evaluation of the 2014-2019 Housing Element

This Chapter evaluates the implementation of the 2014-2019 Housing Element for each jurisdiction, including the effectiveness in achieving each jurisdiction's housing goals and objectives and its effectiveness in addressing the housing needs.

VII. Other Requirements

This Chapter addresses opportunities for energy conservation and the 6th Cycle Housing Element's consistency with each jurisdiction's General Plan.

II. HOUSING NEEDS ASSESSMENT

A. INTRODUCTION

This section of the Housing Element discusses the characteristics of the County’s population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs.

B. DATA AND METHODOLOGY

To understand the context of local housing in the County of Amador (Amador County or County), a review and analysis of the County’s population characteristics and housing stock was performed. The primary data sources for the 2021-2029 Housing Element Update include the U.S. Census Bureau (2010 Census and 2015-2019 American Community Survey (ACS)), California Department of Finance (DOF), California Employment Development Department (CEDD), HCD income limits, and other sources as noted in the document. Due to the use of multiple data sources (with some varying dates), there are slight variations in some of the information, such as total population and total household numbers, presented in this document.

C. DEMOGRAPHIC PROFILE

Demographic changes such as population growth or changes in age can affect the type and amount of housing that is needed in a jurisdiction. This section addresses population, age, and race and ethnicity of Amador County residents.

1. POPULATION GROWTH AND TRENDS

Between 2010 and 2021, the countywide population of Amador County declined from 38,091 to 37,377 people (see Table II-1), an annual decline rate of approximately 0.2%. When reviewing population data, it is important to distinguish between the population changes that affect the entire County and the unincorporated portion of the County, which can be affected by annexations and other boundary changes. The unincorporated area of the County currently makes up about 57.6% of the entire County’s total population.

Table II-1 shows population growth for Amador County, each city, and the unincorporated area from 2000 through 2021, including the population countywide and the incorporated and unincorporated portion of the County. According to data prepared by the California DOF, the population of Amador County in 2021 was 37,377 persons countywide, a decrease of approximately 1.9% or 714 people since 2010. Of the 37,377 persons living in the County in 2021, 21,520 persons resided in the unincorporated portion of the County, a decrease of approximately 1.4% (311 people) since 2010. Therefore, the unincorporated portion of the County experienced slightly less population decline during the recent decade (2010 to 2021). Among all jurisdictions, Lone saw the greatest growth in population between 2015 and 2021, increasing by 16.5% or 1,092 people, resulting an annual growth rate of 2.7%. Conversely, Amador City saw the greatest decline in population between 2015 and 2021, decreasing by 7.3% or 12 people, resulting in an annual decline rate of 1.2%.

	2000	2010	2015	2021
Amador County	35,100	38,091	36,111	37,377
Percent Change	-	+8.5%	-5.2%	+3.5%
Annual Percent Change	-	+0.9%	-1.0%	+0.6%
2000-2021 Percent Change	+6.5%			
Amador City	201	185	165	153
Percent Change	-	-8.0%	-10.8%	-7.3%

Table II-1. Population Statistics and Projections – Amador County (2000–2021)				
Annual Percent Change	-	-0.8%	-2.2%	-1.2%
2000-2021 Percent Change	-23.9%			
lone	7,214	7,918	6,620	7,712
Percent Change	-	+9.8%	-16.4%	+16.5%
Annual Percent Change	-	+1.0%	-3.3%	+2.7%
2000-2021 Percent Change	+6.9%			
Jackson	4,467	4,651	4,548	4,621
Percent Change	-	+4.1%	-2.2%	+1.6%
Annual Percent Change	-	+0.4%	-0.4%	+0.3%
2000-2021 Percent Change	+3.4%			
Plymouth	957	1,005	936	950
Percent Change	-	+5.0%	-6.9%	+1.5%
Annual Percent Change	-	+0.5%	-1.4%	+0.2%
2000-2021 Percent Change	-0.7%			
Sutter Creek	2,342	2,501	2,406	2,421
Percent Change	-	+6.8%	-3.8%	+0.6%
Annual Percent Change	-	+0.7%	-0.8%	+0.1%
2000-2021 Percent Change	+3.4%			
Unincorporated Area	19,919	21,831	21,436	21,520
Percent Change	-	+9.6%	-1.8%	+0.4%
Annual Percent Change	-	+1.0%	-0.4%	+0.1%
2000-2021 Percent Change	+8.0%			
Sources: U.S. Census Bureau, 2000 Census, State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010-2021, California, May 2021.				

Table II-1 compares the growth rate of cities within Amador County and the unincorporated portion of the Amador from 2010 to 2021. As shown in Table II-1, the unincorporated portion of Amador County had the greatest numeric change in population (311 persons), followed by the City of Lone (206 persons) and the City of Sutter Creek (80 persons).

2. AGE CHARACTERISTICS

Table II-2 compares changes in age distributions between the years 2010 and 2019 for Amador County, including countywide and the incorporated and unincorporated areas. The U.S. Census Bureau data shows that Amador County has a diverse population, with a significant amount of residents (almost 50%) above the age of 45. From 2010 through 2019, there were mostly increases in the percentage share of the total population for age categories under 5 years of age and 65 years of age or older. The data also shows a decrease for age category 5 to 19 years of age, 20 to 44 years of age, 45 to 64 years of age, and 65 years of age or older. For the unincorporated areas, the number of persons under 5 years of age increased by 328 or about 50.2% since 2010, persons between 20 to 44 years of age increased by 610 or 14.7%, and persons 65 years or older increased by 1,634 or 33.0% since 2010. Additionally, the number of persons 5 to 19 years of age decreased by 760 or 20.5% and the number of persons 45 to 64 years of age decreased by 1,606 or 18.8% since 2010.

The median age of Amador County residents increased from 47.2 in 2010 to 50.5 in 2019, which is approximately 14 years higher than the State's median age of 36.5. Among all jurisdictions in Amador County, Amador City saw the greatest decrease in median age from 47.8 to 39.1, Plymouth saw the second greatest population decrease from 40.4 to 33.8. Sutter Creek experienced the greatest increase in median age from 42.9 to 50.8, Lone experienced the second-greatest increase in median age from 41.1 to 46.9, and Jackson experienced the third-greatest increase of median age from 42.7 to 46.5. This trend points

to projecting a larger aging population in Sutter Creek, Ione, and Jackson and the need to plan for services, such as health and medical services for this older community.

2010														
Age Group	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Under 5 Years	1,305	3.4%	7	5.5%	327	4.2%	208	4.5%	56	6.2%	54	1.9%	653	3.0%
5 to 19 Years	6,270	16.4%	19	14.8%	1,036	13.2%	761	16.5%	203	22.5%	547	19.3%	3,704	16.8%
20 to 44 Years	10,029	26.2%	31	24.2%	3,275	41.7%	1,446	31.3%	230	25.5%	898	31.8%	4,149	18.9%
45 to 64 Years	13,334	34.8%	57	44.5%	2,590	33.0%	1,205	26.1%	248	27.5%	687	24.3%	8,547	38.9%
65 + Years	7,389	19.3%	14	10.9%	617	7.9%	1,005	21.7%	166	18.4%	641	22.7%	4,946	22.5%
Median Age	47.2	-	47.8	-	41.1	-	42.7	-	40.4	-	42.9	-	-	-
2019														
Age Group	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Under 5 Years	1,527	4.0%	7	4.2%	148	1.9%	216	4.5%	42	4.3%	133	5.2%	981	4.4%
5 to 19 Years	5,132	13.4%	40	24.0%	798	10.3%	688	14.5%	229	23.4%	433	16.8%	2,944	13.3%
20 to 44 Years	9,886	25.7%	62	37.1%	2,627	33.9%	1,422	29.9%	391	39.9%	625	24.3%	4,759	21.4%
45 to 64 Years	11,638	30.3%	36	21.6%	2,817	36.3%	1,028	21.6%	213	21.7%	603	23.4%	6,941	31.3%
65 + Years	10,246	26.7%	22	13.2%	1,363	17.6%	1,397	29.4%	105	10.7%	779	30.3%	6,580	29.6%
Median Age	50.5	-	39.1	-	46.9	-	46.5	-	33.8	-	50.8	-	-	-

Source: U.S. Census Bureau, ACS 5-Year Estimates, 2015-2019

3. RACE AND ETHNICITY

Table II-3 shows that countywide, the County’s residents are predominantly White (86.7%) or Hispanic (13.9%). Between 2010 and 2019, the number of White residents decreased by about 314 people or 0.9%, while the number of American Indian or Alaskan Native residents decreased by about 271 people or 47.2%, and Native Hawaiian and Pacific Islander decreased by about 62 or 52.1%. During this time period, the Black or African American population increased from 1.9% to 2.4%, the Asian population increased from 1.1% to 1.3%, the Other Race population increased from 3.7% to 3.9%, and the Two or More Races population increased from 3.8% to 4.8%, and Hispanic or Latino population increased from 11.9% to 13.9%.

2010														
Age Group	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
White	33,641	87.8%	128	100.0%	5,798	73.9%	4,256	92.0%	850	94.1%	2,597	91.9%	20,012	91.0%
Black or African American	714	1.9%	0	0.0%	652	8.3%	0	0.0%	0	0.0%	0	0.0%	62	0.3%
American Indian or Alaskan Native	574	1.5%	0	0.0%	150	1.9%	63	1.4%	17	1.9%	23	0.8%	321	1.5%
Asian	428	1.1%	0	0.0%	100	1.3%	43	0.9%	9	1.0%	93	3.3%	183	0.8%

	2010	%	2019	%	2010	%	2019	%	2010	%	2019	%	2010	%
Native Hawaiian and Pacific Islander	119	0.3%	0	0.0%	24	0.3%	95	2.1%	0	0.0%	0	0.0%	0	0.0%
Other Race	1,410	3.7%	0	0.0%	896	11.4%	119	2.6%	23	2.5%	0	0.0%	372	1.7%
Two or More Races	1,441	3.8%	0	0.0%	225	2.9%	49	1.1%	4	0.4%	114	4.0%	1,049	4.8%
Hispanic or Latino	4,566	11.9%	0	0.0%	1,957	24.9%	820	17.7%	54	6.0%	102	3.6%	1,633	7.4%
2019														
Age Group	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
White	33,327	86.7%	137	82.0%	5,877	75.8%	4,194	88.3%	796	81.2%	2,463	95.7%	19,860	89.4%
Black or African American	904	2.4%	0	0.0%	815	10.5%	14	0.3%	5	0.5%	3	0.1%	67	0.3%
American Indian or Alaskan Native	303	0.8%	0	0.0%	77	1.0%	0	0.0%	6	0.6%	5	0.2%	215	1.0%
Asian	508	1.3%	0	0.0%	88	1.1%	167	3.5%	9	0.9%	10	0.4%	234	1.1%
Native Hawaiian and Pacific Islander	57	0.1%	0	0.0%	10	0.1%	32	0.7%	0	0.0%	0	0.0%	15	0.1%
Other Race	1,500	3.9%	15	9.0%	637	8.2%	161	3.4%	55	5.6%	28	1.1%	604	2.7%
Two or More Races	1,830	4.8%	15	9.0%	249	3.2%	183	3.9%	109	11.1%	64	2.5%	1,210	5.4%
Hispanic or Latino	5,340	13.9%	35	21.0%	1,800	23.2%	502	10.6%	389	39.7%	241	9.4%	2,373	10.7%

Source: U.S. Census Bureau, ACS 5-Year Estimates, 2015-2019

4. EMPLOYMENT

One of the factors that can affect the demand for housing, and particular housing types, is expansion of the employment base and the types of local jobs that are available. According to the ACS, the estimated civilian labor force in Amador County totaled 13,665 people in 2019, decreasing by 653 workers since 2010. The civilian labor force includes those civilians 16 years or older living in Amador County who are either working or looking for work. Table II-4 summarizes the employment by industry for residents in 2010 and 2019. The largest industry in Amador County in 2019 was Educational Services, and Health Care and Social Assistance at 19.2%, followed by Arts, Entertainment, and Recreation, and Accommodation and Food Services at 13.4%, and Retail Trade at 11.6%. Educational Services, and Health Care and Social Assistance was the largest industry in Ione (19.8%), Jackson (24.0%), Sutter Creek (19.7%) and the unincorporated area (18.3%). Additionally, Public Administration was the largest industry in Amador City and Construction was the largest industry in Plymouth (17.6%).

Age Group	2010													
	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Agriculture, Forestry, Fishing/Hunting, and Mining	422	2.9%	0	0.0%	14	0.9%	48	2.3%	10	2.8%	4	0.3%	346	3.9%
Construction	1,157	8.1%	2	4.3%	320	19.7%	79	3.8%	32	8.9%	153	12.3%	571	6.4%

AMADOR COUNTYWIDE 2021-2029 HOUSING ELEMENT

Manufacturing	675	4.7%	0	0.0%	10	0.6%	164	7.8%	7	1.9%	25	2.0%	469	5.2%
Wholesale Trade	208	1.5%	0	0.0%	0	0.0%	19	0.9%	19	5.3%	15	1.2%	155	1.7%
Retail Trade	1,824	12.7%	9	19.1%	147	9.0%	274	13.0%	52	14.5%	183	14.7%	1,159	13.0%
Transportation/Warehousing, and Utilities	951	6.6%	4	8.5%	92	5.7%	90	4.3%	3	0.8%	44	3.5%	718	8.0%
Information	214	1.5%	0	0.0%	6	0.4%	41	1.9%	0	0.0%	39	3.1%	128	1.4%
Finance, Insurance, Real Estate, Rental/ Leasing	442	3.1%	9	19.1%	41	2.5%	72	3.4%	17	4.7%	53	4.3%	250	2.8%
Professional, Scientific, Management, and Administrative/Waste Management Services	1,329	9.3%	0	0.0%	91	5.6%	150	7.1%	16	4.5%	119	9.6%	953	10.7%
Educational Services, Health Care, Social Assistance	2,518	17.6%	18	38.3%	266	16.3%	247	11.7%	78	21.7%	281	22.6%	1,628	18.2%
Arts, Entertainment, Recreation, Accommodation, and Food Services	2,264	15.8%	0	0.0%	240	14.7%	528	25.1%	77	21.4%	169	13.6%	1,250	14.0%
Other Services, except Public Administration	580	4.1%	0	0.0%	52	3.2%	164	7.8%	25	7.0%	53	4.3%	286	3.2%
Public Administration	1,734	12.1%	5	10.6%	349	21.4%	229	10.9%	23	6.4%	104	8.4%	1,024	11.5%
Total Civilian Employed Population 16 Years and Over	14,318	100.0%	47	100.0%	1,628	100.0%	2,105	100.0%	359	100.0%	1,242	100.0%	8,937	100.0%

2019

Age Group	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Agriculture, Forestry, Fishing/Hunting, and Mining	702	5.1%	0	0.0%	146	6.6%	79	4.3%	75	14.8%	71	6.8%	331	4.1%
Construction	1,069	7.8%	7	10.9%	141	6.3%	158	8.6%	89	17.6%	35	3.3%	639	8.0%
Manufacturing	587	4.3%	0	0.0%	55	2.5%	43	2.3%	64	12.6%	81	7.7%	344	4.3%
Wholesale Trade	155	1.1%	0	0.0%	78	3.5%	0	0.0%	1	0.2%	0	0.0%	76	1.0%
Retail Trade	1,588	11.6%	0	0.0%	197	8.9%	142	7.7%	56	11.1%	155	14.8%	1,038	13.0%
Transportation/Warehousing, and Utilities	794	5.8%	0	0.0%	129	5.8%	69	3.7%	22	4.3%	0	0.0%	574	7.2%
Information	276	2.0%	1	1.6%	14	0.6%	56	3.0%	0	0.0%	16	1.5%	189	2.4%
Finance, Insurance, Real Estate, Rental/ Leasing	604	4.4%	5	7.8%	51	2.3%	123	6.7%	4	0.8%	62	5.9%	359	4.5%
Professional, Scientific, Management, and Administrative/Waste Management Services	1,228	9.0%	9	14.1%	121	5.4%	243	13.2%	21	4.2%	110	10.5%	724	9.1%
Educational Services, Health Care, Social Assistance	2,619	19.2%	13	20.3%	440	19.8%	442	24.0%	56	11.1%	206	19.7%	1,462	18.3%
Arts, Entertainment, Recreation,	1,837	13.4%	8	12.5%	374	16.8%	219	11.9%	62	12.3%	146	14.0%	1,028	12.9%

Accommodation, and Food Services														
Other Services, except Public Administration	723	5.3%	5	7.8%	100	4.5%	71	3.9%	16	3.2%	69	6.6%	462	5.8%
Public Administration	1,483	10.9%	16	25.0%	375	16.9%	197	10.7%	40	7.9%	95	9.1%	760	9.5%
Total Civilian Employed Population 16 Years and Over	13,665	100.0%	64	100.0%	2,221	100.0%	1,842	100.0%	506	100.0%	1,046	100.0%	7,986	100.0%

Source: U.S. Census Bureau, ACS 5-Year Estimates, 2015-2019

Amador County is located within the Eastern Sierra-Mother Lode Region, which includes the Counties of Alpine, Amador, Calaveras, Inyo, Mariposa, Mono and Tuolumne). EDD projections indicate that the total employment within the Eastern Sierra-Mother Lode Region is expected to increase by 6.4% between 2018 and 2028. The highest forecast for job growth is in Educational Services (Private), Health Care, and Social Assistance (20.9% increase) and Private Household Workers (14.3% increase). EDD also predicts that Mining and Logging activities and Information activities will decrease by 11.9% and 8.3%, respectively, within this time period (*State of California EDD, 2018–2028 Industry Employment Projections*). Table II-5 shows examples of typical jobs and mean wages in Amador County.

Table II-5. Occupation and Wage Examples – Amador County (2020)		
Standard for 1 Adult in Amador County	Hourly Wages	Estimated Annual Wages
Living Wage	\$16.26	\$32,520
Poverty Wage	\$6.13	\$12,260
Minimum Wage	\$12.00	\$24,000
Occupation Title	Mean Hourly Wage	
Goods-Producing	\$23.70	\$47,400
Natural Resources and Mining	\$22.90	\$45,800
Construction	\$26.65	\$53,300
Manufacturing	\$22.23	\$44,450
Service-Providing	\$20.68	\$41,350
Trade, Transportation, and Utilities	\$18.48	\$36,950
Information	\$31.70	\$63,400
Financial Activities	\$27.98	\$55,950
Professional and Business Services	\$25.10	\$50,200
Education and Health Services	\$26.95	\$53,900
Leisure and Hospitality	\$10.10	\$20,200
Other Services	\$19.23	\$38,450
Federal Government	\$26.50	\$53,000
State Government	\$33.98	\$67,950
Local Government	\$25.10	\$50,200

Annual wages assumed wages paid for 2,000 hours per year (50 weeks times 40 hours per week).

State of California EDD, Quarterly Census of Employment and Wages (QCEW) Major Industry Level, 2020.

D. HOUSEHOLD PROFILE

Household size and type, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in Amador County.

1. HOUSEHOLD CHARACTERISTICS

According to the Census, a household is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone.

A housing unit is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, 1 person living alone, 2 or more families living together, or any other group of related or unrelated persons who share living arrangements.

The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the County. People living in assisted living facilities or other group living situations are not considered “households” for the purpose of the U.S. Census count.

Table II-6 below identifies households by tenure and ages of householders in Amador County in 2019 based on ACS data from 2015–2019. Countywide, 76.5% of households own their home and 23.5% rent. The incorporated area’s renter rate is lower than the countywide renter rate, and conversely the homeowner rate in unincorporated area is higher than the countywide rate, with 84.9% homeowner household and 15.1% renter households. The homeowner rate in Amador City (37.8%) and Plymouth (47.5%) is significantly lower than countywide rate.

Countywide, homeowner households are generally headed by older residents, with 84.5% of households headed by a resident 55 years of age or older. Households who rent their homes are generally younger; only about 42.1% of renter households are headed by a person over the age of 55. However, in Plymouth, only 50.5% of homeowner households are headed by a resident 55 years of age or older.

2019														
Age Group	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Total:	14,594	100.0%	74	100.0%	1,935	100.0%	2,110	100.0%	332	100.0%	1,196	100.0%	8,947	100.0%
Owner Occupied	11,165	76.5%	28	37.8%	1,459	75.4%	1,310	62.1%	208	62.7%	568	47.5%	7,592	84.9%
15 to 24 years	13	0.1%	0	0.0%	0	0.0%	0	0.0%	1	0.5%	0	0.0%	12	0.2%
25 to 34 years	400	3.6%	0	0.0%	37	2.5%	40	3.1%	39	18.8%	60	10.6%	224	3.0%
35 to 44 years	1,183	10.6%	0	0.0%	113	7.7%	158	12.1%	39	18.8%	36	6.3%	837	11.0%
45 to 54 years	1,545	13.8%	1	3.6%	211	14.5%	87	6.6%	50	24.0%	34	6.0%	1,162	15.3%
55 to 64 years	2,691	24.1%	9	32.1%	428	29.3%	272	20.8%	35	16.8%	141	24.8%	1,806	23.8%
65 to 74 years	4,677	41.9%	18	64.3%	607	41.6%	627	47.9%	42	20.2%	250	44.0%	3,133	41.3%
75 to 84 years	1,414	12.7%	0	0.0%	123	8.4%	257	19.6%	26	12.5%	120	21.1%	888	11.7%
85 years and older	656	5.9%	0	0.0%	63	4.3%	126	9.6%	2	1.0%	47	8.3%	418	5.5%
Renter Occupied:	3,429	23.5%	46	62.2%	476	24.6%	800	37.9%	124	37.3%	628	52.5%	1,355	15.1%
15 to 24 years	113	3.3%	0	0.0%	21	4.4%	25	3.1%	0	0.0%	37	5.9%	30	2.2%

25 to 34 years	749	21.8%	9	19.6%	59	12.4%	256	32.0%	63	50.8%	103	16.4%	259	19.1%
35 to 44 years	557	16.2%	35	76.1%	69	14.5%	128	16.0%	29	23.4%	83	13.2%	213	15.7%
45 to 54 years	567	16.5%	0	0.0%	123	25.8%	116	14.5%	6	4.8%	70	11.1%	252	18.6%
55 to 64 years	666	19.4%	2	4.3%	149	31.3%	165	20.6%	8	6.5%	91	14.5%	251	18.5%
65 to 74 years	496	14.5%	0	0.0%	32	6.7%	59	7.4%	3	2.4%	99	15.8%	303	22.4%
75 to 84 years	134	3.9%	0	0.0%	12	2.5%	26	3.3%	6	4.8%	50	8.0%	40	3.0%
85 years and older	147	4.3%	0	0.0%	11	2.3%	25	3.1%	9	7.3%	95	15.1%	7	0.5%
Source: U.S. Census Bureau, ACS 5-Year Estimates, 2015-2019 (Table B25007)														

Table II-7 identifies the household sizes by housing tenure in Amador County. In 2019, the majority of households consisted of 2 to 4 persons. Large households of 5 or more persons only made up 6.9% of the total households countywide. Among all incorporated jurisdictions, Plymouth had the highest rate of households of 5 or more persons, taking 15.7% of the total households. Additionally, the average household size in Amador County in 2019 for an owner-occupied unit was 2.37 persons per household and 2.42 persons per household for a renter-occupied unit while in Plymouth the average household size in 2019 for an owner-occupied unit was 2.88 persons per household and 2.98 persons per household for a renter-occupied unit. Conversely, in Sutter Creek the average household size in 2019 for an owner-occupied unit was 2.35 persons per household and 1.96 persons per household for a renter-occupied unit.

	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Owner	11,165	100.0%	28	100.0%	1,459	100.0%	1,310	100.0%	208	100.0%	568	100.0%	7,592	100.0%
Householder living alone	2,793	25.0%	5	17.9%	377	25.8%	492	37.6%	25	12.0%	204	35.9%	1,690	22.3%
Households 2-4 persons	7,648	68.5%	23	82.1%	1,024	70.2%	709	54.1%	157	75.5%	331	58.3%	5,404	71.2%
Large households 5+ persons	724	6.5%	0	0.0%	58	4.0%	109	8.3%	26	12.5%	33	5.8%	498	6.6%
Average Household Size	2.37		2.21		2.21		2.07		2.88		2.35		-	
Rental	3,429	100.0%	46	100.0%	476	100.0%	800	100.0%	124	100.0%	628	100.0%	1,355	100.0%
Householder living alone	1,224	35.7%	27	58.7%	122	25.6%	307	38.4%	44	35.5%	361	57.5%	363	26.8%
Households 2-4 persons	1,923	56.1%	14	30.4%	354	74.4%	432	54.0%	54	43.5%	231	36.8%	838	61.8%
Large households 5+ persons	282	8.2%	5	10.9%	0	0.0%	61	7.6%	26	21.0%	36	5.7%	154	11.4%
Average Household Size	2.42		2.28		2.45		2.28		2.98		1.96		-	
Total:	14,594	100.0%	74	100.0%	1,935	100.0%	2,110	100.0%	332	100.0%	1,196	100.0%	8,947	100.0%
Total Householder living alone	4,017	27.5%	32	43.2%	499	25.8%	799	37.9%	69	20.8%	565	47.2%	2,053	22.9%
Households 2-4 persons	9,571	65.6%	37	50.0%	1,378	71.2%	1,141	54.1%	211	63.6%	562	47.0%	6,242	69.8%

Large households 5+ persons	1,006	6.9%	5	6.8%	58	3.0%	170	8.1%	52	15.7%	69	5.8%	652	7.3%
Average Household Size	2.38		2.26		2.27		2.15		2.92		2.15		-	
Source: U.S. Census Bureau, ACS 5-Year Estimates, 2015-2019 (Table B25009&DP04)														

2. HOUSEHOLD INCOME

Household income is one of the most important factors affecting housing opportunity and determining a household’s ability to balance housing costs with other basic necessities of life.

Income Characteristics

According to HCD, the estimated median household income (AMI) for a four-person family in the State of California in 2021 was \$90,100. The estimated median household income for Amador County in 2021 was \$78,700 countywide, while nearby El Dorado and Sacramento Counties had a median income of \$91,000, Calaveras County had a median income of \$81,700, and Alpine County had a median income of \$94,900.

Income by Household Type and Tenure

Table II-8 shows the income level of Amador County residents by household tenure. A significantly higher percentage of renter households (62.0%) were lower income (<80% median) compared to lower-income residents who owned their homes (38.3%). The high incidence of lower income renter households is of particular significance as market rents in Amador County exceed the level of affordability for lower-income households. As shown in Table II-9, all lower income households, including both renter and homeowner households, are more likely to pay more than 30% of their income for housing. This issue is further evaluated in the Housing Affordability section.

Income Level	Renters		Owners		Total	
	Number	%	Number	%	Number	%
Extremely Low Income (<30% AMI)	545	16.6%	675	6.3%	1,220	8.7%
Very Low Income (31–50% AMI)	695	21.1%	995	9.2%	1,690	12.0%
Low Income (51–80% AMI)	800	24.3%	1,685	15.6%	2,485	17.6%
Moderate Income & Above (>80% AMI)	1,250	38.0%	7,445	68.9%	8,695	61.7%
Total	3,290	100.0%	10,800	100.0%	14,090	100.0%
Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data 2014-2018						

As indicated by Tables II-9 A through II-9F, there is a significant variation in cost burden (overpaying for housing) by income level. Approximately 4,500 (31.9%) of households in Amador County overpay for housing. In incorporated jurisdictions, approximately 24.0% to 43.8% of households overpay for housing. In Amador City overpay for housing, which is slightly lower than total percent of households county wide overpaying for housing. In other incorporated jurisdictions, the overpaying rate is generally higher than countywide rate, with approximately 575 (32.7%) households in Lone, 895 (43.8%) households in Jackson, 95 (32.2%) households in Plymouth, and 412 (35.1%) households in Sutter Creek overpay for housing. The majority of households in Amador County overpaying for housing are in the extremely low (985 households overpaying), very low (1,230 households overpaying), and low categories (1,260 households overpaying). In Amador County, more owner households overpay for housing (2,855 owner households overpaying) than renter households (1,655 renter households overpaying).

Table II-9A. Housing Characteristics (Tenure, Overpayment) by Income Level - Amador City (2018)				
Total Households Characteristics	Amador City		Amador County	
	Number	% of Total	Number	% of Total
Total Households	75	100.0%	14,090	100.0%
Total Renter households	35	46.7%	3,290	23.3%
Total Owner households	40	53.3%	10,800	76.7%
Total lower income (0-80% AMI) households	31	41.3%	5,395	38.3%
Lower income renters (0-80%)	19	25.3%	2,040	14.5%
Lower income owners (0-80%)	12	16.0%	3,355	23.8%
Extremely low income renters (0-30% AMI)	4	5.3%	545	3.9%
Extremely low income owners (0-30% AMI)	4	5.3%	675	4.8%
Low, Very Low, and Extremely Low Income Households Overpaying for Housing				
Lower Income Paying More than 30%	18	24.0%	3,475	24.7%
Lower Income Renter Overpaying	10	13.3%	1,515	10.8%
Lower Income Owner Overpaying	8	10.7%	1,965	13.9%
<i>Extremely Low Income (0-30%)</i>	0	0.0%	985	7.0%
<i>Very Low Income Overpaying (30-50% AMI)</i>	4	5.3%	1,230	8.7%
<i>Low Income Overpaying (50-80% AMI)</i>	14	18.7%	1,260	8.9%
Low, Very Low, and Extremely Low Income Households Severely Overpaying for Housing				
Lower Income Paying More Than 50%	4	5.3%	2,105	14.9%
Lower Income Renter Severely Overpaying	0	0.0%	785	5.6%
Lower Income Owner Severely Overpaying	4	5.3%	1,320	9.4%
<i>Extremely Low Income (0-30%)</i>	0	0.0%	865	6.1%
<i>Extremely Low Income Renter Severely Overpaying</i>	0	0.0%	385	2.7%
<i>Extremely Low Income Owner Severely Overpaying</i>	0	0.0%	480	3.4%
<i>Very Low Income Severely Overpaying (30-50% AMI)</i>	0	0.0%	710	5.0%
<i>Low Income Severely Overpaying (50-80% AMI)</i>	4	5.3%	530	3.8%
Total Households Overpaying	18	24.0%	4,500	31.9%
Total Renter Households Overpaying	10	13.3%	1,655	11.7%
Total Owner Households Overpaying	8	10.7%	2,855	20.3%
Total Households Overpaying 30-50% Income for Housing	14	18.7%	2,255	16.0%
Total Households Severely Overpaying 50% of Income or More for Housing	4	5.3%	2,245	15.9%
Source: HUD CHAS Data 2014-2018				

Table II-9B. Housing Characteristics (Tenure, Overpayment) by Income Level - Ione (2018)				
Total Households Characteristics	Ione		Amador County	
	Number	% of Total	Number	% of Total
Total Households	1,760	100.0%	14,090	100.0%
Total Renter households	465	26.4%	3,290	23.3%
Total Owner households	1,295	73.6%	10,800	76.7%
Total lower income (0-80% AMI) households	580	33.0%	5,395	38.3%
Lower income renters (0-80%)	280	15.9%	2,040	14.5%
Lower income owners (0-80%)	300	17.0%	3,355	23.8%
Extremely low income renters (0-30% AMI)	55	3.1%	545	3.9%
Extremely low income owners (0-30% AMI)	90	5.1%	675	4.8%
Low, Very Low, and Extremely Low Income Households Overpaying for Housing				
Lower Income Paying More than 30%	355	20.2%	3,475	24.7%
Lower Income Renter Overpaying	155	8.8%	1,515	10.8%
Lower Income Owner Overpaying	205	11.6%	1,965	13.9%
<i>Extremely Low Income (0-30%)</i>	115	6.5%	985	7.0%
<i>Very Low Income Overpaying (30-50% AMI)</i>	130	7.4%	1,230	8.7%
<i>Low Income Overpaying (50-80% AMI)</i>	110	6.3%	1,260	8.9%
Low, Very Low, and Extremely Low Income Households Severely Overpaying for Housing				
Lower Income Paying More Than 50%	285	16.2%	2,105	14.9%
Lower Income Renter Severely Overpaying	125	7.1%	785	5.6%
Lower Income Owner Severely Overpaying	160	9.1%	1,320	9.4%
<i>Extremely Low Income (0-30%)</i>	115	6.5%	865	6.1%
<i>Extremely Low Income Renter Severely Overpaying</i>	25	1.4%	385	2.7%
<i>Extremely Low Income Owner Severely Overpaying</i>	90	5.1%	480	3.4%
<i>Very Low Income Severely Overpaying (30-50% AMI)</i>	115	6.5%	710	5.0%
<i>Low Income Severely Overpaying (50-80% AMI)</i>	55	3.1%	530	3.8%
Total Households Overpaying	575	32.7%	4,500	31.9%
Total Renter Households Overpaying	159	9.0%	1,655	11.7%
Total Owner Households Overpaying	420	23.9%	2,855	20.3%
Total Households Overpaying 30-50% Income for Housing	290	16.5%	2,255	16.0%
Total Households Severely Overpaying 50% of Income or More for Housing	285	16.2%	2,245	15.9%
Source: HUD CHAS Data 2014-2018				

Table II-9C. Housing Characteristics (Tenure, Overpayment) by Income Level - Jackson (2018)				
Total Households Characteristics	Jackson		Amador County	
	Number	% of Total	Number	% of Total
Total Households	2,045	100.0%	14,090	100.0%
Total Renter households	815	39.9%	3,290	23.3%
Total Owner households	1,230	60.1%	10,800	76.7%
Total lower income (0-80% AMI) households	980	47.9%	5,395	38.3%
Lower income renters (0-80%)	495	24.2%	2,040	14.5%
Lower income owners (0-80%)	485	23.7%	3,355	23.8%
Extremely low income renters (0-30% AMI)	115	5.6%	545	3.9%
Extremely low income owners (0-30% AMI)	90	4.4%	675	4.8%
Low, Very Low, and Extremely Low Income Households Overpaying for Housing				
Lower Income Paying More than 30%	755	36.9%	3,475	24.7%
Lower Income Renter Overpaying	420	20.5%	1,515	10.8%
Lower Income Owner Overpaying	335	16.4%	1,965	13.9%
<i>Extremely Low Income (0-30%)</i>	175	8.6%	985	7.0%
<i>Very Low Income Overpaying (30-50% AMI)</i>	335	16.4%	1,230	8.7%
<i>Low Income Overpaying (50 -80% AMI)</i>	245	12.0%	1,260	8.9%
Low, Very Low, and Extremely Low Income Households Severely Overpaying for Housing				
Lower Income Paying More Than 50%	385	18.8%	2,105	14.9%
Lower Income Renter Severely Overpaying	200	9.8%	785	5.6%
Lower Income Owner Severely Overpaying	180	8.8%	1,320	9.4%
<i>Extremely Low Income (0-30%)</i>	165	8.1%	865	6.1%
<i>Extremely Low Income Renter Severely Overpaying</i>	75	3.7%	385	2.7%
<i>Extremely Low Income Owner Severely Overpaying</i>	90	4.4%	480	3.4%
<i>Very Low Income Severely Overpaying (30-50% AMI)</i>	170	8.3%	710	5.0%
<i>Low Income Severely Overpaying (50-80% AMI)</i>	50	2.4%	530	3.8%
Total Households Overpaying	895	43.8%	4,500	31.9%
Total Renter Households Overpaying	475	23.2%	1,655	11.7%
Total Owner Households Overpaying	420	20.5%	2,855	20.3%
Total Households Overpaying 30-50% Income for Housing	500	24.4%	2,255	16.0%
Total Households Severely Overpaying 50% of Income or More for Housing	395	19.3%	2,245	15.9%
Source: HUD CHAS Data 2014-2018				

Total Households Characteristics	Plymouth		Amador County	
	Number	% of Total	Number	% of Total
Total Households	295	100.0%	14,090	100.0%
Total Renter households	100	33.9%	3,290	23.3%
Total Owner households	195	66.1%	10,800	76.7%
Total lower income (0-80% AMI) households	133	45.1%	5,395	38.3%
Lower income renters (0-80%)	54	18.3%	2,040	14.5%
Lower income owners (0-80%)	79	26.8%	3,355	23.8%
Extremely low income renters (0-30% AMI)	4	1.4%	545	3.9%
Extremely low income owners (0-30% AMI)	4	1.4%	675	4.8%
Low, Very Low, and Extremely Low Income Households Overpaying for Housing				
Lower Income Paying More than 30%	85	28.8%	3,475	24.7%
Lower Income Renter Overpaying	39	13.2%	1,515	10.8%
Lower Income Owner Overpaying	43	14.6%	1,965	13.9%
<i>Extremely Low Income (0-30%)</i>	10	3.4%	985	7.0%
<i>Very Low Income Overpaying (30-50% AMI)</i>	35	11.9%	1,230	8.7%
<i>Low Income Overpaying (50-80% AMI)</i>	40	13.6%	1,260	8.9%
Low, Very Low, and Extremely Low Income Households Severely Overpaying for Housing				
Lower Income Paying More Than 50%	45	15.3%	2,105	14.9%
Lower Income Renter Severely Overpaying	4	1.4%	785	5.6%
Lower Income Owner Severely Overpaying	39	13.2%	1,320	9.4%
<i>Extremely Low Income (0-30%)</i>	10	3.4%	865	6.1%
<i>Extremely Low Income Renter Severely Overpaying</i>	4	1.4%	385	2.7%
<i>Extremely Low Income Owner Severely Overpaying</i>	4	1.4%	480	3.4%
<i>Very Low Income Severely Overpaying (30-50% AMI)</i>	15	5.1%	710	5.0%
<i>Low Income Severely Overpaying (50-80% AMI)</i>	20	6.8%	530	3.8%
Total Households Overpaying	95	32.2%	4,500	31.9%
Total Renter Households Overpaying	43	14.6%	1,655	11.7%
Total Owner Households Overpaying	53	18.0%	2,855	20.3%
Total Households Overpaying 30-50% Income for Housing	52	17.6%	2,255	16.0%
Total Households Severely Overpaying 50% of Income or More for Housing	43	14.6%	2,245	15.9%
Source: HUD CHAS Data 2014-2018				

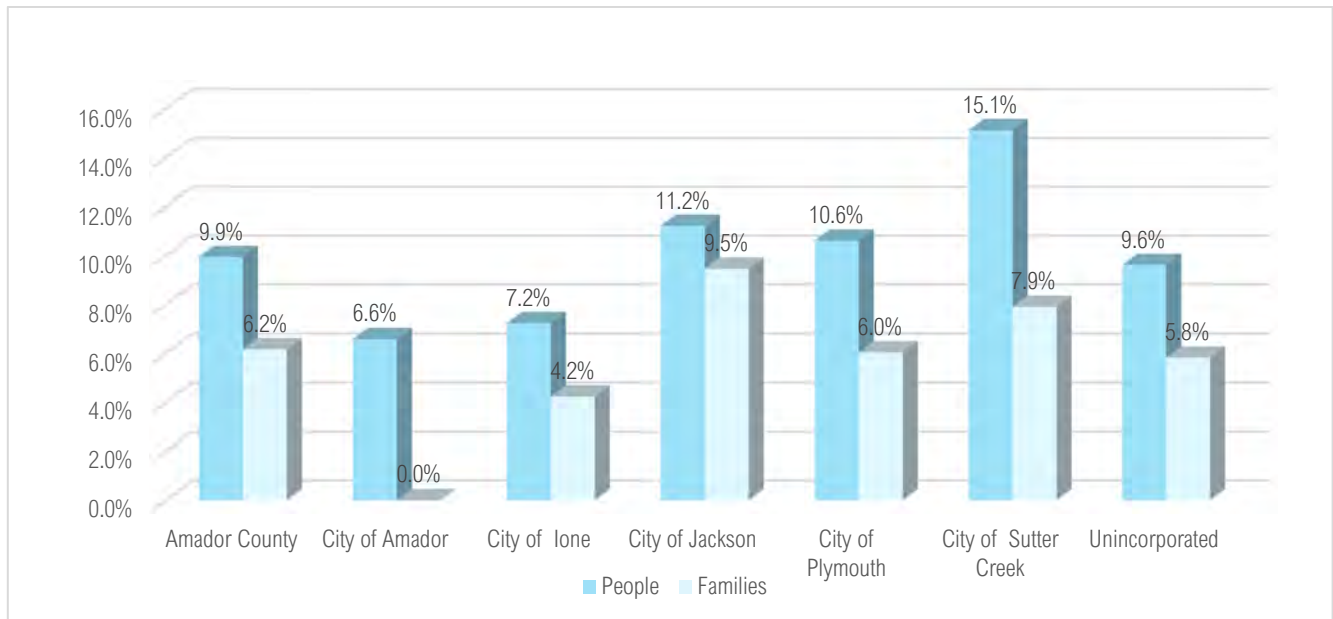
Total Households Characteristics	Sutter Creek		Amador County	
	Number	% of Total	Number	% of Total
Total Households	1,175	100.0%	14,090	100.0%
Total Renter households	585	49.8%	3,290	23.3%
Total Owner households	585	49.8%	10,800	76.7%
Total lower income (0-80% AMI) households	530	45.1%	5,395	38.3%
Lower income renters (0-80%)	360	30.6%	2,040	14.5%
Lower income owners (0-80%)	170	14.5%	3,355	23.8%
Extremely low income renters (0-30% AMI)	130	11.1%	545	3.9%
Extremely low income owners (0-30% AMI)	70	6.0%	675	4.8%
Low, Very Low, and Extremely Low Income Households Overpaying for Housing				
Lower Income Paying More than 30%	354	30.1%	3,475	24.7%
Lower Income Renter Overpaying	279	23.7%	1,515	10.8%
Lower Income Owner Overpaying	69	5.9%	1,965	13.9%
<i>Extremely Low Income (0-30%)</i>	140	11.9%	985	7.0%
<i>Very Low Income Overpaying (30-50% AMI)</i>	140	11.9%	1,230	8.7%
<i>Low Income Overpaying (50 -80% AMI)</i>	74	6.3%	1,260	8.9%
Low, Very Low, and Extremely Low Income Households Severely Overpaying for Housing				
Lower Income Paying More Than 50%	204	17.4%	2,105	14.9%
Lower Income Renter Severely Overpaying	154	13.1%	785	5.6%
Lower Income Owner Severely Overpaying	45	3.8%	1,320	9.4%
<i>Extremely Low Income (0-30%)</i>	120	10.2%	865	6.1%
<i>Extremely Low Income Renter Severely Overpaying</i>	85	7.2%	385	2.7%
<i>Extremely Low Income Owner Severely Overpaying</i>	30	2.6%	480	3.4%
<i>Very Low Income Severely Overpaying (30-50% AMI)</i>	80	6.8%	710	5.0%
<i>Low Income Severely Overpaying (50-80% AMI)</i>	4	0.3%	530	3.8%
Total Households Overpaying	412	35.1%	4,500	31.9%
Total Renter Households Overpaying	294	25.0%	1,655	11.7%
Total Owner Households Overpaying	116	9.9%	2,855	20.3%
Total Households Overpaying 30-50% Income for Housing	205	17.4%	2,255	16.0%
Total Households Severely Overpaying 50% of Income or More for Housing	207	17.6%	2,245	15.9%
Source: HUD CHAS Data 2014-2018				

Total Households Characteristics	Amador County (unincorporated)		Amador County	
	Number	% of Total	Number	% of Total
Total Households	8,740	100.00%	14,090	100.00%
Total Renter households	1,290	14.76%	3,290	23.30%
Total Owner households	7,455	85.30%	10,800	76.70%
Total lower income (0-80% AMI) households	3,141	35.94%	5,395	38.30%
Lower income renters (0-80%)	832	9.52%	2,040	14.50%
Lower income owners (0-80%)	2,309	26.42%	3,355	23.80%
Extremely low income renters (0-30% AMI)	237	2.71%	545	3.90%
Extremely low income owners (0-30% AMI)	417	4.77%	675	4.80%
Low, Very Low, and Extremely Low Income Households Overpaying for Housing				
Lower Income Paying More than 30%	1,908	21.83%	3,475	24.70%
Lower Income Renter Overpaying	612	7.00%	1,515	10.80%
Lower Income Owner Overpaying	1,305	14.93%	1,965	13.90%
<i>Extremely Low Income (0-30%)</i>	<i>545</i>	<i>6.24%</i>	<i>985</i>	<i>7.00%</i>
<i>Very Low Income Overpaying (30-50% AMI)</i>	<i>586</i>	<i>6.70%</i>	<i>1,230</i>	<i>8.70%</i>
<i>Low Income Overpaying (50 -80% AMI)</i>	<i>777</i>	<i>8.89%</i>	<i>1,260</i>	<i>8.90%</i>
Low, Very Low, and Extremely Low Income Households Severely Overpaying for Housing				
Lower Income Paying More Than 50%	1,182	13.52%	2,105	14.90%
Lower Income Renter Severely Overpaying	302	3.46%	785	5.60%
Lower Income Owner Severely Overpaying	892	10.21%	1,320	9.40%
<i>Extremely Low Income (0-30%)</i>	<i>455</i>	<i>5.21%</i>	<i>865</i>	<i>6.10%</i>
<i>Extremely Low Income Renter Severely Overpaying</i>	<i>196</i>	<i>2.24%</i>	<i>385</i>	<i>2.70%</i>
<i>Extremely Low Income Owner Severely Overpaying</i>	<i>266</i>	<i>3.04%</i>	<i>480</i>	<i>3.40%</i>
<i>Very Low Income Severely Overpaying (30-50% AMI)</i>	<i>330</i>	<i>3.78%</i>	<i>710</i>	<i>5.00%</i>
<i>Low Income Severely Overpaying (50-80% AMI)</i>	<i>397</i>	<i>4.54%</i>	<i>530</i>	<i>3.80%</i>
Total Households Overpaying	2,505	28.66%	4,500	31.90%
Total Renter Households Overpaying	674	7.71%	1,655	11.70%
Total Owner Households Overpaying	1,838	21.03%	2,855	20.30%
Total Households Overpaying 30-50% Income for Housing	1,194	13.66%	2,255	16.00%
Total Households Severely Overpaying 50% of Income or More for Housing	1,311	15.00%	2,245	15.90%
Source: HUD CHAS Data 2014-2018				

Households in Poverty

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the Very Low and Low-income categories. The U.S. Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition of who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. For example, the poverty threshold for a family of 2 with no children would be 17,331, a household of 2 with a householder aged 65 or older and no children has a poverty threshold of 15,644, and the poverty threshold of a family of 4 with 2 children under the age of 18 would be 26,246. (Source: U.S. Census Bureau, 2020).

Figure II-1. Percentage of Families & People Living in Poverty (2019)



Source: U.S. Census Bureau, 2015 – 2019 ACS (B17001 and B17012)

Poverty rates in Amador County are shown in Figure II-1, which compares the numbers of families living in poverty in the incorporated cities to those living in the unincorporated area within the County. In 2019, 9.9% of individuals and 6.2% families in Amador County were listed as living below the poverty level. Sutter Creek has the highest rate of people living in the poverty and individuals in Amador City are least likely to be living in poverty. Jackson has the highest rate of families living in poverty and families in Amador City are least likely to be living in poverty.

Table II-10 shows poverty rates for families in Amador County, with a focus on female-headed households, senior households, and large (5 or more persons) families.

Overall, 612 of 9,872 families were in poverty (6.2%). Although female-headed households made up only 11.3% of all families, they accounted for 50.3% of families in poverty. Additionally, large families made up 9.3% of all families in Amador County, but accounted for 50.7% of families in poverty. In Jackson, female-headed households accounted for 63.6% of families under the poverty level. In Ione, senior households accounted for 77.6% of families under the poverty level. In unincorporated area, large families accounted for 72.8% of families under the poverty level.

Table II-10. Families in Poverty in Amador County (2019)

Family Type	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Total Families	9,872	100.0%	39	100.0%	1,415	100.0%	1,257	100.0%	248	100.0%	582	100.0%	6,331	100.0%
Female Headed Households	1,119	11.3%	8	20.5%	129	9.1%	276	22.0%	43	17.3%	88	15.1%	575	9.1%
Senior (65 years or older)	3,618	36.6%	18	46.2%	448	31.7%	374	29.8%	36	14.5%	189	32.5%	2,553	40.3%
Large (5 or more people)	916	9.3%	5	12.8%	58	4.1%	155	12.3%	38	15.3%	44	7.6%	616	9.7%
Families Under the Poverty Level	612	6.2%	0	0.0%	59	4.2%	119	9.5%	15	6.0%	46	7.9%	372	5.9%
Female Headed Households	308	50.3%	0	0.0%	14	23.7%	76	63.6%	8	53.8%	19	41.3%	191	51.2%
Senior (65 years or older) Households	148	24.2%	0	0.0%	46	77.6%	0	0.0%	0	0.0%	0	0.0%	102	27.4%
Large (5 or more people) Households	311	50.7%	0	0.0%	0	0.0%	0	0.0%	9	61.5%	30	65.8%	271	72.8%

Source: US. Census Bureau, 2015 – 2019 ACS (Table S1702)

Extremely Low-Income Households

Extremely low-income (ELI) households are defined as those earning up to 30% of the area median household income. For Amador County, the countywide median household income in 2021 was \$78,700. For ELI households in Amador County, this results in an income of \$26,500 or less for a four-person household or \$16,550 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security insurance or disability insurance are considered ELI households. Table II-11 provides representative occupations with hourly wages that are within or close to the ELI income range. As shown in Table II-8, ELI households make up 8.7% of all households in Amador County. Based on Tables II-8 and II-9, approximately 80.7% of ELI households in the Amador County pay more than 30% of their incomes for housing.

Table II-11. Occupations with Wages for Extremely Low Income Households in Amador County (2018)

Occupation Title	Median Hourly Wage	Median Annual Wages
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	\$11.99	\$24,940
Food Preparation and Serving Related Workers, All Other	\$12.26	\$25,494
Dishwashers	\$12.31	\$25,597
Cleaners of Vehicles and Equipment	\$12.46	\$25,923
Dining Room and Cafeteria Attendants and Bartender Helpers	\$12.50	\$26,019
Hotel, Motel, and Resort Desk Clerks	\$12.50	\$25,985
Amusement and Recreation Attendants	\$12.52	\$26,040
Automotive and Watercraft Service Attendants	\$12.52	\$26,037
Preschool Teachers, Except Special Education	\$12.67	\$26,343
Food Preparation Workers	\$12.69	\$26,401

Source: Employment Development Department, Long-Term Occupational Employment Projections 2018–2028 (updated April 2021)

Pursuant to Government Code Section 65583(a)(1), 50% of the County's very low-income regional housing needs assigned by HCD are extremely low-income households. As a result, from the very low-income need of 189 units, the County has a projected need of 95 units for extremely low-income households. Based on current figures, extremely low-income households will most likely be facing an overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could include individuals with mental or other disabilities and special needs.

3. SPECIAL NEEDS POPULATIONS

Government Code Section 65583(a)(7) requires a Housing Element to address special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The needs of these groups often call for targeted program responses, such as temporary housing, preservation of residential hotels, housing with features to make it more accessible, and the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. A principal emphasis in addressing the needs of these groups is to continue to seek State technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for this group. Please refer to Section II-H of this Element which provide information related to agencies and programs that serve special needs populations in Amador County.

Senior Households

Table II-12 below compares senior households and populations in Amador County from 2010 to 2019. In 2019, there were 6,110 households with a head of household who is 65 years of age or older representing 41.9% of all households in Amador County. Overall, the number of households with a head of household who is 65 years or older increased by about 33.6% or 1,538 households when compared to 2010. The overall population in Amador County increased by approximately 0.3% between 2010 and 2019 with the number of 65+ persons increasing by 38.5%. The continuing growth in 65+ persons in the County indicates a need to provide more services for this segment of the community. Additional information related to senior households relative to overall households is provided in Table II-14 and Table II-6, which summarizes households by age and tenure.

As shown in Table II-12, the vast majority of the senior households owned their own homes, with 5,333 households with a householder 65 years of age or older living in owner-occupied units; only 777 of these households lived in rental housing. The 2015-2019 ACS data indicates that 148 or 1.5% of seniors 65 and older live below the poverty level in Amador County.

Because seniors tend to live on fixed incomes dictated by Social Security and other retirement benefits, those who do not own their homes are significantly affected by rising housing costs. Also, while some seniors may prefer to live in single-family detached homes, others may desire smaller, more affordable homes with less upkeep, such as condominiums, townhouses, apartments, or mobile homes. According to the DOF E-5 Report, in 2021 about 82.0% of Amador County's housing stock was made up of single-family detached homes, leaving 19.0% of the housing stock for those who choose to or must live in other forms of housing.

The County received 17 responses to the Service Providers, Community Organizations, and Housing Developers/Providers Survey, with 10 respondents providing services to senior households. The full survey data is provided in **Appendix A**. Survey feedback identified the following needs for senior households:

Primary Housing Type Needed (multiple choice top 4 responses – each had 4- 5 votes)

- Housing close to services (grocery stores, financial, personal, and social services, etc.)
- Single family housing affordable to low, very low, or extremely low income households
- Multifamily housing - affordable to extremely low, very low, and low income households
- Housing with features for a disabled person (ramp, grab bars, low counters and cabinets, assistive devices for hearing- or visually-impaired persons)

Table II-12. Senior Household Trends and Population – Amador County

2010											
Age Group	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter
	#	%	#	%	#	%	#	%	#	%	#
Total Owner Occupied:	11,372	77.3%	42	62.7%	1,048	73.6%	1,047	52.2%	214	58.6%	664
Owner Householders 65 years and over	4,071	27.7%	8	11.9%	283	19.9%	523	26.1%	85	23.3%	322
Total Renter Occupied:	3,343	22.7%	25	37.3%	375	26.4%	960	47.8%	151	41.4%	622
Renter Householders 65 years and over	501	3.4%	0	0.0%	35	2.5%	104	5.2%	24	6.6%	100
Total Occupied Households	14,715	100.0%	67	100.0%	1,423	100.0%	2,007	100.0%	365	100.0%	1,286
Total Householder 65 years and over	4,572	31.1%	8	11.9%	318	22.3%	627	31.2%	109	29.9%	422
Total Population	38,327	100.0%	128	100.0%	7,845	100.0%	4,625	100.0%	903	100.0%	2,827
Total Population 65 years and over	7,397	19.3%	14	10.9%	620	7.9%	1,004	21.7%	166	18.4%	642
2019											
Age Group	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter
	#	%	#	%	#	%	#	%	#	%	#
Total Owner Occupied:	11,165	76.5%	28	37.8%	1,459	75.4%	1,310	62.1%	208	62.7%	568
Owner Householders 65 years and over	5,333	36.5%	18	24.3%	670	34.6%	753	35.7%	44	13.3%	297
Total Renter Occupied:	3,429	23.5%	46	62.2%	476	24.6%	800	37.9%	124	37.3%	628
Renter Householders 65 years and over	777	5.3%	0	0.0%	55	2.8%	110	5.2%	18	5.4%	244
Total Occupied Households	14,594	100.0%	74	100.0%	1,935	100.0%	2,110	100.0%	332	100.0%	1,196
Total Householder 65 years and over	6,110	41.9%	18	24.3%	725	37.5%	863	40.9%	62	18.7%	541
Total Population	38,429	100.0%	167	100.0%	7,753	100.0%	4,751	100.0%	980	100.0%	2,573
Total Population 65 years and over	10,246	26.7%	22	13.2%	1,363	17.6%	1,397	29.4%	105	10.7%	779

Source: ACS 2015 - 2019. (Table B25007); Census Bureau, 2010 Census. U.S. Census Bureau, 2000 Census. (Table H016)

Primary Housing Needs (multiple choice top 5 responses – each had 4-5 votes)

- General assistance with renting a home
- Assistance finding housing affordable to extremely low income (<30% of median income) households
- Assistance finding housing affordable to lower income (<80% of median income) households
- Occasional financial assistance to pay rent, mortgage, and/or utilities
- Housing close to services (grocery stores, financial, personal, and social services, etc.)

As described in Chapter III, each jurisdiction's zoning and land use regulations accommodate a range of housing types that serve the senior population, including single family housing, multifamily housing, mobile homes, senior housing, and care facilities. There are programs and services for the County's senior citizens; many of which serve the disabled or otherwise underprivileged groups. Programs and services for seniors and their families and caregivers are summarized in Chapter IV.

Persons with Disabilities

A “disability” includes, but is not limited to, any physical or mental disability as defined in California Government Code 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 persons' 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.

- Individuals with a mobility, visual, or hearing limitation may require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low-income and their special housing needs are often more costly than conventional housing.

Table II-13 compares the employment status of persons with and without a disability in 2015 and 2019 for the County, each city, and the unincorporated area. Between 2015 and 2019 there was increase (12.0%) in the number of persons with a disability in Amador County. The number of persons employed with a disability increased by 6.0% from 800 persons in 2015 to 848 persons in 2019. Additionally, the number of persons unemployed with a disability also increased by 3.8% from 290 persons in 2015 to 301 in 2019. Similarly, the number of persons with a disability not in the labor force increased by about 16.8% from 1,460 persons in 2015 to 1,706 persons in 2019.

2015														
	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
In the Labor Force:	13,249	70.2%	84	77.8%	2,423	68.7%	1,936	80.4%	396	76.0%	759	67.6%	7,651	68.5%
Employed:	11,407	86.1%	72	85.7%	2,109	87.0%	1,533	79.2%	354	89.4%	689	90.8%	6,650	86.9%
With a Disability	800	7.0%	13	18.1%	89	4.2%	153	10.0%	29	8.2%	59	8.6%	457	6.9%
No Disability	10,607	93.0%	59	81.9%	2,020	95.8%	1,380	90.0%	325	91.8%	630	91.4%	6,193	93.1%
Unemployed:	1,842	13.9%	12	14.3%	314	13.0%	403	20.8%	42	10.6%	70	9.2%	1,001	13.1%
With a Disability	290	15.7%	0	0.0%	19	6.1%	82	20.3%	6	14.3%	18	25.7%	165	16.5%
No Disability	1,552	84.3%	12	100.0%	295	93.9%	321	79.7%	36	85.7%	52	74.3%	836	83.5%
Not in the Labor Force:	5,611	29.8%	24	22.2%	1,105	31.3%	472	19.6%	125	24.0%	363	32.4%	3,522	31.5%
With a Disability	1460	26.0%	5	20.8%	170	15.4%	117	24.8%	25	20.0%	146	40.2%	997	28.3%
No Disability	4,151	74.0%	19	79.2%	935	84.6%	355	75.2%	100	80.0%	217	59.8%	2,525	71.7%
Total:	18,860	100.0%	108	100.0%	3,528	100.0%	2,408	100.0%	521	100.0%	1,122	100.0%	11,173	100.0%
With a Disability	2,550	13.5%	18	16.7%	278	7.9%	352	14.6%	60	11.5%	223	19.9%	1,619	14.5%
No Disability	16,310	86.5%	90	83.3%	3,250	92.1%	2,056	85.4%	461	88.5%	899	80.1%	9,554	85.5%
2019														
	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
In the Labor Force:	13,147	68.9%	68	0.4%	2,019	10.6%	1,774	9.3%	516	2.7%	977	5.1%	7,793	40.8%
Employed:	12,240	93.1%	58	85.3%	2,002	99.2%	1,638	92.3%	492	95.3%	941	96.3%	7,109	91.2%
With a Disability	848	6.9%	12	20.7%	181	9.0%	129	7.9%	18	3.7%	42	4.5%	466	6.6%
No Disability	11,392	93.1%	46	79.3%	1,821	91.0%	1,509	92.1%	474	96.3%	899	95.5%	6,643	93.4%
Unemployed:	907	6.9%	10	14.7%	17	0.8%	136	7.7%	24	4.7%	36	3.7%	684	8.8%
Source: HUD CHAS Data 2014-2018	301	33.2%	0	0.0%	8	47.1%	41	30.1%	0	0.0%	0	0.0%	252	36.8%
No Disability	606	66.8%	10	100.0%	9	52.9%	95	69.9%	24	100.0%	36	100.0%	432	63.2%
Not in the Labor Force:	5,933	31.1%	40	0.2%	758	4.0%	611	3.2%	97	0.5%	285	1.5%	4,142	21.7%
With a Disability	1706	28.8%	0	0.0%	302	39.8%	240	39.3%	40	41.2%	77	27.0%	1047	25.3%
No Disability	4,227	71.2%	40	100.0%	456	60.2%	371	60.7%	57	58.8%	208	73.0%	3,095	74.7%
Total:	19,080	100.0%	108	100.0%	2,777	100.0%	2,385	100.0%	613	100.0%	1,262	100.0%	11,935	100.0%
With a Disability	2,855	15.0%	12	11.1%	491	17.7%	410	17.2%	58	9.5%	119	9.4%	1,765	14.8%
No Disability	16,225	85.0%	96	88.9%	2,286	82.3%	1,975	82.8%	555	90.5%	1,143	90.6%	10,170	85.2%

Source: ACS 2011 – 2015, and 2015 – 2019 (Table C18120)

Table II-14 presents data on the types of disabilities of residents in the County, each city, and the unincorporated area based on the ACS 2019 data; persons may have more than 1 disability resulting in the total number of disabilities exceeding the total number of disabled persons shown in Table II-14. For persons ages 0 to 64, the most common disabilities are cognitive difficulties (25.6%), ambulatory difficulties (24.5%), and independent living difficulties (20.9%). For the population of ages

65 and over, the most common disabilities are ambulatory difficulties (33.8%), hearing difficulties (22.1%), and independent living difficulties (17.7%).

Table II-14. Persons with Disabilities by Disability Type and Age (2019)

	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Total Disabilities Tallied	11,956	100.0%	35	100.0%	1,590	100.0%	1,631	100.0%	179	100.0%	906	100.0%	7,615	100.0%
Total Disabilities for Ages 0-64	5,144	43.0%	30	85.7%	970	61.0%	635	38.9%	128	71.5%	263	29.0%	3,118	40.9%
Hearing Difficulty	574	11.2%	9	30.0%	65	6.7%	75	11.8%	25	19.5%	65	24.7%	335	10.7%
Vision Difficulty	403	7.8%	0	0.0%	46	4.7%	76	12.0%	19	14.8%	12	4.6%	250	8.0%
Cognitive Difficulty	1316	25.6%	12	40.0%	204	21.0%	160	25.2%	27	21.1%	67	25.5%	846	27.1%
Ambulatory Difficulty	1259	24.5%	0	0.0%	323	33.3%	134	21.1%	24	18.8%	53	20.2%	725	23.3%
Self-Care Difficulty	519	10.1%	0	0.0%	105	10.8%	47	7.4%	12	9.4%	20	7.6%	335	10.7%
Independent Living Difficulty (Ages 18-64)	1073	20.9%	9	30.0%	227	23.4%	143	22.5%	21	16.4%	46	17.5%	627	20.1%
Total Disabilities for Ages 65 and Over	6,812	57.0%	5	14.3%	620	39.0%	996	61.1%	51	28.5%	643	71.0%	4,497	59.1%
Hearing Difficulty	1507	22.1%	0	0.0%	135	21.8%	189	19.0%	11	21.6%	104	16.2%	1068	23.7%
Vision Difficulty	343	5.0%	5	100.0%	21	3.4%	29	2.9%	5	9.8%	84	13.1%	199	4.4%
Cognitive Difficulty	753	11.1%	0	0.0%	51	8.2%	96	9.6%	7	13.7%	98	15.2%	501	11.1%
Ambulatory Difficulty	2300	33.8%	0	0.0%	271	43.7%	360	36.1%	18	35.3%	154	24.0%	1497	33.3%
Self-Care Difficulty	700	10.3%	0	0.0%	27	4.4%	73	7.3%	7	13.7%	59	9.2%	534	11.9%
Independent Living Difficulty	1209	17.7%	0	0.0%	115	18.5%	249	25.0%	3	5.9%	144	22.4%	698	15.5%

Source: ACS 2015-2019 (Table S1810)

The County received 17 responses to the Service Providers, Community Organizations, and Housing Developers/Providers Survey, with 10 respondents providing services to persons with a developmental disability. The full survey data is provided in **Appendix A**. Survey feedback identified the following needs for persons with a developmental disability:

Primary Housing Type Needed (multiple choice top 3 responses – each had 3 votes)

- Single family housing affordable to low, very low, or extremely low income households
- Multifamily housing - affordable to extremely low, very low, and low income households
- Housing with features for a disabled person (ramp, grab bars, low counters and cabinets, assistive devices for hearing- or visually-impaired persons)

Primary Housing Needs (multiple choice top 2 responses – each had 3 votes)

- General assistance with renting a home
- Grants or loans to make modifications to make a home accessible to a disabled resident

As described in Section III, each jurisdiction’s zoning and land use regulations accommodate a range of housing types that serve the disabled population, including residential care facilities for 6 or fewer persons which are treated as a single-family home, care facilities, and various housing types including multifamily housing and mobile homes.

Persons with Developmental Disabilities

A developmental disability is a disability which originates before an individual attains age 18, continues or can be expected to continue indefinitely, and constitutes a substantial handicap for the individual. This term includes the diagnoses of intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes handicapping conditions found to be closely related to mental retardation or requiring treatment similar to that required for persons with an intellectual disability, but does not include other handicapping conditions that are solely physical in nature. (Lanterman Act, Welfare and Institutions Code, Section 4512.)

Valley Mountain Regional Center (VMRC) is responsible for serving developmentally disabled residents of 5 counties in northern California (i.e., Amador, Calaveras, Tuolumne, San Joaquin, Stanislaus Counties). While the US Census reports on a broad range of disabilities, the Census does not identify the subpopulation that has a developmental disability. The VMRC maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. In the fiscal year 2019-2020, there were 14,047 consumers served in VMRC. The average per capita expenditures in fiscal year 2019-2020 in VMRC is \$12,621.

The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code; therefore, it should be noted that zip codes for incorporated cities may contain portions of unincorporated Amador County. For example, approximately 66.8% of the population within the zip code for Lone (95640) resides in Lone based on ACS population data. As shown in Table II-15, the DDS data indicates that a total of >59 developmentally persons reside in zip codes for the unincorporated areas of Amador County, while 190 developmentally persons reside in an incorporated city.

Table II-15. Developmental Disabilities by Age (2021)			
	0 to 17 Years	18+ Years	Total
City Areas by Zip Code			
95601 / Amador City	<11	<11	>0
95640 / Lone	33	46	79
95642 / Jackson	30	55	85
95669 / Plymouth	<11	<11	>0
95685 / Sutter Creek	<11	26	>26
Subtotal	>63	>127	>190
Unincorporated Communities and Areas by Zip Code			
95629 / Fiddletown	<11	<11	>0
95665 / Pine Grove & Red Corral	17	15	32
95666 / Pioneer & Buckhorn & Amador Pines	11	16	27
95675 / River Pines	<11	<11	>0
95689 / Lockwood & Volcano	<11	<11	>0
95699 / Drytown	0	<11	>0
Subtotal – Unincorporated Areas	>28	>31	>59

Total	>91	>158	>249
Source: DDS, 2021 Developmental Disabilities by Zip Code; De Novo Planning Group, 2021			

Table II-16 breaks down the developmentally disabled population by residence type for the Amador County zip codes. Countywide, approximately 82.5% (or >188) of developmentally disabled persons reside in the homes of their families or private guardians while about 17.5% (or >40) reside in independent living facilities. As shown in Table II-16, in the zip codes associated with incorporated and unincorporated areas, the majority of developmentally disabled persons live in the home of their family, parent, or guardian.

Table II-16. Developmental Disabilities by Age (2021)							
	Home of Parent, Family, or Guardian	Independent / Supported Living	Community Care Facility	Intermediate Care Facility	Foster / Family Home	Other	Total
City Areas by Zip Code							
95601 / Amador City	<11	0	<11	0	0	0	>0
95640 / Lone	51	15	<11	0	<11	<11	>66
95642 / Jackson	59	25	0	0	0	<11	>84
95669 / Plymouth	<11	0	<11	0	0	0	>0
95685 / Sutter Creek	28	<11	<11	0	0	0	>28
Subtotal	>138	>40	>0	>0	>0	>0	>178
Unincorporated Communities and Areas by Zip Code							
95629 / Fiddletown	<11	<11	0	0	0	0	>0
95665 / Pine Grove & Red Corral	25	<11	<11	0	<11	<11	>25
95666 / Pioneer & Buckhorn & Amador Pines	25	<11	0	0	<11	0	>25
95675 / River Pines	<11	0	0	0	0	0	>0
95689 / Lockwood & Volcano	<11	0	0	0	0	0	>0
95699 / Drytown	0	<11	0	0	0	0	>0
Subtotal – Unincorporated Areas	>50	>0	>0	>0	>0	>0	>50
Total	>188	>40	>0	>0	>0	>0	>228
Source: DDS, 2021 Developmental Disabilities by Zip Code; De Novo Planning Group, 2021							

According to Amador County’s 2014-2019 Housing Element, there were 200 developmentally disabled persons countywide in 2014. As shown in Table II-16, in 2020, there were more than 228 developmentally disabled persons countywide, representing more than a 14.0% increase since 2014. This rise in developmentally disabled persons countywide indicates that demand for affordable, accessible housing for this population will likely increase.

The County received 17 responses to the Service Providers, Community Organizations, and Housing Developers/Providers Survey, with 8 respondents providing services to persons with a developmental disability. The full survey data is provided in **Appendix A**. Survey feedback identified the following needs for persons with a developmental disability:

Primary Housing Type Needed (multiple choice top 2 responses – each had 4 votes)

- Single family housing affordable to low, very low, or extremely low income households
- Multifamily housing - affordable to extremely low, very low, and low income households

Primary Housing Needs (multiple choice top 5 responses – each had 3 votes)

- General assistance with renting a home

- Assistance finding housing affordable to extremely low income (<30% of median income) households
- Assistance finding housing affordable to lower income (<80% of median income) households
- Occasional financial assistance to pay rent, mortgage, and/or utilities
- Housing close to services (grocery stores, financial, personal, and social services, etc.)

While the majority of developmentally disabled persons in Amador County live with their parents as identified in Table II-16, many need a supportive living environment, such as in-home care, a residential care home, or a community living facility. While many persons with developmental disabilities are eligible for various subsidy and assistance programs, many are unable to secure needed subsidized housing. Many of the individuals living with their parents will need alternative housing options as their parents age. This cycle triggers a need to explore other feasible housing alternatives, including in-home supportive care and adult residential care homes and facilities. Resources for persons with developmental disabilities are described in Chapter IV below. As described in Section III, each jurisdiction’s zoning and land use regulations accommodate a range of housing types that serve the developmentally disabled population, including single family housing, multifamily housing, and mobile homes for persons living with their family or guardian.

Large Households

Government Code Section 65583(a)(C) requires an analysis of housing needs for large families, those with 5 or more members. Large family households comprised 6.9%, or 1,006, of the total households in Amador County according to the 2015–2019 ACS (see Table II-17 below). As shown in Table II-17, approximately 72.0% of large households in the areas owned their own homes. Additionally, 5-person households make up nearly 55.7% of the large family households in Amador County with households with 6 or more persons accounting for the remaining 44.3% of large households. In Amador City, 5-person households make up nearly 100.0% of the large family households with no households with 6 or more persons. In the City of Lone, households with 6 or more persons accounting for 100.0% of large households with no households with 5 persons. In the City of Jackson, 5-person households make up nearly 87.1% of the large family households with households with 6 or more persons accounting for the remaining 12.9% of large households. In the City of Plymouth, 5-person households make up nearly 82.7% of the large family households with households with 6 or more persons accounting for the remaining 17.3% of large households. In the City of Sutter Creek, 5-person households make up nearly 40.6% of the large family households with households with 6 or more persons accounting for the remaining 59.4% of large households. For the unincorporated areas of Amador County, 5-person households make up nearly 51.5% of the large family households with households with 6 or more persons accounting for the remaining 48.5% of large households.

Householder Type	Amador County		Amador City		Lone		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Owner Households	11,165	76.5%	28	37.8%	1,459	75.4%	1,310	62.1%	208	62.7%	568	47.5%	7,592	84.9%
5-Person Household	415	3.7%	0	0.0%	0	0.0%	87	6.6%	17	8.2%	28	4.9%	283	3.7%
6-Person Household	214	1.9%	0	0.0%	33	2.3%	12	0.9%	0	0.0%	0	0.0%	169	2.2%
7-or-more Person Household	95	0.9%	0	0.0%	25	1.7%	10	0.8%	9	4.3%	5	0.9%	46	0.6%
Renter Households	3,429	23.5%	46	62.2%	476	24.6%	800	37.9%	124	37.3%	628	52.5%	1,355	15.1%
5-Person Household	145	4.2%	5	10.9%	0	0.0%	61	7.6%	26	21.0%	0	0.0%	53	3.9%
6-Person Household	97	2.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	25	4.0%	72	5.3%

7-or-more Person Household	40	1.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	11	1.8%	29	2.1%
Combined Total	14,594	100.0%	74	100.0%	1,935	100.0%	2,110	100.0%	332	100.0%	1,196	100.0%	8,947	100.0%
5-Person Household	560	3.8%	5	6.8%	0	0.0%	148	7.0%	43	13.0%	28	2.3%	336	3.8%
6-Person Household	311	2.1%	0	0.0%	33	1.7%	12	0.6%	0	0.0%	25	2.1%	241	2.7%
7-or-more Person Household	135	0.9%	0	0.0%	25	1.3%	10	0.5%	9	2.7%	16	1.3%	75	0.8%
Source: U.S. Census Bureau, ACS 2015-2019 (B25009)														

The County received 17 responses to the Service Providers, Community Organizations, and Housing Developers/Providers Survey, with 10 respondents providing services to large households. The full survey data is provided in **Appendix A**. Survey providers for large households identified the following needs for the general population:

Primary Housing Type Needed (multiple choice top 5 responses – each had 5 votes)

- Single family housing affordable to low, very low, or extremely low income households
- Multifamily housing - affordable to extremely low, very low, and low income households
- Emergency shelter
- Transitional or supportive housing
- Housing close to services (grocery stores, financial, personal, and social services, etc.)

Primary Housing Needs (multiple choice top 6 response –each had 5 votes)

- General assistance with renting a home
- Assistance finding housing affordable to extremely low income (<30% of median income) households
- Assistance with being housed in an emergency shelter
- Assistance with being housed in transitional or supportive housing
- Occasional financial assistance to pay rent, mortgage, and/or utilities
- Housing close to public transportation

The needs of large families are unique in that they require more space to satisfy minimum household needs. The increase in average household size Statewide is, to some extent, linked to the subject of overcrowding. Overcrowding is defined as more than 1 person per room; as shown in Table II-29, 2.6% of households in Amador County live in overcrowded conditions. To ameliorate this impact in the areas, an increase in the number of affordable housing units with 4 bedrooms or more is needed. In many cases, housing units of this size constitute a small portion of the total housing supply, forcing families to continue to live in what may be considered as overcrowded units. Large households may include multiple generations and have a higher need for proximity to services, including child care, health care, groceries and shops, schools, parks, and other community services.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

Estimating the size of the agricultural labor force can be problematic as farmworkers are historically undercounted by the census and other data sources. For instance, the U.S. Census Bureau does not track farm labor separate from mining, fishing

and hunting, and forestry, nor does the U.S. Census Bureau provide definitions that address the specific nuances of farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business versus agricultural field). As shown in Table II-4, 702 persons (5.1% of Amador County residents in the labor force) were estimated to be employed in the agriculture, forestry, fishing, hunting, and mining industry based on 2015-2019 ACS data.

	Farm Operations	Workers	Total Payroll
Amador County	111	515	\$4,958,000

Source: 2017 USDA Agricultural Census Data, Table 7

Data supplied by the United States Department of Agriculture, National Agriculture Statistics Service (USDA) reveals the countywide breakdown of farm labor employment and the labor expense for Amador County as shown in Table II-18. The 2017 USDA data is the most recent available data that provides a focused analysis of farming activities and employment in the County. Table II-19 provides a breakdown of countywide farm labor employment by days worked. The data from this table indicates that countywide, there were 515 farmworkers in 2017. Of these farmworkers, 215 worked more than 150 days a year and 300 worked less than 150 days per year and are likely seasonal workers.

Hired Farm Labor	Farm Operations	Workers
150 Days or More	71	215
Less Than 150 Days	72	300

Source: 2017 USDA Agricultural Census Data, Table 7

Amador County is situated in the California Shenandoah Valley in Sierra Nevada Mountains of California. The Shenandoah Valley is one of the principal viticultural regions of California. Agricultural workers play an important role in the region's wine industry. According to the most recent Amador County Agricultural Crop and Livestock Report, the gross value of agricultural production in the County reached \$38,363,267 in 2020 representing a decrease of \$4,119,166 or 9.7 % below 2019's value. The top 3 crops for the region were wine grapes, pasture & range, and alfalfa respectively.¹

Although agriculture is an important part of Amador County economy, based on 2015-2019 ACS data, with over 13,665 residents employed in Amador County, only 702 persons (2.1% of Amador County residents) were estimated to be in the agriculture, forestry, fishing, hunting, and mining industry. It is noted that the ACS data aggregates the agriculture, forestry, fishing, hunting, and mining categories and does not provide separate data for each category. Table II-4 identifies employment by industry for the County as a whole and each jurisdiction. The following summarizes agriculture, forestry, fishing, hunting, and mining employment by jurisdiction to provide an estimate of the maximum number of residents employed in agriculturally-related fields:

- Amador City: 0 employees of a total of 64 employed residents
- Ione: 146 persons (6.6%) of 2,221 employed residents
- Jackson: 79 persons (4.3%) of 1,842 employed residents
- Plymouth: 75 persons (14.8%) of 506 employed residents
- Sutter Creek: 71 persons (6.8%) of 1,046 employed residents
- Unincorporated Amador County: 331 persons (4.1%) of 7,986 employed residents

¹ Amador County. *Amador County 2020 Agricultural Crop and Livestock Report*. Access: <https://www.amadorgov.org/home/showpublisheddocument/40766/637707639352270000>

Table II-20 summarizes the farmworker/employee housing units in Amador County. According to HCD’s Employee Housing database, the employee housing facility is called Kit Carson Lodge and it is located at 32161 Kit Carson Road. While the County does not have programs specifically to assist farmworkers with housing-related needs, resources available for families, lower income persons, and other populations in need of assistance that could benefit farmworkers are described in Chapter IV below.

Table II-20. Amador County Farmworker/Employee Housing Units		
Name/Location	Type	Capacity
Kit Carson Lodge 32161 Kit Carson Road, Kit Carson, CA, 95644	Employee Housing	11 units (22 employees)
Source: HCD Employee Housing Facility Portal. Access: https://casas.hcd.ca.gov/casas/ehFacilityQuery/onlineQuery		

The County received 17 responses to the Service Providers, Community Organizations, and Housing Developers/Providers Survey, with 8 respondents providing services to farmworkers. The full survey data is provided in **Appendix A**. Survey feedback identified the following needs for farmworkers:

Primary Housing Type Needed (multiple choice top 5 responses – each had 3 votes)

- Single family housing affordable to low, very low, or extremely low income households
- Multifamily housing - affordable to extremely low, very low, and low income households
- Transitional or supportive housing
- Permanent farmworker housing
- Seasonal or temporary farmworker housing

Primary Housing Needs (multiple choice top response –3 votes)

- General assistance with renting a home

Farmworker households are often comprised of extended family members or single male workers and as a result many farmworker households tend to have difficulties securing safe, decent and affordable housing. Far too often farmworkers are forced to occupy substandard homes or live in overcrowded situations. Additionally, farmworker households tend to have high rates of poverty, disproportionately live in housing that is in the poorest conditions, have very high rates of overcrowding, have low homeownership rates, and are predominately members of minority groups.

Female Heads of Households

Households with female heads make up approximately 11.3% of households in Amador County (See Table II-10, Families in Poverty). With over 39 households in Amador City, there are 8 households with female heads, making up approximately 20.5% of households in Amador City. With over 1,415 households in City of Lone, there are 129 households with female heads, making up approximately 9.1% of households in City of Lone. With over 1,257 households in City of Jackson, there are 276 households with female heads, making up approximately 22.0% of households in City of Jackson. With over 248 households in City of Plymouth, there are 43 households with female heads, making up approximately 17.3% of households in City of Plymouth. With over 582 households in City of Sutter Creek, there are 88 households with female heads, making up approximately 15.1% of households in City of Sutter Creek. With over 6,331 households in unincorporated areas of Amador County, there are 575 households with female heads, making up approximately 9.1% of households in unincorporated areas of Amador County. Among all incorporated jurisdictions in Amador County, Jackson has the most percentage (22.0%) households with female heads.

In 2019, about 27.5% of female-headed families in Amador County had incomes below the poverty line while families in poverty made up only 11.5% of all households in Amador County. Single female-headed households with children present would benefit from affordable housing types, particularly housing targeted at the ELI group, as well as housing located in the

vicinity of daycare, schools, and other services. Battered women with children comprise a sub-group of female-headed households that are especially in need.

The County received 17 responses to the Service Providers, Community Organizations, and Housing Developers/Providers Survey, with 8 respondents providing services to farmworkers. The full survey data is provided in **Appendix A**. Survey feedback identified the following needs for farmworkers:

Primary Housing Type Needed (multiple choice top 5 responses – each had 3 votes)

- Single family housing affordable to low, very low, or extremely low income households
- Multifamily housing - affordable to extremely low, very low, and low income households
- Transitional or supportive housing
- Permanent farmworker housing
- Seasonal or temporary farmworker housing

Primary Housing Needs (multiple choice top response –3 votes)

- General assistance with renting a home

In Amador County, there are a number of social service providers and emergency housing facilities serving women in need. For example, Women Infants and Children (WIC) is a program funded by the US Department of Agriculture (USDA). WIC provides nutrition and education programs for low-income pregnant women and mothers of infants and toddlers (birth to 5) throughout Amador County. As described in Chapter IV, there are also a number of health service providers, such as CommuniCare, as well as supportive, transitional, and emergency housing providers in Amador County to assist low-income women and women with children.

Homeless And Other Groups In Need Of Temporary And Transitional Affordable Housing

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. The analysis must include: (1) estimates of the number of persons lacking shelter; (2) where feasible, a description of the characteristics of the homeless (i.e., those who are mentally ill, developmentally disabled, substance abusers, runaway youth); (3) an inventory of resources available in the community to assist the homeless; and (4) an assessment of unmet homeless needs, including the extent of the need for homeless shelters.

The law also requires that each jurisdiction address community needs and available resources for special-housing opportunities, known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to “transition” from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

The following discussion addresses the requirements of Government Code Section 65583(a)(7). It should be noted that data on homeless families and individuals is not developed based on jurisdictional boundaries. The Central Sierra Continuum of Care (CSCoC) #CA-526, is a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Amador County. The mission of the CSCoC is to coordinate and plan services and initiatives surrounding homelessness, ensuring that knowledge is shared, relationships are built, and common goals are reached. The CSCoC is also responsible for obtaining federal funding for local programs.

As the primary coordinating body for homeless issues and assistance for a geographic area encompassing the entire county, the CSCoC accomplishes a host of activities and programs vital to the community, including an annual point-in-time “snapshot” survey to identify and assess the needs of both the sheltered and unsheltered homeless, tracking homeless demographics using local service providers throughout the calendar year, and an annual action plan that helps direct community resources and actions in the form of comprehensive programs and activities.

Homeless Estimates

According to the CSCoC, an estimate of the County’s homeless population was undertaken in concert with the requirements of the U.S. Department of Housing and Urban Development (HUD). Those mandates require that a point-in-time study be taken. This study allows service agencies and local governments to spot trends in homelessness and to evaluate the success of existing programs. It is also a tool for agencies and their partners to plan for programs and services to meet the needs of homeless individuals and families in the community and to use in applying for grant and other funding.

The CSCoC conducted its 2022 Homeless Count in January 2022. The Homeless Count, also known as the Point-in-Time (PIT) Count, is a survey of individuals and families identified as experiencing sheltered or unsheltered homelessness within the boundaries of Amador County on a single night in January. While CSCoC conducted the majority of count activities on January 27, 2022, additional count activities occurred over the course of the 7 days followed enumerators several days to ensure a complete canvassing of the community. The primary drawback to the “post-night count” approach is that it increases the chances of double counting. In an effort to avoid double counting, enumerators collected the initials as well as birth month and year of each participant.

The 2022 PIT Count identified 184 total homeless persons countywide, consisting of 27 sheltered and 157 unsheltered homeless, which reflects a decrease in homelessness from the 2019 count which identified 224 homeless persons.

HPAC PIT Count	Amador County		
	Sheltered	Unsheltered	Total
Homeless PIT County 2022	27	157	184
Homeless PIT Count 2019	44*	180	224
*Includes persons identified as “couch surfing” Source: CSCoC 2019 PIT Report			

Additional demographics for the 184 homeless individuals countywide are shown below in Table II-22. Of the 184 homeless individuals countywide, 88 individuals are chronically homeless, 22 individuals are veterans, 6 are between 18 to 24 years old, 56 experienced domestic violence, 31 have substance abuse disorder, and 45 have mental illness; it is noted that these characteristics are not discrete and there is overlap between these groups. HUD defines a chronically homeless individual as someone who has experienced homelessness for a year or longer, or has experienced at least 4 episodes of homelessness in the last 3 years and also has a diagnosed disability that prevents them from maintaining work or housing.

Homeless Profile	Sheltered	Unsheltered	Combined
Male	15	91	106
Female	12	64	86
Unknown	-	-	-
Additional Demographics			
Chronically Homeless	3	85	88
Veteran	6	16	22
Domestic Violence	3	53	56
Mental Illness	5	40	45
Substance Abuse Disorder	0	31	31
Youth (18-24)	0	6	6
Children (<18)	0	0	0

Note: Sheltered/unsheltered counts do not always total 184 and there are discrepancies in the sheltered/unsheltered counts by categories. Respondents may be included in more than 1 subset. For example: a respondent may be a Veteran and also Chronically Homeless.
 Source: CSCoC 2022PIT Report

Emergency Shelters, Transitional, and Supportive Housing Resource Inventory

Homeless programs are primarily administered at the County-level through CSCoC. CSCoC maintains a list of services for homeless and low-income families. The most recent inventory of resources available within Amador County for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2022 Housing Inventory reported to the U.S. Department of Housing and Urban Development by the CSCoC. Table II-23 below shows the total beds offered by homeless facilities in CSCoC region. As shown, 372 total beds were available countywide in 2019, which are described in greater detail in the following paragraphs. This information has not yet been updated for 2021 or 2022.

Facility Type	Tuolumne, Amador, Calaveras, Mariposa Counties CoC					
	Family Units	Family Beds	Adult-Only Beds	Total Year-Round Beds	Seasonal	Overflow
Emergency Shelter	24	89	60	134	0	23
Transitional Housing	9	36	45	51	0	23
Permanent Supportive Housing	6	15	15	46	n/a	n/a
Rapid Rehousing	28	99	31	141	n/a	n/a
Total Beds	67	239	42	372	n/a	n/a

Source: HUD 2019 Continuum of Care Homeless Assistance Programs – Housing Inventory County CoC Number: CA-521 (Tuolumne, Amador, Calaveras, Mariposa Counties CoC). Url: https://files.hudexchange.info/reports/published/CoC_HIC_CoC_CA-526-2019_CA_2019.pdf

According to the HUD 2019 Continuum of Care Housing Inventory County Report, which addresses the entire CSCoC region, and a review of facilities and programs specifically available within Amador County, a total of 36 year-round emergency shelter beds and 44 transitional housing beds are available to serve the homeless population.

Emergency Shelters

As described in Chapter III, an emergency shelter is housing with minimal supportive services for homeless persons that is limited to occupancy of 6 months or less. Eight emergency shelters are available to provide services in the CSCoC area.

Provider/Facility	Community	Total Beds
Amador Tuolumne Community Action Agency - Amador Emergency Shelter	Jackson	18 Family beds; 5 Adult-Only beds
Operation Care - Safe House	Jackson	13 Family beds

Transitional Housing

As described in Chapter III, transitional housing is rental housing requires the termination of assistance and recirculation of the assisted unit to another eligible program recipient after a pre-identified period of time that is no less than 6 months. Six transitional-housing providers were available to provide services in the CSCoC area, providing a total of 51 beds. The table below highlights the number of beds each of the transitional-housing providers in Amador County provided in 2019.

Provider/Facility	Community	Beds
New Hope Home	Jackson	6 beds (women)
Center for a Nonviolent Community - CNVC Transitional Housing	-	20 Family beds
Victory Village, Inc. - Victory Village Amador	Jackson	12 Adult-Only beds (veterans)

Permanent Supportive Housing

As described in Chapter III, supportive housing is housing for homeless persons that has no limit on the length of stay and is linked to onsite or offsite supportive services to maximize the occupant's ability to live and work in the community. In 2019, the CSCoC area had 1 permanent supportive housing provider.

Provider/Facility	Community	Beds
Amador-Tuolumne Community Action Agency - Amador Supportive Housing	0	2 Adult-Only beds
Sierra HOPE	Scattered sites	6 apartments (physical/mental disability)
Varley Village	Jackson	33 Beds (12 units)

Rapid Re-Housing

In 2019, Amador County provided Housing Support Program rapid-rehousing services to a total of 31 households and authorized assistance for a total of 164 days of temporary shelter to assist families. In 2020, rapid re-housing services were funded through ATCAA to assist approximately 16 families with rent payments, 10 families with security deposits, and 28 families with motel vouchers.

Assessment of Need

Based on the 2022 PIT count, there are approximately 184 homeless persons in Amador County, including 157 without shelter. The 2022 PIT count did not identify specific facilities that were counted and the total emergency shelter and transitional housing beds in the County exceed the sheltered homeless count. Based on the unsheltered homeless population count, there is a need for at least 157 emergency shelter beds. The Amador Tuolumne Community Action Agency (ATCAA) was contacted to identify estimates of unsheltered homeless by city and community, but ATCAA indicated this information was not collected as part of the 2022 PIT Count. Further, previous PIT Counts did not identify the number of homeless persons by jurisdiction.

To determine estimates of the homeless population by jurisdiction, ATCAA was contacted but does not collect nor maintain data at the individual jurisdiction level. A survey of management, planning, and law enforcement staff of the County and each city identified that Each jurisdiction worked with its local law enforcement agencies and local staff to estimate the number of unsheltered homeless persons on any given day. Based on this information, the unsheltered homeless population is estimated at:

- City of Amador City: No data provided.
- City of Lone: No unsheltered homeless individuals identified in the City on a given night.
- City of Jackson: No data provided. Jackson does have a known homeless encampment at Detert Park.
- City of Plymouth: No data provided.
- City of Sutter Creek: No unsheltered homeless individuals identified in the City on a given night.
- Unincorporated Amador County: No data provided.

Based on the information provided by local agencies and the transient place of residence, the unsheltered homeless need is distributed among the local jurisdictions based on each jurisdiction's share of the total County population:

Jurisdiction	2021 Household Population	% of Household Population	Adjustment for Proximity to County Services	Total Unsheltered Homeless Need	
Amador City	1%	1	20% of unincorporated need allocated to jurisdictions with health and human services offices	-	1
lone	14%	21		-	21
Jackson	13%	21		20	41
Plymouth	3%	5		-	5
Sutter Creek	7%	11		-	11
Unincorporated Amador County	62%	98		-20	78
TOTAL	104%	157			157

Although there are fluctuations in the sheltered and unsheltered homeless counts, these figures demonstrate a demand for additional emergency shelters, transitional housing, and supportive housing. Reviewing the eligible populations for the County’s various shelter opportunities indicates 31 emergency shelter beds, 20 transitional housing beds, and 6 units are limited to occupancy by single adults with children or families with children. However, the majority of unsheltered persons were in households of adults only (146 or 93% of unsheltered homeless persons) and there are only 5 adult shelter beds and 12 adult transitional housing beds. This indicates that additional capacity is primarily needed for adult-only shelter opportunities.

The County received 17 responses to the Service Providers, Community Organizations, and Housing Developers/Providers Survey, with 10 respondents providing services to persons in need of emergency shelter and/or the homeless population. The full survey data is provided in **Appendix A**. Survey feedback identified the following needs for homeless and at-risk households:

Primary Housing Type Needed (multiple choice top 4 responses – each had 5 votes)

- Single family housing affordable to low, very low, or extremely low income households
- Multifamily housing - affordable to extremely low, very low, and low income households
- Emergency shelter
- Transitional or supportive housing

Primary Housing Needs (multiple choice top 3 responses – each had 6-7 votes)

- Assistance with being housed in an emergency shelter
- Assistance with being housed in transitional or supportive housing
- General assistance with renting a home

Primary Barriers to Finding or Staying in Housing (common responses – see Appendix A for full list of responses)

- Lack of affordable housing, including housing for families and families close to services and child care
- High rents

Services Needed to Provide Housing or Improve Human Services (common responses – see Appendix A for full list of responses)

- More affordable housing and income assistance
- More apartments, transitional housing, and supportive housing with services
- More rentals and landlords willing to work with roommate situations
- Collaboration with the school district to better serve each community

In June 2020, the Amador County Health and Human Services Department commissioned a 10-Year Plan to Address Homelessness for the purpose of detailing a focused and practical strategy for addressing the issue of homelessness in Amador County. The Plan builds and expands upon the initial work of the Amador Homeless Taskforce which began meeting on November 30th, 2017. The taskforce is made up of community members, people experiencing homelessness, professionals who serve or interact with those experiencing homelessness, including local government representatives, healthcare service providers, law enforcement representatives, and more. The 10-Year Plan is a threshold requirement of the State Housing and Community Development Department's (HCD) "No Place Like Home" Program (NPLH). The 10-Year Plan identifies 6 priority areas:

Priority Area A: Continuum of Housing Solutions. This priority area includes x goals:

- Goal A-1: Expand Supply of Housing Units
- Goal A-2: Community Support for Housing Development
- Goal A-3: Transitional Housing
- Goal A-4: Landlord Engagement
- Goal A-5: Eviction Prevention
- Goal A-6: Supportive Services to Maintain Housing

Priority Area B: Outreach and Crisis Intervention

- Goal B-1: Coordination and Collaboration

Priority Area C: Emergency Shelter and Day Services

- Goal C-1: Address Emergency Shelter Needs

Priority Area D: Health, Mental Health and Substance Use Disorder Services

- Goal D-1: Access to Health and Mental Health Services]

Priority Area E: Other Community Supports: Transportation, Legal Services, Education, etc.

- Goal E-1: Transportation Services

Priority Area F: Strategy and Funding

- Goal F-1: Collect Accurate Information
- Goal F-2: Funding Opportunities

The Housing Plan includes programs to address needs of the homeless population, including coordination between jurisdictions and service providers and removal of constraints to emergency shelters, low-barrier navigational centers, transitional housing, and supportive housing for each jurisdiction.

E. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of Amador County's physical housing stock. This includes an analysis of housing types, housing tenure, vacancy rates, housing conditions, and overcrowding.

1. HOUSING TYPE

As shown by Table II-25, in 2010 there were 14,845 housing units in Amador County. By 2010, the number increased to 18,032 units, most of which was due to single family construction. During this time period, the number of mobile homes also increased by 122 units resulting in an increase in the proportion of the total number of units. The DOF E-5 Report indicates that the number of total housing units in Amador County increased from 18,032 in 2010 to 18,381 in 2021, most of which was due to an increase in single family construction. Mobile homes increased by 15 units from 2010 to 2021, for a total of 1,432 mobile homes in 2021.

Table II-25. Housing Units by Type within Amador County				
Housing Units by Type	2000	2010	2021	Change 2010-2021
Amador County				
Single Family Detached	12,189	14,755	15,068	23.6%
Single Family Attached	399	558	571	43.1%
2 to 4 Units	386	612	609	57.8%
5+ Units	576	690	701	21.7%
Mobile Homes	1,295	1,417	1,432	10.6%
Total:	15,035	18,032	18,381	22.3%
Amador City				
Single Family Detached	76	90	92	21.1%
Single Family Attached	12	12	12	0.0%
2 to 4 Units	5	6	6	20.0%
5+ Units	0	0	0	-
Mobile Homes	0	0	0	-
Total:	93	108	110	18.3%
Ione				
Single Family Detached	895	1,447	1,628	81.9%
Single Family Attached	55	31	31	-43.6%
2 to 4 Units	66	0	0	-100.0%
5+ Units	89	104	104	16.9%
Mobile Homes	76	53	53	-30.3%
Total:	1,185	1,635	1,816	53.2%
Jackson				
Single Family Detached	1,256	1,427	1,481	17.9%
Single Family Attached	123	134	134	8.9%
2 to 4 Units	163	288	288	76.7%
5+ Units	272	252	252	-7.4%
Mobile Homes	220	208	208	-5.5%
Total:	2,047	2,309	2,363	15.4%
Plymouth				
Single Family Detached	258	275	290	12.4%
Single Family Attached	22	30	30	36.4%
2 to 4 Units	23	23	16	-30.4%
5+ Units	25	25	25	0.0%
Mobile Homes	59	140	139	135.6%
Total:	438	493	500	14.2%
Sutter Creek				
Single Family Detached	747	796	804	7.6%
Single Family Attached	106	81	94	-11.3%
2 to 4 Units	45	136	140	211.1%
5+ Units	144	243	254	76.4%

Mobile Homes	73	111	112	53.4%
Total:	1,115	1,367	1,404	25.9%
Unincorporated Amador County				
Single Family Detached	8,957	10,720	10,773	20.3%
Single Family Attached	81	270	270	233.3%
2 to 4 Units	84	159	159	89.3%
5+ Units	46	66	66	43.5%
Mobile Homes	867	905	920	6.1%
Total:	10,157	12,120	12,188	20.0%
Source: DOF E-5 Report 2010, DOF E-5 Report 2021. US Census 2000(Table DP4).				

2. HOUSING TENURE

Housing tenure refers to the status of occupancy of a housing unit and whether it is an owner-occupied or a rental unit. Figure II-2 below compares the distribution of housing tenure in Amador County, each city, and the unincorporated area between 2010 and 2019. Of the total occupied housing units in 2010, 76.5% (111,165 units) were owner-occupied and 23.5% (3,429 units) were renter households. In 2019, the distribution of occupied housing units in Amador County slightly increased with 77.3% (11,372 units) of the occupied housing units as owner-occupied and 22.7% (3,343 units) as rental units. This is noteworthy when addressing viable strategies to expand the range of affordable housing in the rural areas.

Figure II-2A. Distribution of Housing Tenure – Amador County (2010, 2019)

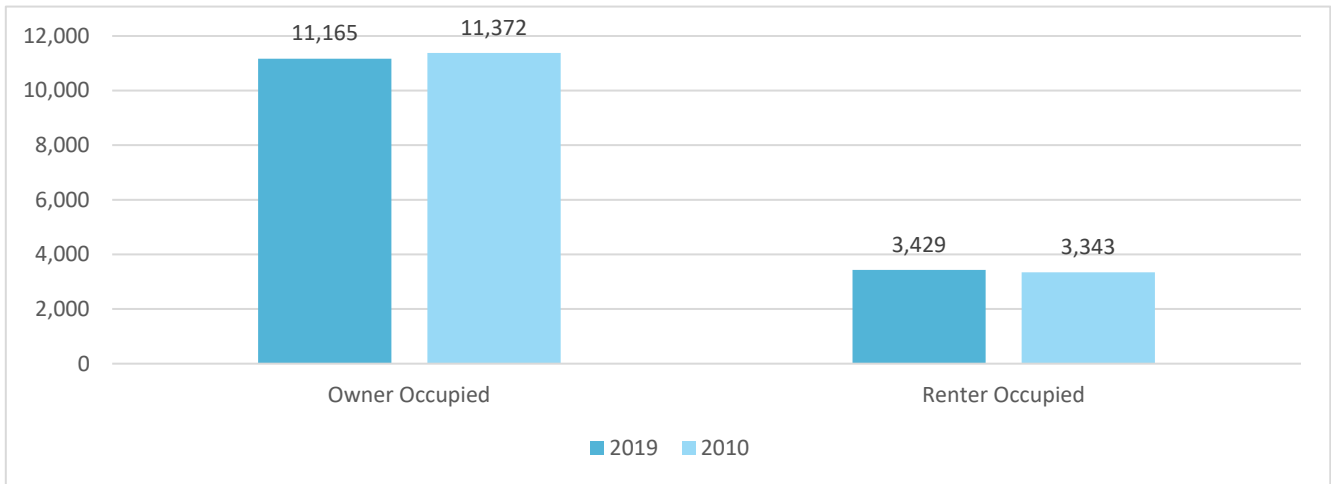


Figure II-2B. Distribution of Housing Tenure – Amador City (2010, 2019)

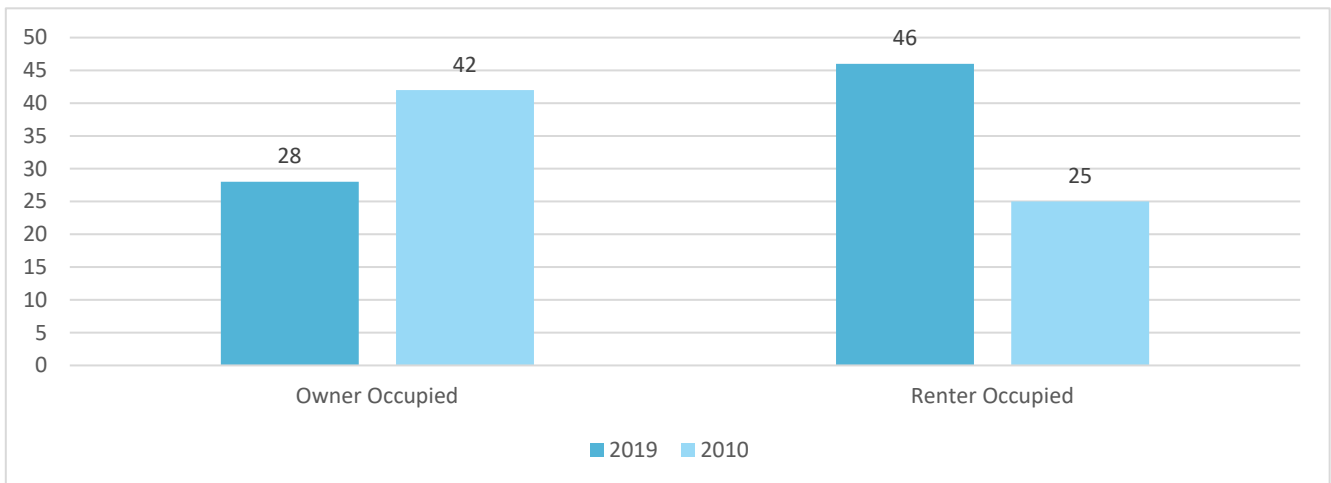


Figure II-2C. Distribution of Housing Tenure – Ione (2010, 2019)

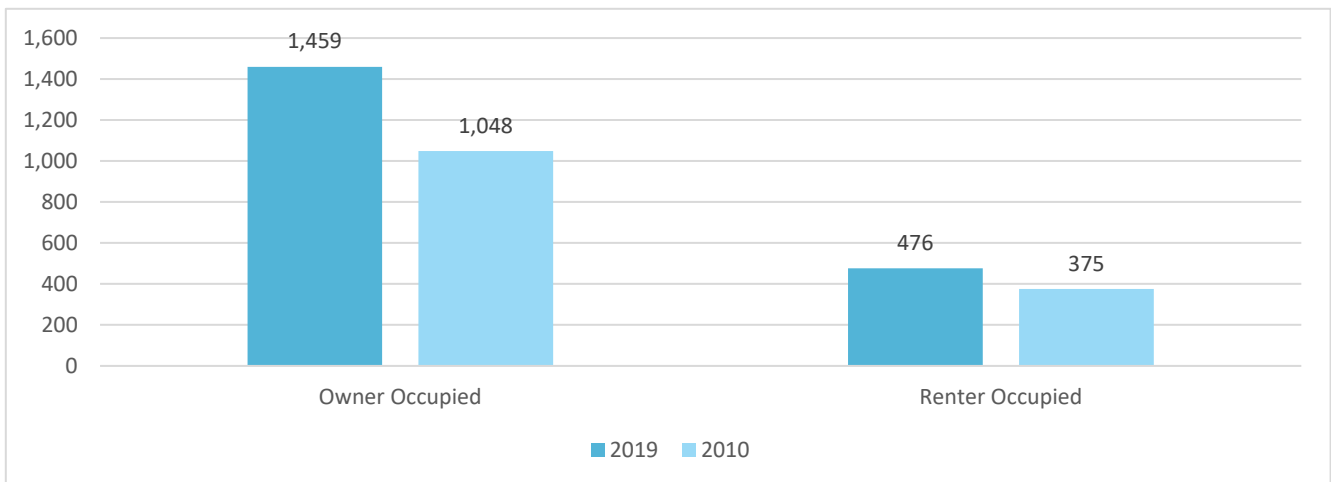


Figure II-2D. Distribution of Housing Tenure – Jackson (2010, 2019)

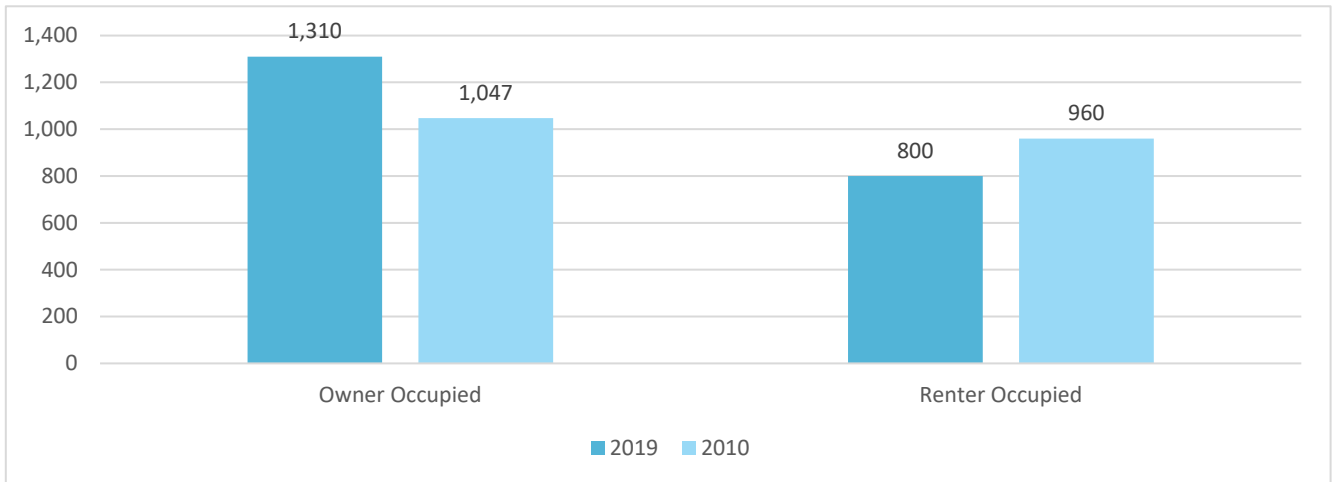


Figure II-2E. Distribution of Housing Tenure – Plymouth (2010, 2019)

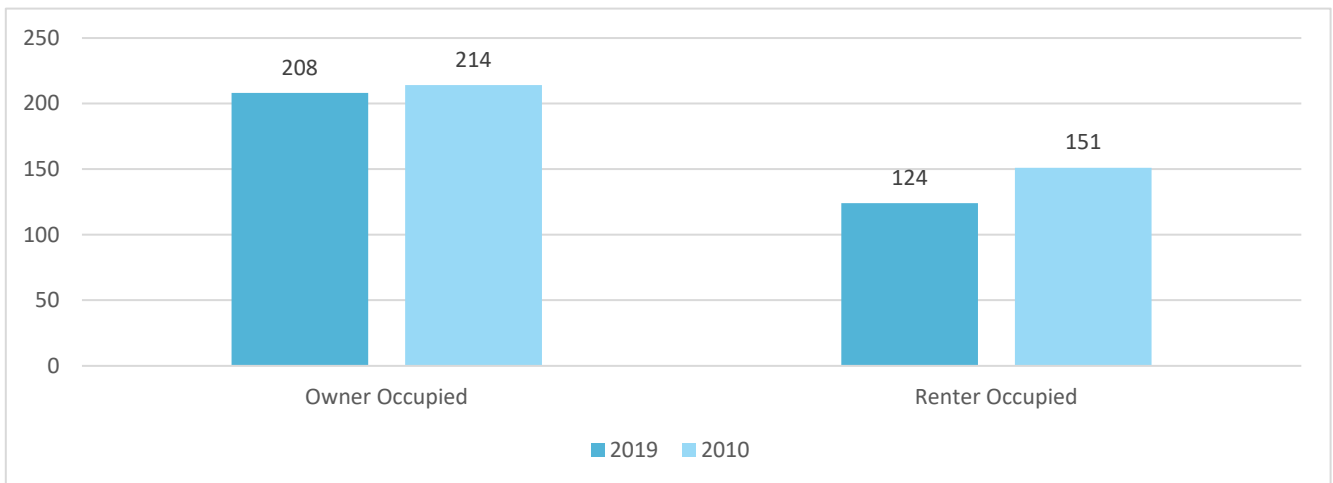


Figure II-2F. Distribution of Housing Tenure – Sutter Creek (2010, 2019)

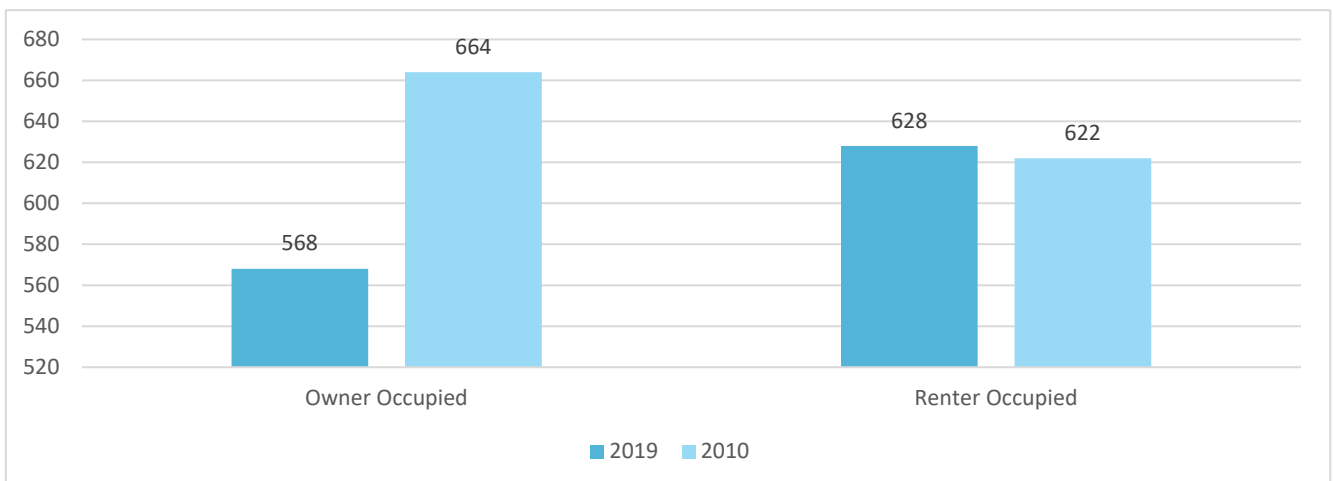
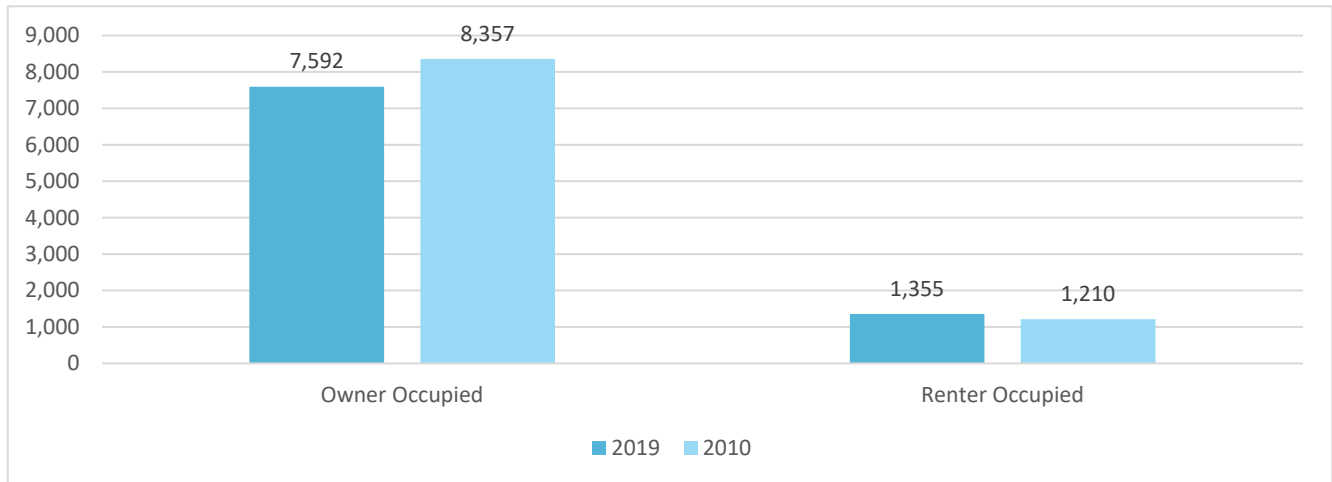


Figure II-2G. Distribution of Housing Tenure – Unincorporated Amador County (2010, 2019)



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates (B25003)

3. VACANCY RATES

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any single point in time. It is desirable to have a vacancy rate that offers a balance between a buyer and a seller. Vacancy rates often are a key indicator of the supply of affordable housing options, both for ownership and rental purposes. Housing literature suggests that a vacancy rate in the range of 2–3% for owner-occupied housing is considered desirable while for rental housing the desirable range is 5–6%. Table II-26 indicates the vacant housing stock by type in Amador County as listed in the ACS 2015-2019 5-Year Community Survey. The 2019 ACS data indicates that there were 3,785 vacant units (20.6%) in Amador County. Of the total vacant units, the majority of vacant units are not available for permanent occupancy, with 2,294 units (60.6%) classified as for seasonal, recreational, or occasional use and 660 units (17.4%) classified as other vacant. Vacant units available for sale or rent included 5.9% (222 units) for rent and 296 (7.8%) for sale. In all jurisdictions except Jackson, the majority of vacancies were in the for seasonal, recreational, or occasional use or other vacant categories, with 30.4% of vacancies in Amador City available for rent or for sale, 23.8% in Ione, 14.9% in Plymouth, 11.1% in Sutter Creek, and 7.9% in the unincorporated areas.

Housing Type	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Total Vacant Units	3,785	100.0%	33	100.0%	327	100.0%	242	100.0%	101	100.0%	126	100.0%	2,956	100.0%
For Rent	222	5.9%	5	15.2%	55	16.8%	90	37.2%	15	14.9%	0	0.0%	57	1.9%
Rented, Not Occupied	19	0.5%	0	0.0%	0	0.0%	0	0.0%	8	7.9%	11	8.7%	0	0.0%
For Sale	296	7.8%	5	15.2%	23	7.0%	74	30.6%	0	0.0%	14	11.1%	180	6.1%
Sold, Not Occupied	294	7.8%	0	0.0%	53	16.2%	0	0.0%	14	13.9%	0	0.0%	227	7.7%
For Seasonal, Recreational, or Occasional Use	2,294	60.6%	18	54.5%	116	35.5%	51	21.1%	38	37.6%	77	61.1%	1,994	67.5%
Other Vacant	660	17.4%	5	15.2%	80	24.5%	27	11.2%	26	25.7%	24	19.0%	498	16.8%

Source: ACS 2015-2019 (B25004)

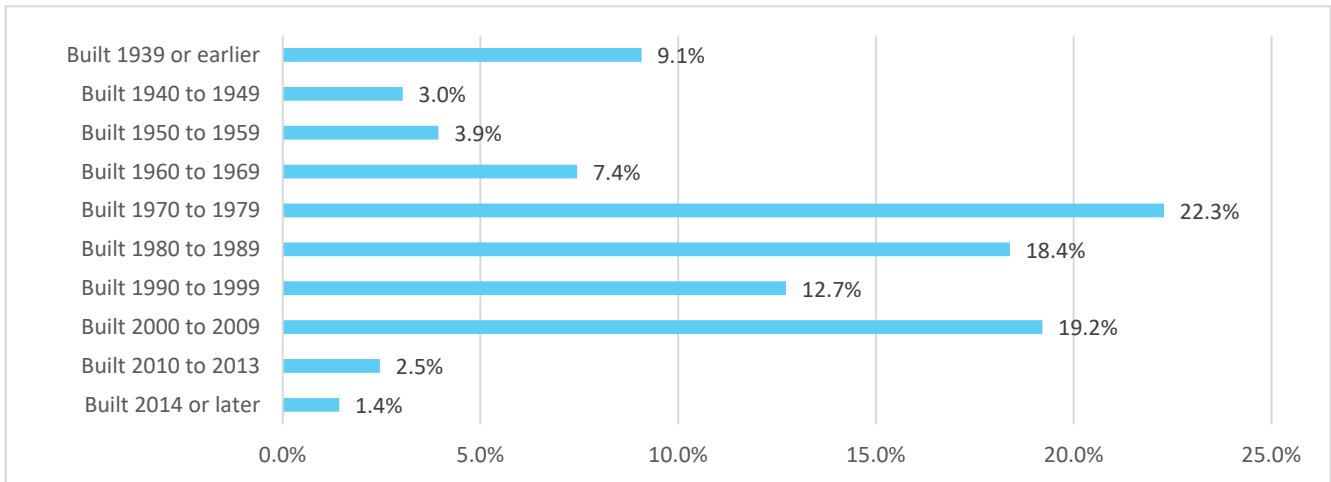
Table II-27 compares the vacancy status of housing in Amador County, each city, and the unincorporated area in 2010, 2015, and 2019. Amador County showed an overall increase in vacancy rate between 2010 to 2019 from 17.4% to 20.6%. The other vacancy rate column represents the vacancy rate for all seasonal, recreational, and occasional use units, migrant units, and units classified as other vacant units by the ACS. It should be noted that the overall vacancy rate without all other vacant types is only 4.5% in Amador County, which reflects a need for both rental and owner-occupied housing production to increase the vacancy rates to the desired range of 2–3% for owner-occupied housing and 5–6% for rental housing.

Table II-27. Vacancy Rates in Amador County (2010, 2015, and 2019)							
Year	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Overall Vacancy Rate	Homeowner Vacancy Rate	Rental Vacancy Rate	Other Vacancy Rates
Amador County							
2010	3,108	14,715	3,108	17.4%	1.0%	2.3%	14.2%
2015	4,259	13,925	4,259	23.4%	3.0%	2.6%	17.8%
2019	3,402	14,844	3,402	18.6%	2.9%	1.0%	14.7%
Amador City							
2010	24	67	24	26.4%	0.0%	3.3%	23.1%
2015	19	84	19	18.4%	0.0%	0.0%	18.4%
2019	28	62	28	31.1%	6.7%	6.7%	17.8%
Ione							
2010	160	1,423	160	10.1%	0.0%	6.1%	4.0%
2015	312	2,810	312	10.0%	2.9%	2.1%	5.0%
2019	163	3,380	163	4.6%	0.6%	0.0%	4.0%
Jackson							
2010	371	2,007	371	15.6%	5.3%	3.7%	6.5%
2015	426	1,884	426	18.4%	7.1%	5.4%	6.0%
2019	236	2,133	236	10.0%	2.9%	4.8%	2.2%
Plymouth							
2010	106	365	106	22.5%	2.8%	1.3%	18.5%
2015	133	295	133	31.1%	4.4%	9.6%	17.1%
2019	84	364	84	18.8%	2.0%	1.8%	15.0%
Sutter Creek							
2010	108	1,286	108	7.7%	0.0%	4.8%	2.9%
2015	204	1,067	204	16.1%	3.5%	3.8%	8.8%
2019	113	1,270	113	8.2%	0.9%	0.0%	7.2%
Unincorporated							
2010	2,339	9,567	2,339	19.6%	0.3%	1.2%	18.2%
2015	3,165	7,785	3,165	28.9%	2.1%	1.8%	25.0%
2019	2,778	7,635	2,778	26.7%	4.0%	0.5%	22.2%
Source: ACS 2010, 2011-2015, 2015-2019 5 Year Estimates (Tables B25002 and B25004)							

4. HOUSING AGE AND CONDITIONS

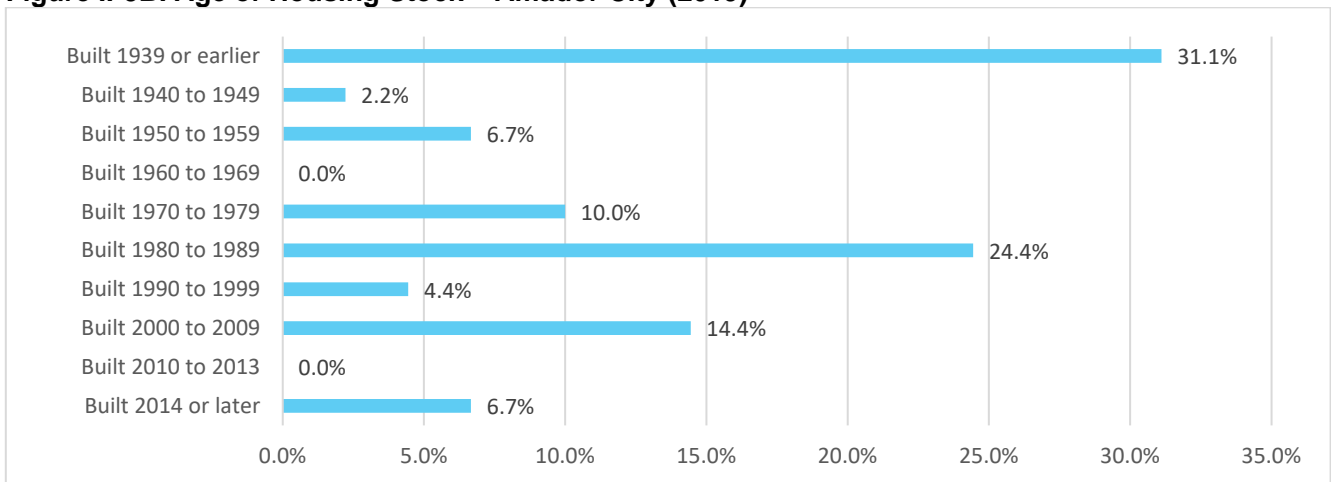
Related to the condition of the housing stock in Amador County is the age of the housing units. Generally, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years may require major renovation to remain in a good, livable condition. Figure II-3 illustrates the age of the housing stock in Amador County.

Figure II-3A. Age of Housing Stock – Amador County (2019)



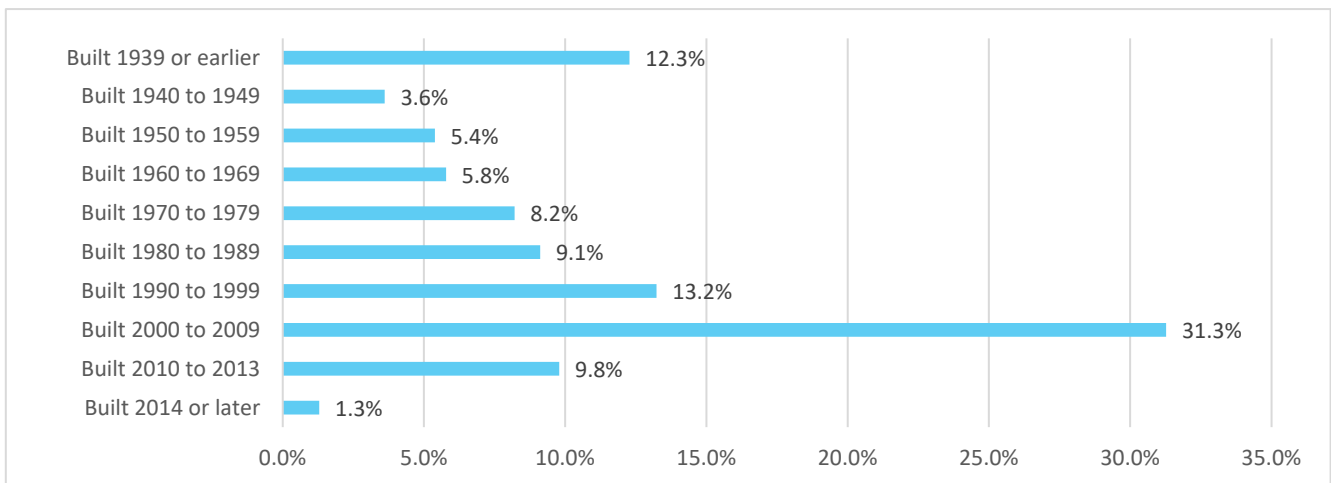
Source US Census Bureau, ACS 2015-2019 (DP04)

Figure II-3B. Age of Housing Stock – Amador City (2019)



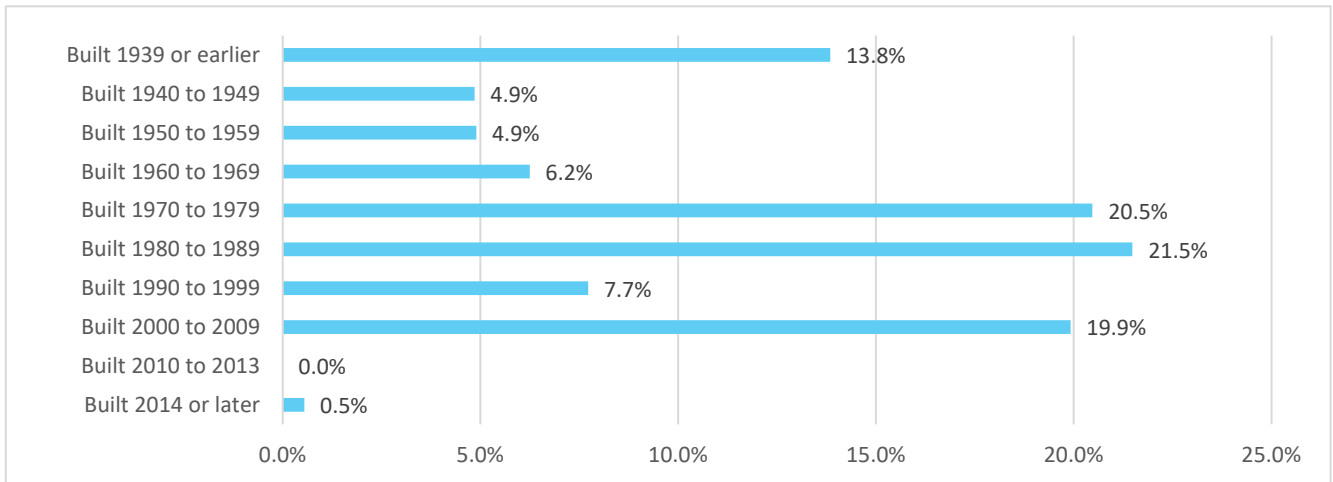
Source US Census Bureau, ACS 2015-2019 (DP04)

Figure II-3C. Age of Housing Stock – Ione (2019)



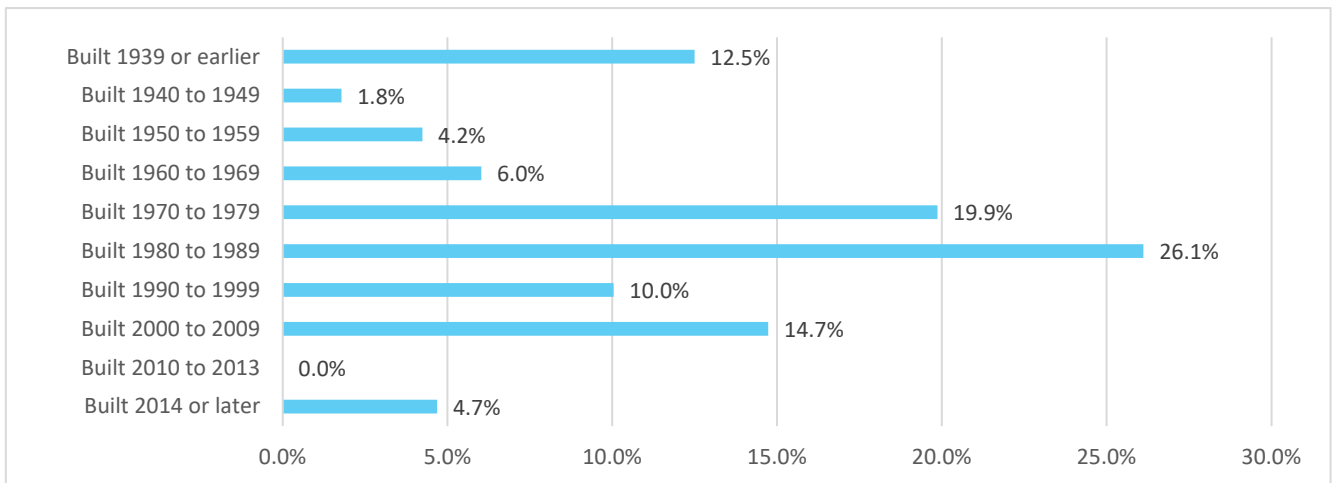
Source US Census Bureau, ACS 2015-2019 (DP04)

Figure II-3D. Age of Housing Stock – Jackson (2019)



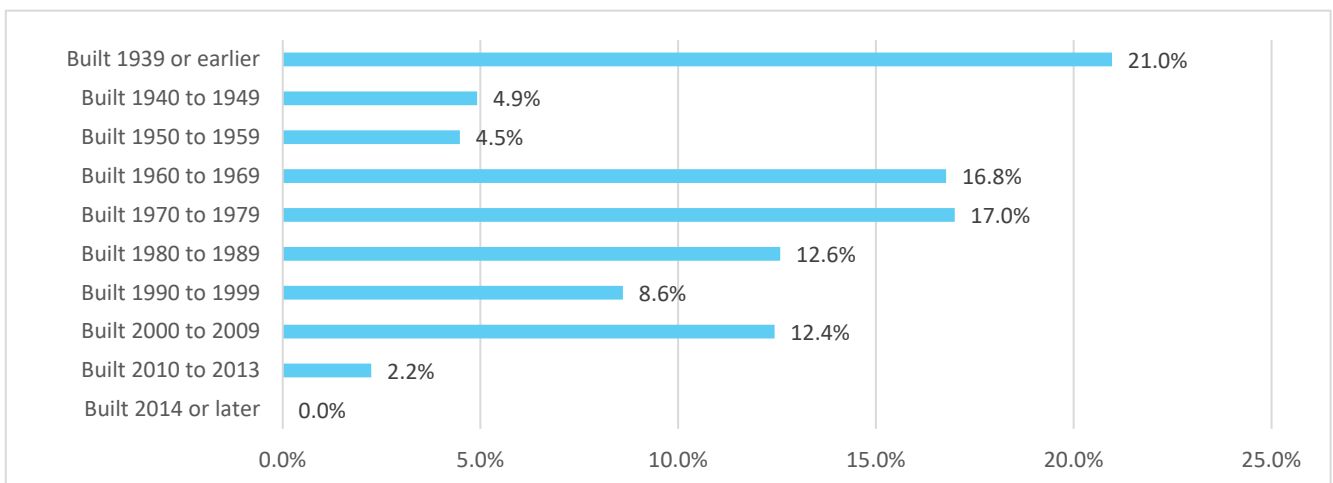
Source US Census Bureau, ACS 2015-2019 (DP04)

Figure II-3E. Age of Housing Stock – Plymouth (2019)



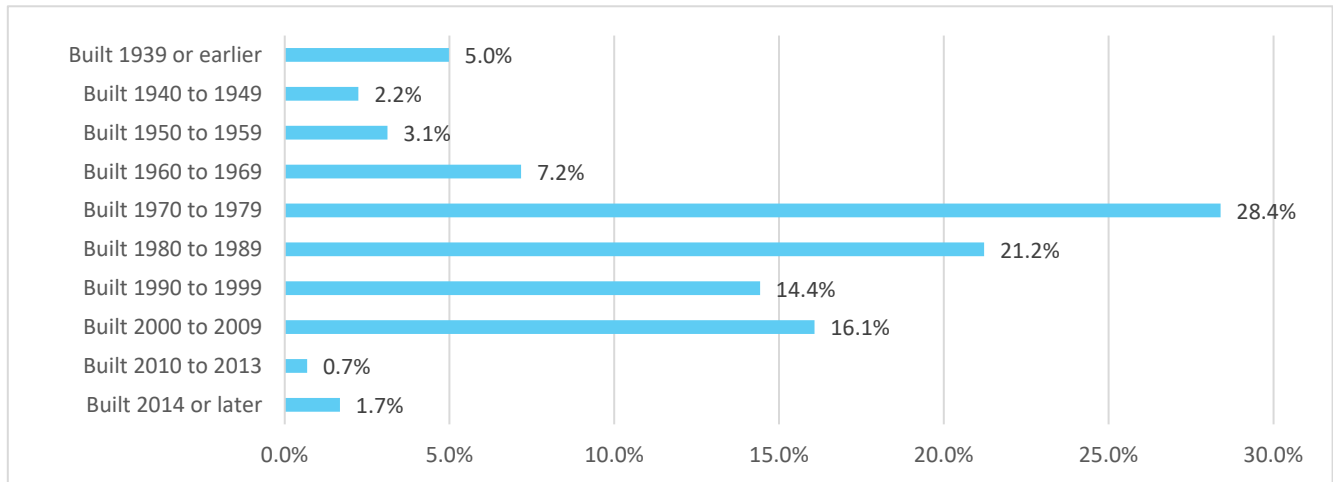
Source US Census Bureau, ACS 2015-2019 (DP04)

Figure II-3F. Age of Housing Stock – Sutter Creek (2019)



Source US Census Bureau, ACS 2015-2019 (DP04)

Figure II-3G. Age of Housing Stock – Unincorporated Amador (2019)



Source US Census Bureau, ACS 2015-2019 (DP04)

Housing Conditions

Limited data is available from the ACS that can be used to infer the condition of Amador County’s housing stock. The ACS data identifies whether housing units have complete plumbing and kitchen facilities and whether units lack a source of household heat. Generally, only a very small percentage of all housing units in Amador County lack complete plumbing facilities or kitchen facilities (see Table II-28). Most of these indicators do not reveal any significant needs associated with housing conditions. However, it is worth noticing that, in 2019, 8.9% of housing units in Sutter Creek lack complete kitchen facilities. Additionally, countywide, 12.6% of housing units rely on wood fuel or do not have a heating source. Unincorporated areas of Amador County has a significant higher percentage of housing units rely on wood fuel or do not have a heating sources at 19.6%, which may reveal needs associated with the housing conditions.

Housing Stock Indicators	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Total Housing Units	18,246	100.0%	90	100.0%	3,543	100.0%	2,369	100.0%	448	100.0%	1,383	100.0%	10,413	100.0%
Built 1970 or earlier	4,288	23.5%	36	40.0%	959	27.1%	707	29.8%	110	24.6%	652	47.1%	1,824	17.5%
Units Lacking Complete Plumbing Facilities	37	0.2%	0	0.0%	0	0.0%	0	0.0%	1	0.2%	0	0.0%	36	0.3%
Units Lacking Complete Kitchen Facilities	151	0.8%	0	0.0%	0	0.0%	0	0.0%	1	0.2%	123	8.9%	27	0.3%
No house heating fuel or wood fuel only	2,294	12.6%	6	6.7%	68	1.9%	79	3.3%	45	10.0%	60	4.3%	2,036	19.6%

No Phone Service Available	177	1.0%	0	0.0%	0	0.0%	0	0.0%	4	0.9%	20	1.4%	153	1.5%
Source: US Census ACS, 2015-2019 (Table DP04)														

Since housing stock age and condition are generally correlated, an ACS variable that provides an indication of housing conditions is the age of a community's housing stock. Most of the housing units in Amador County (12,226 or 66.5%) were built before 1990 with 25.3% or 4,643 units built before 1970 and 41.3% or 7,583 built between 1970 to 1990. Over 19.4% of Amador County's housing stock was built after 2000 and another 14.1% was built between 1990 and 1999. These statistics reflect tremendous growth in the area during the 1970s and 1980s. The age of housing stock often indicates the potential for a unit to need rehabilitation or significant maintenance. As shown in Figure II-3 on the previous page, most of the Amador County's housing stock is more than 30 years old (approximately 66.5%) and a 25.3% is over 50 years old, meaning these units may need moderate to significant rehabilitation, including replacement or refurbishing of roofs, siding, and windows as well as interior improvements including replacing or upgrading the plumbing and electric wires and outlets.

To identify local housing conditions, Community Development, Planning, and Building Department staff from each local jurisdiction were asked to identify housing conditions, including the overall condition of the housing stock and concentrated areas with housing in need of repair.

Amador City: Amador City did not identify any areas of the City with concentrations of housing that is in need of repair and it is anticipated that homes in need of repair are distributed throughout all developed areas of the City. Respondents from Amador City to the Housing Needs and Priorities Survey (**Appendix B**) indicated that units are primarily in excellent condition (50%) or in need of moderate (e.g., one or more modest rehabilitation improvements, such as new roof, new siding, etc.) repair (50%). However, 33% of respondents also indicated that their home is in poor condition and needs repair. Overall, it is estimated that approximately 8-10% of the housing stock needs moderate to substantial rehabilitation and 2-5% of the housing stock may need replacement.

Lone: The City's housing stock is generally in sound to excellent condition. Respondents from Lone to the Housing Needs and Priorities Survey (**Appendix B**) indicated that units are primarily in excellent condition (87%) or in need of moderate (e.g., one or more modest rehabilitation improvements, such as new roof, new siding, etc.) repair (13%). No respondents indicated that their home is in poor condition and needs repair. This reflects that much of the City's housing stock was constructed in the last 25 years and is in sound condition with minimal need for repair. However, the City's housing stock that is approximately 30 years or older does include units that are in need of roof repair or replacement (roughly 30% of units more than 30 years old), energy-efficient windows (roughly 50% of units more than 30 years old), and siding repair or replacement (roughly 20% of units more than 30 years old). While most homes do not require complete electrical upgrades, it is anticipated that about 10% to 25% of the City's housing could use improvements to the electrical systems, including grounded outlets and improvements to bring the electrical systems to current code requirements. Approximately 300 units or about 8% of the City's housing stock is estimated to require substantial rehabilitation (significant repairs or complete replacement of 4 or more major components such as roofs, windows, siding, electrical system, plumbing and/or foundation. While no individual units have been identified as dilapidated, there is the potential for inspection of individual units to identify the need for repairs that cannot be identified from the street view of a home, such as the need for electrical panel replacement, dry rot leading to significant siding, doorframe and sill replacement, foundation issues that require an engineer to identify, etc. It is anticipated that less than 40 units in the City would be considered dilapidated or in need of replacement. Areas of the City higher need for investment in the rehabilitation and repair of units include the Downtown and surrounding neighborhoods generally south of Dry Creek, from Depot Road to the east to S. Summit Street and Beacon Road to the West, the area north of W. Marlette Street that is east of the Lone Wastewater Treatment Plant, and areas along Preston Ave south of Waterman Road and Craig Street.

Jackson: The City of Jackson identified that there are no areas of the City with concentrations of housing that is in need of repair and it is anticipated that homes in need of repair are distributed throughout the City. Respondents from Jackson to the

Housing Needs and Priorities Survey (**Appendix B**) indicated that units are primarily in excellent condition (55%) and that the remaining units need various degrees of repair, including 26% in minor condition with need for minor repairs, 16% in need of moderate repair (e.g., one or more modest rehabilitation improvements, such as new roof, new siding, etc.), and 3% that are dilapidated and require replacement. Additionally, 24% of respondents indicated that their home is in poor condition and needs repair. Overall, it is estimated that approximately 15-20% of the housing stock needs moderate repair to substantial rehabilitation and 3-6% of the housing stock may need replacement.

Plymouth: The City of Plymouth identified that there are no areas of the City with concentrations of housing that is in need of repair and it is anticipated that homes in need of repair are distributed throughout the City. Respondents from Plymouth to the Housing Needs and Priorities Survey (**Appendix B**) indicated that units are primarily in excellent condition (57%) and that the remaining units need various degrees of repair, including 14% in minor condition with need for minor repairs, 29% in need of moderate repair (e.g., one or more modest rehabilitation improvements, such as new roof, new siding, etc.) and none that are dilapidated and require replacement. Further, 25% of respondents also indicated that their home is in poor condition and needs repair. Overall, it is estimated that approximately 25-35% of the housing stock needs moderate to substantial rehabilitation and 2-4% of the housing stock may need replacement.

Sutter Creek: The City of Sutter Creek identified that there are no areas of the City with concentrations of housing that is in need of repair and it is anticipated that homes in need of repair are distributed throughout the City. Respondents from Sutter Creek to the Housing Needs and Priorities Survey (**Appendix B**) indicated that units are primarily in excellent condition (62%) and that the remaining units need various degrees of repair, including 15% in minor condition with need for minor repairs, 23% in need of moderate repair (e.g., one or more modest rehabilitation improvements, such as new roof, new siding, etc.) and none that are dilapidated and require replacement. Further, 15% of respondents also indicated that their home is in poor condition and needs repair. Overall, it is estimated that approximately 20-25% of the housing stock needs moderate to substantial rehabilitation and 2-4% of the housing stock may need replacement.

Unincorporated Amador County: Amador County did not identify any areas of the unincorporated County with concentrations of housing that is in need of repair and it is anticipated that homes in need of repair are distributed primarily throughout the communities as well as the more rural/remote areas of the unincorporated County. Respondents from unincorporated Amador County to the Housing Needs and Priorities Survey (**Appendix B**) indicated that units are primarily in excellent condition (61%) and that the remaining units need various degrees of repair, including 26% in minor condition with need for minor repairs, 5% in need of moderate repair (e.g., one or more modest rehabilitation improvements, such as new roof, new siding, etc.), 8% in need of substantial repair, and none that are dilapidated and require replacement. Further, 19% of respondents also indicated that their home is in poor condition and needs repair. Overall, it is estimated that approximately 15-25% of the housing stock needs moderate to substantial rehabilitation and 2-4% of the housing stock may need replacement.

Overcrowding

Overcrowding is a measure of the ability of existing housing to adequately accommodate residents. The U.S. Census Bureau defines overcrowding as a household that lives in a dwelling unit with an average of more than 1.0 person per room, excluding kitchens and bathrooms. A severely crowded housing unit is occupied by 1.5 persons or more per room. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life and the condition of the dwelling unit from overuse. Overcrowding usually results when either the costs of available housing with a sufficient number of bedrooms for a family exceeds the family's ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) share dwelling units because of high housing costs.

Overcrowded households in Amador County do not appear to be significant compared to the State and surrounding areas. According to the 2015–2019 American Community Survey, overcrowding in Amador County was 2.6% (377 housing units), compared to 8.2% Statewide. Among renters in Amador County, approximately 4.9% of housing units (or 169 housing units) were in overcrowded conditions, and 1.2% were in severely overcrowded conditions. Among homeowners, approximately 1.9% (208 housing units) were in overcrowded conditions, and 0.3% were in severely overcrowded conditions. Table II-29 provides information on overcrowded housing Countywide and for each city and the unincorporated area.

Table II-29. Overcrowded Housing in Amador County (2019) – by % of units occupied														
	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Owner Occupied:	11,165	76.5%	28	37.8%	1,459	75.4%	1,310	62.1%	208	62.7%	568	47.5%	7,592	84.9%
<i>0.5 or less occupants per room</i>	8,963	80.3%	22	78.6%	1,341	91.9%	1,112	84.9%	160	76.9%	454	79.9%	5,874	77.4%
<i>0.51 to 1 occupant per room</i>	1,994	17.9%	6	21.4%	118	8.1%	198	15.1%	45	21.6%	109	19.2%	1,518	20.0%
<i>1.01 to 1.5 occupants per room</i>	171	1.5%	0	0.0%	0	0.0%	0	0.0%	3	1.4%	5	0.9%	163	2.1%
<i>1.51 to 2.0 occupants per room</i>	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
<i>2.01 or more occupants per room</i>	37	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	37	0.5%
Owner Occupied Overcrowded (1.01+)	208	1.9%	0	0.0%	0	0.0%	0	0.0%	3	1.4%	5	0.9%	200	2.6%
Owner Occupied Severely Overcrowded (1.5+)	37	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	37	0.5%
Renter Occupied:	3,429	23.5%	46	62.2%	476	24.6%	800	37.9%	124	37.3%	628	52.5%	1,355	15.1%
<i>0.5 or less occupants per room</i>	1,979	57.7%	12	26.1%	283	59.5%	512	64.0%	70	56.5%	336	53.5%	766	56.5%
<i>0.51 to 1 occupant per room</i>	1,281	37.4%	34	73.9%	193	40.5%	270	33.8%	39	31.5%	195	31.1%	550	40.6%
<i>1.01 to 1.5 occupants per room</i>	128	3.7%	0	0.0%	0	0.0%	18	2.3%	15	12.1%	60	9.6%	35	2.6%
<i>1.51 to 2.0 occupants per room</i>	41	1.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	37	5.9%	4	0.3%
<i>2.01 or more occupants per room</i>	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Renter Occupied Overcrowded (1.01+)	169	4.9%	0	0.0%	0	0.0%	18	2.3%	15	12.1%	97	15.4%	39	2.9%
Renter Occupied Severely Overcrowded (1.5+)	41	1.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	37	5.9%	4	0.3%
Total Units	14,594	100.0%	74	100.0%	1,935	100.0%	2,110	100.0%	332	100.0%	1,196	100.0%	8,947	100.0%
Total Overcrowded	377	6.8%	0	0.0%	0	0.0%	18	2.3%	18	13.5%	102	16.3%	239	5.5%
Total Severely Overcrowded	78	1.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	37	5.9%	41	0.8%

Source: ACS 2015-2019 (Table B25014)

F. HOUSING COSTS AND AFFORDABILITY

1. HOUSING PRICES AND TRENDS

As indicated by Table II-30, housing costs changed for some more than others in Amador County and its cities through the years 2000 – 2019. From 2010 to 2019, renters saw a rent increase of 4.2 % while homeowners experienced a 12.4% decrease in housing costs. From 2010 to 2019, renters in Plymouth experienced the highest increase in housing costs at 29.7% and renters in Amador City saw the highest decrease in housing costs at 13.8%. In the same period, homeowners in Plymouth experienced the highest increase in housing costs at 60.6% and renters in Sutter Creek saw the highest decrease in housing costs at 37.5%.

A review of rental data on Craigslist.com, Zillow.com, and RentalSource.com identified 27 units for rent in Amador County in early November 2022. Rents in the communities are generally affordable to moderate and above moderate income households, with some units in the County, including in Jackson, Plymouth, Pioneer, and Lake Camanche, affordable to low income households. Rental rates are summarized below by community:

- Amador City – 1 3 bedroom unit, \$2,600 (Above Moderate)
- Ione – 4 units ranging from \$2,200 for a 2 bedroom (Moderate), \$1,995- \$2,400 for 3 bedrooms (Moderate and higher), and \$2,800 for a 4 bedroom (Above Moderate)
- Jackson – 6 units ranging from \$900-\$1,300 for a 1 bedroom (Low and higher), \$1,300-\$1,495 for a 2 bedroom (Moderate and higher), and \$2,300 for a 3 bedroom (Moderate and higher)
- Plymouth – 3 units ranging from \$800 for a 1 bedroom (Low and higher), \$2,000 for a 2 bedroom (Moderate and higher), and \$2,900 for a 4 bedroom (Above Moderate)
- Sutter Creek – 3 units ranging from \$2,100-\$2,695 for a 3 bedroom (Moderate and higher) and \$2,250 for a 4 bedroom (Moderate and higher)
- Pine Grove (unincorporated) – 1 1 bedroom unit, \$1,500 (Moderate and higher)
- Pioneer (unincorporated) – 4 units ranging from \$1,250 for a 1 bedroom (Low/Moderate and higher), \$1,490-\$1,725 for a 3 bedroom (Low and higher), and \$1,895 for a 4 bedroom (Moderate and higher)
- Jackson area (unincorporated) – 2 units ranging from \$1,050 for a 1 bedroom (Low/Moderate and higher) to \$1,600 for a 2 bedroom (Moderate and higher)
- Lake Camanche (unincorporated) – 1 2 bedroom unit, \$900 (Low and higher)
- Volcano (unincorporated) – 1 1 bedroom unit, \$1,100 (Moderate and higher)

Cost Type	Year			% Change
	2010	2015	2019	2010-2019
Amador County				
Median Monthly Ownership Cost	1,359	1,071	1,191	-12.4%
Median Gross Rent*	1,059	1,047	1,103	4.2%
Amador City				
Median Monthly Ownership Cost	1,219	1,042	1,000	-18.0%
Median Gross Rent*	986	864	850	-13.8%
Ione				
Median Monthly Ownership Cost	1,676	1,353	1,399	-16.5%
Median Gross Rent*	1,216	1,019	1,051	-13.6%
Jackson				
Median Monthly Ownership Cost	851	918	1,019	19.7%
Median Gross Rent*	875	997	1,029	17.6%

Plymouth				
Median Monthly Ownership Cost	775	1,142	1,245	60.6%
Median Gross Rent*	891	962	1,156	29.7%
Sutter Creek				
Median Monthly Ownership Cost	1,559	1,000	975	-37.5%
Median Gross Rent*	1,104	1,013	1,044	-5.4%
*Not adjusted for inflation				
Source: American Community Survey Table S2503 and Table DP04.				

Table II-31 indicates median housing value for homes in Amador County by zip code. Value is defined as the amount for which property, including house and lot, would sell if it were on the market at a given point in time. As shown in Table II-31, the median value for housing units varies throughout Amador County. For example, as of October 2021, the median home value in Plymouth was \$528,718, while the median home value of River Pines was \$195,882. The largest increase in median home value between 2017 and 2021 was seen in the community of River Pines, where the median home value increased from \$125,363 in 2017 to \$195,882 in 2021 (or by 56.3%). The overall median home value in Amador County has seen a consistent increase over the past 5 years, increasing from \$301,273 in 2017 to \$397,633 in 2021.

Location	Median Home Values					% Change
	2017	2018	2019	2020	2021 ¹	2017–2021
95640 / Lone	\$315,072	\$332,636	\$340,335	\$358,935	\$421,707	+33.8%
95642 / Jackson	\$321,097	\$336,720	\$341,845	\$358,659	\$418,657	+30.4%
95666 / Pioneer	\$247,990	\$260,655	\$264,439	\$279,839	\$329,523	+32.9%
95685 / Sutter Creek	\$352,282	\$368,451	\$376,876	\$392,768	\$462,201	+31.2%
95665 / Pine Grove	\$305,311	\$320,689	\$326,627	\$340,965	\$399,906	+31.0%
95669 / Plymouth	\$395,230	\$415,524	\$420,405	\$445,167	\$528,718	+33.8%
95689 / Volcano	\$300,858	\$316,029	\$321,583	\$335,374	\$394,483	+31.1%
95629 / Volcano	\$351,896	\$370,586	\$373,044	\$393,969	\$484,650	+37.7%
95656 / Plymouth	\$353,045	\$441,320	\$417,056	\$363,677	\$425,779	+20.6%
95675 / River Pines	\$125,363	\$140,382	\$139,511	\$154,007	\$195,882	+56.3%
95601 / Amador City	\$349,893	\$364,630	\$372,813	\$392,591	\$451,366	+29.0%
95699 / Plymouth	\$329,139	\$347,954	\$351,576	\$380,394	\$421,623	+28.1%
Amador County	\$301,273	\$316,681	\$322,330	\$338,707	\$397,633	32.0%
1) Median home value as of October 2021						
Source: Zillow.com						

Table II-32 indicates the value of owner-occupied housing units as reported on the ACS within Amador County, each city, and the unincorporated area in 2019. Of the 11,165 owner-occupied units, 853 (7.6%) were less than \$100,000, 1,439 (12.9%) were in the \$100,000 to \$199,999 price range, 2,899 (26.0%) were in the \$200,000 to \$299,999 price range, and 4,253 (38.1%) were in the \$300,000 to \$499,999 range. Additionally, there were 1,462 units (13.1%) valued in the \$500,000 to \$999,999 price range and 259 units (2.3%) valued in the \$1,000,000 or more price range.

Value	Amador County		Amador City		Lone		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%

Less than \$50,000	309	2.8%	0	0.0%	25	1.7%	48	3.7%	20	9.6%	5	0.9%	211	2.8%
\$50,000 to \$99,000	544	4.9%	0	0.0%	131	9.0%	149	11.4%	4	1.9%	21	3.7%	239	3.1%
\$100,000 to \$149,999	643	5.8%	0	0.0%	62	4.2%	242	18.5%	4	1.9%	40	7.0%	295	3.9%
\$150,000 to \$199,999	796	7.1%	5	17.9%	77	5.3%	50	3.8%	34	16.3%	34	6.0%	596	7.9%
\$200,000 to \$299,999	2,899	26.0%	0	0.0%	360	24.7%	325	24.8%	97	46.6%	122	21.5%	1,995	26.3%
\$300,000 to \$499,999	4,253	38.1%	16	57.1%	697	47.8%	411	31.4%	27	13.0%	208	36.6%	2,894	38.1%
\$500,000 to \$999,999	1,462	13.1%	7	25.0%	90	6.2%	54	4.1%	22	10.6%	120	21.1%	1,169	15.4%
\$1,000,000 or more	259	2.3%	0	0.0%	17	1.2%	31	2.4%	0	0.0%	18	3.2%	193	2.5%
Total	11,165	100.0%	28	100.0%	1,459	100.0%	1,310	100.0%	208	100.0%	568	100.0%	7,592	100.0%

Source: U.S. Census (2015-2019 ACS Table DP04)

Single Family Units

Table II-33 indicates the median sales price of single family housing units throughout Amador County in September 2020 and September 2021. Jackson saw the largest increase in median sales price than any other jurisdiction in Amador County and had the highest median sales price in September 2021. In Amador County, the median sales price of a single-family home in September 2021 was \$395,000 or about 18.6% higher than the median sales in September 2020 of \$333,000.

Table II-33. Sales Price by Jurisdiction and Community – Amador County			
City/Area	Median Sales Price 2020	Median Sales Price 2021	Percent Change
Amador County	\$333,000	\$395,000	18.6%
Cities			
Amador City	n/a	\$300,000	n/a
Ione	\$330,000	\$427,500	29.5%
Jackson	\$355,750	\$555,000	56.0%
Plymouth	\$300,000	\$323,500	7.8%
Sutter Creek	\$375,000	\$487,500	30.0%
Unincorporated Communities			
Pine Grove	\$325,500	\$450,000	38.2%
Pioneer	\$249,000	\$349,000	40.2%
River Pines	n/a	\$250,000	n/a
Volcano	\$337,500	\$505,000	49.6%

Source: CoreLogic California Home Sale Activity September 2021

Mobile Homes

Mobile homes offer a more affordable option for those interested in homeownership. The median value of a mobile home in Amador County in 2019 was \$91,600 (*US Census Bureau, ACS 2015-2019 Table B25083*). Overall, there are 1,432 mobile homes in all of Amador County. (*DOF, Table E-5, 1/1/2021*). As shown by Table II-34, there are 25 mobile home parks in Amador County with a total of 1,243 permitted Mobile Home spaces.

Name	Mobile Home Spaces	Location
Pine Grove Mobilehome Estates	74	Pine Grove
Ione Mobile Home Park	49	Ione
Forest Point Manufactured Housing Community - 1	20	Pine Grove
Pioneer Trailer Park	9	Pioneer
Gold Oaks Mobile Home Park	24	Martell
Gold Country Campground LLC	12	Pine Grove
Sutter Pines	11	Jackson
Ok Corral Trailer Park	6	Pioneer
Hidden Creek Mobilehome Park	5	Pioneer
Buckhorn Community	48	Pioneer
Bear River Resort	4	Pioneer
Camanche North Shore Recreation Area	146	Ione
Lake Amador Resort	4	Ione
Moriah Heights Mobile Village	18	Plymouth
Rancho Del Oro	23	Plymouth
Pardee Recreation Area	6	Ione
Forest Pines Manufactured Housing Community - 2	29	Pine Grove
Pioneer Creek Mobilehome Community	64	Pioneer
Highlands Mobilehome Park	59	Jackson
49er Village RV Resort	2	Plymouth
The Oaks Community Association	209	Ione
Meadow Pines Estates Mobilehome Park	50	Pioneer
Rollingwood Estates	219	Jackson
Plymouth Mobile Manor	32	Plymouth
Castle Village Mobile Home Park	120	Ione
Total Mobile Home Spaces in Amador County (Unincorporated): 1,243		
Source: HCD 2021 Mobile Home Park Listings		

2. HOUSING AFFORDABILITY

According to HCD and the U.S. Department of Housing and Urban Development (HUD), housing is considered affordable if a household spends no more than 30% of its income on housing. Table II-35 identifies housing affordability levels, including gross rents and home purchase price, by family size based on HCD's 2021 *Income Limits* for Amador County.

Number of Persons	1	2	3	4	5	6
Extremely Low-Income Households - 30% of Median Household Income						
Income Level	\$16,550	\$18,900	\$21,960	\$26,500	\$31,040	\$35,580
Monthly Income	\$1,379	\$1,575	\$1,830	\$2,208	\$2,587	\$2,965
Max. Monthly Gross Rent**	\$414	\$473	\$549	\$663	\$776	\$890
Max. Purchase Price***	\$62,666	\$70,879	\$81,574	\$97,441	\$113,308	\$129,175
Very Low-Income Households - 50% of Median Household Income						

Income Level	\$27,550	\$31,500	\$35,450	\$39,350	\$42,500	\$45,650
Monthly Income	\$2,296	\$2,625	\$2,954	\$3,279	\$3,542	\$3,804
Max. Monthly Gross Rent**	\$689	\$788	\$886	\$984	\$1,063	\$1,141
Max. Purchase Price***	\$105,936	\$119,741	\$133,546	\$147,176	\$158,185	\$169,194
Low-Income Households - 80% of Median Household Income						
Income Level	\$44,100	\$50,400	\$56,700	\$62,950	\$68,000	\$73,050
Monthly Income	\$3,675	\$4,200	\$4,725	\$5,246	\$5,667	\$6,088
Max. Monthly Gross Rent**	\$1,103	\$1,260	\$1,418	\$1,574	\$1,700	\$1,826
Max. Purchase Price***	\$169,476	\$191,608	\$213,740	\$235,696	\$253,437	\$271,178
Moderate-Income Households - 120% of Median Household Income						
Income Level	\$66,100	\$75,550	\$85,000	\$94,450	\$102,000	\$109,550
Monthly Income	\$5,508	\$6,296	\$7,083	\$7,871	\$8,500	\$9,129
Max. Monthly Gross Rent**	\$1,653	\$1,889	\$2,125	\$2,361	\$2,550	\$2,739
Max. Purchase Price***	\$257,785	\$291,154	\$324,523	\$357,893	\$384,553	\$411,213
Notes:						
*Based on Amador County FY 2020 Annual Median Income (household)						
**Assumes that 30% of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowner's insurance.						
***Maximum affordable sales price is based on the following assumptions: 4.1% interest rate, 30-year fixed loan, Down payment: \$5,000 – extremely low, \$10,000 – very low; \$15,000 - low; \$25,000 – moderate, property tax, utilities, and homeowners insurance as 30% of monthly housing cost (extremely low/very low), 28% of monthly housing cost (low), and 25% of monthly housing cost (moderate/above moderate). Closing costs: 3.5% (extremely low/very low), 3.0% low, and 2.5% moderate)						
Calculation Illustration for 3 Bedroom, 4 person, Low-Income Household						
1. Annual Income Level: \$62,950						
2. Monthly Income Level: $\$62,950/12 = \$5,245.83$						
3. Maximum Monthly Gross Rent: $\$5,245.83 \times 0.30 = \$1,573.75$						
4. Max Purchase Price:						
a. Gross monthly income = \$5,245.83						
b. Down Payment and Closing Costs \$15,000; Closing Costs 3.0%						
c. Monthly housing costs $\$5,245.83 \times 0.30 = \$1,573.75$						
d. Principal and Interest plus utilities/taxes/mortgage/insurance: $\$1,133.10 + \$440.65 = \$1,573.75$						
Sources: HCD FY2021 State Income Limits, De Novo Planning Group						

Overpayment

A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size. Table II-9 identifies overpayment levels by income range. As shown in Table II-9, approximately, 31.9% of all households in Amador County overpaid for housing. Owners were slightly more likely to overpay than renters; 11.7% of renter households paid more than 30% of their income for housing compared to 20.3% of owner households. Among all the incorporated jurisdictions, Jackson has the highest rate of overpayment, with 23.2% of renters and 20.5% of owners overpaid in 2019.

In general, overpayment disproportionately affects lower income households; 64.4% of lower income households (0-80% of AMI) and 80.7% of extremely low income households (0-30% of AMI) - paid more than 30% of their income for housing.

Affordability - Renters

Table II-36 identifies the Fair Market Rent (FMR) for Amador County in 2021 and 2022 as determined by HUD. HUD determines the FMR for an area based on the amount that would be needed to pay the rent (and utilities) for suitable privately-owned rental housing. HUD uses FMRs for a variety of purposes, such as determining the rental prices and subsidy amounts for units and households participating in various Section 8/Housing Choice Voucher (HCV) assistance programs.

The Housing Authority of the County of Stanislaus, a nonprofit, public corporation, is committed to addressing the unmet housing needs of residents and communities in Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, Stanislaus, Tuolumne Counties. According to Housing Authority of Stanislaus County’s Fiscal Year 2021 Annual Agency Plan, the Stanislaus County Housing Authority has issued approximately 5,003 HCVs providing monthly rental assistance payments to lower income families. There are currently 54 HCVs allocated for use in Amador County.

Bedrooms in Unit	Fair Market Rent (FMR) - 2021	Fair Market Rent (FMR) - 2022
Studio	\$880	\$920
1 Bedroom	\$886	\$926
2 Bedrooms	\$1,149	\$1,148
3 Bedrooms	\$1,644	\$1,631
4 Bedrooms	\$1,980	\$1,965

Source: HUD 2021/2022 FMR Amador County

According to Zillow, reviewed in December 2021 and April 2022, there were only 9 properties for rent in Amador County. There was a three-bedroom townhouse for rent in Lone for \$1,495 a month, which was below the 2022 FMR. All the rest rentals were above the 2022 FMR. There was a two-bedroom single family house for rent for \$1,495 a month and a three-bedroom single family house for rent for \$1,795 a month, and a three-bedroom single family house for rent for \$2,500 a month in Lone. There is a three-bedroom single family house for rent for \$2,800 a month, a three-bedroom single family house for rent for \$2,300, and a two-bedroom single family house for rent for \$1,700 a month in Pioneer. There was a three-bedroom single family house for rent for \$3,200 a month in Volcano.

Additionally, according to ACS, the median gross rent in Amador County is \$1,103 in 2019. Standard management practices require that a household have 3 times their rent in income. Under this scenario, a household would need to earn approximately \$3,677 a month or \$44,120 per year to afford the average 2019 rental price in Amador County.

Further, looking at the available rentals in Amador County, a household would need to earn \$4,983 per month or \$59,800 per year to afford the \$1,495 a month, three-bedroom home in Lone, or \$10,666 per month or \$128,000 per year to afford the \$3,200 a month, three-bedroom mobile home in Volcano. Therefore, the currently available three-bedroom single family home for \$1,495 a month outside in Lone would be the only available rental affordable to low-income (\$39,350 - \$62,950 per year) households. The other rentals would be unaffordable to the extremely low- (< \$26,500 per year), very low- (\$26,500 - \$62,950 per year), and low-income (\$62,950 - \$78,700 per year) households, but would be affordable to some moderate-income (\$78,700 - \$94,450) households.

Affordability - Homeowners

As shown in Table II-30, the median home value in Amador County was \$397,633 in 2021, which was a 32.0% increase from \$301,273 in 2017. Recent median sales data in Table II-33 shows that the median sales price experienced a increase from 2020 to 2021 in Amador County, increasing 18.6% from \$333,000 to \$395,000. Reviewing the median sales data in Table II-33 along with the affordable home purchase price amounts by income level and household size in Table II-33 indicates that median home sales prices in Amador County are not affordable to lower income households nor most moderate-income households.

According to Zillow.com, there were 93 homes listed for sale in Amador County ranging from a three-bedroom single-family home in Lone listed for \$140,000 to a multi-family house in Amador City listed for \$2,200,000. Comparing the current listing prices to Table II-35, it appears that only 9 out of 93 homes listed for sale in Amador County are affordable to low-income households. Additionally, a review of recent sale data for housing in Amador County reveals that only 1 out of the 30 sold homes in November 2021 were affordable to low-income households. Table II-37 identifies the recent homes sold in Amador County affordable to low-income households, including type of housing unit (single family, townhome, mobile home, etc.) and the level of affordability of homes in the lower price range. The affordability of the recent homes is based on affordable home purchase prices identified in Table II-35.

Table II-37. Affordable Homes Sold in Amador County (November 2021 and April 2022)						
Address and Type of Unit	Bed/Bath	Sold Price	Sell Date	Affordable to:		
				Extremely Low Incomes	Very Low Incomes	Low Incomes
Amador City						
14238 Gods Hill Rd, Amador City Single-family Residence	3 / 3	\$425,000	11/23/21	No	No	No
lone						
5904 Park Cir, lone Single-family Residence	3 / -	\$175,000	10/28/21	No	No	Families of 2+
5604 Red Oak Dr, lone Single-family Residence	2 / 2	\$180,000	10/06/21	No	No	Families of 2+
5654 Cody Dr, lone Mobile Home	4 / 2	\$275,000	10/14/21	No	No	No
10 Welch Ln, lone Single-family Residence	4 / 2	\$321,500	10/08/21	No	No	No
261 Springcreek Dr, lone Single-family Residence	3 / -	\$363,500	10/25/21	No	No	No
808 Dove Ln, lone Single-family Residence	3 / 2	\$398,624	11/23/21	No	No	No
3920 Lakeview Dr, lone Single-family Residence	3 / 2	\$400,000	10/05/21	No	No	No
1980 Fox Ct, lone Single-family Residence	3 / 2	\$405,000	10/08/21	No	No	No
350 Brierwood Way, lone Single-family Residence	3 / 2	\$414,000	11/17/21	No	No	No
4165 Lakeview Dr, lone Single-family Residence	3 / 3	\$425,000	10/19/21	No	No	No
330 Quailhollow Dr, lone Single-family Residence	3 / 2	\$430,000	11/22/21	No	No	No
27 Stonybrook Ct, lone Single-family Residence	4 / 2	\$435,000	10/29/21	No	No	No
548 Lupine Dr, lone Single-family Residence	4 / 3	\$445,000	10/20/21	No	No	No
907 Vista Ln, lone Single-family Residence	2 / -	\$489,000	10/29/21	No	No	No
521 Fairway Dr, lone Single-family Residence	2 / 2	\$490,000	11/24/21	No	No	No
527 Pleasant Valley Dr, lone Single-family Residence	2 / 2	\$500,000	11/23/21	No	No	No
706 Clover Dr, lone Single-family Residence	4 / 3	\$535,000	10/14/21	No	No	No

4491 Cheyenne Dr, lone Single-family Residence	3 / 2	\$540,000	10/12/21	No	No	No
1704 Shakeley Ln, lone Single-family Residence	4 / 2	\$575,000	10/01/21	No	No	No
2933 Grapevine Gulch Rd, lone Single-family Residence	4 / 4	\$605,000	11/18/21	No	No	No
4903 Spyglass Dr, lone Single-family Residence	4 / -	\$635,000	10/25/21	No	No	No
10700 Beaver Loop, lone Single-family Residence	3 / 3	\$790,000	10/19/21	No	No	No
10835 Waterman Rd, lone Single-family Residence	3 / 2	\$1,075,000	10/29/21	No	No	No
Jackson						
150 Clinton Rd, Jackson Mobile Home	2 / 1	\$45,000	10/12/21	Families of 1+	Families of 1+	Families of 1+
13150 Penrose Dr, Jackson Single-family Residence	3 / 2	\$250,000	10/06/21	No	No	Families of 5+
838 N Main St, Jackson Single-family Residence	3 / 1	\$305,000	10/27/21	No	No	No
213 New York Ranch Rd, Jackson Condo	2 / 3	\$310,000	10/15/21	No	No	No
11795 Jackson Pines Dr, Jackson Single-family Residence	3 / 2	\$372,000	10/28/21	No	No	No
10219 Buena Vista Dr, Jackson Single-family Residence	3 / 3	\$395,000	11/16/21	No	No	No
827 Piccardo Ln, Jackson Single-family Residence	5 / 3	\$420,000	10/12/21	No	No	No
124 Broadway, Jackson Single-family Residence	3 / 2	\$475,000	11/02/21	No	No	No
705 Kristi Ct, Jackson Single-family Residence	3 / 2	\$495,000	10/07/21	No	No	No
12075 Mierkey Rd, Jackson Single-family Residence	3 / -	\$535,000	10/19/21	No	No	No
19200 W Clinton Rd, Jackson Single-family Residence	3 / 3	\$575,000	11/18/21	No	No	No
17780 Redberry Ln, Jackson Single-family Residence	4 / 4	\$588,000	10/29/21	No	No	No
18350 State Highway 88, Jackson Single-family Residence	3 / -	\$606,000	11/01/21	No	No	No
Plymouth						
9419 Landrum St, Plymouth Mobile Home	3 / 2	\$98,000	10/07/21	Families of 5+	Families of 1+	Families of 1+
18494 Davis St, Plymouth Single-family Residence	3 / 3	\$325,000	10/07/21	No	No	No
9260 Miller Way, Plymouth Single-family Residence	3 / 3	\$400,000	10/13/21	No	No	No
17920 Burke Dr, Plymouth Single-family Residence	3 / 2	\$610,000	10/14/21	No	No	No
5481 Welsh Pond Rd, Plymouth Single-family Residence	3 / 2	\$1,100,000	10/06/21	No	No	No
24000 Upton Rd, Plymouth Single-family Residence	3 / 4	\$1,300,000	11/17/21	No	No	No
Sutter Creek						

73 Mesa De Oro Cir, Sutter Creek Single-family Residence	3 / 2	\$345,000	10/04/21	No	No	No
170 Foothill Dr, Sutter Creek Single-family Residence	2 / 1	\$375,000	11/18/21	No	No	No
12625 Allen Ranch Rd, Sutter Creek Single-family Residence	3 / 3	\$427,500	10/15/21	No	No	No
16230 Sutter Creek Rd, Sutter Creek Single-family Residence	1 / 3	\$485,000	10/06/21	No	No	No
11716 Nugget Ln, Sutter Creek Single-family Residence	2 / 2	\$530,000	10/29/21	No	No	No
270 California Dr, Sutter Creek Single-family Residence	4 / 3	\$535,000	10/06/21	No	No	No
17000 Sutter Creek Rd, Sutter Creek Single-family Residence	2 / 2	\$550,000	11/24/21	No	No	No
24 Randolph St, Sutter Creek Single-family Residence	3 / 1	\$635,000	11/18/21	No	No	No
13701 W View Dr, Sutter Creek Single-family Residence	4 / 4	\$800,000	11/22/21	No	No	No
455 Herrington Ct, Sutter Creek Single-family Residence	4 / -	\$1,030,000	10/27/21	No	No	No
11 Main St, Sutter Creek Single-family Residence	4 / 2	\$1,125,000	11/24/21	No	No	No
Unincorporated						
16565 Prospect Pl, Pioneer Mobile Home	2 / 2	\$20,500	11/19/21	Families of 1+	Families of 1+	Families of 1+
17200 Hale Rd, Volcano Single-family Residence	2 / 1	\$70,000	11/22/21	Families of 2+	Families of 1+	Families of 1+
26354 Crawley Ln, Pioneer Single-family Residence	- / 1	\$80,000	10/08/21	Families of 3+	Families of 1+	Families of 1+
19470 W Mitchell Mine Rd, Pine Grove Single-family Residence	- / -	\$115,000	10/19/21	Families of 6+	Families of 2+	Families of 1+
30150 Plasse Rd, Pioneer Single-family Residence	4 / 3	\$119,000	10/21/21	No	Families of 2+	Families of 1+
20521 State Highway 88, Pine Grove Single-family Residence	3 / 2	\$150,000	10/20/21	No	Families of 5+	Families of 1+
28920 State Highway 88, Pioneer Single-family Residence	3 / 2	\$243,500	10/01/21	No	No	Families of 5+
27007 Lake Dr, Pioneer Single-family Residence	3 / -	\$265,000	10/26/21	No	No	Families of 6+
25498 Meadow Dr, Pioneer Single-family Residence	2 / -	\$278,450	10/06/21	No	No	No
25505 Meadow Dr, Pioneer Single-family Residence	2 / 1.5	\$278,500	10/06/21	No	No	No
19249 Ridge Rd, Pine Grove Single-family Residence	2 / 2	\$285,000	10/26/21	No	No	No
14361 Pine Cone Ln, Pine Grove Single-family Residence	1 / 2	\$285,000	11/24/21	No	No	No
26864 Nobb Hill Ct, Pioneer Single-family Residence	2 / 2	\$295,000	10/15/21	No	No	No
25570 Overland Dr, Volcano Single-family Residence	3 / 2	\$299,000	11/19/21	No	No	No
26150 Oxbow Rd, Pioneer Single-family Residence	3 / 2	\$300,000	10/27/21	No	No	No

26517 Fern Ridge Rd, Pioneer Single-family Residence	3 / -	\$305,000	10/29/21	No	No	No
27441 Madrone Pl, Pioneer Single-family Residence	2 / -	\$310,000	10/27/21	No	No	No
14424 Vista Ct, Pine Grove Single-family Residence	4 / 3	\$316,000	10/08/21	No	No	No
26125 Buckhorn Ln, Pioneer Single-family Residence	3 / 1	\$320,000	10/15/21	No	No	No
25301 Sugar Pine Dr, Pioneer Single-family Residence	3 / 2	\$328,000	10/01/21	No	No	No
25732 Ashland View Ct, Pioneer Single-family Residence	3 / 2	\$333,000	10/19/21	No	No	No
13915 Irishtown Rd, Pine Grove Single-family Residence	5 / 3	\$330,000	10/29/21	No	No	No
26491 Fairway Dr, Pioneer Single-family Residence	3 / 3	\$330,000	10/28/21	No	No	No
14585 Williams Rd, Pioneer Single-family Residence	2 / 2	\$335,000	10/13/21	No	No	No
17939 Acorn Ct, Pioneer Single-family Residence	3 / 2	\$345,000	11/19/21	No	No	No
18111 N Meadow Dr, Pioneer Single-family Residence	3 / 3	\$349,000	11/22/21	No	No	No
16586 Carolyn Ct, Pioneer Single-family Residence	3 / 3	\$350,000	10/27/21	No	No	No
11494 Quail Ct, Pine Grove Single-family Residence	1 / 2	\$354,000	10/12/21	No	No	No
18661 Manzanita Way, Pine Grove Single-family Residence	3 / 2	\$360,000	10/28/21	No	No	No
11624 Clinton Bar Rd, Pine Grove Single-family Residence	2 / 2	\$370,000	10/12/21	No	No	No
26265 Parkwood Dr E, Pioneer Single-family Residence	3 / 3	\$375,000	10/29/21	No	No	No
15379 Pioneer Volcano Rd, Volcano Single-family Residence	3 / 2	\$378,000	10/08/21	No	No	No
15260 Quartz Rd, Pioneer Single-family Residence	4 / 4	\$389,000	11/17/21	No	No	No
11561 Gold Strike Rd, Pine Grove Single-family Residence	3 / 2	\$390,000	10/07/21	No	No	No
11358 Quail Dr, Pine Grove Single-family Residence	3 / 2	\$394,000	11/19/21	No	No	No
28056 Holiday Ln, Pioneer Single-family Residence	3 / 3	\$395,000	11/16/21	No	No	No
23855 Meadow Crest Dr, Pioneer Single-family Residence	3 / -	\$426,500	10/29/21	No	No	No
20161 American Flat Rd, Fiddletown Single-family Residence	3 / 2	\$435,000	11/18/21	No	No	No
14785 Tanyard Hill Rd, Pine Grove Single-family Residence	3 / 2	\$440,000	10/22/21	No	No	No
19280 Cedar Pines Dr, Fiddletown Single-family Residence	2 / 1	\$450,000	11/17/21	No	No	No
19701 Buckeye Dr, Volcano Single-family Residence	4 / 3	\$474,000	10/04/21	No	No	No
19221 Gloria Ln, Pine Grove	3 / 2	\$475,000	10/22/21	No	No	No

Single-family Residence						
21351 Robin Ln, Pine Grove Single-family Residence	4 / 3	\$475,000	11/22/21	No	No	No
19599 Inspiration Dr, Pioneer Single-family Residence	3 / 2	\$480,000	11/23/21	No	No	No
12825 Burnt Cedar Ln, Pine Grove Single-family Residence	4 / -	\$485,000	10/13/21	No	No	No
23495 Stagecoach Rd, Volcano Single-family Residence	4 / 2	\$505,000	11/17/21	No	No	No
13750 Tank Dr, Pine Grove Single-family Residence	3 / -	\$630,000	10/21/21	No	No	No
19311 Mountain View Way Single-family Residence	3 / 4	\$795,000	10/14/21	No	No	No
16997 Nina Rd, Volcano Single-family Residence	3 / 3	\$830,000	10/04/21	No	No	No
19211 Red Hill Mine Rd, Pine Grove Single-family Residence	5 / 4	\$875,000	11/16/21	No	No	No
34184 Yarrow Pl, Pioneer Single-family Residence	3 / 3	\$890,000	10/14/21	No	No	No
18550 View Cir, Fiddletown Single-family Residence	4 / 4	\$1,150,000	10/12/21	No	No	No
Source: Zillow.com						

As indicated by Table II-35, extremely low, very-low, and low-income households regardless of household size and some moderate-income cannot afford the 2020 and 2021 median sales prices in Amador County. According to Zillow, 7 homes sold in the past month (November 2020 to November 2021) in Amador County were affordable to lower income households; however, these 7 homes represent approximately 7.6% of the total homes sold in the past year (92 total homes sold). Overall, mobile homes offer the more affordable alternatives for these income groups. Also, new manufactured homes on vacant lots can provide another affordable solution.

3. ASSISTED HOUSING AT-RISK OF CONVERSION

Government Code Section 65583(a)(8) requires that a housing element shall contain an analysis of existing assisted housing developments, which are defined as multi-family rental housing that receives governmental assistance, and identify any assisted housing developments that are eligible to change from lower-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Assisted housing development means multi-family rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, State and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from Lower-income use and the total number of elderly and non-elderly units that could be lost from the locality's Lower-income housing stock in each year during the ten-year period.

Units at risk of conversion are those that may have their subsidized contracts terminated (“opt out”) or that may “prepay” the mortgage, thus terminating the rental restrictions that keep the unit affordable to lower income tenants. There are several reasons why the property owner may choose to convert a government-assisted unit to a market-rate unit, including a determination that the unit(s) can be operated more profitably as a market-rate development; difficulties in dealing with HUD oversight and changing program rules; the depletion of tax advantages available to the owner; and the desire to roll over the investment into a new property.

According to the California Housing Partnership, seven subsidized projects are located in Amador County. Table II-38 identifies the total and subsidized units, type of project, the subsidy program that is in place for the project, and the likelihood of the development to convert to market-rate units that would not provide assistance to lower-income residents. None of the assisted multifamily projects are at-risk of converting to market rate. As shown in Table II-38, the year that affordability requirements expire and/or projects may exit from the assistance program from 2036 to 2066 with none expiring in the next 10 years.

Project/Address	Total Units	Subsidized Units	Type	Source	In Service//End of Affordability Requirements	At-Risk (10 Year)
Jose's Place Apartments 154 North Arroyo Seco Ione, CA 95640	44	43	Seniors	LIHTC	2011/2066	No
Sutter Hill Place Apartments 451 Sutter Hill Road Sutter Creek, CA 95685	44	43	Seniors	LIHTC	2006/2061	No
Kennedy Meadows Apartments 701 New York Ranch Road Jackson, CA 95642	56	55	Family	LIHTC	2005/2060	No
Jackson Hills Apartments 300 New York Ranch Road Jackson, CA 95642	86	80	Family	LIHTC	2011/2066	No
The Meadows 401 Clinton Road Jackson, CA 95642	30	27	Family	HUD	2016/2036	No
Meadows II Apartments 900 Broadway Jackson, CA 95642	34	34	Family	USDA	1994/2044	No
Jackson Cornerstone 1029 North Main Street Jackson, CA 95642	64	62	Family	LIHTC	2004/2059	No
Source: California Housing Partnership, 2021. California Tax Credit Allocation Agency (https://www.treasurer.ca.gov/ctcac/projects.xlsx), 2021. U. S. Department of Housing and Urban Development Multifamily Assistance and Section 8 Projects Database (https://www.hud.gov/sites/dfiles/Housing/documents/MF_Assistance_%26_Sec8_Contracts1.xlsx), 2022. USDA Rural Development Program Exit Data (https://www.sc.egov.usda.gov/data/files/MFH_Section_515/ActiveProjects/USDA_RD_MFH_Active_Projects-2022-04-18.xlsx), 2022.						

Amador County takes an active and supportive role in the preservation of associated rental housing. The cost of conserving assisted units is significantly less than the cost required to replace units through new construction. Conservation of assisted units generally requires rehabilitation of the aging structure and re-structuring the finances to maintain a low debt service and legally restrict rents. Construction costs, land prices and land availability are generally the limiting factors to development of affordable housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

Further discussion related to the cost to replace assisted housing is provided in Section III of this Element.

G. PROJECTED HOUSING NEEDS

California law requires each city and county to develop local programs within their housing element in order to meet their “fair share” of existing and future housing needs for all income groups, as determined by the California Department of Housing and Community Development. The Regional Housing Needs Allocation (RHNA) is a State-mandated process devised to distribute planning responsibility for housing need throughout the State of California. Chapter IV discusses the County’s ability to accommodate the RHNA through approved projects and vacant and underdeveloped sites suitable for residential development. The regional housing needs allocation for each jurisdiction in Amador County, as shown by Table II-39 below, is allocated by HCD to address existing and future needs and covers a time period from 2021-2029.

Income Group	Affordable Monthly Housing Costs ²	Unincorporated Amador County	Amador City	Ione	Jackson	Plymouth	Sutter Creek
Very Low ³ : < 50% AMI < \$39,350	\$984	109	1	30	27	7	15
Low: 50-80% AMI \$39,350 - \$62,950	\$984 - \$1,574	62	1	20	23	5	12
Moderate: 80-120% AMI \$62,950 - \$94,450	\$1,574 - \$2,361	72	1	25	24	5	13
Above Moderate: 120 + AMI \$94,450	\$2,361	134	2	42	64	13	34
Total	n/a	377	5	117	138	30	74

¹ HCD has established these income limits for Amador County for 2021.

² In determining how much families at each of these income levels should pay for housing, HCD considers housing “affordable” if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.

³ 50% of the County’s very low-income housing needs (95 units) are for extremely low-income households, which are defined as those families earning less than 30% of median income.

Source: HCD 2021 State Income Levels

III. HOUSING CONSTRAINTS

Constraints to housing development are defined as government measures or non-government conditions that limit the amount or timing of residential development.

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code, Section 65583(a) (4)). Amador County is undertaking many changes to its Zoning Code as part of its work program to implement this Housing Element and is also addressing potential constraints identified during the preparation of this Housing Element.

Non-governmental constraints (required to be analyzed under Government Code, Section 65583(a) (5)) cover land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can be helpful to Amador County in formulating housing programs.

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 Lone, 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.

This section addresses these potential constraints and their effects on the supply of affordable housing.

A. NON-GOVERNMENTAL CONSTRAINTS

Governmental Code Section 65583(a)(5) requires a Housing Element to contain an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. The cost parameters of these elements fluctuate significantly in response to a wide variety of local, State, natural, and global economic and social events. The influence that County government has on these factors is negligible. As regional and State economic conditions change, the demand and supply of affordable housing is impacted. Historically, the cost of housing in general in Amador County, relative to California mountain counties, has been considered low to moderate.

1. DEVELOPMENT COSTS

Land Costs

The price of residential building sites is influenced by fundamental factors such as location, topographical or geographical constraints, environmental amenities such as existing streams or lakes, tree cover, and the availability of services (i.e., road systems, public utilities, schools, shopping outlets, etc.). Table III-1 shows the land on the market in unincorporated Amador County and its current listed price as of February 2022 based on Multiple Listing Service data.

Address	List Price	Total Acres	Price per Acre
0 Vogan Toll Rd, Jackson, CA 95642	\$85,000	0.59 Acres	\$144,068
0 Rolling Oaks Ct Parcel 11, Fiddletown, CA 95629	\$99,900	5.17 Acres	\$19,323
27181 Forrest Oak Rd, Pioneer, CA 95666	\$30,000	0.48 Acres	\$62,500
14238 Sutter Highlands Dr, Sutter Creek, CA 95685	\$45,000	2.0 Acres	\$22,500
27339 Ashland Dr, Pioneer, CA 95666	\$85,000	2.29 Acres	\$37,118
3311 Village Dr, Lone, CA 95640	\$59,000	1.12 Acres	\$52,679
8500 Deer Ridge Ln, Lone, CA 95640	\$495,000	82.26 Acres	\$6,018
16250 Stephanie Way, Pioneer, CA 95666	\$58,000	0.6 Acres	\$96,667
1575 Kilham Ct, Jackson, CA 95642	\$95,000	0.89 Acres	\$106,742
10061 Fig Tree Ln, Pine Grove, CA 95665	\$125,000	12.53 Acres	\$9,976
13851 Tank Ct, Pine Grove, CA 95665	\$79,000	5.02 Acres	\$15,737
267 California Dr, Sutter Creek, CA 95685	\$125,000	0.32 Acres	\$390,625
15793 Black Prince Rd, Pioneer, CA 95666	\$995,000	88.95 Acres	\$11,186
12442 Trembath Mountain Rd, Fiddletown, CA 95629	\$425,000	64.66 Acres	\$6,573
2185 Grapevine Gulch Rd, Lone, CA 95640	\$175,000	5.00 Acres	\$35,000
0 N Main St, Jackson, CA 95642	\$125,000	0.28 Acres	\$446,429
17129 McKenzie Dr, Pioneer, CA 95666	\$149,000	8.01 Acres	\$18,601
0 Fine St, Plymouth, CA 95669	\$150,000	1.67 Acres	\$89,820
1 Hygrade Rd, Sutter Creek, CA 95685	\$100,000	0.60 Acres	\$166,666
0 Gods Hill Rd, Amador City, CA 95601	\$139,000	0.37 Acres	\$375,675
1999 Village Dr, Lone, CA 95640	\$69,000	1.45 Acres	\$47,586
4100 Quail Hill Ct, Lone, CA 95640	\$35,000	0.50 Acres	\$70,000

Source: Amador County MLS Data, Real Estate for Sale as of February 1, 2022 (<http://www.metrolistpro.com/homesearch/2>); Loopnet.com as of March 7, 2022 (<https://www.loopnet.com/search/commercial-real-estate/>)

As shown in Table III-15, the current price of land per acre in unincorporated Amador County ranges between approximately \$6,018 to \$446,429 per acre for unentitled land less than 10 acres that would likely be developed with one or two units. Price ranges also range between \$6,573 to \$11,186 per acre for unentitled land larger than 10 acres that would potentially be subdivided. Average land costs average \$6,018 to \$70,00 per acre in Lone; \$106,742 to \$446,429 in Jackson, \$375,675 in Amador City, \$89,820 in Plymouth, and \$92,465 in Sutter Creek. These parcels would require planning entitlements and permit processing prior to development. It is important to note that some of the least expensive land is in areas with no community water or wastewater systems; therefore, it is unlikely to support large-scale developments.

Cost of Construction

The cost of construction is primarily dependent on the cost of labor and materials. Construction costs in Amador County are comparable to costs throughout the Sacramento Valley region. Non-union labor is typically used for residential construction and there are no unusual costs with obtaining materials. Many factors can affect the cost of building a house, including the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. In recent years, factors such as materials for major construction projects and the price of fuel have adversely impacted overall construction costs.

The previous 2014-2019 Housing Element Update cited construction 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 \$211,258.² As shown in Table III-2 construction costs in the region for a 1,750 square foot single family home are estimated to be \$246,776.01, or \$141.01 per square foot. An 850-square foot multi-family unit would cost approximately \$166.87 per square foot; a 48-unit multifamily development with an average unit size is estimated to have a construction cost of approximately \$6.8 million, with a cost of \$141,837.46 per unit and \$166.87 per square foot.

	Single Family (1,750 s.f.)	Multi-family
Construction Cost	\$166,740.55	\$95,836.12
Contractor (25%)	\$41,685.14	\$23,959.03
Design Fees (8%)	\$13,339.24	\$7,666.89
Contingency (15%)	\$25,011.08	\$14,375.42
Total Cost	\$246,776.01	\$141,837.46
Per Square Foot	\$141.01	\$166.87
1 1,750 s.f., 2-stories, stucco exterior, no basement, custom grade		
2 850 s.f. per unit., 3-stories, stucco exterior, no basement, standard grade		
Source: BuildingJournal.com, 2021		

Upon securing the raw land, a residential developer would have to make certain site improvements to “finish” the lot before a home could actually be built on the property. Such improvements would include the installation of water mains, fire hydrants, sewer mains, storm drainage mains, street lights, and the construction of streets, curbs, gutters, and sidewalks. In addition, the developer is required to provide other improvements as applicable, including, but not limited to bridges, culverts, fencing of watercourses and hazardous areas, ornamental walls, landscaping, noise barriers, and recreation areas and facilities.

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of materials, labor, and higher government imposed standards (e.g., energy conservation requirements). New development in the unincorporated County has typically produced market rate for-sale and rental housing that includes units affordable to moderate and above moderate income households.

Cost and 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.

The 2 principal ways in which financing can serve as a constraint to new residential development are the availability and cost of construction financing and the availability and cost of permanent financing.

² Sacramento Home Construction Costs & Prices – ProMatcher Cost Report. September 2020. Access: <https://home-builders.promatcher.com/cost/sacramento-ca-home-builders-costs-prices.aspx>

- If financing is not easily available, then more equity may be required for developing new projects and fewer homebuyers can purchase homes, since higher down payments are required.
- Higher construction period interest rates for developers result in higher development costs. For homebuyers, higher interest rates translate into higher mortgage payments (for the same loan amount), and therefore reduces the purchasing power of homebuyers.

Homebuyer Financing

On March 8, 2022, the reported average rate for a 30-year mortgage was 5.27% with 0.9 points (FreddieMac, 2020). From 2005 through 2020, average monthly mortgage rates have ranged from a current high of 5.27% on May 8, 2022 to a low of 2.51% in September 2021. This intense growth in purchase demand will result in a constraint to homeownership due to a lack of housing supply being readily available to support this growth momentum despite low mortgage rates. In addition, for homebuyers, it is necessary to pay a higher down payment than in the immediate past, and demonstrate credit worthiness and adequate incomes, so that loan applications meet standard underwriting criteria. While adherence to strict underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

2. MARKET CONDITIONS

Most developers respond to market conditions, both in the project design in terms of density and unit sizes, and in terms of the timing between receiving entitlements and applying for building permits.

Building Permit Timing

Typically, single family home developers apply for the first building permits for a subdivision upon receipt of a grading permit. For simple projects or projects that must remain static in their design, building permits may be processed concurrently with grading plan reviews. Building permits typically take no more than 60-90 days in any of the Amador County jurisdictions, assuming 2 to 3 plan checks. Building permits can be issued in as few as 30 days if there are no corrections, but this is rarely the case for residential subdivisions or multifamily projects. As shown in Table III-3 in the following section, some project applicants request building permits within 1 year of project approvals. However, there are a large number of projects that have been approved but have not started the building permit process or were approved and begun construction but are not yet complete so building permit issuance has occurred over an extended period of time (5-10 years) or has not yet occurred.

Approved and Built Densities

As discussed in Section III.1, Land Use Controls, the Amador County General Plan and Zoning Code regulate the residential densities for each land use and zoning designation. Future development must be consistent with the allowed densities anticipated by the County's General Plan, Specific Plans, and Zoning Code. However, while the County's regulations identify minimum and maximum densities that may be developed in the County, individual developers may opt to build at the lower, mid-range, or higher end of allowed densities. If developers choose to develop at the lower end of allowed residential densities, this could result in significantly fewer units at full buildout of the County and result in an overall lower contribution to the County's RHNA. In recent years, developments in Amador County have ranged from 34.3% to 122.1% of allowed densities, as shown in Table III-3.

In all jurisdictions, building permits have been issued for parcels that are already subdivided, with no significant new subdivisions or development projects approved in the 6th Cycle.

Table III-3: Allowed vs. Approved/Built Densities				
Project	Allowed Densities	Approved/Built Densities	Entitlement Approval	Building Permits
Approved and Proposed Projects – Amador County				
Martin Point – TSM 170 026-027-035	PD-SR: average 2.2 du/ac (Plan-wide average)	2.2 units/acre (35 units (1 duplex lot, 33 single family)/15.89 acres	Not yet approved/proposed 2021	NA
Pheasant Hill – TSM 2851	Site has split zoning R1: 7.56 du/ac A: 0.25 du/ac (1 du/40 acres)	0.1 units/acre 36.27 acres/4 single family units	Approved: 6/26/2018 TPM Expired: 9/22/2020 Resubmittal: 7/13/2021	No building permits requested
Vaira Ranch – TSM 2873 15050 Vaira Ranch Rd, Drytown 008-210-008, 008-210-009	X: No specified density	0.2 units per acre 154 acres/3 single family units	Approved: 6/8/2020	No building permits requested
Timbercreek Townhomes	PD-MF: average 11.0 du/ac (Plan-wide average)	12.7 units/acre 1.26 acres/16 townhome units	Approved: 4/8/2014	Phase 1: 2014 Phase 2: Map expired, resubmitted and extended in 2017 and extended for 6years in 2020. No requested building permits to date
Palisades #6 – TSM 143 Palisades Dr/Olympic Ct 026-020-046	PD-SR: average 2.2 du/ac (Plan-wide average)	2.6 units/acre 8.1 acres/21 single family units	Approved: 11/8/2005 Expired: 11/8/2017 Approved: 11/14/2017	No building permits requested
City of Amador City				
TM APN 008-294-009 Reso. 595		2.6 units/acre 8.1 acres/21 single family units	Approved: 1/18/2022	No building permits requested
City of Ione				
Castle Oaks Phase 2	PD: No specified density	5.0 du/ac Approved for 508 single family and 217 multifamily residential units on approx. 145 residential acres (commercial and golf course acreage not included in residential acreage). Project includes a golf course.	Phase II Subdivision Map and Planned Development Approval: 2005	Building permits for the subdivision began being issued 2006. Initial building permits were issued within first year of project approval; a slowdown in permits occurred during the Great Recession and permit issuance resumed in mid/late 5 th Cycle and has continued throughout the 6 th Cycle. The subdivision is not yet built out.
Wildflower	PD: No specified density	3.2 du/ac 276 units on 85.37 acres	Approval: 2005	Building permits for the subdivision began being issued 4/1/2019.

Table III-3: Allowed vs. Approved/Built Densities				
Project	Allowed Densities	Approved/Built Densities	Entitlement Approval	Building Permits
	PD: No specified density.			None requested.
City of Jackson				
020-171-014 Park View	C/C-2: No specified density	17.1 units/acre 12 units/0.70 acres	Pending	NA
020-420-049, 020-420-031 Tunnel Hill	C/C-2: No specified density	14.3 units/acre 200 units/13.99 acres	Pending	NA
044-090-038 Sun View	RM/R-3: 21.78 units/acre	19.4 units/acre 30 units/1.55 acres	Pending	NA
City of Plymouth				
Greilich Ranch	SR: 4.8 units/acre <i>Note: Site has multiple zoning districts, residential uses are proposed on the SR portion.</i>	5.2 units/acre SR: 44.9 acres/234 single family units	Under review	NA
Zinfandel Ridge	RR: 2.28	1 unit/acre 365 acres/365 single family homes	Approved 2011; LAFCO Annexation in 2012	Building permits began being issued in during the 5 th Cycle. The subdivision is not yet built out.
Shenandoah Ridge	RR: 2.28	0.9 unit/acre 147 acres/137 single family homes	Approved 2011; LAFCO Annexation in 2012	Building permits began being issued during the 5 th Cycle. The subdivision is not yet built out.
City of Sutter Creek				
Gold Rush Ranch	R-1(PD): 4-8 units/acre R-1: 4.36 to 6.54 units per acre R-4: 17.44 to 32.70 units per acre MU: 17.44 to 32.70 units per acre	<u>Single Family Component</u> 2.61 units per acre (347.06 residential acres/1,304 residential units) <u>Multifamily Component</u> 13.0 units per acre (2.3 acres/30 units)	Approved in 2010 Development Agreement ended in 2017	None requested Development Agreement ended and project applicant did not request to extend Applicant currently discussing implementation, no application submitted to date.
Powder House Estates 018-140-003, -004, and 018-092-008	R-1: 6 du/ac	0.9 du/ac (43 units/46.2 acres)	Tentative Map approval: 4/23/16 TM Expired 4/23/2018	NA
Broadmeadows Estates (TPM, GP amendment, annexation, pre-zone)	R-1: 6 du/ac	2.8 du/ac (10 units/3.6 acres)	TPM application submittal in process pending CEQA	NA
Panner Creek Estates (TPM, GP/zoning amendment,	R-L: 2 du/ac	1.11 du/ac (37 units/33.25 ac)	TPM application submittal in process pending CEQA and revised application map	NA
Gold Quartz Senior Assisted Living 018-331-005	C-2: 16-29 du/ac	31.4 du/ac (11 units/0.35 acre)	Approved: 8/14/2014	Building Permit issued 2/16/17. Complete

Project	Allowed Densities	Approved/Built Densities	Entitlement Approval	Building Permits
Pinewoods West Apartments	R-4: 29 units/ac	29.8 du/ac (64 units/2.15 acres)	Approved: 6/2016	Improvement plans approved in 2018 Building permits not yet requested
Danco Supportive Housing	R-4: 29 units/ac	22.3 du/ac (46 units/2.06 acres)	Complete application not yet submitted	NA

3. AFFORDABLE HOUSING DEVELOPMENT CONSTRAINTS

In addition to the constraints to market rate housing development discussed above, affordable housing projects face additional constraints. While there is a range of sites available for potential affordable housing projects, as well as projects that focus on special needs populations, there is very little financial assistance for the development of affordable housing.

Multiple funding sources are needed to construct an affordable housing project, since substantial subsidies are required to make the units affordable to extremely low, very low, and low-income households. It is not unusual to see 5 or more financing sources required to make a project financially feasible. Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding often can effectively dictate the type and sizes of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years. Federal and state funding has decreased and limited amounts of housing funds are available and the process to obtain funds is extremely competitive. Tax credits, often a fundamental source of funds for affordable housing, are no longer selling on a 1:1 basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value, but are purchasing them at a discount. (Tax credits are not worth as much to investors if their incomes have dropped.)

4. PRESERVATION OF AT-RISK UNITS

Government Code Section 65583(a)(8) requires that a housing element shall contain an analysis of existing assisted housing developments, which are defined as multifamily rental housing that receives governmental assistance, and identify any assisted housing developments that are eligible to change from lower-income housing uses during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Assisted housing development means multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, State and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from Lower-income use and the total number of elderly and non-elderly units that could be lost from the locality's Lower-income housing stock in each year during the ten-year period.

Units at risk of conversion are those that may have their subsidized contracts terminated ("opt out") or that may "prepay" the mortgage, thus terminating the rental restrictions that keep the unit affordable to lower income tenants. There are several reasons why the property owner may choose to convert a government-assisted unit to a market-rate unit, including a determination that the unit(s) can be operated more profitably as a market-rate development; difficulties in dealing with HUD oversight and changing program rules; the depletion of tax advantages available to the owner; and the desire to roll over the investment into a new property.

There are five affordable projects in the County, one located in Lone, three in Jackson, and one in Sutter Creek. All of the projects have received LIHTC assistance, and none have affordability restrictions that would expire within the 6th Cycle nor within the next 10 years. Should the County have any affordable units in the future, the County will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for future preservation of assisted housing developments. The County will work with not-for-profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary, in the future. Table III-4 identifies the project location, the subsidy source (Low-Income Housing Tax Credits), and the number of units.

Project Name	LIHTC Project Number/Type of Funding	Placed in Service Date	Minimum Affordability Period*	Construction Type	Housing Type	Total Units	Low Income Units
Jose's Place Apartments 154 North Arroyo Seco, Lone	CA-2009-575 4% ARRA	01/17/11	01/16/41	Acquisition/Rehab	Senior	44	43
Jackson Cornerstone 1029 North Main Street, Jackson	CA-2003-185 9%	10/22/04	10/22/34	Acquisition/Rehab	Non Targeted	64	62
Kennedy Meadows Apartments 701 New York Ranch Road, Jackson	CA-2003-800 4%	08/17/05	08/17/35	New Construction	Large Family	56	55
Jackson Hills Apartments 300 New York Ranch Road, Jackson	CA-2009-610 9% ARRA	07/01/11	06/30/41	Acquisition/Rehab	At-Risk	86	80
Sutter Hill Place Apartments 451 Sutter Hill Road, Sutter Creek	CA-2006-814 4%	12/31/06	12/30/36	Acquisition/Rehab	Senior	44	43

**Minimum affordability period of 30 years for federal LIHTC shown in order to be conservative with the timing. Projects receiving State tax credits have a minimum affordability period of 55 years for California LIHTC.*

The cost of conserving assisted units is significantly less than the cost required to replace units through new construction. Conservation of assisted units generally requires rehabilitation of the aging structure and re-structuring the finances to maintain a low debt service and legally restrict rents. Construction costs, land prices and land availability are generally the limiting factors to development of affordable housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction

B. INFRASTRUCTURE REQUIREMENTS AND CONSTRAINTS

Development of an expanded supply of housing, including affordable housing, requires water and sewer to serve each development. The majority of development to meet the RHNA countywide will include residential development served by community sewer and water services. Residential densities are limited in areas that require well and septic systems. The lack of adequate utility infrastructure systems, combined with other constraints such as the 100-year floodplain as discussed in Section D below, in some communities inhibits multifamily housing projects at densities that accommodate lower income households.

This section provides general and jurisdiction-specific assessments of domestic water and wastewater capacity. The following provides an overview of the potable water and wastewater systems in the unincorporated areas of Amador County.

1. POTABLE WATER

Multiple water providers serve Amador County, as shown in Figure III-1. Individual water providers are described below.

a. Amador Water Agency

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). AWA retails potable and raw water to approximately 14,000 people for municipal, industrial, and irrigation uses, in addition to wholesaling water to other agencies. The water served by AWA is primarily sourced from the Mokelumne River, although a small portion of AWA's customers are served with groundwater. In 2015, AWA delivered 2,291 AF (Acre-Feet) of potable water to retail customers, 1,156 AF of potable water to wholesale customers, 292 AF of raw water to retail customers, and experienced 2,236 AF of raw and potable water loss. Most of this water was used by residential customers, with the remaining water going to commercial, industrial, and agricultural uses. The total amount of water served to customers over the next 25 years is expected to increase by approximately 100% as the population served by AWA is expected to increase to over 20,000 people by 2040 and as water demand returns to pre-drought levels.

AWA's 2020 Urban Water Management Plan (UWMP) projects a service population increase of 2,120 persons, from 2020 to 2040, resulting in a 2040 service population of approximately 40,651 persons. The 2020 UWMP identifies an increase of single family residential connections from 6,904 in 2020 to 7,821 by 2040 and an increase in multifamily residential connections (connections are per multifamily development, not per unit) from 38 to 43 by 2040. This increase in planned residential water supply service is more than adequate to accommodate the Countywide RHNA of 741 units. The 2020 UWMP demonstrates a supply surplus in both normal year supply and demand (UWMP Table 7-2) and in single and multiple dry year scenarios (UWMP Tables 7-3 and 7-4), indicating adequate supplies to serve more than twice the projected demand in all UWMP scenarios.

Through the Central Amador Water Project System (CAWP), AWA provides wholesale water to the communities of First Mace Meadow Water Association, Pine Grove CSD, and Rabb Park CSD and provides retail water to Mace Meadow 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 Coral, River View, Pine Park East, Gayla Manor, and Toma Lane.

Lake Camanche Village is a major subdivision in western Amador County. 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). La Mel Heights is a small development in the northern part of the county, and is served by AWA from one community well.

As shown in Figure III-1, the inventory of residential sites discussed in Chapter IV includes sites within the community services districts serving select unincorporated County areas and Amador Water Agency service areas.

b. Fiddletown CSD

Fiddletown Community Services District (FCSD) was formed on September 10, 1969, as an independent special district. FCSD was formed to supply water for any beneficial uses, in the same manner as a municipal water district, including the powers to acquire, control, distribute, store, treat, purify, recycle, recapture, and salvage any water, including sewage and storm waters. Other powers include undertaking a water conservation program and selling and delivering water.

FCSD provides water service within its bounds to 68 connections, with a majority of connections concentrated in the western portion of the District. FCSD's water services are available to all of its boundary area, with some undeveloped and/or unserved parcels within its boundary. Thirteen parcels have rights to connect for water service based on District listings. FCSD owns, operates, and maintains a domestic water well and distribution system directly, with part-time district staff. FCSD does not produce or use recycled water, and does not practice conjunctive use. FCSD recently approved regulations to allow private wells on properties within FCSD, subject to certain restrictions, and may have other adopted regulatory policies.

Key water service infrastructure includes a well, two storage tanks and 1.25 miles of distribution pipeline. FCSD relies entirely on groundwater for water service. All water is pumped from a single well, treated with chlorine, and stored in the two storage tanks. The well, installed at the end of 2006, is in excellent condition and has a pumping capacity of 120 Gallons per Minute (gpm). In 2017, a long-term project was completed with a USDA loan, providing replacement of FCSD's old tank with two new storage tanks, increasing the storage capacity to 60,000 gallons. This project was funded by a USDA Rural Development Grant and Loan combination of \$500,000. The water rates were increased gradually over two years to fund the loan repayment to the USDA. The increased water storage helps with maintenance, reliability, fire protection and available water during emergencies or power outages.

In the event of emergencies, FCSD would rely on the short-term stored water reserves, which would last approximately two days based on FCSD's average daily use.

Historically, FCSD has had problems with total coliform bacteria, lead and copper, natural radioactivity, nitrates and nitrites, as well as others, as reported by County Environmental Health Department. The well, installed in 2006, and tank infrastructure, installed in 2017, has resolved these issues.

FCSD reported that service demand has been constant in recent years, consistent with limited growth in the area. There have been no new water connections in the last five years. FCSD replaced the ageing water storage tank in 2017 with two new stainless steel tanks, doubling the water storage capacity to 60,000 gallons. FCSD's supply is adequate to serve the 13 parcels with rights to connect for water service and is available to serve the inventory of sites identified within FCSD in Chapter IV.

c. Pine Grove CSD

Pine Grove Community Services District (PGCSD) was formed on November 19, 1965, as an independent special district. PGCSD was formed to provide "domestic and commercial supply of water, and fire protection facilities, including hydrants." In 1994, PGCSD was annexed to Amador Fire Protection District (AFPD) and service was transferred to AFPD.

PGCSD purchases treated water from AWA through the CAWP and distributes it to residential and commercial users. PGCSD does not provide water treatment services. PGCSD provides necessary maintenance and operation of the water distribution system directly through its part-time water manager. PGCSD does not produce or use recycled water, and does not practice conjunctive use. The District is a member of California Special Districts Association (CSDA) and California Rural Water Association (CRWA).

Key infrastructure includes the PGCSD's office, three storage tanks, 11 miles of distribution pipeline, and a well. PGCSD purchases treated surface water from Tiger Creek Reservoir from AWA. The water is treated at AWA's Buckhorn Treatment Plant, passes through the CAWP transmission pipeline, and fills the three storage tanks serving the District. As noted in the AWA UWMP, approximately 192.21 AF of water is sold to PGCSD.

PGCSD is not aware of any constraints on the amount that AWA will supply to the District for service within its current boundaries. During times of water shortage, AWA has the prerogative to ration water to PGCSD; however, that has never occurred. PGCSD must apply to AWA for a commitment to serve additional connections outside of bounds. PGCSD reported that water purchased from AWA is generally of excellent quality and there have been no contaminant issues. PGCSD uses groundwater for non-potable uses. PGCSD maintains a single well at the district office. The well is used primarily to fill the AFPD water tender and to provide bulk water to developers for construction sites. The well was built prior to 1960, but was refurbished in 2018 and is in good condition, as identified by PGCSD. Well water will also be extended to the park and the Pine Grove Cemetery to reduce use of treated water in these landscape applications. PGCSD reports that water purchased from AWA is generally of excellent quality and there have been no contaminate issues. The 2020 Annual Consumer Confidence Report indicates that Pine Grove Community Service District met all standards.

PGCSD owns and maintains 3 storage tanks. In the event of emergencies or when the new tank needs to be off-line temporarily for cleaning or repairs, PGCSD is able to pull water directly from the CAWP system. The distribution system consists of 11

miles of PVC (65%) and asbestos-cement (35%) pipes. The Amador Department of Public Health identified the pipes as being in generally good condition; however, PGCSO reported that the pipes are undersized with four to six-inch mains in some areas and in need of replacement with eight to 12-inch pipes. PGCSO lacks funding to replace all of its undersized pipes; consequently, replacement is done on an as-needed basis. PGCSO is undergoing regular upgrading and upsizing of the existing pipelines. The District identified a challenge maintaining sufficient pressure for fire flow and is in the process of identifying options to maintain the ISO recommended flow of 1,000 gpm for residential areas and 1,500 to 2,000 gpm in commercial areas. The most recent inspection and report by the State Water Resources Control Board (SWRCB) on file with the Amador County Environmental Management Department is dated June 2, 2017. The report notes that the tanks and distribution system appear to be well maintained and all chemical monitoring is up to date. The water system is noted to be in good condition.

As discussed above, AWA's UWMP demonstrated adequate planned water supply to accommodate the RHNA and it is anticipated PGCSO will have adequate water supply to serve residential development consistent with the RHNA and inventory of sites associated with Pine Grove CSD as discussed in Chapter IV during the 6th Cycle.

d. River Pines Public Utility District

River Pines Public Utility District (PUD) provides treated surface and groundwater to its users. There are approximately 219 water connections within River Pines PUD bounds. The estimated population within River Pines PUD service area is 504. The District's population density is 3,877 per square mile, compared to the countywide density of 64. River Pines PUD reported that service demand had been stable in recent years. The number of connections has increased by 19 (10 percent) since 2008.

The groundwater source is a shallow, fractured rock aquifer underlying the River Pines community. Groundwater is extracted at two wells (Well No. 2 and Well No. 6-R). Well No. 2 has a yield of 35 gpm and does not satisfy District demand alone when Cosumnes River water is unavailable. Well No. 6-R yields 60 gpm. The groundwater at Well No. 6-R is classified as groundwater under the direct influence of surface water. Safe annual yield is unknown, as water production records are poor quality and no hydrogeological studies have been conducted in the last two decades. Groundwater quality at one of the wells (Well 6-R) is subject to microbiological contamination associated with coliform. River Pines PUD diverts surface water from the South Fork Cosumnes River, which flows through the east part of the community. River Pines PUD holds water rights to divert up to 126.4 AF from the South Fork Cosumnes River for municipal purposes, and may divert at a maximum rate of 0.204 cubic feet per second (cfs). River Pines PUD's water right requires it to maintain a minimum instream flow of 15 gpm; however, during the dry season, the South Fork Cosumnes River may run dry. In addition, River Pines PUD has rights to divert an additional 3 AF in water from the same source for recreational use during the summer months. River Pines PUD has another 15 AF in water rights from Slate Creek, a tributary to the south fork of the Cosumnes River, which may be used year-round for domestic purposes, although this water is currently not used. River Pines PUD's storage facilities have a capacity of less than a day's water demand, and its distribution system is in need of maintenance and improvements. Future growth is expected to be limited, because there are only a few undeveloped properties within the River Pines PUD boundaries. There are planned construction projects and River Pines PUD is currently in process of submitting its grant application for the new distribution system. This project will give 275,000 gallons of water storage, all new distribution lines, new meters, fire hydrants, pressure reducer valves, isolation valves for repair work and is anticipated to be completed within the next four years.

River Pines PUD reports that water purchased from AWA is generally of excellent quality and there have been no contaminate issues. The 2020 Annual Consumer Confidence Report indicates that River Pines PUD met all standards.

River Pines PUD is not interested in expanding its service area, indicating that, absent grant funding for the new system, current facilities are probably not adequate for serving the maximum customer base, the cost to connect may be prohibitively expensive, and financial reserves are minimal. River Pines PUD intends to annex those properties outside the boundaries that are currently receiving service. With the planned upgrades to the distribution system, it is anticipated that River Pines PUD will have adequate capacity to serve the inventory of sites within its service area as discussed in Chapter IV during the 6th Cycle.

e. Drytown County Water District

Drytown County Water District (DCWD) serves the community of Drytown. There are 63 residential water connections served by DCWD, and two commercial connections. Service is in place within and outside of the district boundaries. The number of water connections has increased by two connections with one additional connection about to be installed. The estimated population within District bounds is 136. ⁶ The District's population density is 578 per square mile, compared to the countywide overall density of 64. DCWD expects to serve up to 69 new connections in two proposed subdivisions, the St. Elizabeth subdivision and the Thomas Estate. The St. Elizabeth subdivision was originally planned to add 11 new connections to the District's water system, but was reduced to nine parcels. Much of this subdivision area is outside DCWD boundaries. The Thomas Estate, 18.84 acres, is partially within the District's bounds and will require annexation if developed.

DCWD obtains treated surface water from AWA, and operates infrastructure, including a water tank and distribution system. Because DCWD obtains all its water from AWA, any new connections would require confirmation of capacity for service from AWA. Although DCWD's water tank is reportedly in excellent condition, its distribution network is estimated to lose approximately 20% of its water to leaks, and is in need of improvement. DCWD reports that water purchased from AWA is generally of excellent quality and there have been no contaminate issues. The 2020 Annual Consumer Confidence Report indicates that DCWD met all standards. As discussed above, AWA's UWMP demonstrated adequate planned water supply to accommodate the RHNA and it is anticipated DCWD will have adequate water supply to serve residential development consistent with the RHNA and inventory of sites associated with DCWD, including the planned development in the St. Elizabeth subdivision and Thomas Estate, in Chapter IV during the 6th Cycle.

f. Kirkwood Meadows Public Utility District

Kirkwood Meadows PUD provides domestic and irrigation water services to 848 active water connections, of which 663 are residential, 45 are commercial, and 178 are irrigation (residential and agricultural). KMPUD receives its water supply entirely from groundwater wells. Kirkwood Meadows PUD owns and maintains four wells that pump water from an unclassified aquifer. The wells have a combined capacity of 225 gpm. In 2007, Kirkwood Meadows PUD pumped a total of 23.95 mgd of groundwater with a maximum day flow of 0.1 mgd. Kirkwood Meadows PUD reports that water purchased from AWA is generally of excellent quality and there have been no contaminate issues. The 2020 Annual Consumer Confidence Report indicates that Kirkwood Meadows PUD met all standards.

The Kirkwood Meadows PUD owns, operates and maintains the water system serving the community of Kirkwood, which serves a total of 867 water connections, consisting of 648 residential connections, 51 commercial connections, and 168 irrigation connections. The Kirkwood Meadows PUD's domestic water is supplied by four groundwater wells located throughout the Kirkwood Valley, with a combined capacity of 225 gallons per minute or 324,000 gallons per day. The system includes two storage tanks with a capacity of 950,000 gallons, and the distribution system consists of approximately five miles of pipelines ranging from six to ten inches in diameter³⁴.

In 2014, Amador Local Agency Formation Commission performed a Municipal Services Review (MSR) for Kirkwood Meadows PUD. The MSR identified a remaining capacity of 699 units and did not identify any water supply deficiencies for meeting projected demand.⁵ Total water demand for the Kirkwood Meadows PUD varies from 11 to 15 million gallons per year at the current 50 percent build-out of the community, or approximately 1,412 equivalent dwelling units. At full buildout, the Services Capacity Analysis completed in 2014 predicts the Kirkwood Meadows PUD will have a deficit of 217,400 gallons per (peak) day. While water supply will need to be addressed for full buildout, it is not anticipated that capacity will be an issue in meeting the County's RHNA that can be accommodated within Kirkwood, which includes the sites identified in Chapter IV. Kirkwood

³ Kirkwood Meadows PUD. 2019. 2018-2019 Annual Report. Available at: <https://www.kmpud.com/wp-content/uploads/Annual-Report-2018-2019-FINAL-111919-2.pdf>

⁴ Utility Service Provider Questionnaire. Kirkwood Meadows PUD. November 2021.

⁵ Amador Municipal Services Review Final. Amador Local Agency Formation Commission. May 22, 2014

Meadows PUD is undertaking a hydrology study, investigating a potential new potable water well, is performing distribution system improvements, and is planning to install an 800,000-gallon water storage tank, to meet build-out needs.⁷

g. Volcano Community Services District

Volcano CSD provides groundwater to 67 water connections, four of which are considered double meters due to the number of buildings on the property. Therefore, the District effectively serves 71 water connections, of which 14 supply commercial facilities and four supply residential customers outside district bounds. The estimated population within district bounds is 156.

The water source is groundwater under the influence of surface water from the Cleveland Tunnel, an inactive mine tunnel, and the back-up water source is groundwater wells with relatively low yields. The Cleveland Tunnel is considered groundwater under the influence of surface water. Volcano CSD claimed rights to divert 57 gpm from the Cleveland Tunnel in 2002 as a pre-1914 appropriative water right. The source yield is rated at 70 gpm in the Volcano CSD's permit, but only 43 gpm by a 2006 water supply study completed for Volcano CSD. Volcano CSD also operates two wells; the wells have a combined yield of 6 gpm presently; by comparison, peak demand has reached 29 gpm. Volcano CSD also operates a water treatment plant with a rated capacity of 53 gpm, although its 2006 supply study describes its capacity as 36 gpm due to operational considerations. Volcano CSD reports that water purchased from AWA is generally of excellent quality and there have been no contaminate issues. The 2020 Annual Consumer Confidence Report indicates that Volcano CSD met all standards.

Volcano CSD has a moratorium on new connections pending the outcome of a water supply study. Until completion of the water supply study, the Volcano CSD and the Amador County LAFCO cannot ascertain the adequacy and capacity of water services. Volcano CSD's primary water source yield has declined over the years, and groundwater wells in the area have low yields. Volcano CSD reported they have been conducting an evaluation of safe yield of its water sources since 2008. There are potentially water treatment plant needs, including upgrade of the filtration system, to be addressed upon completion of the water supply study. The Volcano CSD is not anticipated to accommodate development during the 6th Cycle.

h. Rabb Park Community Services District

Rabb Park CSD reported that service demand increased with development from 50 homes at formation in 1973 to 107 in 2008. Rabb Park CSD reported there have been no further developments since 2008 and therefore service demand has not been affected.

Rabb Park CSD purchases treated water from AWA through CAWP and distributes it to residential users. Rabb Park CSD also purchases treated surface water from Tiger Reservoir from AWA. The water is treated at AWA's Buckhorn Treatment Plant, passes through the CAWP transmission pipeline and fills the two storage tanks serving Volcano CSD. Rabb Park CSD reports that water purchased from AWA is generally of excellent quality and there have been no contaminate issues. The 2020 Annual Consumer Confidence Report indicates that Rabb Park CSD met all standards.

Future growth is expected to be limited, as there are no proposed or planned development projects within the Rabb Park CSD. There are approximately 30 undeveloped lots within the Rabb Park CSD; the Rabb Park CSD has confirmed it has the service capacity to add one to three additional connections annually which would result in a total of up to 8 to 24 units added to its service area during the 6th Cycle.

i. East Bay Municipal Utility District

EBMUD operates the Pardee and Camanche Reservoirs as water sources for its service area in Alameda and Contra Costa counties. EBMUD also provides groundwater to residents and visitors to the Camanche North Shore area from two groundwater wells, with a third well currently not in operation. This area encompasses approximately 105 acres and an aggregate total of 600 residential units and 35,000 sq. ft. of commercial and service uses. EBMUD plans to build a joint surface-water treatment plant with AWA and the Calaveras County Water District to phase out this groundwater use because of concerns about groundwater quality and basin overdraft. Additional residential growth anticipated in this northern area in the next several years will fall outside of EBMUD-owned lands and largely outside the Mokelumne drainage. With approval from the respective counties, subdivisions and other uses could be developed in the rural areas around the Mokelumne Watershed. EBMUD

reported that additional growth would not affect service demand in Amador County. EBMUD reports that water purchased from AWA is generally of excellent quality and there have been no contaminate issues. The 2020 Annual Consumer Confidence Report indicates that EBMUD met all standards.

2. WASTEWATER AND SEPTIC SYSTEMS

There are a variety of wastewater systems that currently serve the communities of Amador County, including on-site wastewater treatment systems (OWTS) and community or municipal wastewater systems. Wastewater providers serving Amador County are shown in Figure III-2. Community and municipal systems are more desirable than private systems for larger residential developments as they allow lower per unit cost, the use of advanced technologies that attain a higher level of treatment, more control over desired locations and types of development, and more site planning flexibility.

Community wastewater conveyance and treatment in Amador County is provided by AWA (which administers multiple community wastewater systems), the City of Lone, the City of Plymouth, the City of Jackson, the City of Sutter Creek, Amador Regional Sanitation Authority, which is a joint powers authority comprised of the City of Sutter Creek, Amador City, and Amador County, Kirkwood PUD, and FCSD. Development within each city and within the service area of community wastewater treatment systems is generally required to be served by the associated wastewater system. Figure III-2 identifies the wastewater agencies serving Amador County.

a. Onsite Wastewater Treatment Systems

Development located outside of the boundaries of each city and outside a community wastewater treatment system service area is anticipated to be served. All OWTS must comply with the County's Local Area Management Program (LAMP) dated September 21, 2021 and approved by the California Regional Water Quality Control Board, Central Valley Region (Regional Water Board (Regional Water Board) on February 17, 2022.

OWTS are a common method of wastewater disposal, particularly in unincorporated Amador County. OWTS are designed to provide partial treatment of the sewage, with disposal to a subsurface disposal field so contaminants do not reach groundwater or streams. In Amador County, land divisions and discretionary projects enabling an OWTS must not exceed a density of a single family dwelling and second unit per 5 acres, unless the wastewater loading is demonstrated to not conflict with applicable salt and nutrient management requirements.

Subdivisions may propose density averaging, provided that the subdivision would not create parcels less than 2 acres in size served by private wells and OWTS. Parcels ranging from 1 acre to less than 5 acres may be served by an OWTS that meets the siting and design criteria and water supply is provided by a public water system. Subdivisions may not create parcels less than 40,000 square feet unless served by a sanitary sewer and a public water system. Private septic systems, if installed properly, provide an efficient and reliable method of sewage disposal.

b. Amador Water Agency

In addition to serving raw and potable water, AWA provides wastewater collection and treatment services. The volume of wastewater collected and treated within AWA's service area in 2015 was 1,696 AF. Approximately one-third of this wastewater is recycled for use at local golf courses, while the rest is treated and discharged by AWA or other wastewater treatment agencies in the area.

AWA currently owns, operates and maintains eleven geographically separate wastewater management systems throughout Amador County including Eagles Nest, Surrey Junction, Wildwood Estates, Gayla Manor, Jackson Pines, Fairway Pines, Pine Grove, Viewpoint, Tiger Creek Estates, Lake Camanche Village, and Martell improvement districts. As shown in Figure III-1, the inventory of sites anticipates units within AWA's service areas.

AWA's Wastewater Master Plan Study plans for improvements needed to its wastewater management systems, which all have average daily flows below their peak daily flow capacity.

AWA assumes an average daily flow of 200 gpd for new residential development; this is a conservative assumption well in excess of its realized residential wastewater generation which ranges from 40 to 177 gpd per dwelling unit and averages 128 gpd per dwelling unit systemwide (AWA Wastewater Master Plan Study, Table 4.8). AWA has planned for additional residential growth at each of its wastewater facilities, except Gayla Manor. AWA's Wastewater Master Plan Study anticipates 5 additional active connections at Eagles Nest, 3 at Surrey Junction, 8 at Wildwood Estates, 3 at Viewpoint, 166 at Fairway Pines/Mace Meadows, 4 at Jackson Pines, 134 at Pine Grove, 3 at Tiger Creek Estates, 86 at Camanche, and 1,272 at Martell. This planned growth is more than adequate to accommodate the RHNA for the unincorporated County.

c. Lake Camanche Village (Amador County Service Area No. 3)

The Lake Camanche Village WWTP collects, treats, and disposes of domestic wastewater from approximately 243 residential units within Lake Camanche Village. The WWTP consists of a 7 acre-foot aerated facultative pond, two 0.08 acre-foot settling basins, chlorination facilities (including a 240 foot long concrete lined chlorine contact chamber), a 19.5 acre-foot unlined storage pond, and a 12-acre effluent sprayfield. The Lake Camanche Village WWTP provides secondary treatment with disinfection and spray irrigation. Treatment is conducted with a pond system, including a chlorine contact ditch and an outfall to an unlined storage reservoir. The facility has a design flow capacity of 0.28 mgd, although the storage pond and sprayfield were not designed to meet build-out demand. By comparison, average flow was 0.052 mgd in 2013. Lake Camanche Village has a conventional gravity collection system with four lift stations and 6.3 miles of sewer pipe. The collection system was described as in good condition, and AWA continues to make repairs to eliminate water infiltration and inflow.

As of 2001, Lake Camanche Village was approaching 60% of complete build out of the 395 parcels available. Average flows range from approximately 41,000 to 90,000 gpd in 2001 through 2005. The wastewater treatment portion of the WWTP was originally designed for complete build out of the Lake Camanche service area with a design flow capacity of approximately 281,000 gpd. However, the sprayfield and storage pond were not sized for full build out. The WWTP lacks capacity to handle peak flows during wet years, primarily due to storage and disposal capacity. The WWTP is regulated by regulated by Waste Discharge Requirements Order No. 5-01-033, which prescribes requirements for the treatment, storage and disposal of wastewater and is regulated under Cease and Desist Order No. R5-2003-0126. ACL Order No. R5-2006-0004, requiring corrective actions and quarterly reports, was issued by the Regional Water Board in 2006 due to failure to comply with previous cease and desist order and waste discharge requirements.

d. Amador Regional Sanitation Authority

Amador Regional Sanitation Authority (ARSA) is a joint powers authority comprised of the City of Sutter Creek, Amador City, and Amador County. ARSA provides for the Sutter Creek wastewater treatment plant (WWTP) to collect and treat wastewater from Amador City, the City of Sutter Creek, and Martell. ARSA then provides for the distribution of treated wastewater from the Sutter Creek WWTP to either the City of Lone's tertiary treatment plant (Castle Oaks Reclamation Plant), or to the City of lone's secondary treatment plant (ponds).

e. City of Amador City

The City of Amador City provides wastewater collection within the City limits and partially treats wastewater before pumping effluent to Sutter Creek for treatment. Amador City's wastewater collection system consists of approximately 10,000 feet of six inch gravity sewer lines, which were installed in the mid 1970's. The sewer lines make three stream crossings of Amador Creek; at this point, the lines are elevated above the 100-year flood level. The last sewer line segment prior to the equalization basin has a maximum capacity of approximately 224 gpm. The highest peak flow for the system was in January 1997 at 53,000 gpd. The City has instituted improvements to manage wet weather flows to ensure peak

The Amador City WWTP, operating under Order No. R5-2002-0224 issued by the Regional Water Board, receives domestic wastewater from approximately 82 residential connections. Amador City's most recent report of waste discharge identifies an average dry weather flow of approximately 24,000 gallons per day (gpd), with the highest peak flow of 53,000 gpd in January 1997. The Amador City WWTP is permitted for an average monthly flow of 50,000 gpd. Wastewater treatment processes include an influent bar screen, followed by aeration and clarification in a 4-6 inch thick concrete lined equalization basin. The total storage capacity of the equalization basin, with two feet of freeboard, is approximately 335,000 gallons.

Following treatment at the Amador City WWTP, effluent is exported to the City of Sutter Creek's WWTP via an effluent pump station and force main. The maximum capacity of the force main line between Amador City and Sutter Creek is approximately 125,000 gpd. Amador City's agreement with the City of Sutter Creek allows up to 39,000 gpd of wastewater to be discharged to the Sutter Creek WWTP, this is well below the average flow of the Amador City WWTP.

Based on the City's existing service levels, 82 residential connections represent an average of 289 gpd apiece per day [average dry weather flow of 24,000 divided by 83]. It is anticipated that the average flow per unit is less, when accounting for the demand associated with commercial, recreational, and other uses in the community. Based on the average daily demand, the 5 RHNA units from the 6th Cycle and the 2 carryover units from the 5th Cycle would generate an average of approximately 2,023 gpd, which is well within the City's permitted average flow.

f. City of Ione

The City WWTP operates under Waste Discharge Requirements Order No. R5-2013-0022 issued by the Regional Water Board, as amended by R5-2014-0166, which provides for an average dry weather flow (ADWF) of 0.50 MGD of influent and can be increased by the Regional Water Board Executive Officer to 0.52 MGD upon approval of the 2020 Capacity Expansion Report. The City's ADWF was 0.447 as of 2011. The City's compliance strategy includes reducing the hydraulic loading to the percolation ponds by developing recycled water uses through the agronomic irrigation of four parcels) in a two-phase compliance project. The City has completed work to line ponds 1-3 and is addressing Cleanup and Abatement Order R5-2019-0701 associated with the removal of biosolids. The City's current ADWF is close to permitted capacity. The City is in the process of determining remaining capacity.

g. City of Jackson

In 2018, the City's wastewater system served 2,511 dwelling units and 256 commercial accounts. The City's WWTP has a design capacity of 0.71 MGD; however, RWQCB Order XX limits the capacity to 0.43 MGD. The City has worked with the Regional Water Quality Control Board to remove the capacity limitation. The Regional Water Quality Control Board has issued a Tentative Order increasing the City's WWTP capacity to 0.71 MGD. This increase in capacity would accommodate approximately 1,866 dwelling units based on the City's estimated winter month generation rate for residential units (140 to 150 gpd) and is more than adequate to accommodate the RHNA.

h. City of Plymouth

The Plymouth General Plan Update identified a WWTP permitted capacity of 0.17 gpd, with average annual flows of approximately 0.126 gpd. Based on an average daily wastewater generation rate of 150 gpd per household, the remaining capacity will accommodate approximately 293 units and is more than adequate to accommodate the RHNA.

i. City of Sutter Creek

The Sutter Creek WWTP treats domestic wastewater from the City of Sutter Creek, Amador City, and the Martell area, and discharges secondary effluent to ARSA for disposal. The WWTP currently has a permitted ADWF capacity of 0.48 MGD, with an average ADWF of 0.273 MGD from 2012 through 2016 with a general decline in ADWF noted during the 2012-2016 time period. Based on the City's average reported water usage of 131 gpd per dwelling unit, the remaining capacity would accommodate approximately 1,680 dwelling units which exceeds the City's RHNA, as well as Amador City's RHNA and Countywide RHNA units anticipated in the unincorporated Martell area.

j. Fiddletown CSD

On June 14, 2016, FCSD submitted an application to Amador County Environmental Health and received a waiver of the secondary standards for iron manganese, color, and turbidity. The application was submitted following a survey of residents and in accordance with Section 64449.2 of Title 22 of California Code of Regulations. A nine-year waiver was approved by the Environmental Health Department on June 15, 2016. FCSD hopes to eventually install a filtration system that will allow it to meet these standards, but has not identified a funding plan to do so. During EHD's most recent inspection, no monitoring violations were identified

While the community of Fiddletown relies primarily on individual septic systems for wastewater disposal, FCSD serves certain parcels along Dry Creek and parcels too small for a contained onsite septic system drain through a collection system into a community leach field. FCSD wastewater service infrastructure includes the community leach field and 1.5 miles of PVC collection pipelines. The system was designed for a maximum of 78 parcels.

There are 47 wastewater connections and an additional 13 parcels have rights to connect in the future. The community leach field system located within FCSD bounds, previously owned by the County, was transferred to Fiddletown CSD in late 2010 following completion of the annexation of parcels receiving service. The leach field system includes wastewater collection and disposal services. FCSD maintains the leach field system and reported that no improvements have been needed or made to it since the transfer.

Property owners are responsible for the maintenance of the individual onsite septic systems, which provide a majority of the treatment process. The septic systems then connect to the community collection system.

FCSD has completed most of the required and recommended repairs identified in the 2008 MSR. Two remaining issues include replacement of monitoring devices for the groundwater to verify no adverse impacts and placement of posts to facilitate locating inspection pipes. FCSD states that the monitor devices are not working and it does plan to replace them. In the 2008 MSR, it was reported that there is a monitoring well network to ensure protection of nearby surface and subsurface waters; however, FCSD believes that no monitoring has been done. There are no known defects in the sewer system. However, there have been routine breaks and repairs made in the line system that runs through town. FCSD is in the process of performing an assessment of the collection system to identify specific needs.

k. Kirkwood Meadows PUD

As previously stated, the Kirkwood Meadows PUD provides sanitary wastewater collection, treatment and disposal for the community of Kirkwood. The Kirkwood Meadows PUD's wastewater collection system consists of approximately 8.3 miles of 6-inch gravity flow wastewater collection lines and approximately 3,600 feet of 8-inch force main sewer lines. Two lift stations transfer the wastewater to the Wastewater Treatment Plant (WWTP) which treats and then discharges the wastewater to effluent absorption beds. The WWTP is permitted under the jurisdiction of the Regional Water Quality Control Board under Waste Discharge Requirements (WDR) Order No. R5-2007-0125.

The WWTP has a monthly average design capacity of 0.19 mgd, with a peak flow design capacity of 0.27 gpd. From Fiscal Years 2017/18 through 2020/21, the WWTP has seen average annual flows of over 18 million gallons, or over 50,000 gallons per day. Peak month average daily flows over this period are over 90,000 gallons per day, with the highest flows occurring in the late winter/early spring during the period of seasonal snowmelt. When the WWTP was upgraded in 2011, the permit was not similarly updated to reflect actual disposal capacity which presents a permitted, versus actual, limitation in treatment capacity. Therefore, the District may not have sufficient permitted treatment capacity to serve build-out. Treated effluent is pumped into eight subsurface leachfields. The leachfields can dispose of a monthly average flow of .19 gpd and a peak daily flow of .43 gpd. According to the RWQCB, the system has sufficient disposal capacity to provide services given the current flows^{6,7}.

Between July 2018 to June 2019, numerous components failed at the WWTP and required repair or replacement. These included multiple repairs of the centrifuge, valving, and the WWTP control system. The current plant is over 40 years old and much of the equipment has reached the end of its useful life. Recognizing this, the Kirkwood Meadows PUD completed a WWTP Feasibility Study and Preliminary Engineering Report that investigated repair, rehabilitation, and possible replacement

⁶ Amador LAFCo. 2014. Amador County Municipal Services Review [Chapter 18, Kirkwood Meadows PUD]. Available at: <https://www.amadorgov.org/home/showpublisheddocument/19680/635520052416470000>

⁷ Utility Service Provider Questionnaire. Kirkwood Meadows PUD. November 2021.

of the WWTP, its equipment, and processes. The associated WWTP repair and rehabilitation project is scheduled to commence in 2022 and be completed by 2025.¹³

At just over half of design capacity, the Kirkwood Meadows PUD, including the WWTP, has remaining capacity to accommodate additional growth and is anticipated to have adequate capacity to accommodate the portion of the County's RHNA anticipated for the Kirkwood Meadows PUD service area.

3. DRY UTILITIES

Dry utilities, including electricity, natural gas, and telephone service, are available to all of Amador County's unincorporated communities. The extension of power and natural gas to service new residential development has not been identified as a constraint. Electricity and natural gas service is provided by Pacific Gas & Electric (PG&E). Propane is supplied by a variety of independent distributors operating out of the Central California and Sacramento Valley areas, as well as from private companies in Amador County such as Kamps Propane in Pioneer. HughesNet, Volcano, and AT&T provides telephone service to unincorporated Amador County. All of the sites identified in Table IV-4, Lower Income Sites, are adjacent to or in the immediate vicinity of electricity, natural gas, and telephone service. While broadband internet service is provided by multiple wireline providers including AT&T of California, Comcast, and Verizon and multiple fixed wireless providers there are locations within the County where broadband service has been reported to be unreliable or not fast enough.

4. SITE AND ROADWAY IMPROVEMENTS

The County, and the municipal jurisdictions within the county, require that developers complete certain minimum site improvements in conjunction with new housing development. Water, sewer, drainage, police, fire, parks, schools, and transportation will require improvements in capacity to treat and distribute water, to treat sewage, to handle run-off, and to provide sufficient space and capacity for recreation, public safety, education, and movement of people and goods. Required improvements include the construction of streets, curbs, gutters, and sidewalks and, where necessary, the installation of water mains, fire hydrants, sewer mains, storm drainage mains, and street lights. These standards are typical of many communities and do not adversely affect the provision of affordable housing in Amador County and the municipal jurisdictions within the county. However, whenever the developer advances the costs for improvements not located on the development project, which are required as a condition of such development project, the developer shall be entitled to reimbursement for that part of the required improvement which contains supplemental size, capacity, number or length for the benefit of property not within the development project. In each case, the cost of expansion most likely will be financed through development fees, exactions, assessment districts, or some combination of these.

The Amador County General Plan Circulation Element Diagram depicts the proposed circulation system to support existing, approved and planned development in unincorporated Amador County. The circulation system for Amador County is shown using a set of roadway classifications, developed to guide the County's long range transportation planning and programming. The following describes the classification of the County roadway system in the unincorporated area.

- **Arterial Roadway** -- Link cities and larger towns (and other traffic generators, such as major resort areas) and form an integrated network of arterial highways providing interstate and intercounty service. Examples include State Route 16, State Route 26, State Route 49, State Route 88, State Route 104 (from SR 88 to County line), and State Route 124.
- **Major Collectors**-- Generally serve intracounty travel rather than statewide travel with shorter routes and travel distances than arterials. Examples include Argonaut Lane, Buena Vista Road, Camanche Road, Climax Road, Fiddletown Road, Industry Blvd., Jackson Gate Road, Jackson Valley Road (From Camanche Rd to Buena Vista), Latrobe Road, Martell Road, Michigan Bar Road, New York Ranch Road, Old Highway 49, Prospect Drive Ridge Road, Shakeridge Road, Shenandoah Road, Sutter Creek Road (from Sutter Creek city limits to Pine Gulch Road), Tabeaud Road (from Clinton Bar Rd. to SR 88), and Wicklow Way.

- **Minor Collectors**-- Serve adjacent and nearby communities with shorter routes and travel distances than major collectors. Examples include Buckhorn Ridge Road, Bunker Hill Road (portion), Camanche Parkway North (portion), Cedar Heights Drive (off Silver Drive), Charleston Road, China Graveyard Road, Clinton Road, Coal Mine Road, Consolation Street, (Volcano), Curran Road, Defender Grade East School Street (Amador City), Five Mile Drive, Hale Road, Irishtown Road, Jackson Valley Road (portions), Kennedy Flat Road, Main Street (portion)- Volcano Mc Kenzie Drive (portion), Meadow Drive, New Chicago Road (portion), Old Ridge Road, Old Sacramento Road, Old Stockton Road, Pine Grove – Volcano Road, Pine Gulch Road, Pioneer Creek Road (portion), Pioneer Volcano Road (portion), Rams Horn Grade Silver Drive, (portion), Stony Creek Road, Sugar Pine Drive, Sutter Creek Road (east of Pine Gulch Rd), Sutter – Lone Road, Tabeaud Rd (Clinton Rd to Clinton Bar Rd), and Tiger Creek Road (portion).
- **Local Roads**-- Provide access to adjacent properties. Provide service to travel over relatively short distances as compared to higher order facilities.

Travel in Amador County is primarily automobile-oriented due to the rural nature of the local communities, low development densities, and limited options for using alternative modes of travel. Three state highways traverse Amador County: State Route (SR) 88, SR 49, SR 16, and SR 26. The Amador County 2020 Regional Transportation Improvement Program (RTP) identifies and prioritizes the transportation improvement project and programs that are required by the region, based on technical analysis and input from the cities, county, and the Public. The Amador County Transportation Commission (ACTC) carries out the RTP's projects and programs.

City of lone

State Routes 104 and 124 run through downtown lone and serve as truck routes. Through the downtown, these routes are narrow for trucks, with on-street parking and tight turns in key locations, causing safety hazards and impairing circulation in lone. The West lone Roadway Improvement Strategy (WIRIS) identifies improvements to the City circulation system on the west side of the City that address circulation in and around the City and improve safety.

State Route (SR) 104 extends from SR 99 north of Galt in Sacramento County, through lone, to SR 88 south of lone, within the Planning Area. SR 88 extends east from San Joaquin County to Alpine County and runs through the southern portion of the Planning Area. SR 124 connects from SR 16 northeast of lone, through the City, to SR 88. Within the City, segments of SR 104 are identified by the local street name of Preston Avenue and SR 124 is identified as Main Street. Within the City, both SR 104 and 124 provide access to local streets as well as residential and commercial uses via driveways. The corner of Main Street and Preston Avenue is planned for improvements to remove a corner that poses a safety hazard. Outside the City in the Planning Area, segments of SR 104 are identified by the street name of Foothill Boulevard.

- **Arterial Roadway** -- Arterials provide for cross-town and regional travel and carry heavy volumes of traffic. Major arterials within the City include SR 104 and 124. In the Planning Area, arterials include Michigan Bar Road and Buena Vista Road.
- **Collector Roads**-- Collector roads link different parts of the City with one another. Generally, collector roads carry light to moderate traffic volumes and have speed limits in the 25 to 35 mile-per-hour range. In the City, collector roads include West Marlette Street, Shakeley Lane, Castle Oaks Drive, Fairway Drive, Sutter Lane, and Five Mile Drive. Collector road improvements and extensions are planned to serve the State Route 124 and Triangle Policy Areas, with planned improvements to Waterman Road and into the Triangle Policy Area.
- **Minor Collectors**—Collectors in the City of lone include Buckhorn Ridge Road, Bunker Hill Road (portion), Camanche Parkway North (portion), Cedar Heights Drive (off Silver Drive), Charleston Road, China Graveyard Road, Clinton Road, Coal Mine Road, Consolation Street, (Volcano), Curran Road, Defender Grade East School Street (Amador City), Five Mile Drive, Hale Road, Irishtown Road, Jackson Valley Road (portions), Kennedy Flat Road, Main Street (portion)- Volcano Mc Kenzie Drive (portion), Meadow Drive, New Chicago Road (portion), Old Ridge Road, Old Sacramento Road, Old Stockton Road, Pine Grove – Volcano Road, Pine Gulch Road, Pioneer Creek Road (portion),

Pioneer Volcano Road (portion), Rams Horn Grade Silver Drive, (portion), Stony Creek Road, Sugar Pine Drive, Sutter Creek Road (east of Pine Gulch Rd), Sutter – Lone Road, Tabeaud Rd (Clinton Rd to Clinton Bar Rd), and Tiger Creek Road (portion).

- **Local Roads**—Local Roads within the City of Lone include Albatross Drive, Glenbrook Drive, West Jackson Street, and Raymond Drive. Roadway improvements and an extension is planned for Collings Road for future development in the Q Ranch Policy Area. New local roads will be designed in conjunction with subsequent land plans, Specific Plans, and other plans for future development.

The City uses a Capital Improvement Plan (CIP) to prioritize and fund circulation improvements. Local and regional impact fees are used to fund vehicular and non-vehicular improvements. Additional funding for the CIP comes from a variety of sources, including but not limited to State gas tax, grant funding from Caltrans, State and federal transportation funds, and in some cases, the City's General Fund.

City of Jackson

The roadways fall into two general categories: State routes and local routes. Descriptions of individual roadways in each category are provided below.

The State highways serving the Jackson area include State Routes (SR) 49, 88, and 104. (See Figure 1). These routes provide for access to, from, and through the County. The following briefly describes each route.

- **SR 49** – SR 49 extends from Oakhurst in Madera County to Vinton in Plumas County, connecting many of the historic towns developed during the gold mining days. It is the major north/south highway through Amador County. Within the Jackson area, SR 49 becomes coincidental with SR 88 between Martell and Jackson and is classified as an arterial. Within the Jackson city limits, SR 49 bisects the City providing access to much of the commercial uses on both sides of the highway as a four-lane facility with a continuous two-way left-turn lane.
- **SR 88** – SR 88 is a two-lane, principal arterial that runs west to east through Amador County, connecting San Joaquin County on the west to Alpine County near Kirkwood on the east. SR 88 becomes coincidental with SR 49 in the Martell area and runs south into the City of Jackson. Just south of the Jackson downtown area, SR 88 and SR 49 separate with SR 88 continuing to the east into Alpine County. SR 88 serves significant local and recreational traffic traveling through the Jackson area. The intersection of SR 49 and SR 88 is considered among the most heavily used intersections in Amador County.
- **SR 104** – SR 104 is a major collector which originates at SR 99 at Galt in Sacramento County, enters Amador County and passes through the City of Lone, intersecting SR 88 at Post Mile 8.2 in Amador County, 2.3 miles east of Lone. It is then coincidental with SR 88 until 1.6 miles west of Martell, where it changes to a northeasterly direction as a major collector to SR 49 at Sutter Hill. At SR 49, Ridge Road becomes an easterly extension of SR 104 and continues as a County major collector road to SR 88 near Pine Grove. Although SR 104 is not within the Jackson planning area, the segment of SR 104 that is coincidental with SR 88 provides access into the Jackson planning area near Martell. This route is also important because it provides an alternate route for trucks and Jackson Rancheria Casino patrons instead of using SR 88 through Jackson. East of SR 49, the extension of SR 104 (Ridge Road) generally follows the northern boundary of Jackson's planning area.

The major local collector roadways within the study area include Hoffman Street/Stony Creek Road, New York Ranch Road, North Main Street, Jackson Gate Road and Ridge Road. Descriptions of each facility are provided below.

- **Hoffman Street/Stony Creek Road** extends in a southwesterly direction from SR 49 in the City of Jackson to Buena Vista Road near the Calaveras County line. In the Jackson study area, Hoffman Street provides access to Jackson Junior High School, Argonaut High School and the Amador County Superior Court.

- **New York Ranch Road** begins at Court Street in the City of Jackson and extends northerly out of the City limits, where it connects with Ridge Road. New York Ranch Road provides access to the Jackson Rancheria Casino and residential and professional office land uses within the City limits,.
- **North Main Street** is a historic route that extends from the downtown Jackson area to the north, where it transitions to Jackson Gate Road. North Main Street serves a variety of commercial, office and residential land uses between the downtown area and Jackson Gate Road.
- **Jackson Gate Road** loops around from SR 49 in the Martell area to the southeast, where it connects with North Main Street in the City of Jackson. Jackson Gate Road provides access from the Martell area to the northeast Jackson area, serving some commercial uses and historic sites along its route.
- **Ridge Road** extends northeasterly from SR 104 in Sutter Creek into the Pine Grove area, where it connects with SR 88. Ridge Road generally borders the City of Jackson Circulation Element November 2008 Page 28 northern portion of the Jackson planning area with some residential uses along its length.

Minor collectors with local significance include Argonaut Lane, Broadway, Butte Mountain Road, China Graveyard Road, Clinton Road, Court Street, and French Bar Road.

The City uses a Capital Improvement Plan (CIP) to prioritize and fund circulation improvements. Local and regional impact fees are used to fund vehicular and non-vehicular improvements.

City of Plymouth

A summary of the existing circulation conditions related to Plymouth is provided below. The City of Plymouth Circulation Element of the General Plan only identifies major roadways within the City of Plymouth.

- **SR 49** is the major north/south route through Amador County and is the only state highway in the Plymouth area. SR 49 extends from Oakhurst in Madera County to Vinton in Plumas County connecting many historic towns. Through Plymouth, this roadway is an undivided, two-lane rural highway.
- **Shenandoah Road** begins at SR 49 in Plymouth and continues to the east where it connects with Fiddletown Road. In Plymouth, Shenandoah Road is a two-lane rural highway.
- **Old Sacramento Road/Main Street** extends through downtown Plymouth westward where it connects with Latrobe Road and terminates at SR 16. In downtown, Main Street is a two-lane road with on-street parking on both sides of the street. To the west of downtown, it turns into a narrow, winding two-lane country road without shoulders.

City of Amador City

Amador City roadways fall into two categories: arterial and local streets. Descriptions of individual roadways in each category are provided below.

- **SR 49** is the only arterial serving the study area. Within the Amador City limits, State Route 49 bisects the City as a two-lane facility, providing access to the residential and commercial facilities on both sides of the highway.

With the exception of State Route 49, all principal streets within Amador City are classified as local roads. They include Water Street, East School Street, Church Street and Old Amador Road. A description of each principal street is given below.

- **Water Street** is a two-lane, east-west local road that serves as access to East School Street and a series of residences along the eastern end of the road. It becomes Amador Creek Road east of East School Street.
- **East School Street** is a two-lane, north-south local road that begins at Water Street and serves the residential areas west to Church Street.

- **Church Street** is a two-lane, north-south local road that begins at State Route 49 north of Water Street and serves the residential areas in the north central section of the City.
- **Old Amador Road** is a two-lane local road that serves the north-west portion of the City and proceeds north into the unincorporated section of Amador County.
- **Ione Valley Road** is a two-lane, east-west local road on the southwest side of State Route 49 that distributes the local traffic amongst God's Hill Road, Pigturd Alley and Fleehart Street.

Other local roads that serve adjacent residents include O'Neil Alley, Freemont Mine Road, Cross Street, West School Street, Keystone Alley, Stringbean Alley, God's Hill Road, Pigturd Alley and Fleehart Street.

City of Sutter Creek

The City of Sutter Creek Circulation Element Setting of the General Plan identifies major roadways within the City of Sutter Creek as State Highways, arterial streets, collector streets and local streets.

State Highways

SR 49 runs predominantly in a north-south direction connecting Sutter Creek with the cities of Jackson and Plymouth in Amador County, El Dorado County to the north, and Calaveras County to the south. SR 49 is a primary commuter route connecting to SR 88 and SR 104 in the southern portion of Sutter Creek. SR 49 has a general two-lane highway type cross-section through most rural segments north and south of Sutter Creek. Within Sutter Creek, SR 49 increases to a four-lane highway cross-section between SR 88 and Main Street/Old Highway 49.

SR 104 runs predominately in an east-west direction from its western terminus at SR 99 in Sacramento County north of the City of Galt to its eastern terminus at SR 49 in Sutter Creek. SR 104 becomes Ridge Road east of SR 49 and continues east through Amador County. SR 104 has a general two-lane highway type cross-section, and overlaps with SR 88 for a portion of its alignment west of Sutter Creek.

SR 88 runs predominately in an east-west direction from the City of Stockton in San Joaquin County to the Nevada state line in Alpine County, connecting with SR 88 and SR 49 in Sutter Creek. SR 88 has a general two-lane highway type cross-section, and overlaps with SR 104 for a portion of its alignment west of Sutter Creek and SR 49 just south of Sutter Creek.

Arterial Streets

Arterial facilities serve to connect areas of major activity within the urban area and function primarily to distribute cross-town traffic from freeways / highways to collector streets. Within the City, arterial streets are mostly two-lane facilities with maximum operating speeds ranging from 30 to 45 miles per hour (mph). Main Street through the City's downtown area has a speed limit of 15 to 25 mph. Arterials within the City include Hanford Street, Main Street, Gopher Flat Road, Prospect Drive, Valley View Way, and Bowers Road. Ridge Road is considered a Major Arterial within the City due to its regional significance. Arterials within the City should have Buffered Class II Bicycle Lanes and sidewalk, or a Class I Shared-Use Path to accommodate bicycle and pedestrian travel.

Collector Streets

Collectors function as connector routes between local and arterial streets and provide access to residential, commercial, and industrial property. The City defines two types of collectors: major collectors and minor collectors. Major collectors include Sutter Ione Road, Church Street/Sutter Creek Road, and Old Sutter Hill Road. Minor collectors include Old Ridge Road, Bryson Drive, and Golden Hills Drive. Major collectors within the City should have Class II Bicycle Lanes and sidewalk, or a Class I Shared-Use Path to accommodate bicycle and pedestrian travel. Minor collectors with parking should be designated as Class III Bicycle Routes with sidewalk.

Local Streets

Local streets provide direct access to abutting properties and allow for localized movement of traffic. Local streets are characterized by low daily traffic volumes and low travel speeds. All roadways not identified in the General Plan circulation system map as freeways, highways, arterials, or collectors are designated local streets. Local roads with parking should be designated as Class III Bicycle Routes with sidewalk.

4. ENVIRONMENTAL CONSTRAINTS

Agricultural Resources

County land use policies emphasize the importance of agricultural production within unincorporated Amador County. These policies are also supported by the State, which mapped 2,778 acres in Amador County as prime farmland in 2018⁸. With the intention of promoting the preservation of agricultural uses and open space, the County has adopted mitigation requirements for the conversion of land available for agricultural uses to non-agricultural uses.

In order to reduce the loss of Farmland (Prime Farmland, Farmland of Statewide Importance, and Unique Farmland) through conversion to non-agricultural uses, the County General Plan Final Environmental Impact Report requires that when granting discretionary approvals or permits, the applicant shall purchase an agricultural conservation easement to mitigate for the loss of farmland exceeding 5 acres, to be granted in perpetuity. The easement should be purchased for equivalent value farmland in Amador County at a minimum acreage ratio of 1:1.

The Agricultural Lands and Operations Disclosure (Ordinance Code 1504, Title 19, Chapter 19.80) implements the County's Right-to-Farm ordinance. The purpose of this ordinance is to promote the general health, safety, and welfare of the County and to preserve and protect those lands, however zoned, where agricultural operations do or may occur; to support and encourage the continued agricultural operations in the County; and to warn prospective purchasers and residents of property adjacent to agricultural operations of the inherent problems associated with the agricultural uses, including but not limited to, noise, dust, odor, smoke, fertilizers, and pesticides that may accompany agricultural operations. Sellers of any parcel located in the unincorporated area of the County, however zoned, and whether improved or unimproved, are required to disclose the Right-to-Farm ordinance provisions to prospective buyers as part of real estate transactions.

Forest and Timber Resources

California law defines forestland as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits" (Public Resources Code Section 12220[g]). State law defines timberland as "land, other than land owned by the federal government and land designated by the board as experimental forestland, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees" (Public Resources Code Section 4526). The criteria used by the U.S. Forest Service (USFS) to determine whether a forestland qualifies as timberland is whether the land is capable of growing 20 cubic feet or more of industrial wood per acre per year (CAL FIRE 2003).

CAL FIRE's Fire and Resource Assessment Program (FRAP) defines California's forestlands as those lands that currently have at least 10 percent cover of live trees as interpreted from satellite imagery. This definition includes not only conifer and hardwood forests but also considerable areas of woodlands (chaparral and shrub lands are excluded). FRAP has made estimates of forestland based solely on the 10 percent cover rule. This estimate varies from published USFS forestland estimates. The USFS includes forestlands that were stocked in the past in their estimates. (CAL FIRE 2003) FRAP data are combined and available as the California Wildlife Habitat Relationship System (CWHR) database. A total of 101,190 acres of coniferous habitats and 139,821 acres of woodland habitats are mapped in Amador County.

⁸ California Department of Conservation, Division of Land Resources Protection. 2016. Important Farmland Acreage Summary 2016 (Table B-3).

The USFS provides acreage estimates for forestland and timberland by County. It is estimated that there is a total of 218,823 acres of forestland and 150,890 acres of Timberland (USFS 2012).

Commercially viable Timberland is a subset of forestlands; not all forested areas are suitable for sustainable commercial harvest. Amador County has designated about 29,169 acres of land TPZ in accordance with the Forest Practices Act, Forest Taxation Reform Act, and Timber Productivity Act (these regulations are described in more detail in Section 4.2.1, “Regulatory Setting”). In Amador County, all TPZ lands are zoned “TPZ.” The only compatible general plan land use designation for TPZ zoning is General Forest (GF).

Biological Resources

The county’s broad range of elevation and topography results in a rich diversity of natural and biological resources. The western half of the county is characterized by rolling hills covered with oak woodland, grassland, and chaparral. The forested upcountry, which is part of the Eldorado National Forest, has a more rugged topography characterized by steep slopes, deep river canyons, and high mountain peaks covered by forests, montane shrublands, and lakes.

The complex array of habitats in Amador County supports many diverse animal species because large tracts of land are covered by habitats known to have outstanding value for wildlife, such as mixed coniferous forests and oak woodlands. The oak woodlands that span the western portion of the county support a high diversity of wildlife species. Other habitats, like the lone chaparral, are unique plant communities found only in western Amador County. Large contiguous blocks containing multiple habitat types have the potential to support the highest wildlife diversity and abundance.

The South Fork Cosumnes River, the North Fork Mokelumne River, Dry Creek, Sutter Creek, Jackson Creek, Lake Camanche, Pardee Reservoir, and Lake Amador all provide vital fish spawning, rearing, and/or migratory habitat for a diverse range of fish. Deer migration corridors are also a concern in many foothill counties, including Amador County. The county is home to both resident and migratory deer populations, with critical winter range for deer found at elevations between 2,000 and 4,000 feet above sea level, and summer critical habitat at 4,000 to 9,000 feet above sea level. Because of animal migration needs, both the quantity and the location and connectivity of habitat are important considerations.

Oak Woodland Habitat

Loss of wildlife habitat associated with anticipated future urban growth in western Amador County will be greatest in the county’s oak woodlands, which form the dominant habitat type in this half of the county. In addition to being an essential element of the county’s rural character, oak woodlands support an unusual diversity of animal species and provide important corridors for wildlife movement. This is a result of the many resources that oak trees provide, including roosting and nesting sites, and an abundant food supply such as large acorn crops

Wetlands, Riparian Habitats, and Other Sensitive Communities

The vernal pool complexes and lone chaparral of western Amador County, and the riparian habitats along corridors such as the Cosumnes River, the Mokelumne River, and Dry Creek are examples of some of the sensitive communities found throughout the county. These sensitive communities are a part of the county’s biological wealth and are home to some of its unique plant and animal species. Future residential, commercial, and infrastructure development and expansion of agricultural or mining activities have the potential to directly remove, degrade, or fragment these sensitive habitats.

Each of these natural communities and habitats provide important biological value, support numerous plant and wildlife species, and are all part of an interrelated ecological landscape. An effective conservation approach considers the interrelatedness of this system as a whole and strives to preserve and restore the functioning of ecologic processes by maintaining the necessary connectivity across the landscape. Therefore, biological resources pose a potential constraint to new development, requiring adequate mitigation to reduce any impacts to wildlife habitats and special-status species known to occur in the County.

Fisheries Resources

Primary aquatic habitats in Amador County include the South Fork Cosumnes River, the North Fork Mokelumne River, Dry Creek, Sutter Creek, Jackson Creek, Lake Camanche, Pardee Reservoir, and Lake Amador. These water bodies provide vital fish spawning, rearing, and/or migratory habitat for a diverse assemblage of native and nonnative fish species. Native species can be separated into anadromous (i.e., species that spawn in freshwater after migrating as adults from marine habitat) and resident species. Native anadromous species that have the potential to occur in Amador County rivers and streams include two runs of chinook salmon (*Oncorhynchus tshawytscha*), steelhead trout (*Oncorhynchus mykiss*), green and white sturgeon (*Acipenser medirostris* and *A. transmontanus*), and Pacific lamprey (*Lampetra tridentata*). Native resident species include Sacramento pikeminnow (*Ptychocheilus grandis*), Sacramento splittail (*Pogonichthys macrolepidotus*), Sacramento sucker (*Catostomus occidentalis*), hardhead (*Mylopharodon conocephalus*), Sacramento–San Joaquin roach (*Lavinia symmetricus* ssp. *symmetricus*), and rainbow trout (*Oncorhynchus mykiss*). Nonnative resident species include largemouth bass (*Micropterus salmoides*), smallmouth bass (*M. dolomieu*), redeye bass (*M. coosae*), white and black crappie (*Pomoxis annularis* and *P. nigromaculatus*), channel catfish (*Ictalurus punctatus*), white catfish (*Ameiurus catus*), brown bullhead (*Ictalurus nebulosus*), bluegill (*Lepomis macrochirus*), green sunfish (*Lepomis cyanellus*), golden shiner (*Notemigonus crysoleucas*), brown trout (*Salmo trutta*), and brook trout (*Salvelinus fontinalis*).

In Amador County and throughout the Central Valley, the use of different portions of water bodies by various fish species is influenced by variations in habitat conditions and by the habitat requirements, life history, and daily and seasonal movements and behavior of each species. The distribution of common native fishes in Amador County streams reflects the historical distribution of common native fishes in the larger Central Valley drainage.

Wildlife

Special-status species are generally defined as: 1) species listed as a candidate, threatened, or endangered under the federal or state Endangered Species Act; 2) species considered rare or endangered under CEQA; 3) plants considered “rare, threatened, or endangered in California” by the California Native Plant Society (Lists 1B); 4) animal listed as “species of special concern” by the state; and 5) animals fully protected in California by the Fish and Game Code. Many special-status species (including state and federal threatened and endangered species, state species of special concern and fully protected species, and plants listed by the California Native Plant Society) occur or have potential to occur in Amador County.

Amador County is home to several plant and wildlife species listed as endangered, threatened, or rare based on federal and/or state criteria, including but not limited to lone manzanita, California tiger salamander, and Central Valley steelhead. These species are an important part of the county’s biological heritage worth protecting for future generations to experience. Special-status species could be affected by existing and projected land uses if habitat is lost, existing habitat is fragmented, or land use changes on adjacent lands degrade current habitat areas.

The complex array of habitats in Amador County supports an abundant and diverse fauna because large tracts of land are covered by habitats known to have outstanding value for wildlife, such as mixed coniferous forests and oak woodlands. The Sierra Bioregion is rich in biodiversity, with about two-thirds of the state’s birds and mammals and one-half of its reptiles and amphibians calling the area home. Among these are the mountain king snake, lodgepole chipmunk, mountain beaver, California mule deer, and mountain lion. The mountain chickadee, pine grosbeak, California spotted owl, and mountain quail are a sampling of the birds that can be found in the region. The California golden trout, the state fish, is a native of the southern part of the Sierra bioregion. Other rare species include the Black bear, Pacific fisher, northern goshawk. Threatened and endangered species include Wolverine, California bighorn sheep, willow flycatcher, bald eagle, and great grey owl.

Coniferous forest and other high-elevation habitats provide important habitat for many wildlife species, both resident and migratory. Common resident birds found at higher elevations in the County include Clark’s nutcracker (*Nucifraga columbiana*), mountain chickadee (*Poecile gambelii*), red-breasted nuthatch (*Sitta canadensis*), brown creeper (*Certhia americana*), and Williamson’s sapsucker (*Sphyrapicus thyroideus*). Common migratory birds found in coniferous forest habitats at high elevations include white-crowned sparrow (*Zonotrichia leucophrys*), Hammond’s flycatcher (*Empidonax hammondii*), and Lincoln’s sparrow (*Melospiza lincolni*). Mammals in the upper montane and subalpine regions include golden-mantled ground

squirrel (*Spermophilus lateralis*), Beldings ground squirrel (*Spermophilus beldingi*), alpine chipmunk (*Neotamias alpinus*), and yellow-bellied marmot (*Marmota flaviventris*).

Wildlife diversity is generally high in the lower montane coniferous forest types. Amphibians and reptiles found in lower montane forest and woodlands include Pacific treefrog (*Hyla regilla*) and rubber boa (*Charina bottae*). Common resident birds in these forests include Stellar's jay (*Cyanocitta stelleri*) and hairy woodpecker. Migratory species that use these forests for breeding during summer months include western tanager (*Piranga ludoviciana*), Nashville warbler (*Vermivora ruficapilla*), and black-headed grosbeak (*Pheucticus melanocephalus*). Common mammals in lower montane coniferous forests include mule deer (*Odocoileus hemionus*) and Douglas' squirrel (*Tamiasciurus douglasii*).

Oak and other hardwood habitats at middle elevations are important for a large percentage of the wildlife species found in Amador County. Reptiles and amphibians found in oak woodlands include California slender salamander (*Batrachoseps attenuatus*), western fence lizard (*Sceloporus occidentalis*), and common kingsnake (*Lampropeltis getula*). Common birds in oak woodland include acorn woodpecker, western scrub-jay, and oak titmouse (*Baeolophus inornatus*). Mammals that characterize oak woodland habitat include mule deer, western gray squirrel, gray fox (*Urocyon cinereoargenteus*), and bobcat (*Lynx rufus*).

Chaparral generally has lower wildlife diversity than most forest and woodland habitats. However, chaparral does provide habitat for many wildlife species, including some that are considered rare elsewhere. Reptiles found in chaparral include western rattlesnake (*Crotalus viridis*), western fence lizard, and western whiptail (*Aspidoscelis tigris*). Common birds in chaparral at low elevations include wrentit (*Chamaea fasciata*), Bewick's wren (*Thryomanes bewickii*), California towhee (*Pipilo crissalis*), and California quail (*Callipepla californica*). At higher elevations chaparral can provide habitat for mountain quail (*Oreortyx pictus*), fox sparrow (*Passerella iliaca*), and green-tailed towhee (*Pipilo chlorurus*). Mammals such as coyote, gray fox, bobcat, mule deer, and mountain lion use this habitat through established wildlife trails and areas disturbed by fire and brush removal.

Annual grasslands generally support lower wildlife diversity than woodland and shrub-dominated habitats but are invaluable to the grassland-dependent species found in the County. A great diversity and abundance of insects rely on grasslands. Reptiles found in annual grasslands include western fence lizard and gopher snake (*Pituophis catenifer*). Birds that are common in this habitat include western meadowlark (*Sturnella neglecta*), Say's phoebe (*Sayornis saya*), and savanna sparrow (*Passerculus sandwichensis*). Mammals known to use this habitat include California ground squirrel (*Spermophilus beecheyi*), black-tailed jackrabbit (*Lepus californicus*), pocket gopher (*Thomomys mazama*), and coyote (*Canis latrans*).

Agricultural land and lands dominated by urban development support many wildlife species, most of which are highly adapted to these disturbed environments. Agricultural land is not generally considered important wildlife habitat but is used by many species, particularly as foraging habitat. Wildlife found in agricultural areas varies by crop type and time of year. Common wildlife expected in most agricultural regions of Amador County include Brewers blackbird (*Euphagus cyanocephalus*), American crow (*Corvus brachyrhynchos*), red-tailed hawk (*Buteo jamaicensis*), house finch (*Carpodacus mexicanus*), raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), and opossum (*Didelphis virginiana*). Wildlife found in urban areas is often dependent upon surrounding land uses and the presence or absence of nearby natural vegetation. In the more urbanized areas, a large percentage of the wildlife can be made up of exotic species such as rock dove (*Columba livia*), European starling (*Sturnus vulgaris*), house sparrow (*Passer domesticus*), house mouse (*Mus musculus*), and brown rat (*Rattus norvegicus*). Urban areas provide habitat for species also found in agricultural areas, such as mourning dove, American robin (*Turdus migratorius*), and western gray squirrel.

No habitat conservation plans or natural community conservation plans have been adopted for Amador County or any areas within Amador County.

Geology

Amador County is located within an area with relatively low seismic activity. Seismic activity may result in geologic and seismic hazards, including seismically induced fault displacement and rupture, ground shaking, liquefaction, lateral spreading, landslides and avalanches, and structural hazards. No Alquist-Priolo Earthquake Fault Zones are located in the Planning Area (CGS 2007a). Several inactive faults are known to be present in Amador County. These faults, which are not known to have been active within the past 10,000 years, include faults associated with the Bear Mountains Fault Zone and the Melones Fault Zone of the Foothills Fault System, and with the Calaveras Shoo Fly Thrust. Nearby Alpine County is affected by Alquist-Priolo Earthquake fault zones and includes the closest active fault zones (the Genoa Fault).

The likelihood for future earthquakes occurring in Amador County is relatively low. This conclusion is based on historical data and the location of Amador County in relation to potentially active faults. No major earthquakes have been recorded within Amador County, although ground shaking has been felt in Amador County from earthquakes with epicenters located elsewhere. Amador County is located within a larger region with faults capable of producing maximum credible earthquakes of up to 6.5 magnitude and peak ground acceleration at the site between 0.1g to 0.2g (OES 2006). The western portions of Amador County may experience ground shaking from distant earthquakes on faults to the west and east. 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 earthquake events with a greater than 6.7 magnitude. The U.S. Geological Survey recently 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 (OES 2006). Another potential source for earthquakes in Amador County is faults associated with the western edge of the Central Valley, recently defined as the Coast Range Central Valley (CRCV) boundary thrust fault system. Various documents define portions of this little known system as the Midland Fault Zone or the Dunnigan Hills fault where the 1892 Vacaville-Winters earthquake occurred. A southern part of the CRCV system may have been the source of the very damaging 1983 Coalinga earthquake (OES 2006). According to maps recently developed by the Department of Conservation's California Geological Survey, the Reno-Tahoe and surrounding areas, including Amador County, have the potential for ground shaking from earthquakes. Because of the location of Reno-Tahoe and Amador County areas, the seismic hazard in these areas is related to faults on both sides of the California-Nevada border, including the Genoa Fault. Based on this data, the eastern portion of the County is at greatest risk from earthquakes (OES 2006). The most recent moderately strong earthquake affecting South Lake Tahoe occurred on September 12, 1994 and measured 6.1 on the Richter scale. (Cosmo 2006)

In order to minimize potential damage to the buildings and site improvements, all construction in California is required to be designed in accordance with the latest seismic design standards of the California Building Code. The California Building Code, Title 24, Part 2, Chapter 16 addresses structural design and Chapter 18 addresses soils and foundations. Collectively, these state requirements, which have been adopted by the County, include design standards and requirements that are intended to minimize impacts to structures in seismically active areas of California. Section 1613 specifically provides structural design standards for earthquake loads. Section 1803.5.11 and 1803.5.12 provide requirements for geotechnical investigations for structures assigned varying Seismic Design Categories in accordance with Section 1613. Design in accordance with these standards and policies is standard in Amador County and addresses risks associated with seismic activity.

Title 14, including Chapter 14.12 of the County Code, provides regulations concerning the installation and use of on-site sewage systems, including septic systems. This Chapter requires that all on-site sewage systems be installed in accordance with a permit approved by the County health department. When operation of an existing system could be a health hazard or nuisance, the County health officer has the authority to require changes to an existing on-site sewage system. Title 15, including Chapter 15.04 of the County Code provides regulations for building, including adoption of the CBC (select provisions of which are described above). Chapter 15.40 includes regulations governing grading and erosion control, including engineering requirements, grading plans, and best management practices (BMPs) related to erosion.

Liquefaction

Liquefaction normally occurs when sites underlain by saturated, loose to medium dense, granular soils are subjected to relatively high ground shaking. During an earthquake, ground shaking may cause certain types of soil deposits to lose shear

strength, resulting in ground settlement, oscillation, loss of bearing capacity, landsliding, and the buoyant rise of buried structures. Foothill and mountain areas have a low potential for liquefaction, except in areas of unconsolidated sediments (generally adjacent to stream channels).

Landslides

Landslides refer to a wide variety of processes that result in the perceptible downward and outward movement of soil, rock, and vegetation under gravitational influence. Common names for landslide types include slump, rockslide, debris slide, lateral spreading, debris avalanche, earth flow, and soil creep. Although landslides are primarily associated with steep slopes (i.e., greater than 15 percent), landslides can also occur in areas of generally low relief and occur as cut-and-fill failures, river bluff failures, lateral spreading landslides, collapse of wine-waste piles, failures associated with quarries, and open-pit mines. Landslides may be triggered by both natural- and human-induced changes in the environment resulting in slope instability (OES 2006). Another type of landslide, debris flows, also occurs in some areas of Amador County. Debris flows generally occur in the immediate vicinity of existing drainage swales or steep ravines. Debris flows occur when surface soil in or near steeply sloping drainage swales becomes saturated during unusually heavy precipitation and begins to flow down a slope at a rapid rate (OES 2006). Precipitation, topography, and geology affect landslides and debris flows. Human activities such as mining, construction, and changes to surface drainage areas also affect landslide potential. Landslides often accompany other natural hazard events (i.e., floods, wildfires, earthquakes). Landslides can occur slowly or very suddenly; can damage and destroy structures, roads, utilities, and forested areas; and can cause injuries and death (OES 2006).

Impacts from landslides primarily involve damage to infrastructure, utility systems, and roads. Road closures can further impact emergency response efforts and interrupt business and school activities. Historically, landslides resulting in significant losses have been limited in Amador County. Based on historical data, isolated landslides will likely continue to occur in areas throughout the County, but the overall vulnerability to landslides in the County remains low (OES 2006).

Land Subsidence

Land subsidence is defined as the sinking of the land over man-made or natural underground voids. The type of subsidence of greatest concern in Amador County is the settling of the ground over abandoned mines. Past mining activities created surface subsidence in some areas and created the potential for subsidence in other areas. Subsidence can cause serious structural damage to buildings, roads, irrigation ditches, underground utilities, and pipelines. Increased surface weight from developments (e.g., roads, reservoirs, buildings) and human-caused vibrations (e.g., blasting, heavy trucks, train traffic) can accelerate the natural processes of subsidence. The consequences of improper utilization of land subject to ground subsidence generally consist of excessive economic losses, including high repair and maintenance costs for buildings, irrigation works, highways, utilities, and other structures. The HMP identified three areas with past subsidence issues, but all of these areas are within the Sutter Creek city limits. Historically, land subsidence issues in Amador County have been minimal and occurrences have been infrequent.

Flooding

The risk of flooding is an important limit on development in certain areas of the county. Regulations do not currently prevent construction within flood-prone areas, but the requirements increase the cost of construction and the cost of insurance, which could make proposed development too costly to build.

Based on flood insurance rate maps prepared by the Federal Emergency Management Agency (FEMA), portions of the county have been designated special flood hazard areas, indicating that they lack 100-year flood protection. FEMA revised these maps on May 16, 2012 and they show that the size and depth of flooding mapped within the county has increased. These changes are in part due to increasing uncertainty about the level of flood protection provided by existing levees and other infrastructure. Likewise, the California Department of Water Resources (DWR) has prepared maps based on the FEMA data that define both the 100- and 200-year floodplains. Map changes resulting from the DWR update also expand the 100 and 200-year floodplains to include additional lands. Flood hazard areas affecting Amador County are shown in Figure III-3.

The planning area has three basic types of potential flood hazards: stream-side overbank flows, slow surface drainage from areas of flat terrain, and inundation due to structural dam failure. Documented flooding in the past has caused the following general damages and impacts to areas within Amador County:

- Property Damage: Extensive water damage to building contents.
- Structural Damage: Structural damage to residential and commercial buildings, as well as sewer system pipes/infrastructure.
- Business/Economic Impact: Some businesses must close for a period of time after flooding.
- Road/School/Other Closures: Bridges routinely close during high-water periods and floods.

There is no substantial evidence to suggest that dam failure is likely, and implementation of the Draft General Plan would do nothing to increase the potential for dam failure. Dam Inundation Mapping Procedures (Title 19, Sec 2575), are required by the California Governor's OES for all dams where human life is potentially endangered by dam flooding inundation. Dam owners are responsible for obtaining recent hydrologic, meteorological, and topological data as well as land surveys denoting the flood plain, to be utilized for the preparation of a dam inundation map.

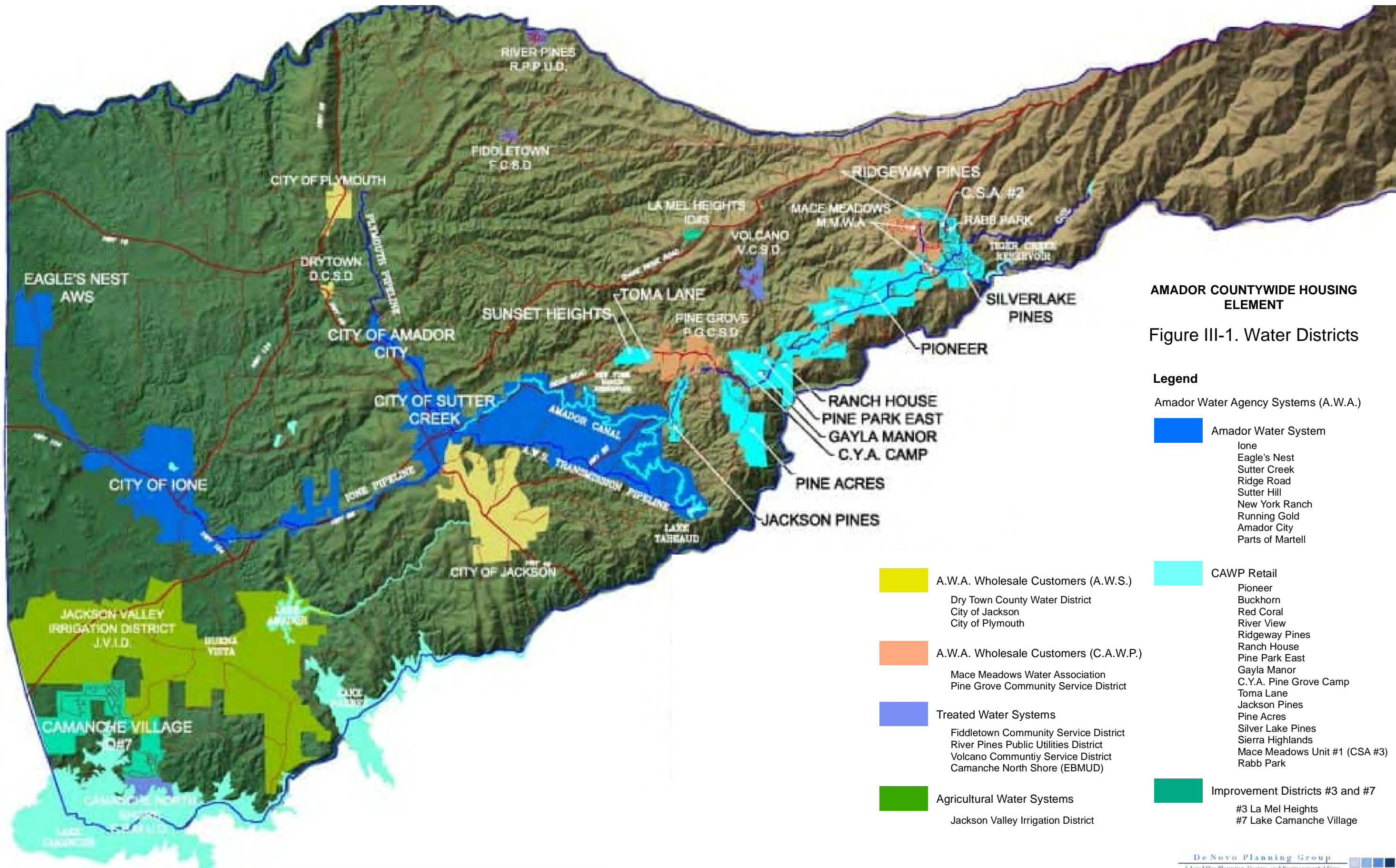
Low-lying areas located near streams and rivers, including Dry Creek, Sutter Creek, and Jackson Creek are subject to higher flood risk, the increased stormwater runoff caused by development under the Draft General Plan would increase these risks. Flood risk associated with dam failure is also a factor near rivers and streams. Developed uses are already present within the 100-year floodplain, particularly within incorporated areas of the county. There are currently no 200-year flood zones defined for the County. Within a flood hazard area, development can proceed if it follows the construction methods required by FEMA. Such methods include the following:

- **Elevation of Living Areas.** All new residential construction is required to raise all habitable space (excluding garage, storage rooms, and other places where people do not work and/or live) to at least one-foot above the level of a 100-year flood (the BFE).
- **Stronger Construction Standards.** All new construction must be "anchored" to prevent flotation or other movement during a flood event. Plans must be engineered to show that the structure is designed to withstand the forces created by flood flows. The standards also require all construction materials and utility equipment below the 100-year flood elevation must be waterproof, and all electrical equipment must be raised above the flood level.

Wildfire

The State's Fire Safe Regulations are set forth in Public Resources Code Section 4290, which include the establishment of State Responsibility Areas (SRA). An SRA is an area of the state where the State of California is financially responsible for the prevention and suppression of wildfires. SRA does not include lands within city boundaries or in federal ownership. Areas in federal ownership are under Federal Responsibility Areas (FRA).

CalFire identifies of Fire Hazard Severity Zones (FHSZ) within SRAs, with ratings of Moderate, High, and Very High. In addition, CalFire must recommend Very High Fire Hazard Severity Zones (VHFHSZ) identified within any LRAs. The FHSZ maps are used by the State Fire Marshall as a basis for the adoption of applicable building code standards. Fire hazard severity zones in Amador County are shown in Figure III-4. The CalFire FHSZ map for Amador County shows that wildfire risks vary across the County, with the majority of the western portion of Amador County designated as Moderate FHSZ, with portions of Very High and High FHSZ interspersed. Fire hazards increase to the east, with the central portion of the County generally designated High and Very High FHSZ. The eastern portion of the county is largely in the FRA, without any FHSZ designations. However, there are intermittent areas of Very High and Moderate FHSZ in the eastern portion of the County.



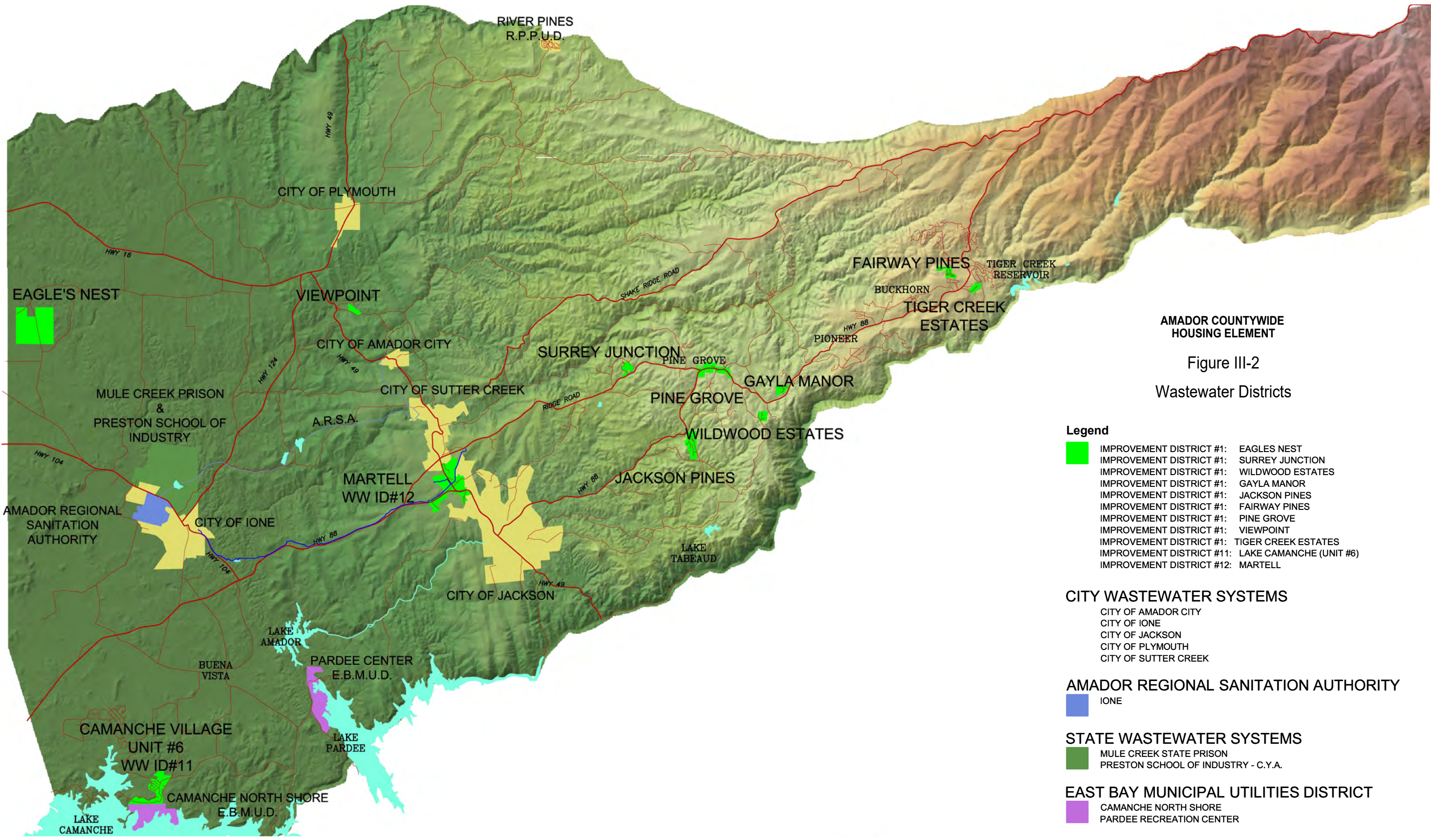
AMADOR COUNTYWIDE HOUSING ELEMENT

Figure III-1. Water Districts

Legend

Amador Water Agency Systems (A.W.A.)

- Amador Water System
 - Ione
 - Eagle's Nest
 - Sutter Creek
 - Ridge Road
 - Sutter Hill
 - New York Ranch
 - Running Gold
 - Amador City
 - Parts of Martell
- A.W.A. Wholesale Customers (A.W.S.)
 - Dry Town County Water District
 - City of Jackson
 - City of Plymouth
- A.W.A. Wholesale Customers (C.A.W.P.)
 - Mace Meadows Water Association
 - Pine Grove Community Service District
- Treated Water Systems
 - Fiddletown Community Service District
 - River Pines Public Utilities District
 - Volcano Community Service District
 - Camanche North Shore (EBMUD)
- Agricultural Water Systems
 - Jackson Valley Irrigation District
- CAWP Retail
 - Pioneer
 - Buckhorn
 - Red Coral
 - River View
 - Ridgeway Pines
 - Ranch House
 - Pine Park East
 - Gayla Manor
 - C.Y.A. Pine Grove Camp
 - Toma Lane
 - Jackson Pines
 - Pine Acres
 - Silver Lake Pines
 - Sierra Highlands
 - Mace Meadows Unit #1 (CSA #3)
 - Rabb Park
- Improvement Districts #3 and #7
 - #3 La Mel Heights
 - #7 Lake Camanche Village



AMADOR COUNTYWIDE HOUSING ELEMENT
 Figure III-2
 Wastewater Districts

Legend

- IMPROVEMENT DISTRICT #1: EAGLES NEST
- IMPROVEMENT DISTRICT #1: SURREY JUNCTION
- IMPROVEMENT DISTRICT #1: WILDWOOD ESTATES
- IMPROVEMENT DISTRICT #1: GAYLA MANOR
- IMPROVEMENT DISTRICT #1: JACKSON PINES
- IMPROVEMENT DISTRICT #1: FAIRWAY PINES
- IMPROVEMENT DISTRICT #1: PINE GROVE
- IMPROVEMENT DISTRICT #1: VIEWPOINT
- IMPROVEMENT DISTRICT #1: TIGER CREEK ESTATES
- IMPROVEMENT DISTRICT #11: LAKE CAMANCHE (UNIT #6)
- IMPROVEMENT DISTRICT #12: MARTELL

CITY WASTEWATER SYSTEMS

- CITY OF AMADOR CITY
- CITY OF IONE
- CITY OF JACKSON
- CITY OF PLYMOUTH
- CITY OF SUTTER CREEK

AMADOR REGIONAL SANITATION AUTHORITY

- IONE

STATE WASTEWATER SYSTEMS

- MULE CREEK STATE PRISON
- PRESTON SCHOOL OF INDUSTRY - C.Y.A.

EAST BAY MUNICIPAL UTILITIES DISTRICT

- CAMANCHE NORTH SHORE
- PARDEE RECREATION CENTER

WEST-CENTRAL AMADOR COUNTY

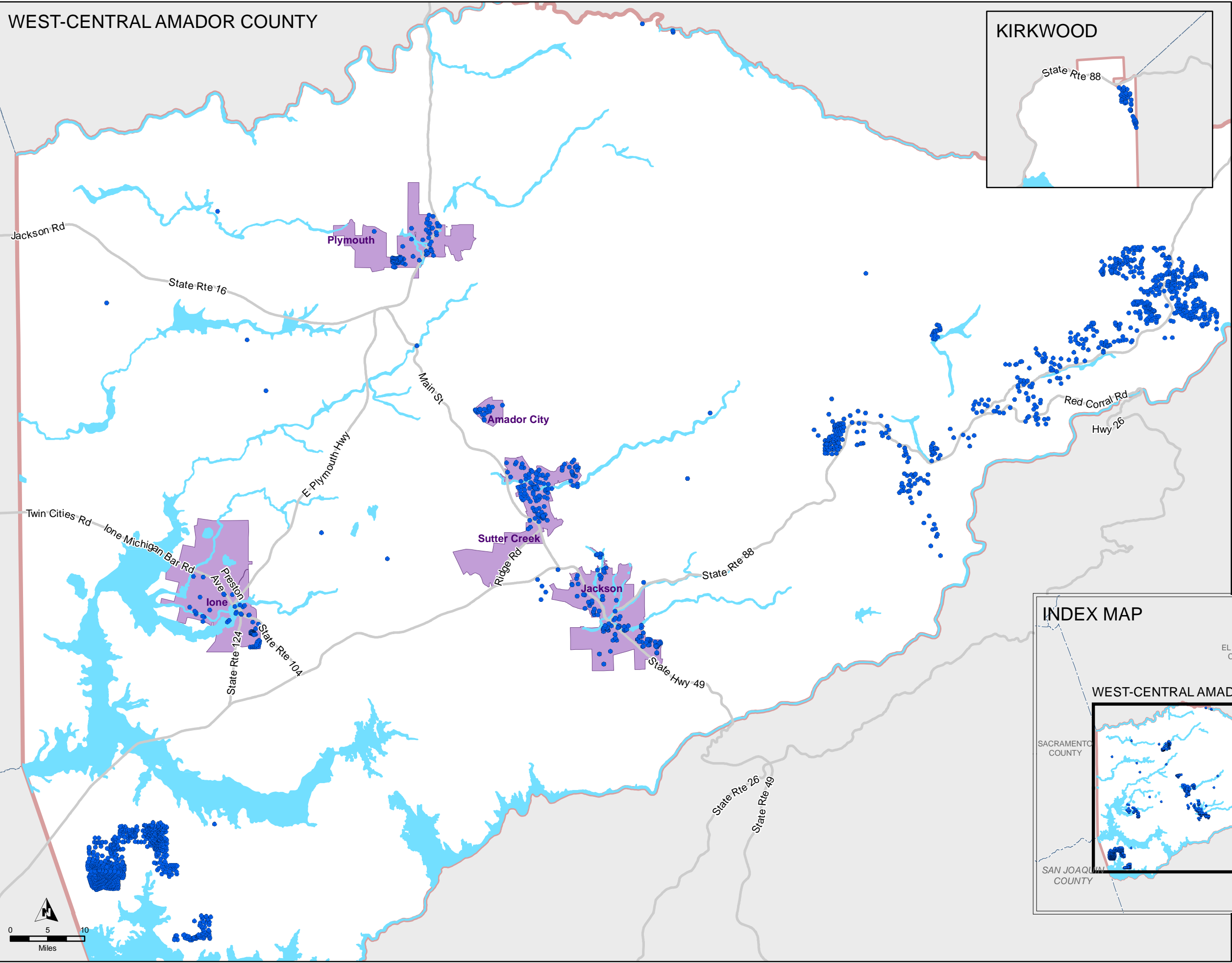
KIRKWOOD

AMADOR COUNTYWIDE HOUSING ELEMENT

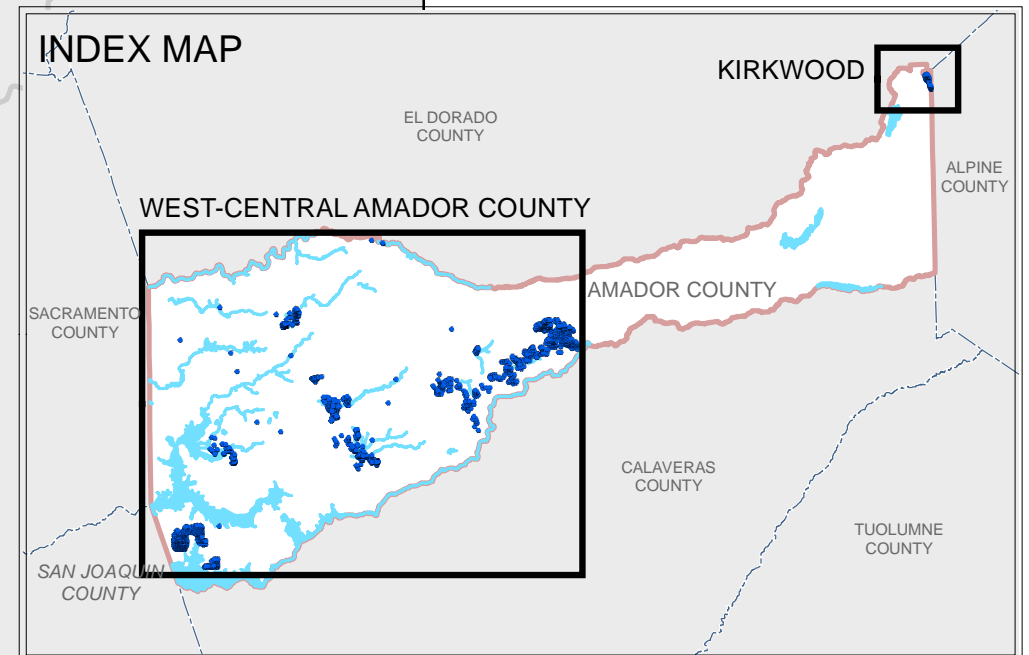
Figure III-3. FEMA 100-year Flood Hazard Areas

Legend

- Inventory Site (Vacant/Project/Opportunity)
- FEMA 100-year Flood Zone
- Incorporated Area



INDEX MAP

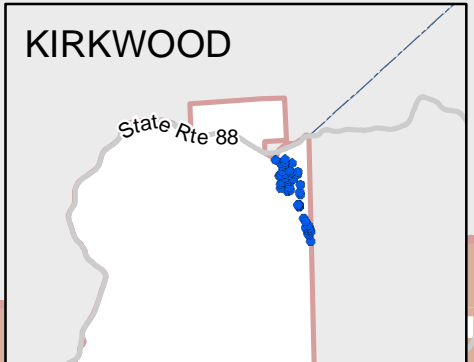
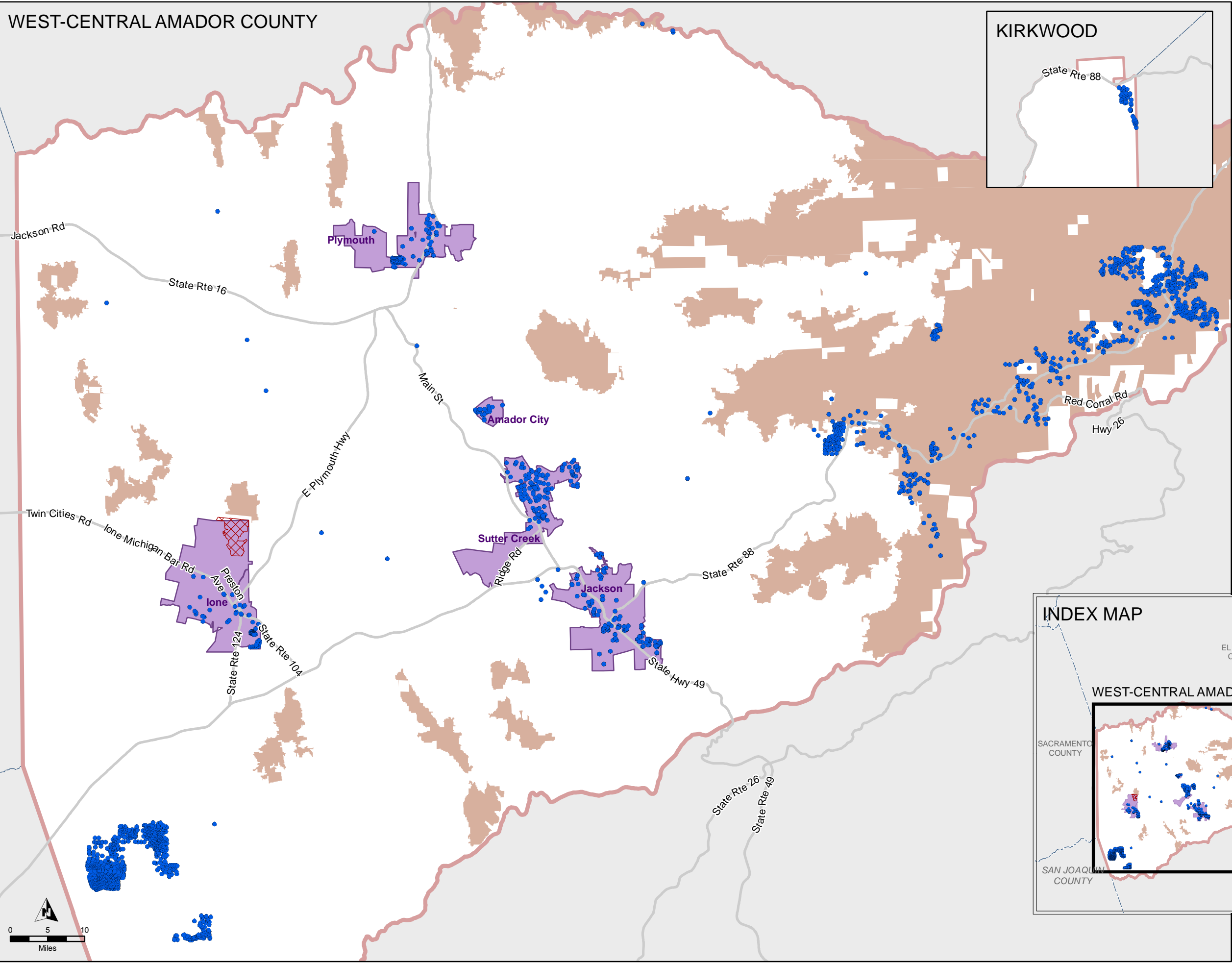


WEST-CENTRAL AMADOR COUNTY

KIRKWOOD

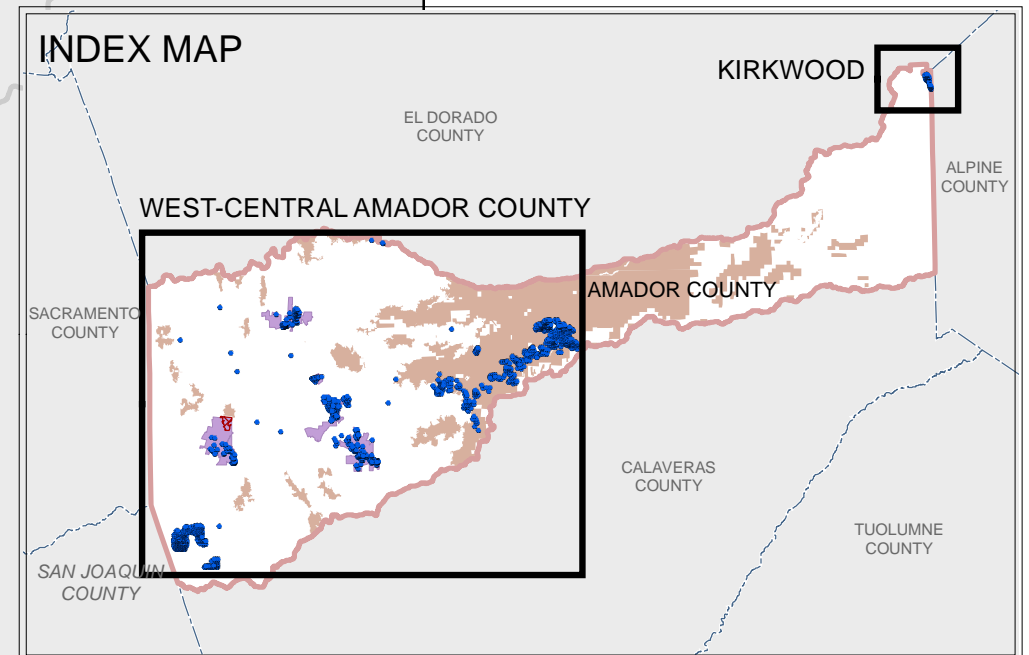
AMADOR COUNTYWIDE HOUSING ELEMENT

Figure III-3.
Very High Fire Hazard
Severity Zones



- Legend**
- Inventory Site (Vacant/Project/Opportunity)
 - Incorporated Area
 - ▨ Very High Fire Hazard Severity Zones in Local Responsibility Areas
 - Very High Fire Hazard Severity Zones in State Responsibility Areas

INDEX MAP



IV. HOUSING RESOURCES

A. INVENTORY OF HOUSING SITES

The inventory of housing sites for each jurisdiction is provided in the jurisdiction-specific annex included in this Background Report.

B. HOUSING ASSISTANCE AND COMMUNITY SERVICE PROVIDERS

Aging and Disability Resource Connection (ADRC): Area 12 Agency on Aging and Disability Resources Agency for Independent Living (DRAIL) have partnered to develop an Aging and Disability Resource Connection (ADRC) of the Mother Lode. The ADRC of the Motherlode creates a network of organizations that engages in person and family-centered planning and provides responsive and comprehensive information about referrals for long-term supports and services. The information received will enable people with disabilities, older adults, and their families to make informed choices regarding the supports needed to live with dignity in their home and be fully included in their communities for as long as possible.

Amador County Adult Protective Services: Amador County Adult Protective Services provides assistance to elderly and dependent adults who are functionally impaired, unable to meet their own needs, and who are victims of abuse, neglect, or exploitation. Amador County Adult Protective Services investigates reports of abuse of elderly impaired adults who are living in private homes, hotels, acute care hospitals and health clinics, adult day care and social day care centers.

Amador Child Abuse Prevention Council: ACAPC is committed to preventing all forms of child abuse in Amador County through community partnerships, free trainings, education, and family-centered events that value children, strengthen families and engage communities. To support the overarching principles of Family Strengthening, the Child Abuse Prevention Council of Amador County is incorporating the Five Protective Factors into its Goals and Indicators: Parent Resilience, Social Connections, Knowledge of Parent and Child Development, Concrete Support in Times of Need, and Social and Emotional Competence of Children.

Amador County Human Resource Agency: The Amador County Human Resource Agency, Community Action Division, manages housing activities, including housing rehabilitation programs and a first-time homebuyers program, for the unincorporated County.

Amador County Child Protective Services: Amador County Child Protective Service is the system of intervention of child abuse and neglect. Existing law provides for services to abused and neglected children and their families. The Amador County Child Protective Service's goal is to keep the child in his/her home when it is safe, and when the child is at risk, to develop an alternate plan as quickly as possible.

Amador County In-Home Supportive Services: In-Home Supportive Services (IHSS) provides services that support a person living in their home including personal care, light housekeeping, shopping, meal prep and accompanying to medical appointments. Eligibility: Medi-Cal, blind, disabled or 65 years of age or older, and unable to live at home safely without help.

Amador County Mental Health Services: Amador County Mental Health Division provides high quality, accessible mental health services to county residents who have serious mental illnesses and/or emotional disturbances. Clients are served with dignity, respect and cultural competency. Amador County Mental Health Services and Special Programs include:

- 24 Hour Crisis Intervention
- Medication Management
- Psychiatry Services
- Case Management
- Individual Psychotherapy
- Group Therapy and Support

- Wellness and Recovery Programs
- Mobile Support Team
- Coordination with Primary Care

Amador Senior Center: Amador Senior Center provide activities, education, and support services to the senior of Amador County. Amador Senior Center helps seniors avoid isolation, remain socially connected and physically healthy through regional exercise groups, hobby and social groups, etc. It is committed to support aging adults by providing support services such as our nutrition program, home safety program, free tax preparation, peer visitor program and more.

Amador Tuolumne Community Action Agency (ATCAA): ATCAA is a public entity created through a joint powers agreement between the two counties of Amador and Tuolumne, vested with the responsibility of improving the lives of residents in the foothill region. ATCAA provides services based on the local community assessments that identify the assets and needs of the community. The mission of ATCAA includes:

- To help individuals in Amador and Tuolumne Counties toward self-sufficiency.
- To support local residents in becoming involved and contributing members of our community.
- To promote family and other supportive environments so that children, youth and elders can achieve their maximum potential.
- To form partnerships and coalitions within the community to meet these needs.

ATCAA provides utility bill payment assistance, works to prevent homelessness through rental and mortgage assistance, rapid re-housing, and emergency shelter, offers low income households assistance with home weatherization, provides child enrichment and family learning services, and links families and individuals to housing and assistance programs.

Area 12 Agency on Aging (A12AA): A12AA established as a five county Joint Powers Agency in 1987, provides services to approximately 52,000 older adults. It is part of an aging network which includes 33 Area Agencies on Aging statewide and over 675 nationwide. A12AA provides leadership in addressing issues that relate to older Californians; to develop community-based systems of care that provide services which support independence within California's interdependent society, and which protect the quality of life of older persons and persons with functional impairments; and to promote citizen involvement in the planning and delivery of services. A12AA's services include assistance on food resources, legal services, transportation, housing, disability services, veteran services, support services, and medical services, etc.

Multipurpose Senior Services Program (MSSP): The Multipurpose Senior Services Program (MSSP) is a Medi-Cal waiver program that is funded by federal and state funds. The Multipurpose Senior Services Program (MSSP) provides comprehensive care management services to low-income, Medi-Cal recipients, who are 65 years or older, frail and at risk of institutionalization. The MSSP supports older adults in their homes to prevent or delay placement in a nursing facility, while fostering independent living at home. MSSP services include:

- Comprehensive in-home psychosocial and health assessments;
- Development of an individualized Care Plan to address needs;
- Monthly phone calls and quarterly home visits to monitor health, social and safety concerns;
- Assistance in purchasing services or equipment to remain safely at home;
- Coordination of care and referrals for additional services;
- Prevention of illness and enhancement of safety;
- Advocacy on client's behalf to obtain needed services;
- Education to enhance independent living;
- Respite support for caregivers.

California Department of Aging (CDA): Under the umbrella of the California Health and Human Services Agency, the California Department of Aging (CDA) administers programs that serve older adults, adults with disabilities, family caregivers, and

residents in long-term care facilities throughout the State. These programs are funded through the federal Older Americans Act, the Older Californians Act, and through the Medi-Cal program.

California Work Opportunity and Responsibility to Kids (CalWORKs): CalWORKs is a public assistance program that provides cash aid and services to eligible families that have a child(ren) in the home. The program serves all 58 counties in the state and is operated locally in Amador County by the Health and Human Services Agency. If a family has little or no cash and needs housing, food, utilities, clothing or medical care, they may be eligible to receive immediate short-term help. Families that apply and qualify for ongoing assistance receive money each month to help pay for housing, food and other necessary expenses.

Central Sierra Continuum of Care (CSCoC): The Central Sierra Continuum of Care (CSCoC) serves as the Continuum of Care (CoC) for the counties of Amador, Calaveras, Mariposa and Tuolumne in California's Central Sierra foothill region. CSCoC seeks to prevent, reduce, and end homelessness through effective and coordinated community-wide efforts and services. CSCoC coordinates and plans services and initiatives surrounding homelessness, ensuring that knowledge is shared, relationships are built, and common goals are reached. The CSCoC is also responsible for obtaining and administering federal funding for local programs.

Del Oro Caregiver Resource Center: Serves families and individuals who provide care for frail, elderly and brain impaired adults. The goal is to improve the well-being of family caregivers and provide support throughout the caregiving process. Time off for caregiver respite can be arranged and care plan assistance can be provided.

Common Ground Senior Services: Founded in 2000, Common Ground Senior Services is a non-profit organization serving older adults living in the Mother Lode. Common Ground Senior Services provide services and resources that offer positive impacts for older adults, living in rural Amador, Calaveras, and Tuolumne counties, who struggle with physical, nutritional, social, and economic needs. Common Ground Senior Services provides help for seniors including Meal on Wheels and Congregate Dining.

CommuniCare: CommuniCare Health Centers is a Federally Qualified Health Center providing health care to those in need since 1972. CommuniCare provides comprehensive health care services delivered by a dedicated team of providers and support staff through clinic sites and outreach programs. Serving communities throughout the Amador County region, CommuniCare provides health services for 1 in every 8 residents of the area. Their services include primary medical and dental health care, behavioral health services, substance use treatment, health education and support services. CommuniCare Health Centers, Inc. is a non-profit 501(c)(3) corporation. CommuniCare Health Centers is licensed by the State of California, led by an independent board of directors and is a Federally Qualified Health Center Program grantee under 42 U.S.C. 254b.

Hospice of Amador & Calaveras: Hospice of Amador & Calaveras is an independent, non-profit healthcare provider of end-of-life care, and spiritual and psychological support to patients facing a terminal illness. Hospice of Amador & Calaveras support services are available as a free resource to the entire community, including children.

Interfaith Food Bank of Amador County: The Interfaith Food Bank of Amador County is an independent, non-profit, 501(3)(c) governed by the Interfaith Council of Amador. The Interfaith Food Bank of Amador County has a main distribution center in Jackson and 15 Satellite locations throughout Amador County including a Spanish speaking site in Plymouth.

National Alliance on Mental Illness: The National Alliance on Mental Illness (NAMI) has a Amador County chapter dedicated to improving the quality of lives for individuals living with mental illness and their families through support, education and advocacy. NAMI contracts with Amador County to facilitate peer support groups and to offer 1-on-1 mentoring and provide numerous education programs throughout the community.

Partnership Health Plan Care Management ride program: Persons with Medi-Cal that receive their benefit through Partnership Health Plan and have complex medical needs can receive additional care management including free transportation assistance. Partnership Health Plan can be contacted for eligibility requirements.

Sierra Winds Wellness & Recovery Center: Sierra Wind Wellness and Recovery Center is a unique place to find peer support, companionship, support groups, resources, meals and linkage to resources. They are located at 10354 Argonaut Dr, Jackson CA 95642.

Stanislaus County Housing Authority: Amador County does not have a local public housing authority. Therefore, the Stanislaus County Housing Authority (StanCoHA) administers the Housing Choice Voucher (HCV)/Section 8 program and Public Housing programs through the Housing Assistance Program for Amador County and six surrounding counties (Alpine County, Calaveras County, Inyo County, Mariposa County, Mono County, Stanislaus County, and Tuolumne County). StanCoHA has not provided any Public Housing in Amador County. As of September 21st, 2020, StanCoHA has two waiting lists that are open now or opening soon.

Sutter Amador Hospital: Sutter Amador Hospital is a community based, not-for-profit hospital with 52 licensed beds and is the only hospital in Amador County serving a population of more than 40,000. Sutter Amador Hospital provides comprehensive services, including 24-hour emergency care, critical care, diagnostic imaging, a family birth center, surgery, orthopedics and laboratory services.

Volunteers of America: Founded locally in 1911, the Northern California & Northern Nevada affiliate of Volunteers of America (VOA NCNN) is one of the largest providers of social services in the region, operating more than 40 programs including housing, employment services, substance abuse and recovery services to families, individuals, veterans, seniors, and youth. VOA NCNN operates a variety of emergency shelters, supportive housing, and rapid re-housing and case management for veterans.

Women Infants and Children (WIC): Women Infants and Children (WIC) program is funded by the US Department of Agriculture (USDA). WIC provides nutrition and education programs for low-income pregnant women and mothers of infants and toddlers (birth to 5) throughout Amador County. Programs and services include:

- Vouchers for Nutritious Food
- Breast Pump Loan Program
- Breast Feeding and Nutrition Support

C. INCENTIVES AND FINANCIAL RESOURCES

Efforts by the Countywide jurisdictions 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 and Incentives: Jurisdictions in Amador County provide for density bonuses consistent with state law (most have density bonuses and incentives for affordable housing codified in an ordinance as discussed in the Constraints chapters for the individual jurisdictions and will be update their programs, where necessary, as described in the Housing Plan). 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 above the base zoning density and additional concessions or incentives. The provisions of the density bonus apply to all new residential developments in the county.

Financial Resources: With respect to landowners and developers seeking to provide housing or retain affordable housing in Amador County a variety of Federal, State, and other resources are available to help fund affordable housing and reduce financing constraints on developments, as shown in Table IV-1. These financing programs are essential to facilitating affordable housing development by providing necessary financial relief. To assist with affordability, Amador County and the Cities will investigate programs available for provision of financial assistance and will pursue those programs that it finds appropriate and feasible. The Countywide jurisdictions have established a number of programs in this Housing Element to encourage

affordable housing developments and encourage collaboration with non-profit agencies and affordable housing developers, and to assist affordable housing developers obtain Federal, State, and local grant funding.

Table IV-1: Financial Resources		
Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants available to small counties and cities on a competitive basis for a variety of housing and community development activities. Jurisdictions compete for funds through the State's allocation process.	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - Home Buyer Assistance - Economic Development - Homeless Assistance - Public Services
Continuum of Care	Grant program available to eligible applicants, including local governments, public housing agencies, and nonprofits, to assist individuals (including unaccompanied youth) and families experiencing homelessness and to provide the services needed to help such individuals move into transitional and permanent housing, with the goal of long-term stability.	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - New Construction - Rental Assistance - Supportive Services - Operative Costs
Federal Home Loan Bank System	Subsidizes interest rates for affordable 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.	<ul style="list-style-type: none"> - New Construction - Acquisition - Rehabilitation
Home Investment Partnerships Program (HOME)	Grant program available to County and cities on a competitive basis for housing activities. Jurisdictions compete for funds through the State's allocation process.	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - Home Buyer Assistance - Rental Assistance
Low income Housing Tax Credits (LIHTC)	Tax credits are available to persons and corporations that invest in low income rental housing. Proceeds from the sales are typically used to create housing.	<ul style="list-style-type: none"> - New Construction - Acquisition - Rehabilitation
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing.	<ul style="list-style-type: none"> - Home Buyer Assistance
Housing Choice Voucher (HCV) Program	The Stanislaus County Housing Authority via HUD administers the HCV Program in Amador County. As such, rental assistance payments from the Stanislaus County Housing Authority to owners of private market rate units on behalf of very-low income tenants. The Housing Choice Voucher program includes vouchers issued to individual households as well as project-based vouchers issued to a developer to preserve a specified number of units in a project for lower income residents.	<ul style="list-style-type: none"> - Rental Assistance - Home Buyer Assistance

Table IV-1: Financial Resources		
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - New Construction
Section 203(k)	Provides long-term, low interest loans at fixed rate to finance acquisition and rehabilitation of eligible property.	<ul style="list-style-type: none"> - Land Acquisition - Rehabilitation - Relocation of Unit - Refinance Existing Indebtedness
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - New Construction - Rental Assistance
U.S. Department of Agriculture (USDA) Housing Programs	Below market-rate loans and grants for very low, low, and moderate income multifamily housing, self-help subdivisions, and farmworker rental housing.	<ul style="list-style-type: none"> - New Construction - Rehabilitation
Community Reinvestment Act (CRA)	Encourages depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, requiring that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically.	<ul style="list-style-type: none"> - Lending for housing and community development activities - Identify discriminatory practices of individual financial institutions
2. State Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	<ul style="list-style-type: none"> - Home Buyer Assistance
	Offers permanent financing for acquisition and rehabilitation to for-profit, nonprofit, and public agency developers seeking to preserve at-risk housing units, low interest predevelopment loans for acquisition/rehabilitation, and a variety of programs aimed at increasing the affordable housing supply.	<ul style="list-style-type: none"> - Acquisition/preservation - Rehabilitation - New Construction - ADU grant program for income-qualified households
Cal HOME	Provides grants to local governments and non-profit agencies for local homebuyer assistance and owner-occupied rehabilitation programs and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	<ul style="list-style-type: none"> - Home Buyer Assistance - Rehabilitation - New Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CHFA first loans to give eligible buyers 100% financing.	<ul style="list-style-type: none"> - Home Buyer Assistance
California Self-Help Housing Program (CSHHP)	Provides grants for the administration of mutual self-help housing projects.	<ul style="list-style-type: none"> - Home Buyer Assistance - New Construction
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	<ul style="list-style-type: none"> - Shelters and Transitional Housing
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	<ul style="list-style-type: none"> - Support Services
Farmworker Housing Assistance Program	Provides State tax credits for farmworker housing projects.	<ul style="list-style-type: none"> - New Construction - Rehabilitation

Table IV-1: Financial Resources		
Golden State Acquisition Fund (GSAF)	GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing.	- Acquisition/Preservation
Joe Serna Jr. Farm-worker Housing Grant Program (FWHG)	Provides recoverable grants for the acquisition, development and financing of ownership and rental housing for farmworkers.	- Home Buyer Assistance - Rehabilitation - New Construction
Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP)	MPROP makes short- and long-term low interest rate loans for the preservation of affordable mobilehome parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. MPRROP also makes long-term loans to individuals to ensure continued affordability.	- Preservation
Multifamily Housing Program (MHP)	MHP makes low-interest, long-term deferred-payment permanent loans for permanent and transitional rental housing for lower-income households.	- New construction - Rehabilitation - Preservation
California LIHTC	State credits are only available to projects receiving federal credits. 20% of federal credits are reserved for rural areas and 10% for nonprofit sponsors. Requires 55-year affordability. Credits can be used to fund the hard and soft costs (excluding land costs) of housing projects.	- New construction - Rehabilitation - Preservation
3. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	<ul style="list-style-type: none"> - Fixed rate mortgages issued by private mortgage insurers. - Mortgages, which fund the purchase and rehabilitation of a home. - Low Down-Payment Mortgages for Single-Family Homes in underserved low income and minority cities. 	- Home Buyer Assistance
		- Home Buyer Assistance - Rehabilitation
		- Home Buyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	- Home Buyer Assistance

V. AFFIRMATIVELY FURTHERING FAIR HOUSING

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015. Under State law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics”. These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The AFFH analysis must contain the following:

- A: Outreach
- B: Assessment of Fair Housing
 - o Key Data and Background Information
 - o Fair Housing Enforcement and Outreach Capacity
 - o Integration and Segregation Patterns and Trends
 - o Racially or Ethnically Concentrated Areas of Poverty
 - o Disparities in Access to Opportunity
 - o Disproportionate Housing Needs in the Jurisdiction
 - o Displacement Risk
- C: Sites Inventory
- D: Identification of Contributing Factors
- E. Goals and Actions

While this section provides a focused analysis of fair housing issues in Amador County, several other sections of the Housing Element address the issue and are included in this section by reference.

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in their community. As part of this 6th Cycle Housing Element, the Amador County jurisdictions consider their roles in addressing issues of regional concern like availability of assistance with housing concerns, regional patterns of segregation, homelessness, and farmworker housing. An analysis of sites pursuant to AB 686 is included to demonstrate that the sites to accommodate the Countywide RHNA affirmatively further fair housing in Amador County and local jurisdictions and support the Countywide commitment to ensuring that a variety of housing options are available to households of all income levels.

A. OUTREACH

Amador County and the Cities of Amador City, Ione, Jackson, Plymouth, and Sutter Creek value and promote public participation in the planning process. To ensure that the Housing Element Update is accessible to all segments of the community, the jurisdictions have worked diligently to engage all members of the Amador County communities, including non-English speakers and those typically underrepresented in the planning process. This summary highlights those steps taken as part of the Housing Element Update.

1. PROJECT WEB PAGE

A dedicated project website serves as the main conduit of information for individuals who can access material online (<https://www.amadorgov.org/departments/planning/2022-housing-element>). The project web page launched in 2021 and is regularly updated to reflect ongoing community input opportunities, advertise draft work products, and answer commonly asked questions. The website includes the following information:

- Upcoming meeting information

- Project timeline
- Narrated video introduction to Housing Element updates
- Links to other relevant resources

2. GENERAL MULTI-LINGUAL ADVERTISEMENTS

The City utilized a variety of methods to advertise the project, engage the community, and solicit input on the Housing Element. These efforts are summarized herein to demonstrate the City's meaningful commitment to community collaboration. The City prepared and implemented the following general advertisements:

- Emails to stakeholders and interested individuals
- Workshop and open house flyers (in English and Spanish)
- Community open houses flyer (in English and Spanish)
- Social media posts (in English and Spanish)
- Emails to stakeholders requesting involvement and providing flyers and outreach information in English and Spanish

3. WORKSHOPS, POP-UP, AND PUBLIC HEARINGS

Community Workshop – 2 sessions

As part of the community outreach, a community workshop was conducted to educate the community about housing issues and opportunities facing Amador County, and to gather input on housing-related topics. The March 10, 2022 workshop was a hybrid workshop, with the opportunity to participate in-person or via Zoom. The sessions were held at 3 p.m. and 7 p.m. to increase opportunities for public participation. The workshop presentation materials and audio recording were posted on the Housing Element Update web page to allow other interested parties the opportunity to review the workshop and community input. The workshop consisted of two parts:

- Part A: Overview describing Housing Elements and why they are important, existing conditions in Amador County, and the Countywide Housing Element Update process
- Part B: Housing Needs and Priorities Activities

Community Open Houses

To provide opportunities for interested parties to review and comment on the Countywide Draft Housing Element, open houses and community meetings were held throughout the County during the public review period of the Draft Housing Element.

[update with open house information following close of the public review period]

Public Hearings

Prior to adoption of the Housing Element, the Amador County Planning Commission and Board of Supervisors, the Amador City Council, and the Planning Commission and City Council of the cities of Lone, Jackson, Plymouth, and Sutter Creek each held a public hearing to provide the community with an opportunity to comment.

4. HOUSING NEEDS AND PRIORITIES SURVEY

An online Countywide Housing Needs and Priorities survey was available from February 25 through April 21, 2022. The survey was available in English and Spanish. The surveys asked for input regarding housing needs throughout the County and housing priorities and strategies to address Countywide future housing growth needs. A total of 109 individuals, including 4 residents from the City of Amador City, 9 residents from the City of Lone, 31 residents from the City of Jackson, 7 residents from the City of Plymouth, and 14 residents from the City of Sutter Creek responded to the survey, which focused on issues of home maintenance, affordability, home type, living conditions and homelessness. A summary of the key survey results is provided in the Affirmatively Furthering Fair Housing chapter, with the complete results included in Appendix B. The County received the following feedback:

Countywide

- 60.78% of respondents rated their housing as sound (very good to excellent condition), 20.59% as showing signs of minor deferred maintenance; 14.71% as needing moderate repairs or upgrades, 2.94% as needing two or more major upgrades, and less than 1% as dilapidated.
- 56.38% of respondents said they are very satisfied with their current housing situation, 24.47% are somewhat satisfied, and 12.77% are somewhat dissatisfied or dissatisfied.
- 15.79% of respondents think that the range of housing options currently available in Amador County meet the needs of the community. 84.21% of respondents think that the range of housing options currently available in Amador County do not meet the needs of the community.
- 35.37% of respondents indicated they are concerned with their rent increasing to an amount they cannot afford.
- 25.32% of respondents indicated they are concerned that if they ask their property manager or landlord to make repairs their rent will increase or they will be evicted.
- 28.05% of respondents indicated they struggle to pay their rent or mortgage payment.
- 16.00% of respondents indicated they need assistance with understanding their rights related to fair housing.
- 9.78% of respondents indicated they have encountered housing-related discrimination.
- 15.05% of respondents indicated they would like to buy a home in Amador County and cannot find a home in their price range; 19.35% of respondents indicated they would like to buy a home in Amador County and do not currently have the financial resources for an appropriate down payment.

City of Amador City

- 5.77% of respondents indicated that single family, medium to large (2,000 square foot home or larger) is the most needed type of housing in Amador City.
- 2.99% of respondents indicated that persons with a disability (including developmental disability) need additional housing types or dedicated policies and programs to ensure they can access housing in Amador City.

City of lone

- 18.06% of respondents indicated that apartment (multi-family rental homes) is the most needed type of housing in lone.
- 22.00% of respondents indicated that large families (5 or more persons) need additional housing types or dedicated policies and programs to ensure they can access housing in lone.

City of Jackson

- 52.31% of respondents indicated that duplex, triplex, and fourplex are the most needed types of housing in Jackson.
- 60.27% of respondents indicated that homeless persons or at risk of homelessness need additional housing types or dedicated policies and programs to ensure they can access housing in Jackson.

City of Plymouth

- 36.00% of respondents indicated that farmworker housing is the most needed type of housing in Plymouth.
- 31.58% of respondents indicated that farmworkers need additional housing types or dedicated policies and programs to ensure they can access housing in Plymouth.

City of Sutter Creek

- 15.38% of respondents indicated that single family, medium to large (2,000 square foot home or larger) is the most needed type of housing in Sutter Creek.
- 14.93% of respondents indicated that seniors need additional housing types or dedicated policies and programs to ensure they can access housing in Sutter Creek.

Unincorporated Area of Amador County

- 38.00% of respondents indicated that farmworker housing is the most needed type of housing in the unincorporated area of Amador County.

5. STAKEHOLDER PARTICIPATION

Representatives from 17 community stakeholders were invited to provide input on housing-related issues affecting Amador County; this invitation list included housing developers (affordable and market-rate), religious organizations, school representatives, fair housing service providers, and other social service providers. Understanding the potential lack of participation from community members of protected classes, the Countywide jurisdictions and consultant team targeted stakeholders, agencies, and organizations that represent protected class members, such as lower income households, persons with disabilities, persons 65 years of age or older, female-headed households, farmworkers, and residents experiencing homelessness, to gain a better understanding of fair housing concerns.

These key stakeholders, agencies, and organizations were asked to participate and assist in two ways. First, to provide outreach assistance by sharing information about the Housing Element Update, workshop, housing needs and priorities survey, and open houses with their service population. Second, by identifying any housing needs and constraints to obtaining housing related to the population or clientele of service providers, housing needs and constraints as observed by advocates and interested parties, and housing needs and constraints to building or providing housing as observed by members of the development community.

Stakeholders invited to participate included representatives from:

- First 5 Amador
- Nexus Youth & Family Services
- Communities Energized for Health, a Project of ETR
- Amador County Behavioral Health
- Homeless Outreach City of Jackson
- Amador Co Department of Social Services
- Amador County Public Health
- Amador County Unified School District
- Nexus Youth & Family Services
- Ione Band of Miwok Indians
- Area 12 Agency on Aging
- St. Vincent de Paul
- Trinity Episcopal Church
- UC Master Gardeners
- Amador Tuolumne Community Action Agency
- County of Amador

Stakeholder and Service Provider Survey

17 stakeholders responded to the service provider survey. Survey results are provided in Appendix A. Stakeholders expressed concern regarding a variety of fair housing issues, with limited affordable housing identified as the primary barriers identified to finding or staying in housing. Stakeholder input is incorporated into the Housing Needs Assessment, Affirmatively Furthering Fair Housing, and other chapters as relevant.

6. ACTIONS TO EXPAND PUBLIC ENGAGEMENT

To ensure meaningful, frequent, and ongoing community outreach is fostered and continued during this 6th Cycle planning period, Programs 2 and 23 are included in the Housing Plan. Program 2 provides for annual outreach related to each jurisdiction's Annual Progress Report. Program 23 provides for ongoing community education and outreach to ensure information regarding housing-related programs is available to households and interested parties throughout the County. Overall, the intent of these programs in the Housing Plan is to ensure meaningful, frequent, and ongoing community participation is fostered and continued during this 6th Cycle planning period.

B. ASSESSMENT OF FAIR HOUSING ISSUES

This section contains an analysis of demographic, housing, and specifically fair housing issues for Amador County. While the County's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations were discussed in previous sections of this Background Report, this section focuses on demographics and income related to protected classes, lower income and poverty-level households and also incorporates information from the community engagement and outreach process used to develop this Housing Element, which is described in the previous section.

1. FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

Fair housing for each city and the unincorporated area of Amador County is addressed at both the local and regional level. Resources for enforcement and outreach are discussed below.

Enforcement

The County provides information regarding fair housing services and tenant/landlord rights on its website under the Housing and Employment Information webpage and follows State and Federal requirements related to fair housing. The Amador Tuolumne Community Action Agency (ATCAA) offers a variety of assistance and services to the community. Services include securing and stabilizing housing for homeless families and individuals as well as those at risk of becoming homeless. When funding is available, ATCAA offers emergency Homeless Prevention Rental Assistance and Homeless Rapid Re-Housing Assistance. Fair housing inquiries at the County and each jurisdiction are currently referred to the California Department of Fair Housing and Employment.

None of the jurisdictions reported any complaints related to fair housing during the 5th Cycle. The HCD Affirmatively Furthering Fair Housing Data Viewer (AFFH Viewer) provides information regarding federal Fair Housing and Equal Opportunity (FHEO) cases by city for the 2013-2021 period, which provides a local and regional understanding of fair housing issues and complaints and also provides data on total County cases in 2010 and 2020. It is noted that Countywide information is not available for the 2013-2021 period. The City-specific 2013-2021 and Countywide 2010 and 2020 data is information is summarized below for each jurisdiction:

- Countywide: 2 cases in 2020 (1 with a racial bias, 1 with a familial status bias) and 0 cases in 2010
- 0 in Amador City (2013-2021)
- 2 in Lone (2013-2021) with no identified bias based on protected characteristics (disability, race, familial status, national origin, religion, sex, or color) and neither was pursued due to the failure of the complainant to respond
- 8 in Jackson (2013-2021) with no identified bias based on protected characteristics; 4 cases were not pursued due to the failure of the complainant to respond, FHEO decided to not pursue 2 additional cases, and 2 cases were determined to have no valid issue
- 0 in Plymouth (2013-2021)
- 0 in Sutter Creek (2013-2021)

According to the California Department of Fair Employment and Housing (CDFEH) 2020 Annual Report, 880 housing complaints were filed in 2020, with the top basis for housing complaints surrounding disability (650 cases or 73.86 %) and race (177 cases or 20.11%)⁹. None of the 880 housing complaints filed in 2020 was from Amador County residents.

It is noted that the California DFEH does not make data readily available related to fair housing inquiries, specific concerns, and outcomes; if made available, this information would be invaluable to local jurisdictions, residents, and landlords in identifying areas with high incidences of fair housing concerns and opportunities for community education regarding specific topics of concern. The County has requested that the HCD coordinate with the California Department of Fair Employment and

⁹ California Department of Fair Employment and Housing. 2020. 2019 Annual Report. Available at: <https://calcivilrights.ca.gov/wp-content/uploads/sites/32/2022/01/2020-DFEH-Annual-Report.pdf>

Housing to include this information at the local level in HCD’s AFFH Viewer to assist local jurisdictions with better understanding fair housing needs.

Public Education

Fair housing outreach and education efforts are not currently conducted in Amador County. Apart from a link to the Department of Fair Employment and Housing on the Amador County website, there is no information readily available from the County, the cities, or ATCAA to assist residents, landlords, and housing providers with understanding fair housing laws and rights.

Findings

Based on the number of cases in Amador County, there appears to be adequate capacity in Amador County to respond to the complaints made. However, there is the potential that the low number of complaints in Amador County reflects a lack of understanding of fair housing rights and limited availability of programs or organizations active in the County that provide assistance with making a complaint. Therefore, additional outreach and education is needed, and annual training of County and local jurisdiction staff should occur to ensure fair housing practices are maintained Countywide and information regarding fair housing, including fair housing resources as well as other housing-related resources for renters and homeowners, is needed. Bi-annual training of County and local jurisdiction staff should occur to ensure fair housing practices are maintained throughout the County. Information regarding fair housing laws and rights and housing programs available to renters and homeowners should be made available at County and City buildings as well as publicly-accessible locations throughout the County such as libraries or community centers, on each jurisdiction’s website, and via each jurisdiction’s social media on a regular basis to ensure County residents and landlords are aware of fair housing laws and rights, as well as methods to address fair housing concerns.

Amador County and the Cities comply with fair housing laws and regulations as described in Table V-1.

Law	Description	Compliance
California Fair Employment and Housing Act (FEHA)	The Fair Employment and Housing Act (FEHA) applies to public and private employers, labor organizations and employment agencies. The FEHA prohibits those engaged in the housing business – landlords, real estate agents, home sellers, builders, mortgage lenders, among others – from discriminating against tenants or homeowners on the basis of protected characteristics. It is also illegal for cities, counties, or other local government agencies to make zoning or land-use decisions, or have policies that discriminate against individuals based on those traits.	Compliance is achieved through DFEH’s enforcement of the FEHA and through HUD’s enforcement of federal FHEO cases. The Countywide jurisdictions do not actively provide education or assistance with fair housing complaints under federal or state fair housing laws.
Government Code Section 65008	Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, land ownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.	Compliance is achieved by uniform application of each jurisdiction’s codes, regulations, policies and practices, including development standards, design guidelines, application submittal requirements, fees and approval findings.
Government Code Section 8899.50	Requires all public agencies to administer programs and activities relating to housing and community development in a manner to	Compliance is achieved through consultations with community stakeholders and support agencies as part

	affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.	of program evaluating and funding decisions. The 6th Cycle Housing Element Housing Plan describes how fair housing issues and contributing factors will be addressed throughout the 6 th Cycle.
Government Code Section 11135 et seq.	Requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.	Compliance is achieved through promotion/availability of activities and programs to all persons of all backgrounds to participate equally in community programs and activities.
Density Bonus Law (Gov. Code, § 65915.)	Density bonus law is intended to support the construction of affordable housing by offering developers the ability to construct additional housing units above an agency's otherwise applicable density range, in exchange for offering to build or donate land for affordable or senior units. Density Bonus Law also provides for incentives intended to help make the development of affordable and senior housing economically feasible.	Compliance is achieved by administration of each jurisdiction's code, which provides for compliance with Government Code Section 65915 et seq, as well as with Housing Plan programs requiring modifications to specific jurisdiction's codes to comply with State law.
Housing Accountability Act (Gov. Code, § 65589.5.)	Provides that a local agency shall not disapprove a housing development project, for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes certain written findings, based upon a preponderance of the evidence in the record.	Compliance is achieved through the development review process consistent with the Housing Accountability Act. Additionally, lone has adopted objective development standards and Amador County and the cities of Amador City, Plymouth, Jackson, and Sutter Creek will prepare objective development standards to facilitate an objective and equitable review of applicable projects.
No-Net-Loss Law (Gov. Code, § 65863)	Ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's regional housing need assessment (RHNA) allocation, especially for lower- and moderate- income households.	This draft Housing Element identifies a surplus of sites with capacity to accommodate each jurisdiction's RHNA allocation and address any shortfall that may occur with respect to anticipated development density capacity.
Least Cost Zoning Law (Gov. Code, § 65913.1)	Provides that, in exercising its authority to zone for land uses and in revising its housing element, a city, county, or city and county shall designate and zone sufficient vacant land for residential use with appropriate standards, in relation to zoning for nonresidential use, and in relation to growth projections of the general plan to meet housing needs for all income categories as identified in the housing element of the general plan.	Compliance is achieved through adoption of each jurisdiction's General Plan and Zoning Code and implementation of Housing Element Housing Plan Programs which commit the jurisdictions maintaining adequate sites at densities appropriate to accommodate their RHNAs and commit Plymouth to rezone to accommodate its RHNA.
Excessive Subdivision Standards (Gov. Code, § 65913.2.)	Provides that, in exercising its authority to regulate subdivisions a city, county, or city and county shall: (a) Refrain from imposing criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for any and all economic segments of the community. However, nothing in this section shall be construed to enlarge or diminish the authority of a city, county, or city and county under other provisions of law to permit a developer to construct such housing.	Compliance is achieved through the implementation of a fair and equitable development review process which is administered consistent with the Excessive Subdivision Standards Act.

	<p>(b) Consider the effect of ordinances adopted and actions taken by it with respect to the housing needs of the region in which the local jurisdiction is situated.</p> <p>(c) Refrain from imposing standards and criteria for public improvements including, but not limited to, streets, sewers, fire stations, schools, or parks, which exceed the standards and criteria being applied by the city, county, or city and county at that time to its publicly financed improvements located in similarly zoned districts within that city, county, or city and county.</p>	
Limits on Growth Controls (Gov. Code, § 65302.8.)	<p>Provides that, if a county or city, including a charter city, adopts or amends a mandatory general plan element which operates to limit the number of housing units which may be constructed on an annual basis, such adoption or amendment shall contain findings which justify reducing the housing opportunities of the region. The findings shall include all of the following:</p> <p>(a) A description of the city's or county's appropriate share of the regional need for housing.</p> <p>(b) A description of the specific housing programs and activities being undertaken by the local jurisdiction to fulfill the requirements of subdivision (c) of Section 65302.</p> <p>(c) A description of how the public health, safety, and welfare would be promoted by such adoption or amendment.</p> <p>(d) The fiscal and environmental resources available to the local jurisdiction</p>	None of the Countywide jurisdictions have adopted a General Plan that operates to limit the number of housing units which may be constructed on an annual basis.
Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)	<p>Section 65583 stipulates that the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.</p> <p>Subdivision (c)(5) provides that, in order to make adequate provision for the housing needs of all economic segments of the community, the program shall promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of protected characteristics.</p>	Compliance is achieved through preparation and adoption of a Housing Element that addresses the provisions of State Housing Element law.

2. ANALYSIS OF AVAILABLE FEDERAL, STATE, AND LOCAL DATA AND LOCAL KNOWLEDGE

This section presents an overview of available federal, state, and local data to analyze fair housing issues in Amador County. These data sources are supplemented with local knowledge of existing conditions in the community to present a more realistic picture of fair housing concerns in Amador County and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing.

The figures in this chapter identify data based on census tracts and boundaries, as shown in Figures V-1 and V-2. For an understanding of how existing affordable housing opportunities are distributed throughout the County, Figures V-3 and V-4 identify Housing Choice Vouchers and subsidized housing.

Local Knowledge

It is recognized that segregation and discriminatory practices have occurred throughout the nation. Restrictive covenants were used to stabilize the property values of white families and caused segregation of neighborhoods. Beginning in 1934, the Federal Housing Authority recommended the inclusion of restrictive covenants in the deeds of homes it insured. Racially restrictive covenants made it illegal for African Americans, as well as other people of color, to purchase, lease rent, or use homes (unless as a servant).

In a landmark 1948 ruling, the Supreme Court deemed all racially restrictive covenants unenforceable. While Titles VIII and IX of the 1968 Civil Rights Act, also known as the Fair Housing Act, prohibited discrimination in the sale, rental, and financing in housing-related transactions based on race, color, national origin, religion, sex, disability, marital status, and familial status, it is anticipated that restrictive covenants continue to remain in property deeds throughout Amador County, including its cities.

The Amador County Clerk/Recorder has a Restrictive Covenant Modification program, which provides for a modification document to be recorded with the unlawful covenant language stricken, where a property owner submits their title documents for such a change and the existence of unlawfully restrictive language is confirmed by County Counsel. However, most people are not even aware that these covenants exist.

In 2021, Assembly Bill 1466 made changes to the RCM processes and added Government Code Section 12956.3, which imposes a state-mandated local program and opens the ability to all, including the County Clerk/Recorder, to submit a RCM document for recording and redact the illegal restrictive language. As part of the new processes, GC Section 12956.3(b)(1), requires the Amador County Clerk/Recorder's Office to create a Restrictive Covenant Modification Program Implementation Plan to address the following requirements:

- Identify unlawfully restrictive covenants
- Redact unlawfully restrictive covenants
- Track identified illegal restrictive covenants
- Establish a timeline to identify, track, and redact unlawfully restrictive covenants
- Make index of recorded RCM documents available to the public
- Maintain original non-redacted recording
- Provide status reports to the County Records Association of California

Separate from racially restrictive covenants, the Home Owners Loan Corporation mapped regions and “redlined” areas, depicting “best” areas in green, “still desirable” in blue, “definitely declining” in yellow, and “hazardous” in red. This practice was known as “redlining”. The County and Cities are not aware of any known redlining maps that include Amador County.

Analysis of Impediments to Fair Housing

Amador County is included in the Stanislaus County Housing Authority service area. The Stanislaus County Fiscal Year 2020-2025 Regional Analysis of Impediments (AI) addressed regional impediments to fair housing for the Stanislaus Urban County, City of Modesto, City of Turlock, and the StanCoHA (Counties of Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, Stanislaus, and Tuolumne). The AI did not include any data or findings specific to Amador County. Three of the five findings from the AI were not jurisdiction-specific and are applicable to Amador County as well as all jurisdictions addressed by the AI:

- There is a limited knowledge of fair housing rights among the general population.
- Discrimination in rental housing often occurs without legal complaint and opportunity for redress/ resolution to fair housing violations.

- There is a support and assistance need for homeowners who have experienced foreclosure, homeowners and renters who are members of a protected class, and others who must find affordable living arrangements.

These findings reinforce the conclusions of the Fair Housing Outreach and Enforcement Capacity discussion, which identified a need for education regarding fair housing laws, assistance with fair housing complaints, and assistance with information regarding resources available for renters and homeowners.

3. INTEGRATION AND SEGREGATION PATTERNS AND TRENDS

To inform priorities, policies, and actions, Amador County has included an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analysis will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in unincorporated Amador County that experience the highest levels of segregation.

Neighborhood Concentrations and Diversity

Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in California and the United States. Figures V-5 and V-6 map the concentrations of racial/ethnic groups by Census tract. With the exception of the northwest portion of the County, including northern Lone and northern Plymouth, which is identified as having a concentration of 3 mixed groups, the County is generally composed of Latinx-White and Mostly White households as shown in Figures V-5 and V-6.

To provide more detail regarding racial/ethnic concentrations and diversity, Esri's Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores less than 40 represent lower diversity in the jurisdiction while scores of greater than 85 represent higher diversity. Additionally, scores between 40-55 represent low diversity, 55-70 represent moderate diversity, and 70-85 represent high diversity.

As shown in Figures V-7 and V-8, there generally appears to be lower diversity index scores throughout Amador County, except census block group 2 of the census tract 3.01 in the west portion of the County has a high diversity index (70-85). Census block group 2 of census tract 3.01 covers the north portion of Lone. It is noted that this census block group extends out into areas of the unincorporated County. Amador County, Amador City, Jackson, Plymouth, and Sutter Creek, and the unincorporated area generally have similar levels of diversity index scores when compared with surrounding counties of El Dorado, Calaveras, and Alpine, but lower diversity index scores when compared to Sacramento County to the west. Lone, though, has areas ranging from mid to higher diversity and does not include any lower diversity areas. Figures V-9 and V-10 depict the diversity index in 2010. From 2010 to 2018, there has been a slight increase to the diversity index in the western and central portions of the County as well as the cities of Lone (eastern portion), Jackson (western and northern portions), and Sutter Creek (western portion).

Table V-2 shows the demographic trends over time for the Amador County, each city, and the unincorporated area from 1990 to 2020. Since 1990, the percentage of population that are White residents has decreased from 94.1% to 72.8% in Jackson, from 94.7% to 77.9% in Sutter Creek, and from 92.3% to 73.7% in the unincorporated Amador County, compared to the County which has decreased at a slower rate from 83.7% to 73.4%. Similarly, since 2000, the percentage of population that are White residents has decreased from 85.7% to 79.0% in Amador City, and from 88.3% to 65.4% in Plymouth. Since 1990, the percentage of population that are Black residents has decreased from 24.0% to 2.2% in Lone, compared to the County which has decreased from 5.6% to 3.0%. Since 2000, the percentage of population that are Two or More Races residents has increased in all Countywide jurisdictions - from 0.1% to 6.0% in the Amador City, 1.2 % to 5.5% in Lone, from 1.7% to 5.5% in the Jackson, from 2.8% to 6.0% in Sutter Creek, and from 1.8% to 4.9% in the Unincorporated Amador County, compared to the County which has increased at a rate from 1.8% to 5.1%. Since 1990, the percentage of population that are Hispanic or

Latino residents has increased from 6.1% to 16.3% in Jackson, from 4.3% to 11.8% in Sutter Creek, and from 4.7% to 14.1% in the unincorporated Amador County, compared to the County which has decreased at a rate from 8.4% to 14.9%. Similarly, since 2000, the percentage of population that are Hispanic or Latino residents has decreased from 0.3% to 10.5% in Amador City, and from 5.1% to 24.4% in Plymouth. In comparison to the County, there has been little change in the population of other racial and ethnic groups in the County from 1990 to current population.

Racial/Ethnic	1990	2000	2010	Current
City of Amador City				
White	-	85.7%	88.1%	79.0%
Black or African American	-	0.0%	0.0%	0.5%
American Indian and Alaska Native	-	0.1%	0.1%	2.0%
Asian or Pacific Islander	-	0.0%	0.0%	0.0%
Some other race	-	0.0%	0.0%	2.0%
Two or More Races	-	0.1%	0.1%	6.0%
Hispanic or Latino	-	0.3%	0.2%	10.5%
City of Ione				
White	50.9%	55.0%	58.2%	72.1%
Black or African American	24.0%	17.7%	10.2%	2.2%
American Indian and Alaska Native	1.4%	2.0%	1.8%	1.2%
Asian or Pacific Islander	0.7%	1.7%	1.5%	1.5%
Some other race	0.9%	2.2%	1.2%	0.4%
Two or More Races	-	1.2%	2.0%	5.5%
Hispanic or Latino	22.2%	20.2%	25.1%	17.0%
City of Jackson				
White	94.1%	89.5%	82.5%	72.8%
Black or African American	0.3%	0.5%	0.6%	0.8%
American Indian and Alaska Native	1.0%	1.1%	1.5%	1.9%
Asian or Pacific Islander	0.5%	0.6%	1.4%	2.2%
Some other race	0.0%	0.1%	0.2%	0.5%
Two or More Races	-	1.7%	2.7%	5.5%
Hispanic or Latino	4.1%	6.5%	11.2%	16.3%
City of Plymouth				
White	-	88.3%	74.4%	65.4%
Black or African American	-	0.2%	0.3%	0.5%
American Indian and Alaska Native	-	1.9%	1.3%	2.3%
Asian or Pacific Islander	-	0.6%	0.7%	1.7%
Some other race	-	0.0%	0.1%	0.9%
Two or More Races	-	3.9%	5.0%	4.8%
Hispanic or Latino	-	5.1%	18.2%	24.4%
City of Sutter Creek				
White	94.7%	88.8%	84.9%	77.9%

Black or African American	0.3%	0.2%	0.4%	0.6%
American Indian and Alaska Native	0.3%	1.1%	1.0%	1.6%
Asian or Pacific Islander	0.4%	1.2%	2.8%	1.9%
Some other race	0.0%	0.2%	0.0%	0.3%
Two or More Races	-	2.8%	2.2%	6.0%
Hispanic or Latino	4.3%	5.8%	8.8%	11.8%
Unincorporated				
White	92.3%	89.5%	86.3%	73.7%
Black or African American	0.5%	0.3%	0.4%	3.9%
American Indian and Alaska Native	1.8%	1.5%	1.4%	1.3%
Asian or Pacific Islander	0.7%	0.8%	0.9%	1.4%
Some other race	0.0%	0.1%	0.1%	0.7%
Two or More Races	-	1.8%	2.5%	4.9%
Hispanic or Latino	4.7%	6.0%	8.4%	14.1%
Amador County				
White	83.7%	82.4%	79.6%	73.4%
Black or African American	5.6%	3.8%	2.5%	3.0%
American Indian and Alaska Native	1.5%	1.5%	1.4%	1.4%
Asian or Pacific Islander	0.7%	1.0%	1.2%	1.5%
Some other race	0.2%	0.5%	0.3%	0.6%
Two or More Races	-	1.8%	2.5%	5.1%
Hispanic or Latino	8.4%	8.9%	12.5%	14.9%

Source: US Census; 1990 US Census; 2000 US Census; 2010 US Census; 2020 US Census.

Mapped Patterns of Integration and Segregation

Patterns of integration and segregation are also considered for people with disabilities, familial status, and income groups. Relying primarily on data available from the US Census and the AFFH dataset from HUD, it is possible to map and consider existing patterns which may indicate historical influences and future trends.

Persons with Disabilities

Amador County is home to a number of persons with disabilities. As discussed in the Needs Assessment section of the Housing Element Background Report, approximately 15% of Amador County's population in 2019 had at least one disability and 57% of those individuals were seniors. For persons ages 0 to 64, the most common disabilities are cognitive difficulties (25.6%), ambulatory difficulties (24.5%), and independent living difficulties (20.9%). For the population of ages 65 and over, the most common disabilities are ambulatory difficulties (33.8%), hearing difficulties (22.1%), and independent living difficulties (17.7%). Persons with disabilities are represented throughout Amador County with discernible patterns of segregation, as illustrated on Figures V-11 and V-12. The higher concentrations are identified in the census tracts within the unincorporated areas of the County, and areas surrounding the cities of Sutter Creek and Jackson. As shown in Figure V-12, census tract 1.02 in the east portion of the County and census tract 4.01 to the east of Sutter Creek and to the north of Jackson contain 20 to 30% of the population with a disability. Although census tract 4.01 only covers a portion of the cities of Sutter Creek and Jackson, the incorporated areas of the tract contain a larger share of the population than the unincorporated communities. As shown in Table II-13 of Section II (Housing Needs), the City of Jackson has a higher percentage of population with a disability, at a rate of 17.2%, compared to the rate of 9.4% in Sutter Creek. Therefore, it is anticipated that a larger share of persons with a disability are located in Jackson. All other census tracts within the County, including those tracts covering the cities of Lone, Plymouth, and Amador, contain 10 to 20% of the population with a disability.

In Amador County, unincorporated communities contain a larger share of the County population than unincorporated cities, it is anticipated that a larger share of persons with a disability are located in the unincorporated communities, which typically have less transit, activity centers, and access to goods and services, including medical care and assistance. Additionally, unincorporated communities are generally seen as less suitable for persons with disabilities who may have impaired mobility and difficulty accessing goods and services. However, as highlighted by Table II-13 of Section II (Housing Needs), 1,765 of 2,855 disabilities in the County reside within the unincorporated communities. Further, the California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code; therefore, it should be noted that zip codes for incorporated cities may contain portions of unincorporated Amador County. As shown in Table II-15, the DDS data indicates that a total of >249 developmentally persons reside in zip codes for the unincorporated areas of Amador County, while >190 developmentally persons reside in an incorporated city. It is important to note that while the unincorporated communities generally contain a higher concentration of persons with disabilities, no discernable or historical patterns of segregation exist in the unincorporated County. The County has extremely large census tracts, so it is difficult to identify the exact concentrations of populations with a disability in the individual unincorporated communities. However, it is anticipated that the concentrations of populations with a disability would be in the less rural and more urbanized unincorporated communities and communities with assisted housing, such as Scottsville, Volcano, Fiddletown, Buckhorn, and Pine Grove, as these communities have more access to services, transit, and major activity centers than the other unincorporated communities.

Based on this analysis, the County finds that there are not significant patterns of segregation impacting persons with disabilities in Amador County, given that the concentration of persons with disabilities has no correlation with the degree of diversity throughout the County. However, the County finds that the areas east to Sutter Creek and north to Jackson within census tract 4.01 contain a larger percentage of populations with a disability. As shown in Figures V-11 and V-12 compared with V-35 through V-38, census tracts with higher concentrations of populations with a disability are also some of the County's census tracts with higher cost burdens for house renters, indicating that populations with a disability may be particularly susceptible to these economic impacts. Additionally, the County recognizes that at a regional level, Amador County is home to higher concentrations of persons with disabilities than other surrounding counties, which can be correlated with the Countywide older resident profile.

Percent of Population Over the Age of 18 in Households Living Alone

Figure V-13 identifies the percent of population over the age of 18 in households living with spouse in Amador County. The majority of census tracts in the County have 40% to 60% of population over the age of 18 in households living with spouse, except census tract 1.02 in the central portion of the unincorporated Amador County that has 60% to 80% of population over the age of 18 in households living with spouse. Considering there are only a limited number of households that reside in census tract 1.02, it appears that there are no significant patterns of segregation impacting persons over the age of 18 living alone in Amador County.

Married Households

As shown in Figures V-14 and V-15, all census tracts in Amador County have 60% to 80% or over 80% of its population in married households. Countywide, the areas with higher concentrations of married households are located in less densely developed areas of the County. Dense communities have a lower percentage of married households. All census tracts that cover the cities of Amador, Sutter Creek, and Jackson have 60% to 80% of the population in married households. Census tract 3.01 that covers the north portions of the cities of Lone and Plymouth have over 80% of its population in married households. It is noted that census tract 3.01 in the cities of Lone and Plymouth with over 80% of married households extends out into areas of the unincorporated County. Based on this analysis, the County finds that there are no significant patterns of segregation impacting married households in Amador County, given that the concentration of married households has no correlation with the degree of diversity throughout the County. As compared to Figures V-35 through V-38, the concentrations of married households throughout the County have no correlation to the cost burdens for house owners and renters, indicating that married households are not susceptible to these economic impacts.

Female-Headed Households

Amador County is also home to a number of female-headed households. As shown in Figures V-16 and V-17, all census tracts in Amador County have 20% to 40% or less than 20% of its population in female-headed households, with more densely developed/more populated census tracts in Amador County having lower levels of female-headed households. All census tracts that cover the cities of Amador, Lone, and Plymouth have less than 20% of population in female-headed households. Census tract 4.01 that covers the west portion of Sutter Creek and the north portion of Jackson have 20% to 40% of its population in female-headed households. It is noted that census tract 4.01 in the cities of Sutter Creek and Jackson with 20 to 40% of households with a female head extends out into areas of the unincorporated County. According to Table II-10 in the Section II (Housing Needs), households with female heads make up approximately 11.3% of households in Amador County, with 1,119 female-headed households reside in the Amador County and 575 female-headed households reside in the unincorporated communities in the County. In 2019, about 27.5% of female-headed families in Amador County had incomes below the poverty line while families in poverty made up only 11.5% of all households in Amador County. With over 6,331 households in unincorporated areas of Amador County, there are 575 households with female heads, making up approximately 9.1% of households in unincorporated areas of Amador County. Among all incorporated jurisdictions in Amador County, Jackson has 22.0% households with female heads, Amador City has 20.5% households with female heads, and Plymouth has 17.3% households with female heads, compared to 11.3% households with female heads countywide. A higher percentage of female-headed households are anticipated to be located within the incorporated cities, as these areas have better access to transit and major activity and employment centers. There are no known historic patterns of segregation by familial status, including by household gender, which the County finds as contributing factors to continued segregation in Amador County. However, it is important to note that although female-headed households made up only 11.3% of all families, they accounted for 50.3% of families in poverty. For this reason, it is expected that female-headed households are more likely to be located in the less rural and more urbanized unincorporated communities with existing assisted housing, as these communities have more access to transit and major activity centers than the other unincorporated communities. Additionally, reviewing Figures V-35 and V-36 indicates that the census tracts with concentrations of female-headed households are also some of the County's census tracts with higher cost burdens for house renters, indicating that female-headed households may be particularly susceptible to these economic impacts.

Persons 65 Years of Age or Older

Amador County's older residents, persons 65 years of age or older, are dispersed throughout the County, as shown in Figures 22 and 23. All census tracts in the County are comprised of populations where over 10% of residents are 65 years of age or older, with census tracts 1.01 and 4.01 in the central portion of the County having over 30% of residents that are 65 years of age or older and census tracts 3.01 and 3.04 in the west portion of the County that have 10% to 20% of residents are 65 years of age or older. All other census tracts in the County have 25 - 30% of residents that are 65 years of age or older. Among incorporated cities in the County, majority of census tracts that cover the cities of Amador, Sutter Creek, Jackson, Lone, and Plymouth have 25 to 30% or over 30% of residents that are 65 years of age or older, with only the north portion of the cities of Lone and Plymouth and the northwest portion of Jackson having less than 15% of residents that are 65 years of age or older. It is noted that these census tracts with less proportion of senior residents extend out into areas of the unincorporated County. Table II-12 in the Section II (Housing Needs) compares senior households and populations in Amador County from 2010 to 2019. In 2019, there were 6,110 households with a head of household who is 65 years of age or older, representing 41.9% of all households in Amador County. Overall, the number of households with a head of household who is 65 years or older increased by about 33.6% or 1,538 households when compared to 2010. Lone experienced the largest growth in senior households at the rate of 15.2%, compared to the rate of 10.8% countywide. The cities of Lone and Sutter Creek also experienced significant growth of senior households at the rate of 12.4%, compared to the rate of 10.8% countywide. In 2019, the unincorporated communities of the County have 11.3% of households with a head of household who is 65 years of age or older, which account for 63.8% households with a head of household in the County. Therefore, there is a need to provide affordable senior housing in these cities as well as throughout the unincorporated areas to assist the growing population of older residents in the County. Additionally, reviewing Figures V-35 and V-36 indicates that the census tracts with concentrations of senior households are also some of the County's census tracts with higher cost burdens for house renters, indicating that senior households may be particularly susceptible to these economic impacts.

Median Household Income

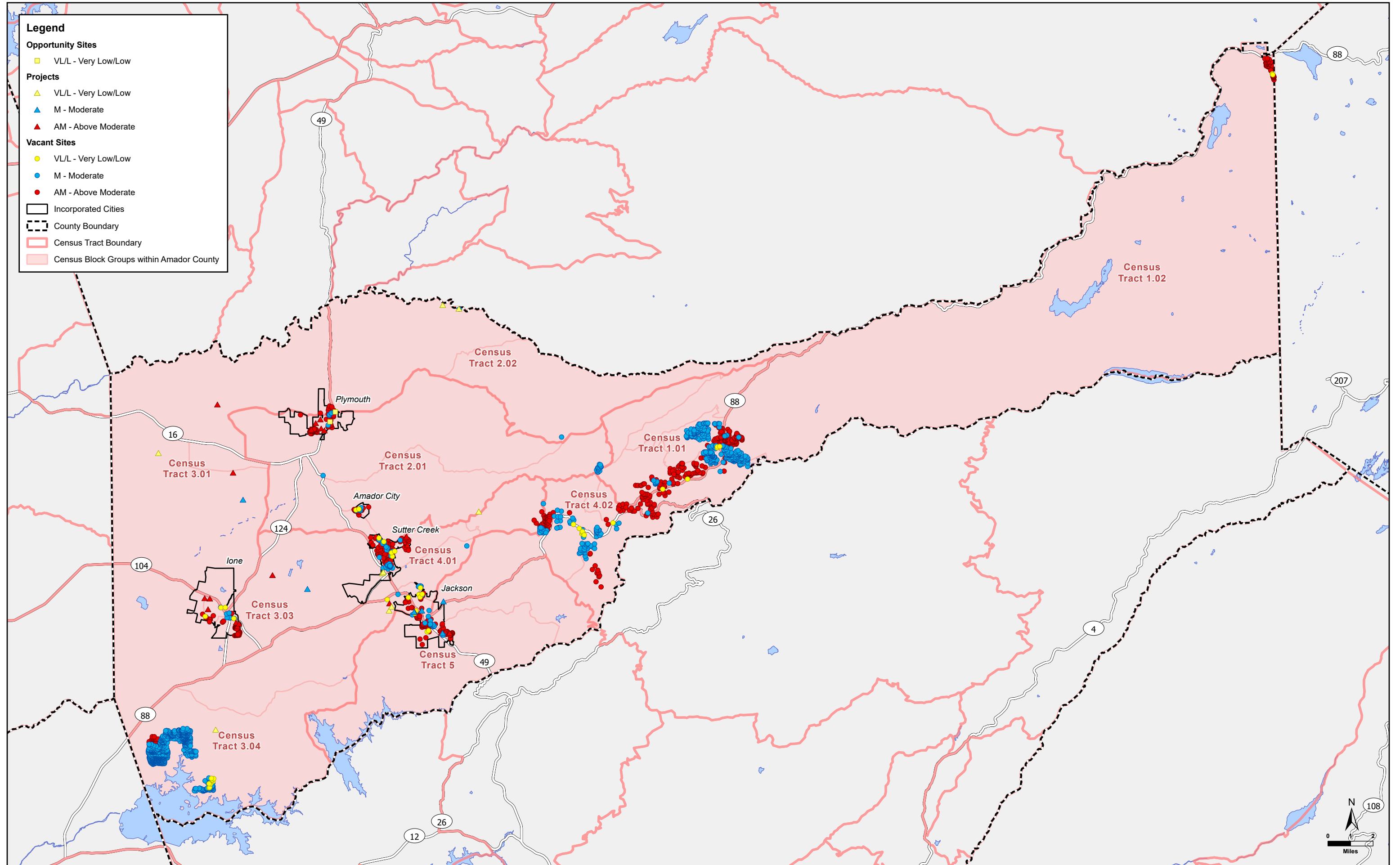
Figures V-20 and V-21 identify the 2019 median household income for Amador County. As shown, households of different income levels are dispersed throughout the County. According to HCD, the estimated median household income (AMI) for a four-person family in the State of California in 2020 was \$87,100. The estimated median household income for a four-person family in Amador County in 2020 was \$78,700. The majority of census block groups within the County have a median household income that is lower than \$87,100. The only census block groups that have a median household income higher than the State median household income are the census block group 2 of census tract 3.01 that covers the north portion of lone and the census block group 2 of the census tract 4.02 in the central portion of the County. The north portion of Jackson, the southwest portion of Sutter Creek, and the east portion of lone are covered by census block groups that have a median household income between \$30,000 - \$55,000, below the AMI. It is noted that these census block groups extend out into areas of the unincorporated County. Table II-10 in the Section II (Housing Needs) compares families in poverty in Amador County in 2019. Overall, 612 of 9,872 families were in poverty (6.2%) in the County. In the cities of Jackson and Sutter Creek, there were 9.5% and 7.9% families living under the poverty level, higher than the rate of 6.2% countywide. Based on the above, it appears that patterns of moderately segregated economic wealth, as indicated by median household income, do exist in Amador County, especially within the cities of Jackson and Sutter Creek.

Findings

As previously discussed, higher diversity scores indicate higher levels of segregation among those race and ethnic groups. There generally appears to be lower diversity index scores throughout Amador County. The County has considered trends and patterns related to integration and segregation based on racial and ethnic factors, disability, family status, seniors, and median household income. In some cases, as in the case of racial and ethnic integration, there are no distinguishable patterns of segregation, and the community appears to be well-integrated. However, there are patterns of isolation or segregation apparent when considering the other characteristics, including the distribution of persons with disabilities, married households, female-headed households, seniors, and households with lower median household incomes.

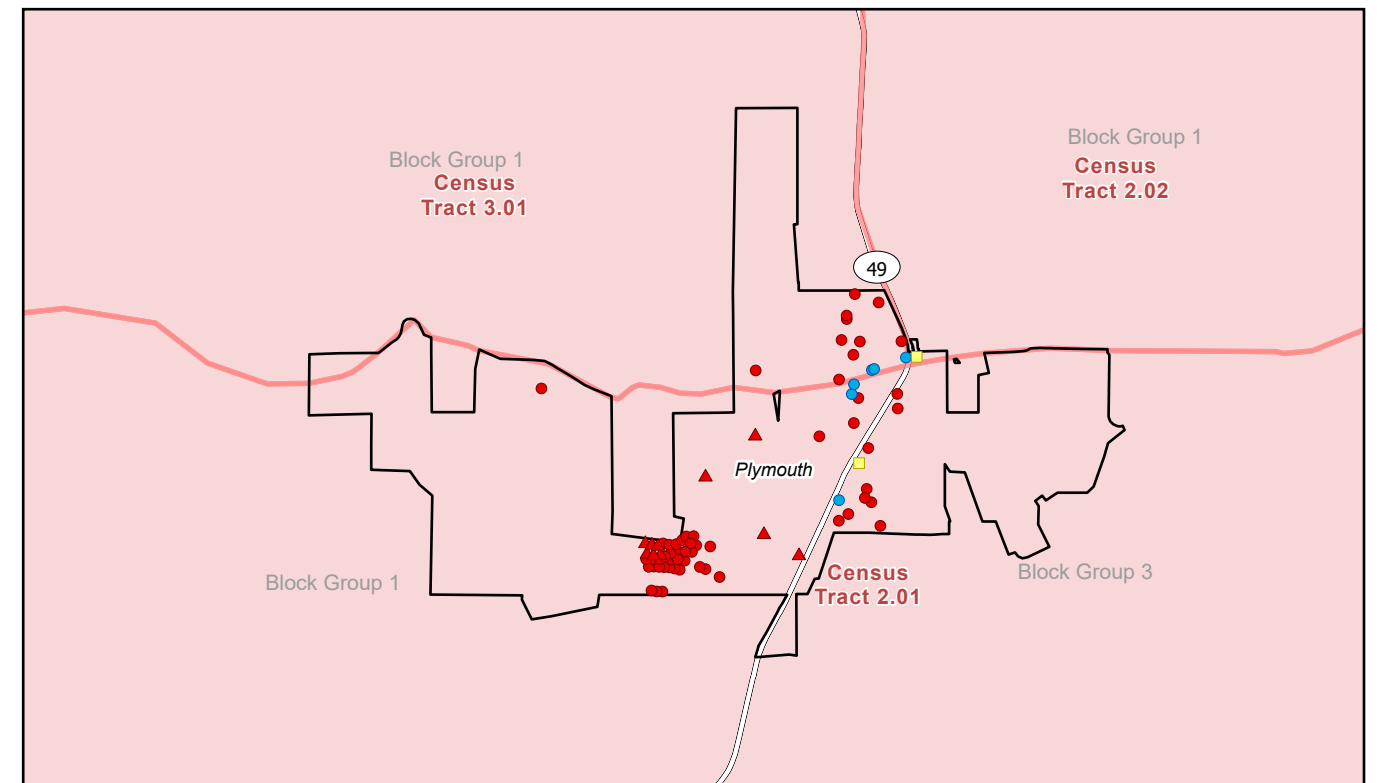
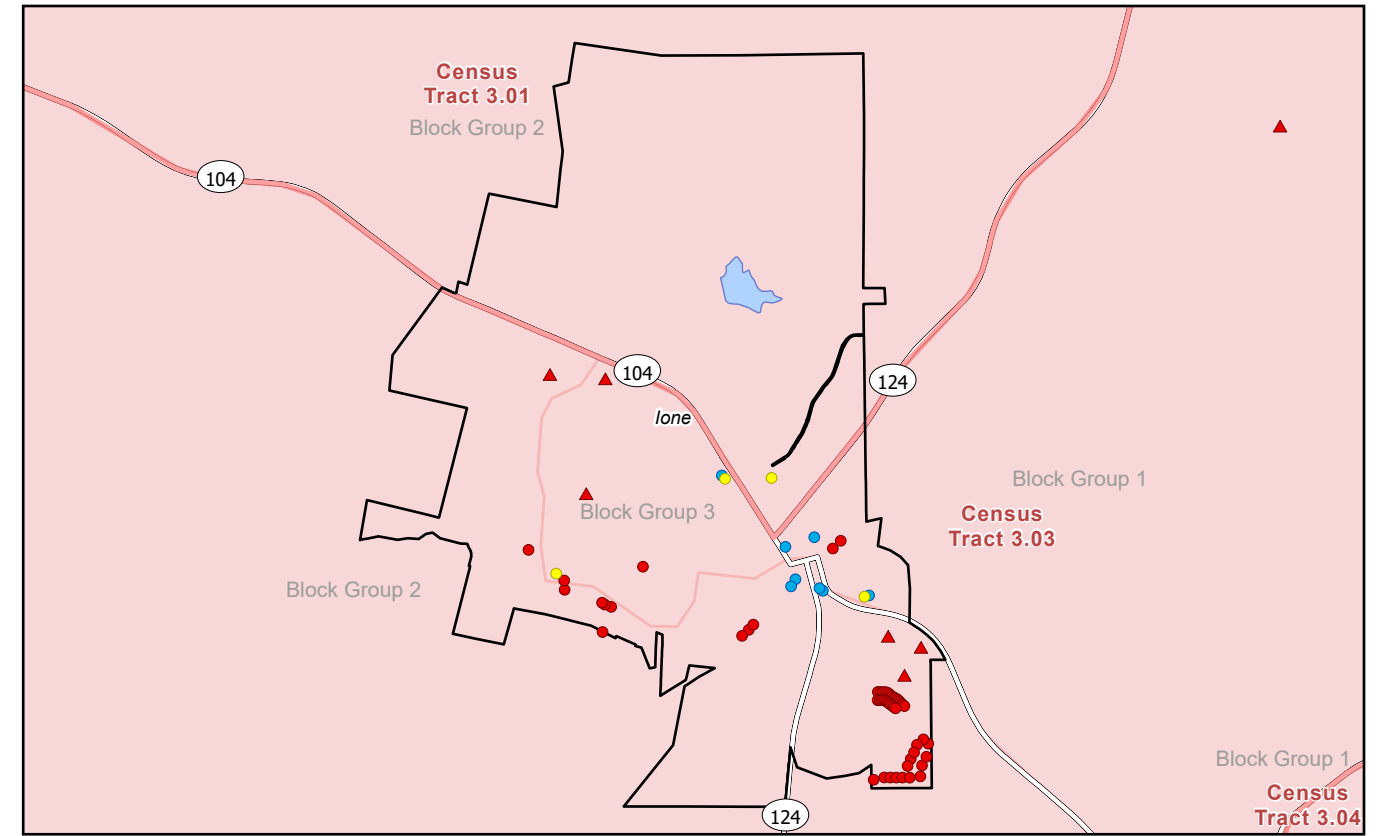
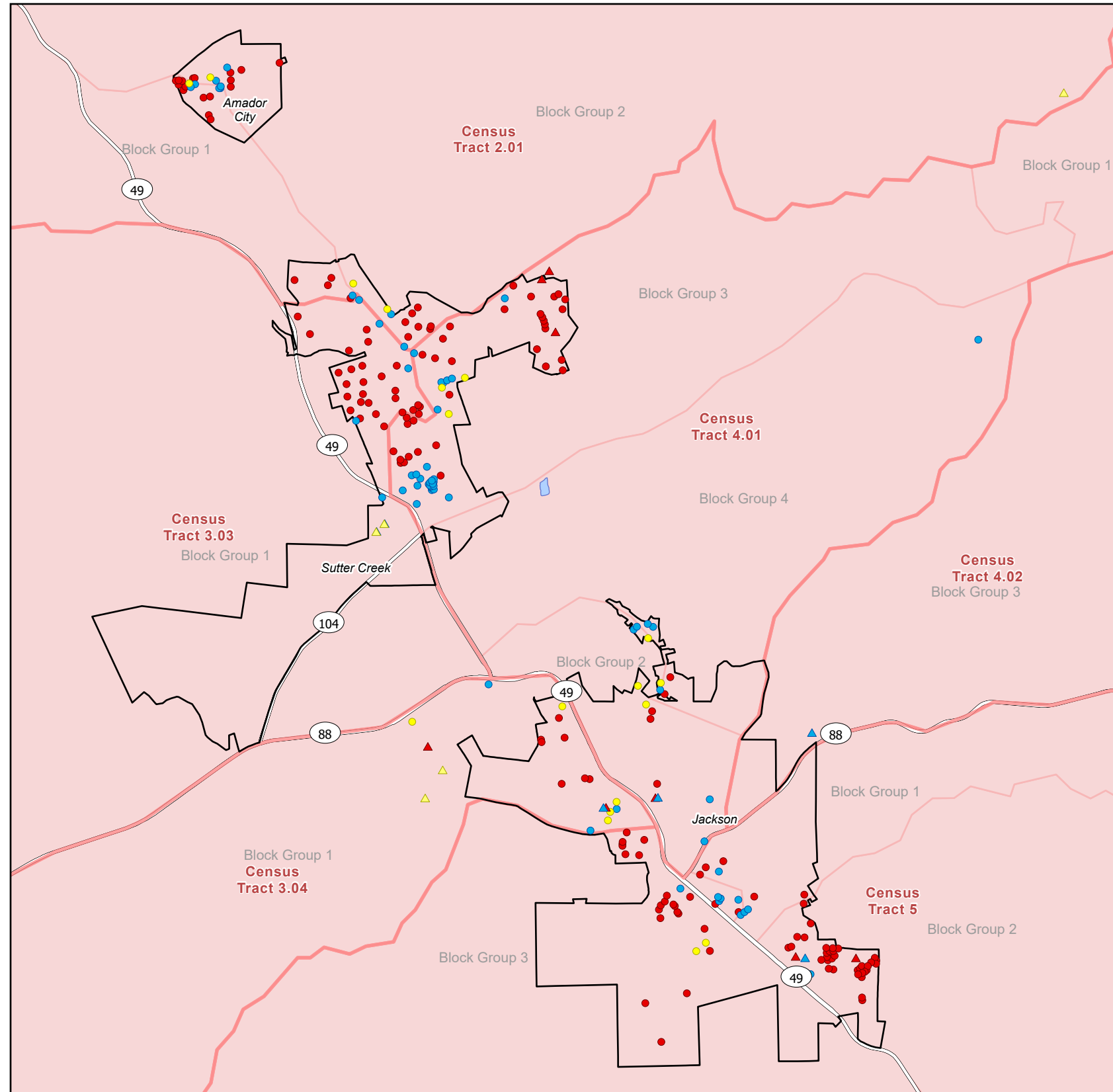
The Housing Plan includes Program 4, which promotes ADU, JADU, and SB 9 units throughout the County and will increase opportunities for a variety of populations, including persons with disabilities, seniors, and households with lower median incomes. Program 9 promotes affordable and special needs housing, which would increase opportunities for all household types with an emphasis on lower income households and households with special housing needs (seniors, persons with a disability, female-headed households with children present, large families, agricultural workers, and unsheltered persons). Program 13 affirmatively furthers fair housing and includes provisions to enhance housing mobility to assist households in being able to locate throughout the County by increasing opportunities Countywide and to increase housing choices and affordability including identifying at least two sites to increase housing diversity.

FIGURE V-1: CENSUS TRACT - COUNTYWIDE



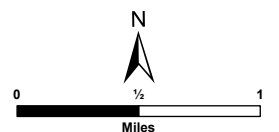
Sources: U.S. Census Bureau. Map date: November 1, 2022.

FIGURE V-2: CENSUS TRACT



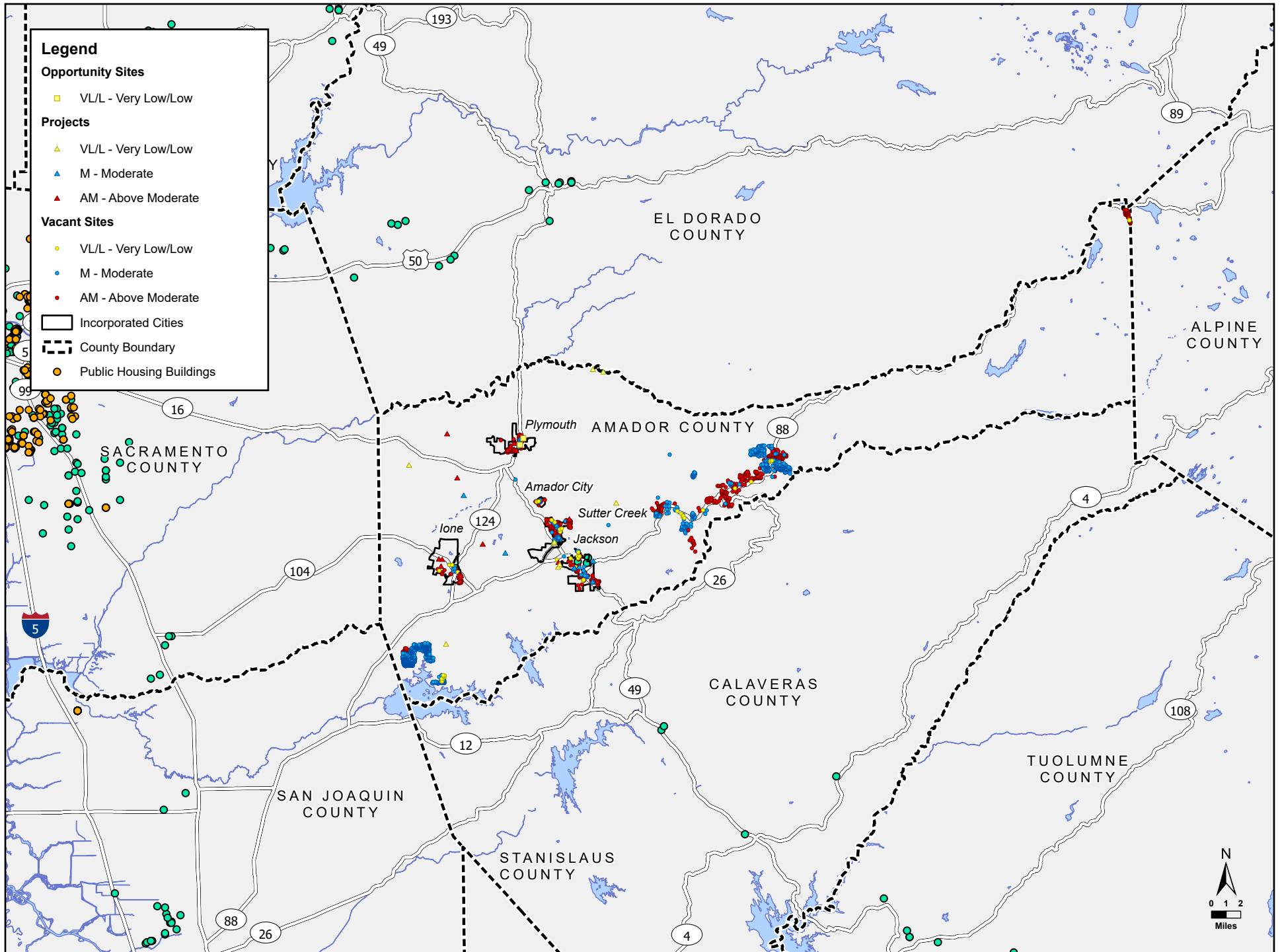
Legend

- | | | |
|--------------------------|-----------------------|--|
| Opportunity Sites | ▲ AM - Above Moderate | ▭ Incorporated Cities |
| ■ VL/L - Very Low/Low | Vacant Sites | ▭ County Boundary |
| Projects | ■ VL/L - Very Low/Low | ▭ Census Tract Boundary |
| ▲ VL/L - Very Low/Low | ● M - Moderate | ▭ Census Block Groups within Amador County |
| ▲ M - Moderate | ● AM - Above Moderate | |



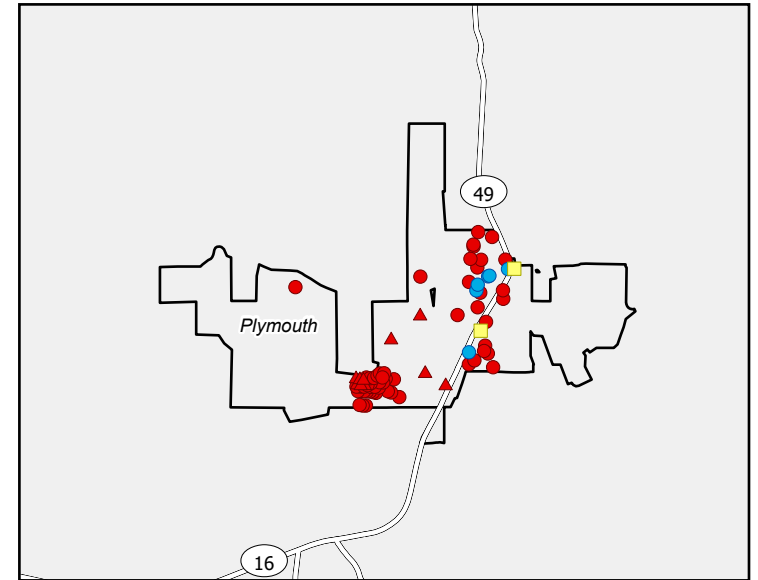
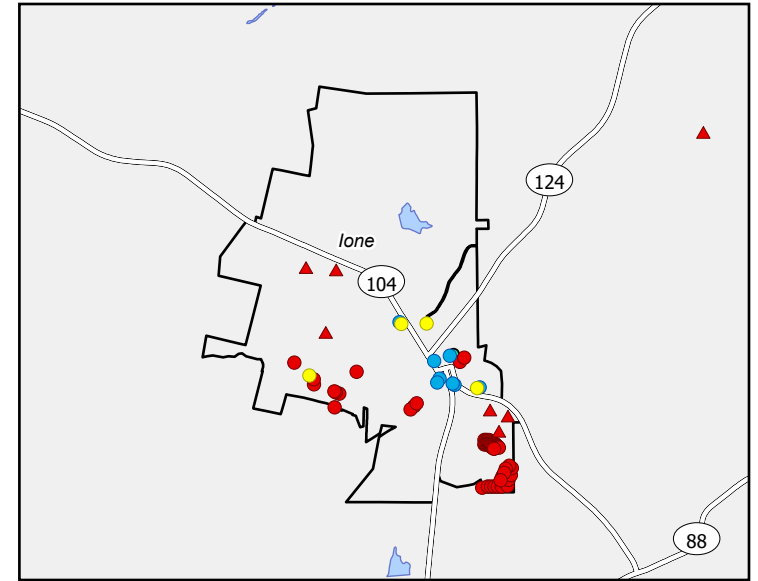
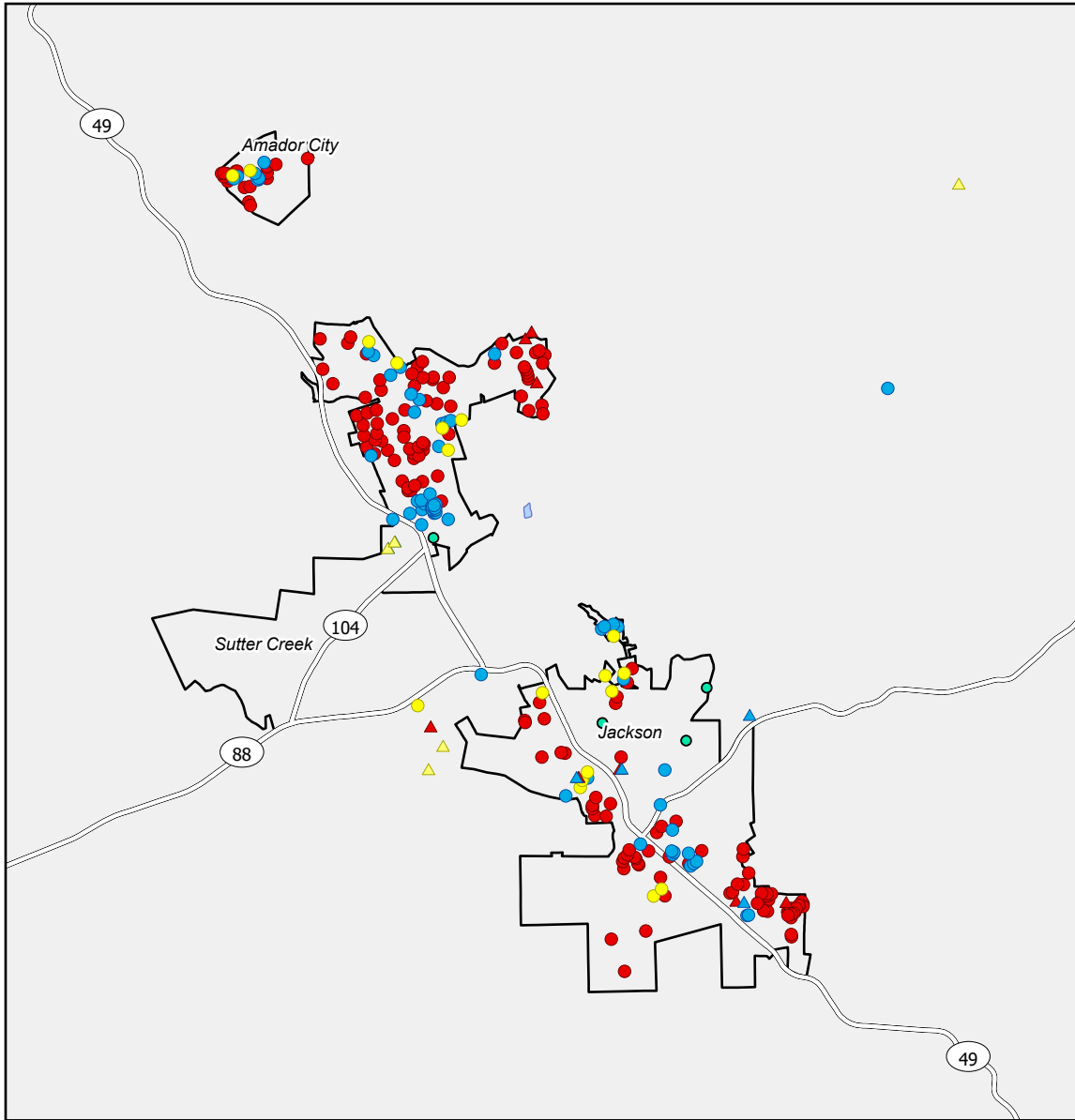
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Neighborhood Segregation, Tract, 2019." Map date: November 1, 2022.

FIGURE V-3: HOUSING CHOICE VOUCHERS AND ASSISTED HOUSING - COUNTYWIDE



Sources: U.S. Department of Housing and Urban Development; California Tax Credit Allocation Committee.
Map date: November 1, 2022.

FIGURE V-4: HOUSING CHOICE VOICHERS & ASSISTED HOUSING - CITIES



Legend

Opportunity Sites

■ VL/L - Very Low/Low

Projects

▲ VL/L - Very Low/Low

▲ M - Moderate

▲ AM - Above Moderate

Vacant Sites

● VL/L - Very Low/Low

● M - Moderate

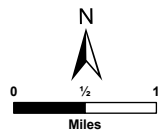
● AM - Above Moderate

▬ County Boundary

▭ Incorporated Cities

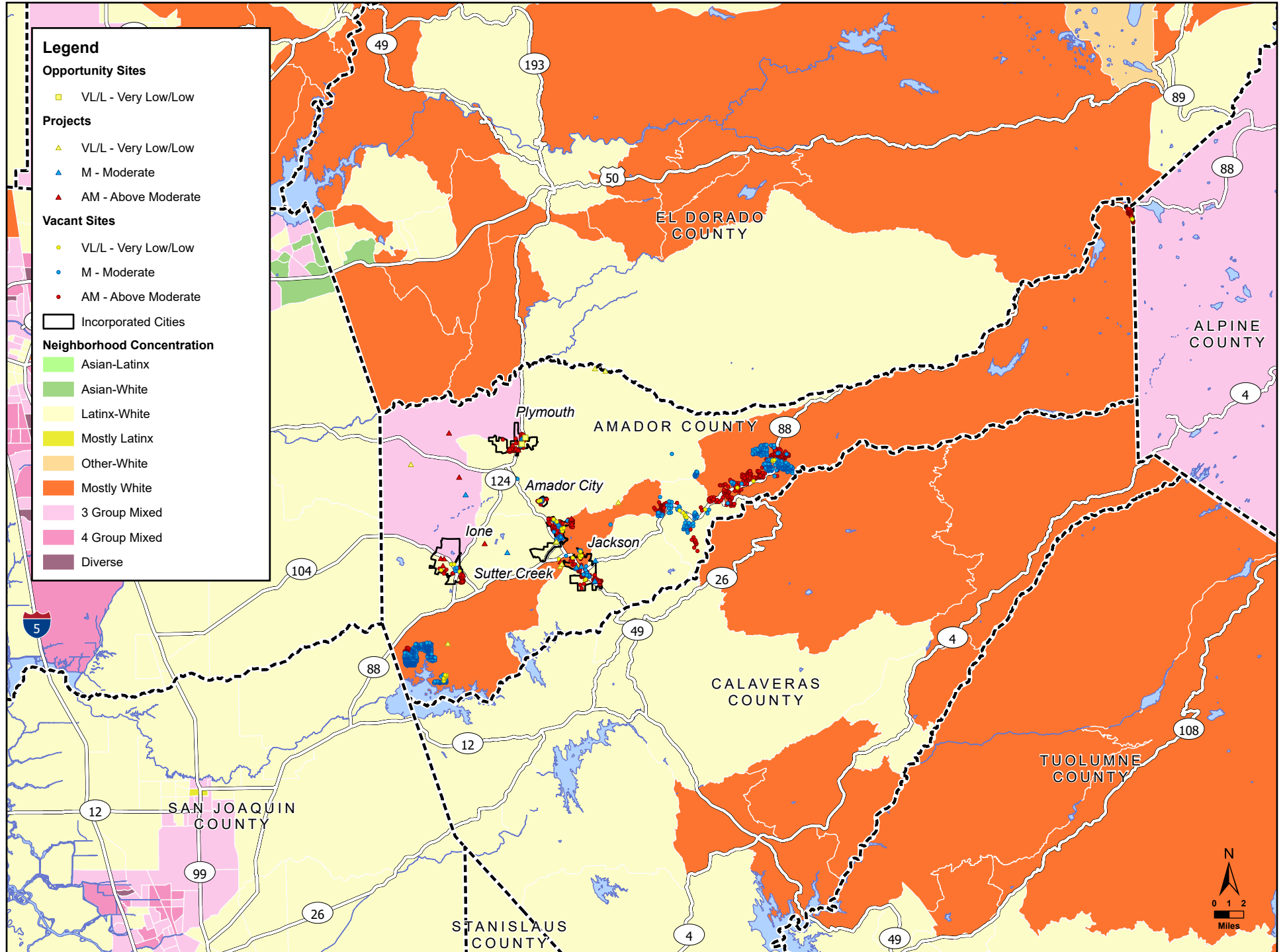
● Public Housing Buildings

● LIHTC Projects



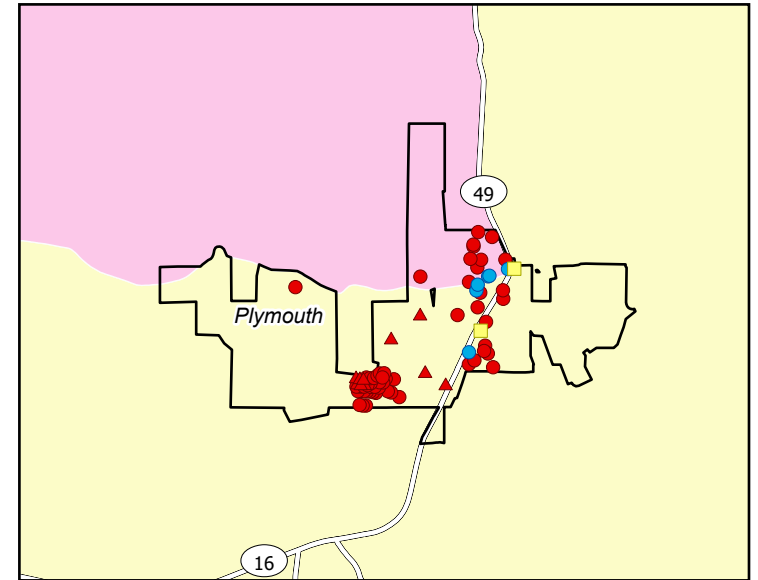
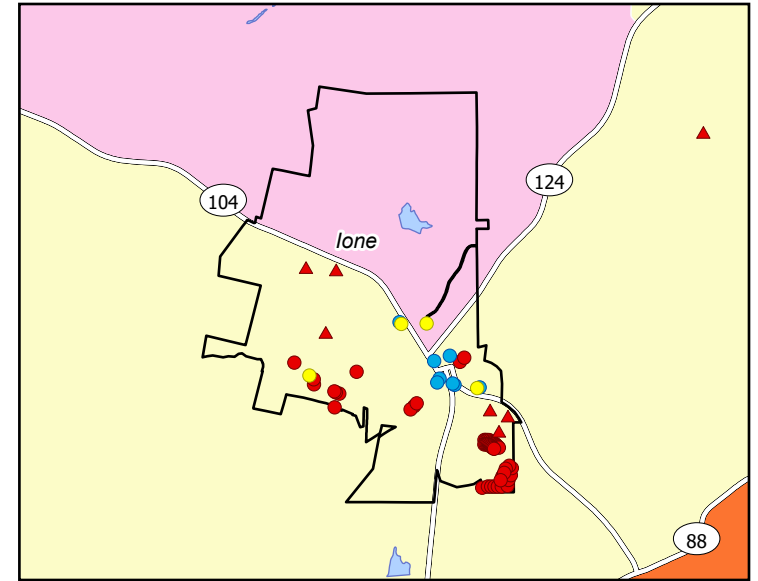
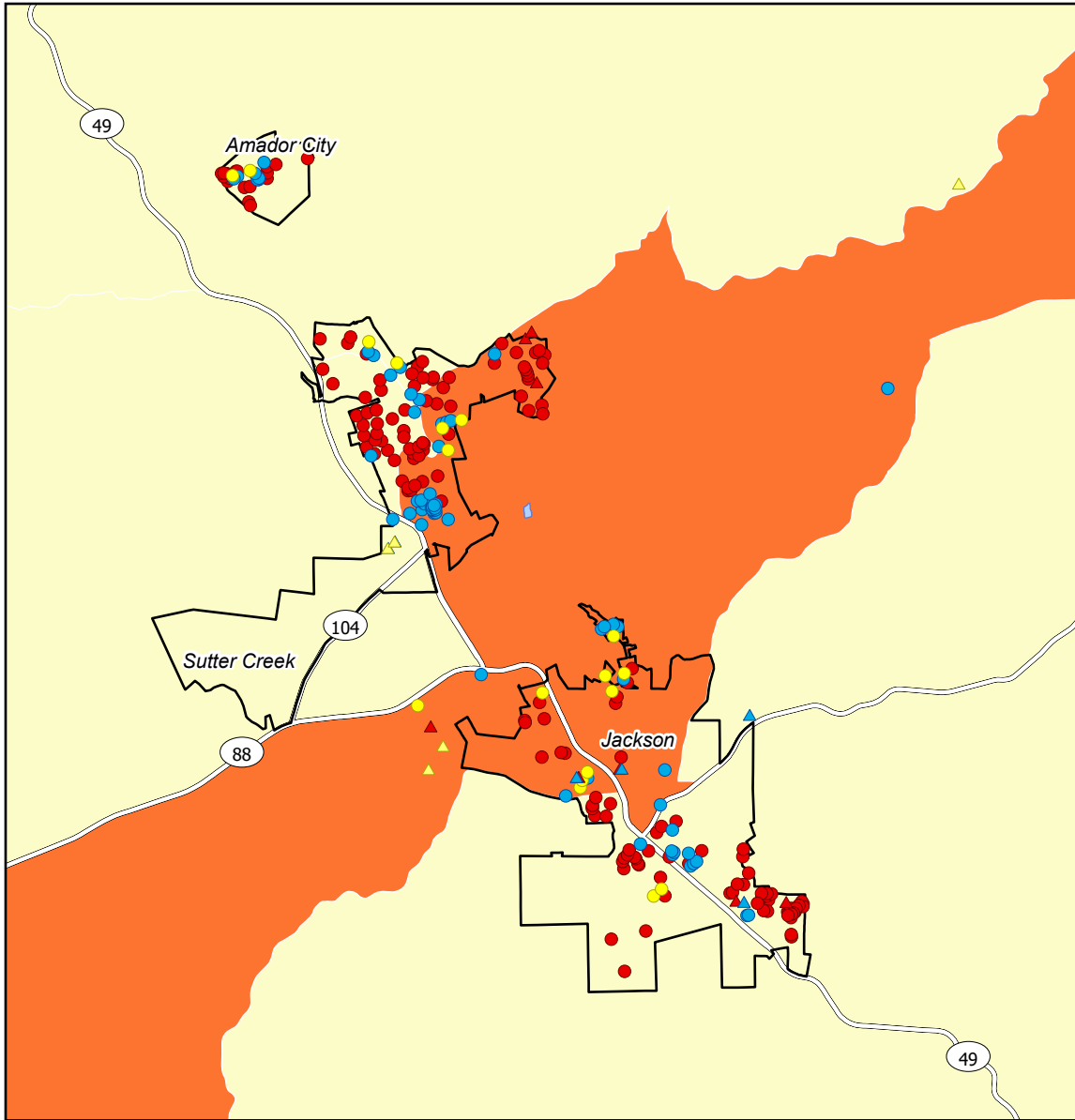
Sources: U.S. Department of Housing and Urban Development; California Tax Credit Allocation Committee.
Map date: November 1, 2022.

FIGURE V-5: NEIGHBORHOOD CONCENTRATION - COUNTYWIDE



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Neighborhood Segregation_Tract_2019." Map date: November 1, 2022

FIGURE V-6: NEIGHBORHOOD CONCENTRATION



Legend

Opportunity Sites

□ VL/L - Very Low/Low

Projects

▲ VL/L - Very Low/Low

▲ M - Moderate

▲ AM - Above Moderate

Vacant Sites

● VL/L - Very Low/Low

● M - Moderate

● AM - Above Moderate

▭ Incorporated Cities

▭ County Boundary

Neighborhood Concentration

■ Asian-Black

■ Asian-Latinx

■ Asian-White

■ Mostly Asian

■ Black-Latinx

■ Black-White

■ Mostly Black

■ Latinx-White

■ Mostly Latinx

■ Other-White

■ Mostly White

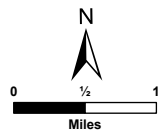
■ Mostly Other

■ 3 Group Mixed

■ 4 Group Mixed

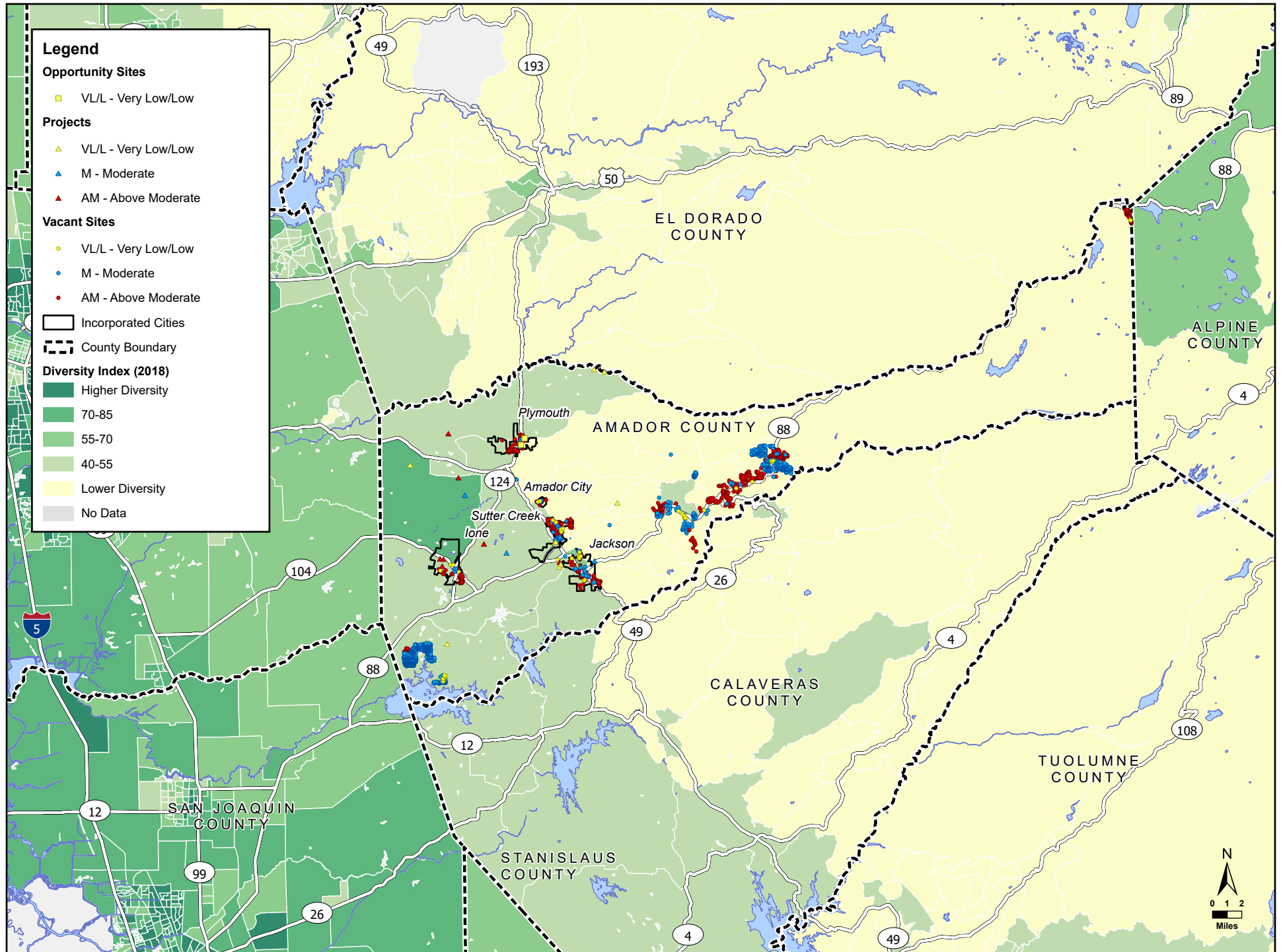
■ Diverse

■ Unpopulated Tract



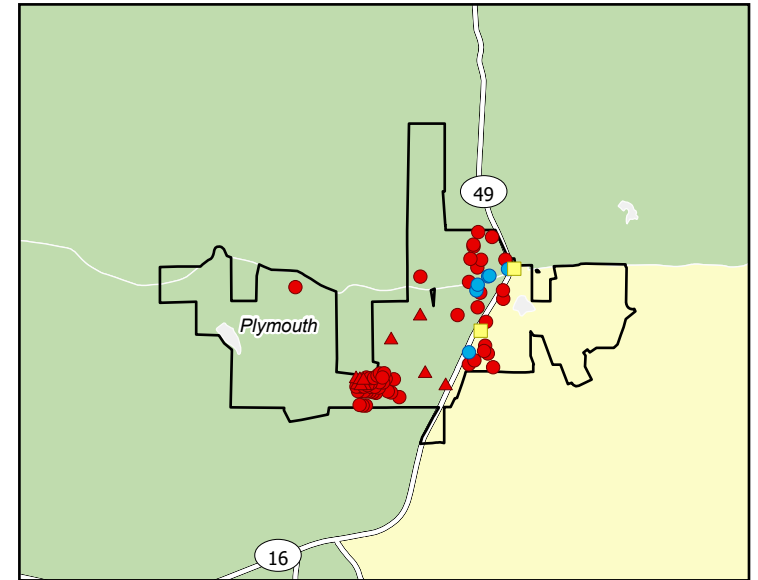
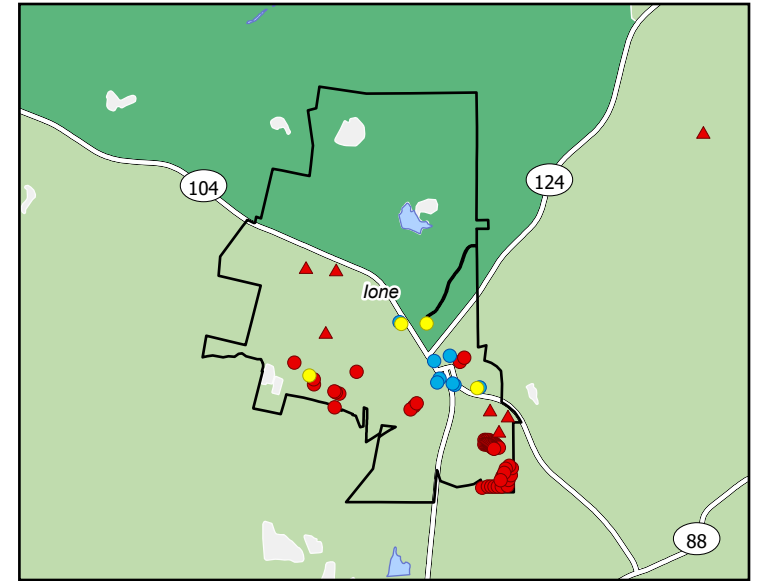
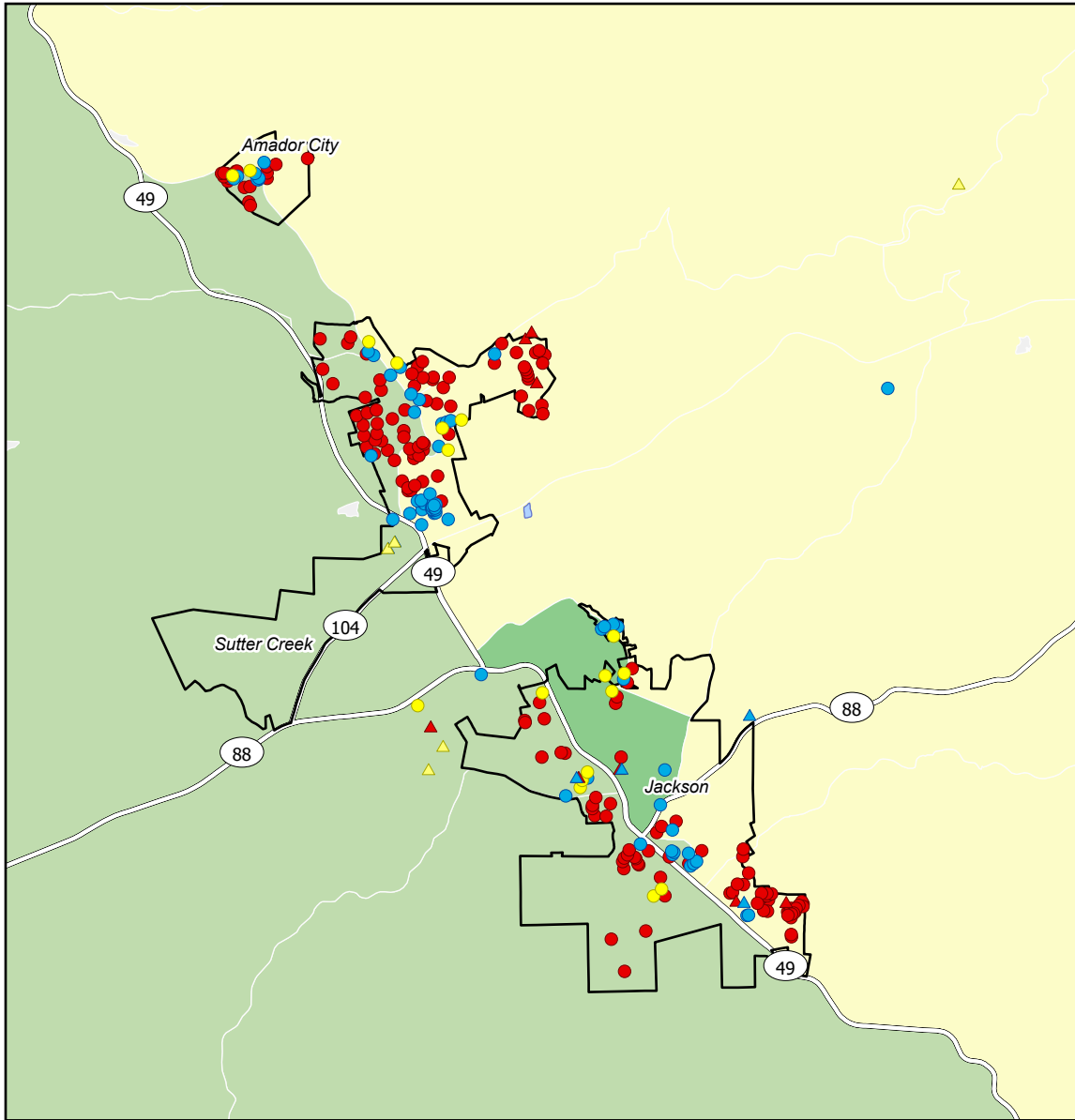
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics_BlockGrp_2018." Map date: November 1, 2022.

FIGURE V-7: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2018 - COUNTYWIDE



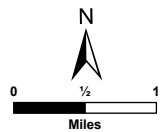
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics_BlockGrp_2018." Map date: November 1, 2022.

FIGURE V-8: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2018



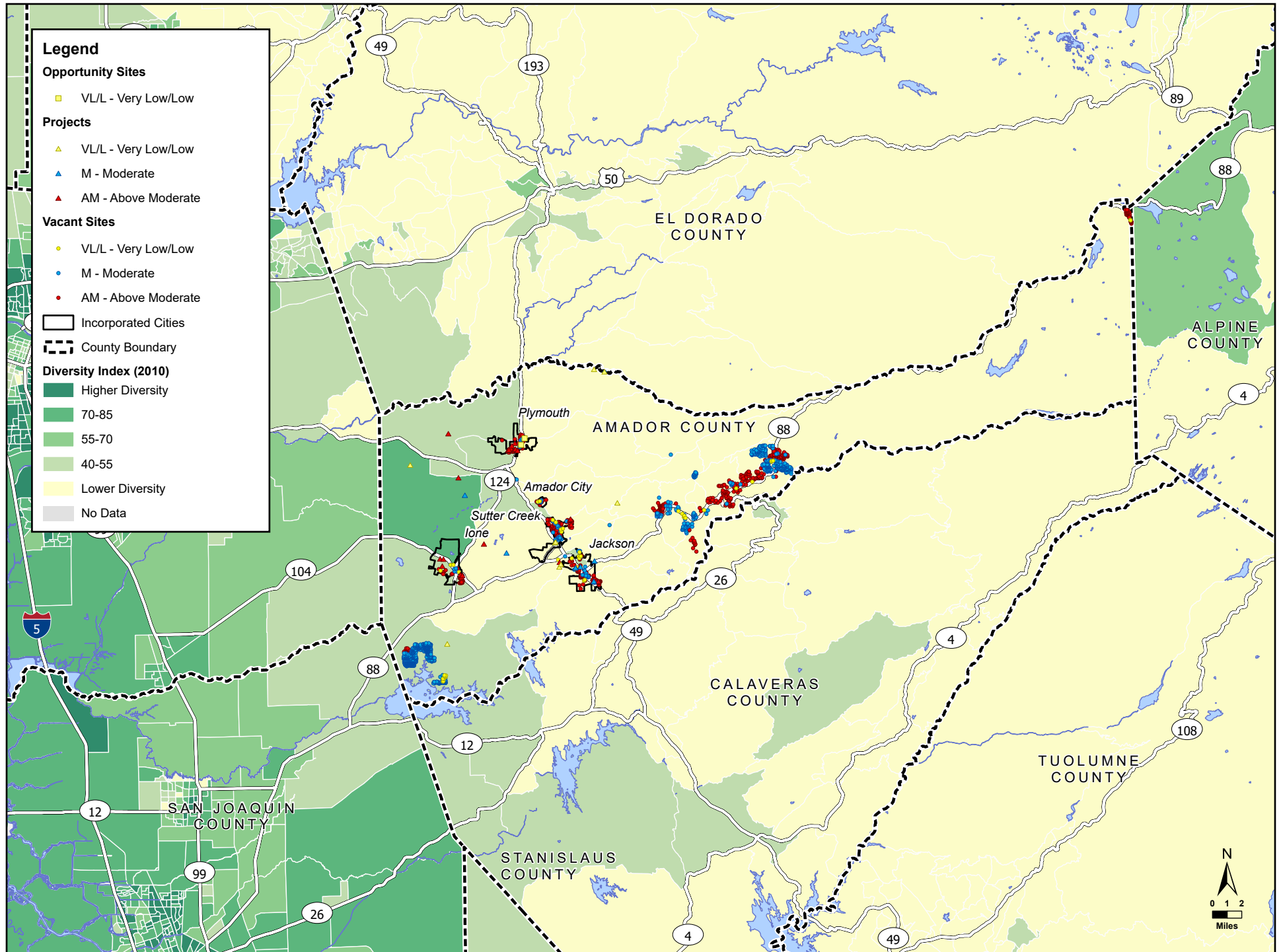
Legend

Opportunity Sites		Vacant Sites		Diversity Index (2018)	
□ VL/L - Very Low/Low	● VL/L - Very Low/Low	● M - Moderate	● AM - Above Moderate	■ Higher Diversity	
Projects				■ 70-85	
▲ VL/L - Very Low/Low	▲ M - Moderate	■ County Boundary	■ Incorporated Cities	■ 55-70	
▲ AM - Above Moderate				■ 40-55	
				■ Lower Diversity	
				■ No Data	



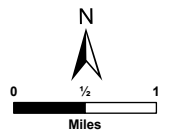
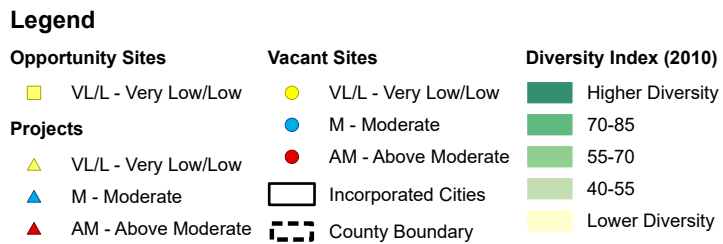
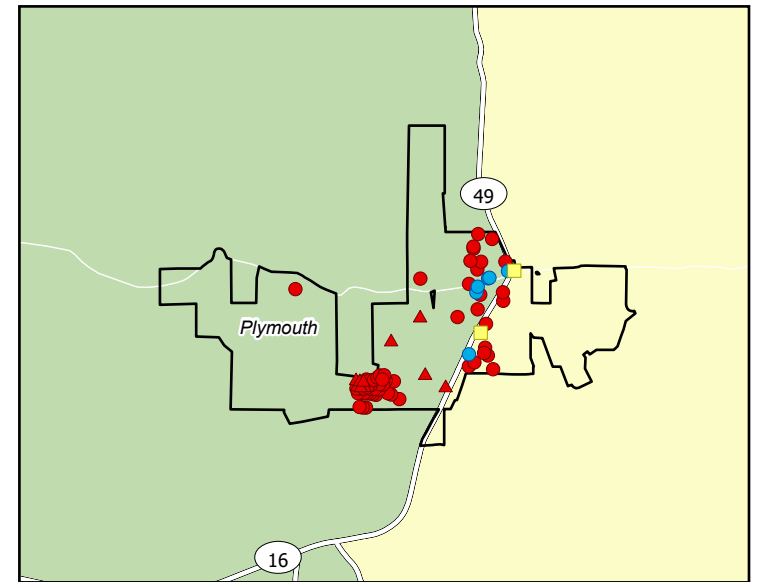
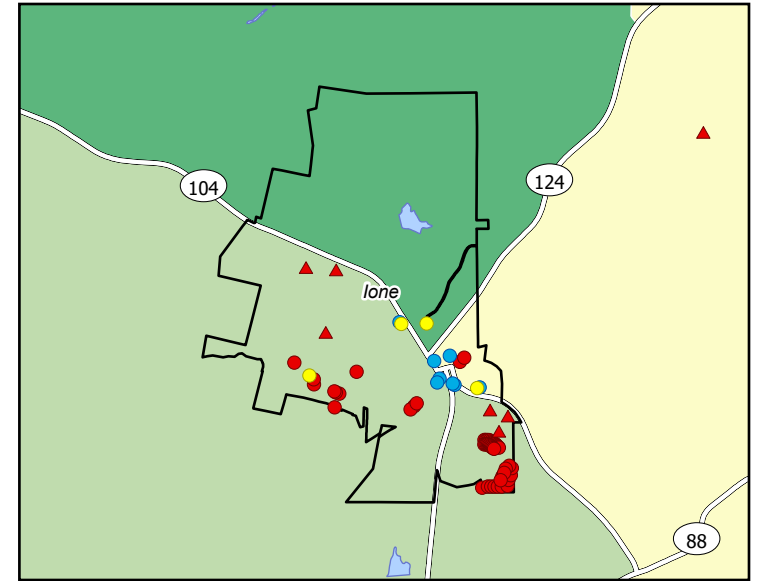
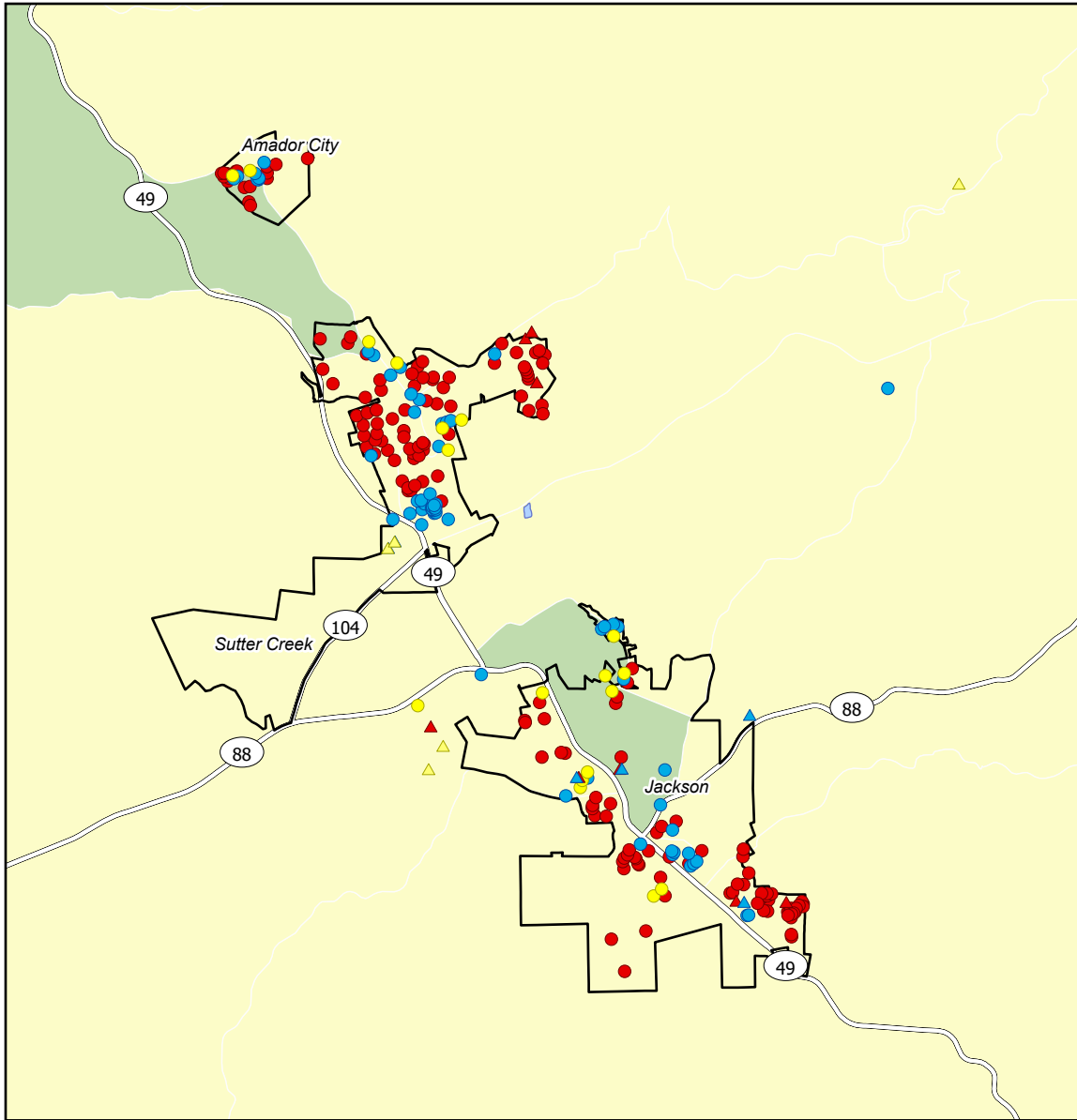
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics_BlockGrp_2018." Map date: November 1, 2022.

FIGURE V-9: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2010 - COUNTYWIDE



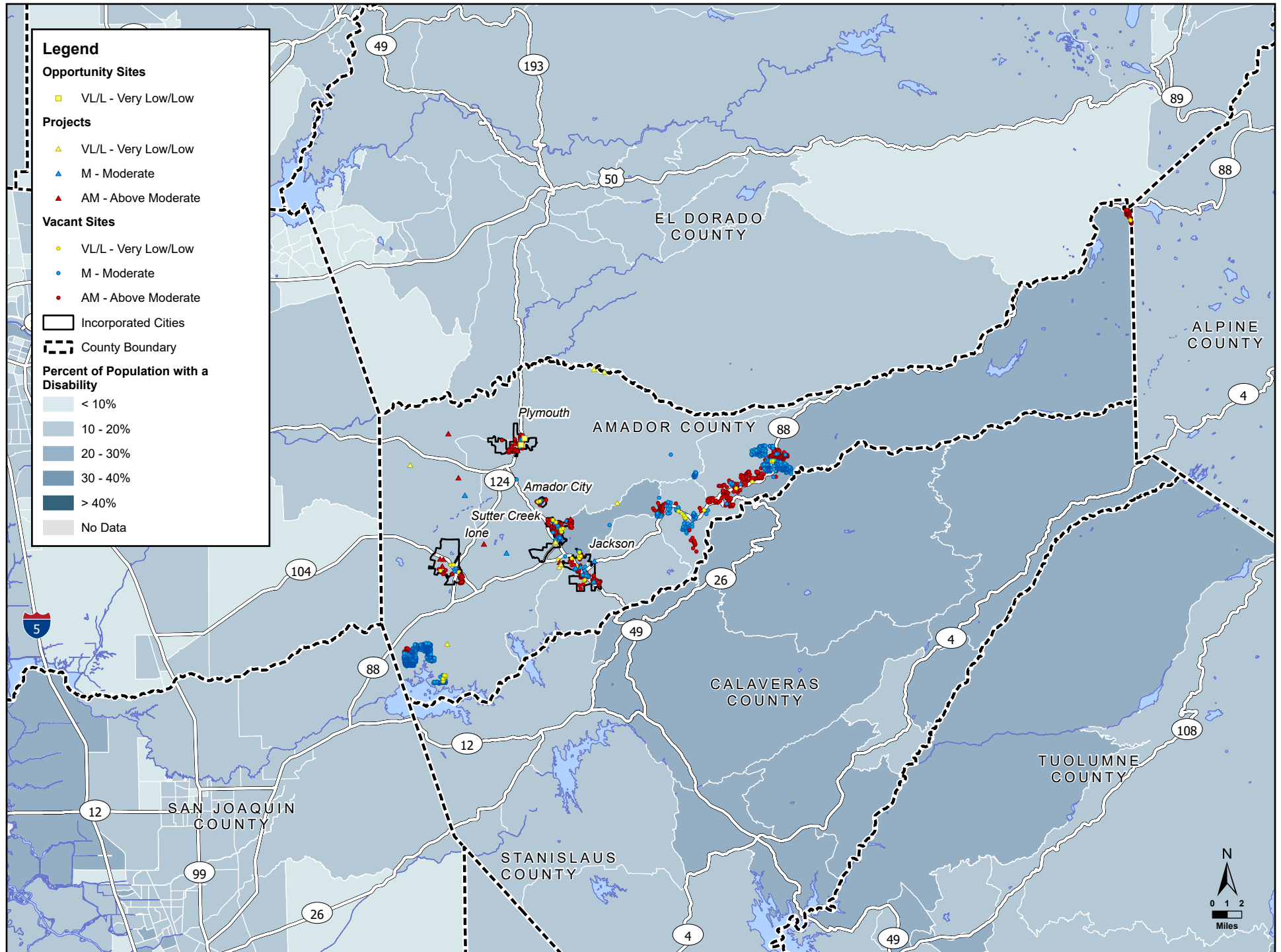
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics_BlockGrp_2010." Map date: November 1, 2022.

FIGURE V-10: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2010



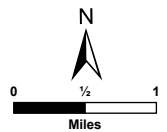
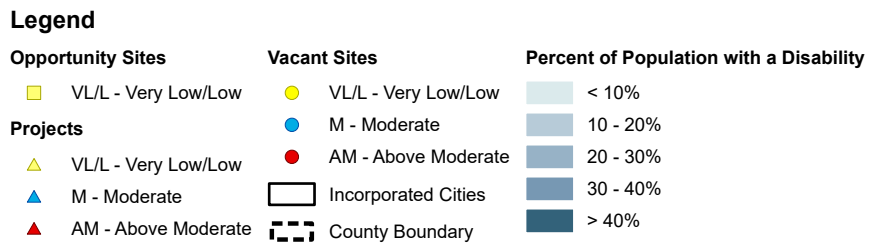
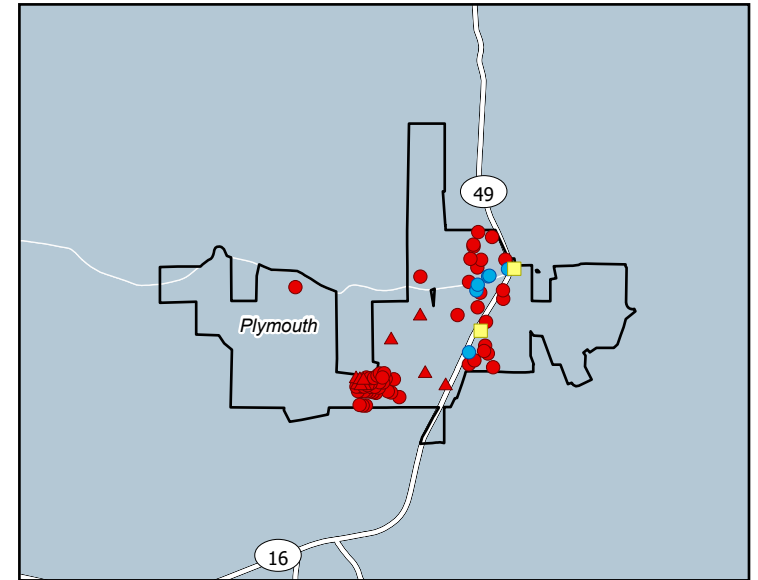
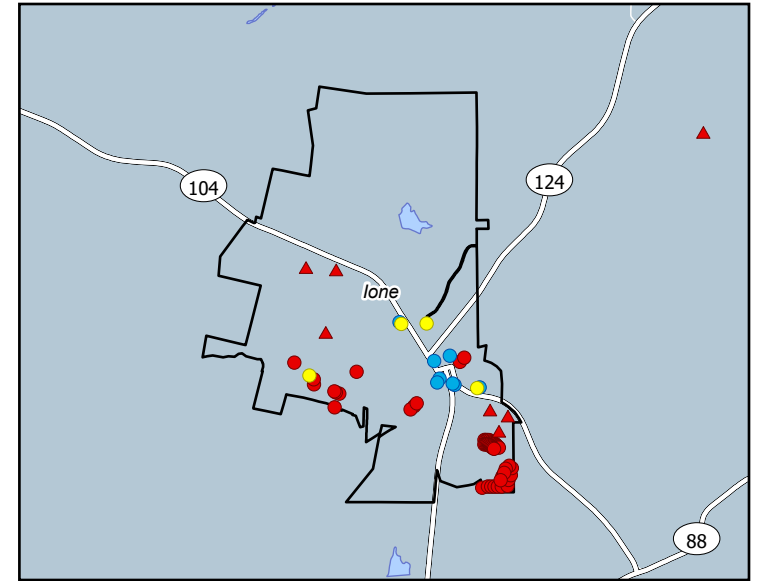
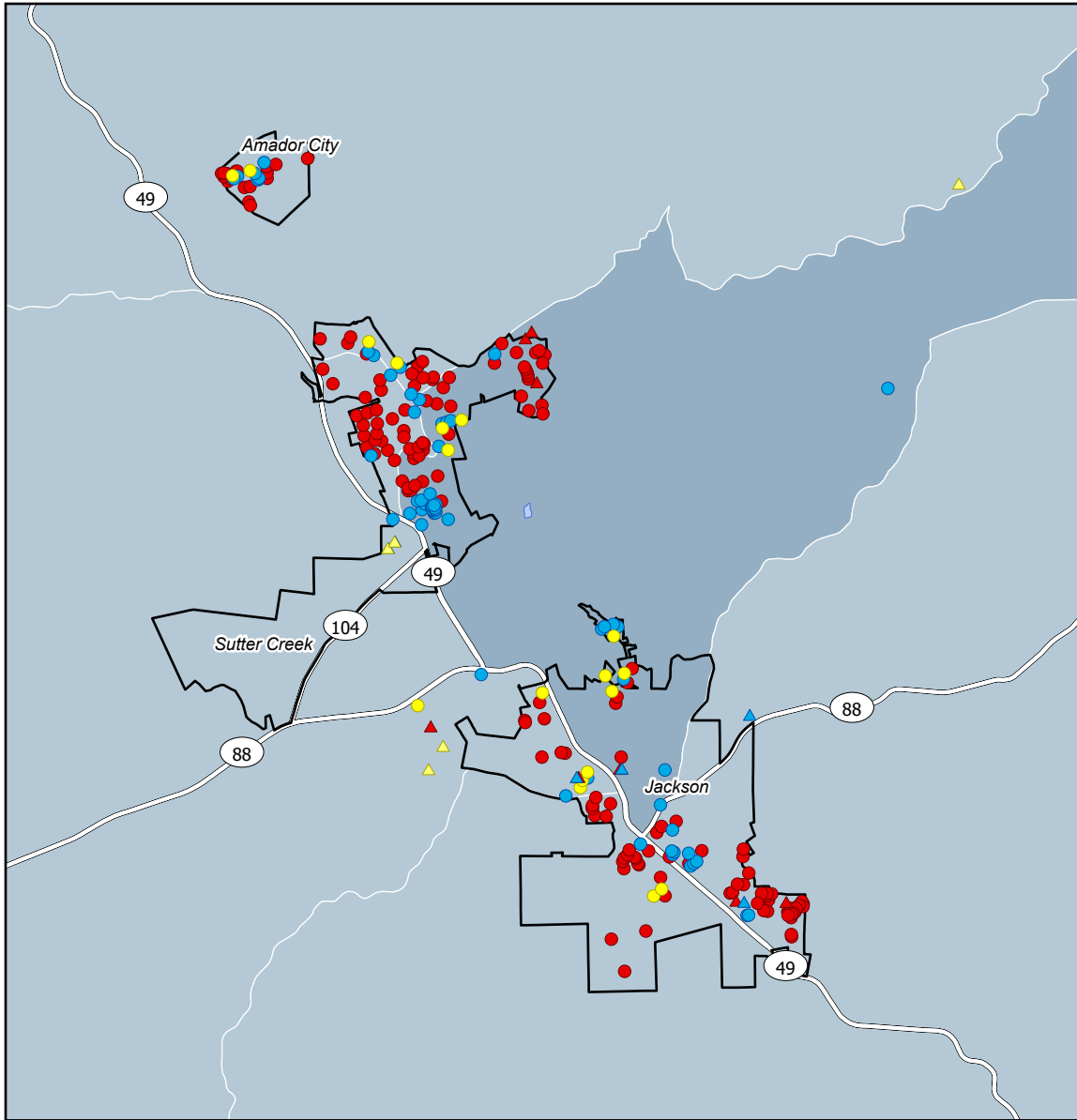
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "RaceDemographics_BlockGrp_2010." Map date: November 1, 2022.

FIGURE V-11: PROPORTION OF POPULATION WITH DISABILITIES BY CENSUS TRACT - COUNTYWIDE



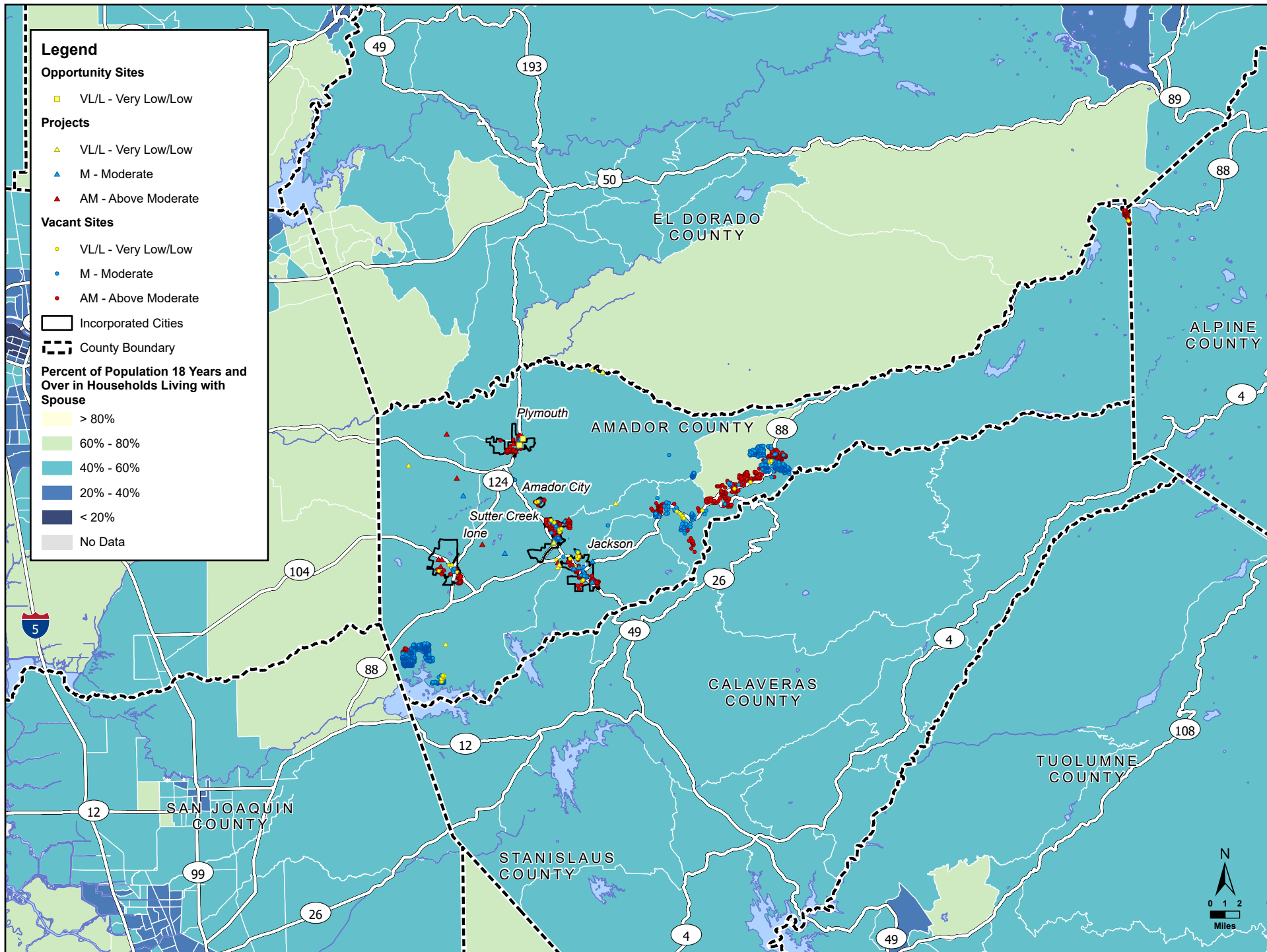
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "DisabilityPopulation_Tract_2015_19." Map date: November 1, 2022.

FIGURE V-12: PROPORTION OF POPULATION WITH DISABILITIES BY CENSUS TRACT



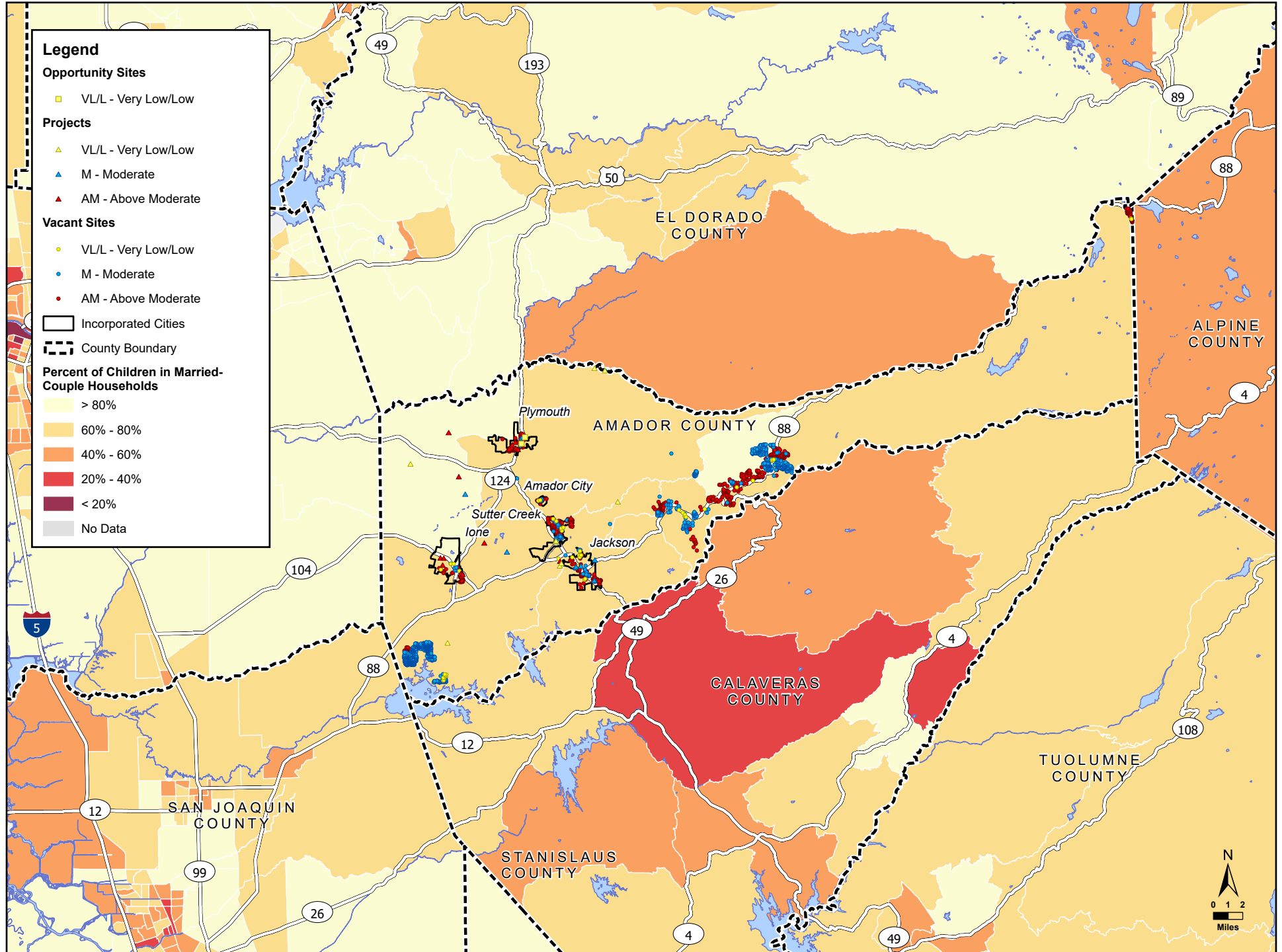
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "DisabilityPopulation_Tract_2015_19." Map date: November 1, 2022.

FIGURE V-13: PERCENT OF POPULATION 18 YEARS AND OVER IN HOUSEHOLDS LIVING WITH SPOUSE - COUNTYWIDE



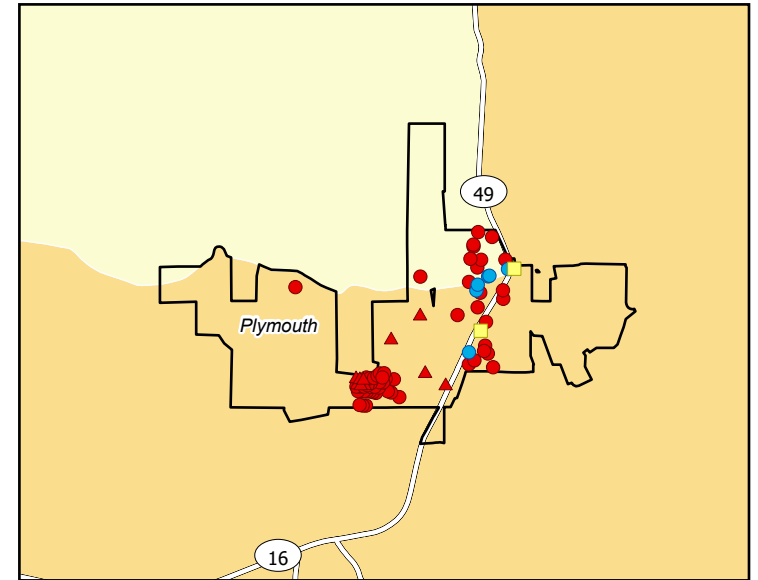
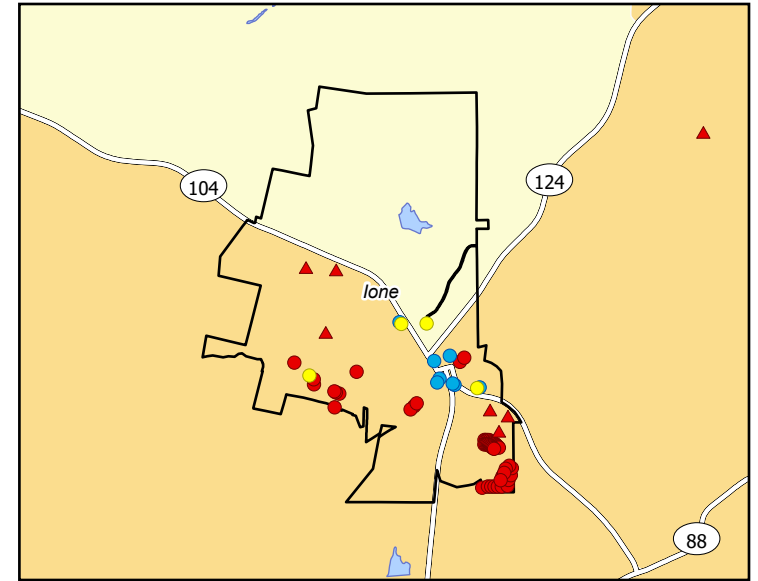
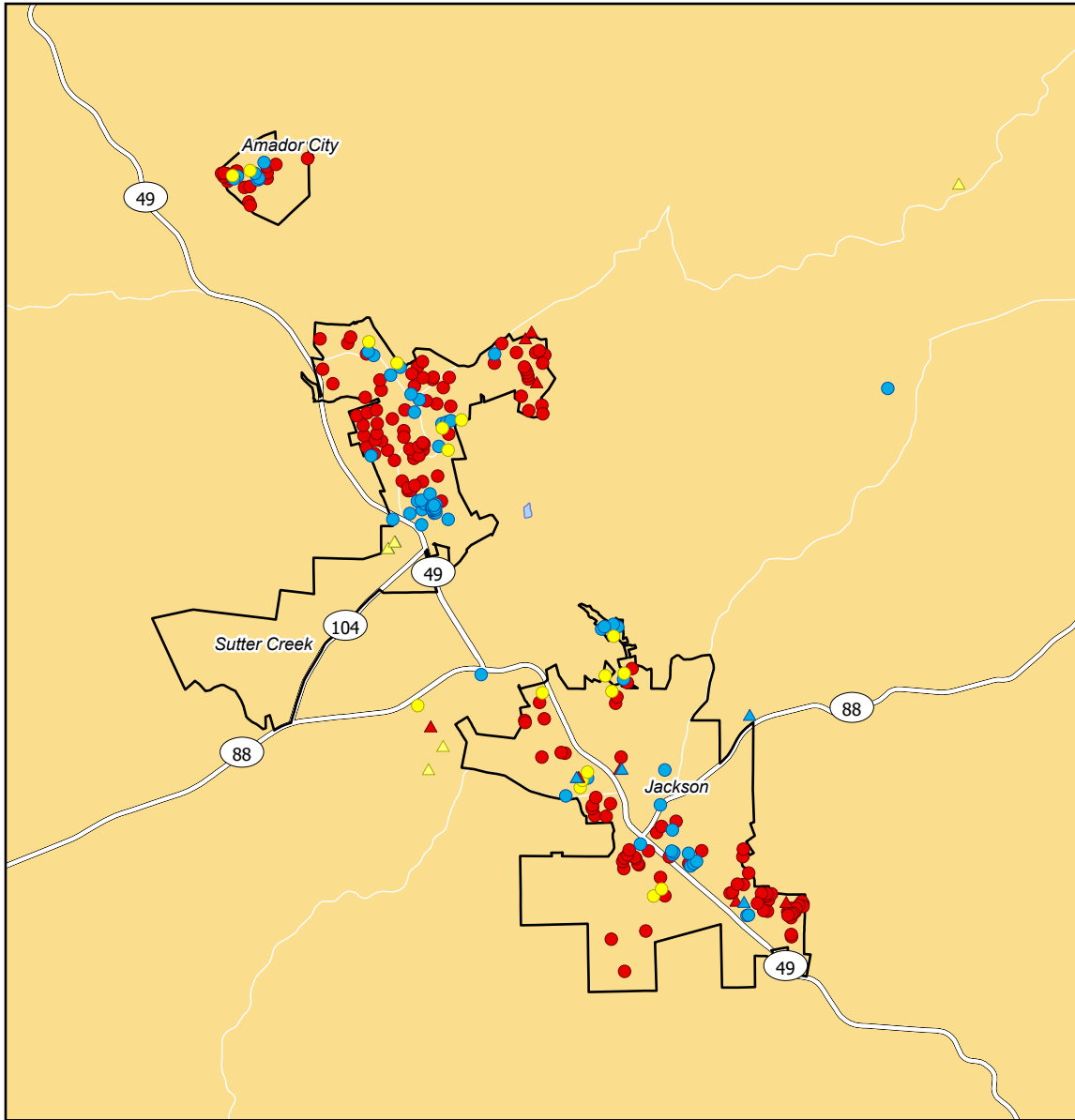
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: November 1, 2022.

FIGURE V-14: PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS - COUNTYWIDE



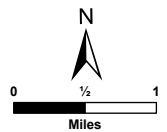
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: November 1, 2022.

FIGURE V-15: PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS



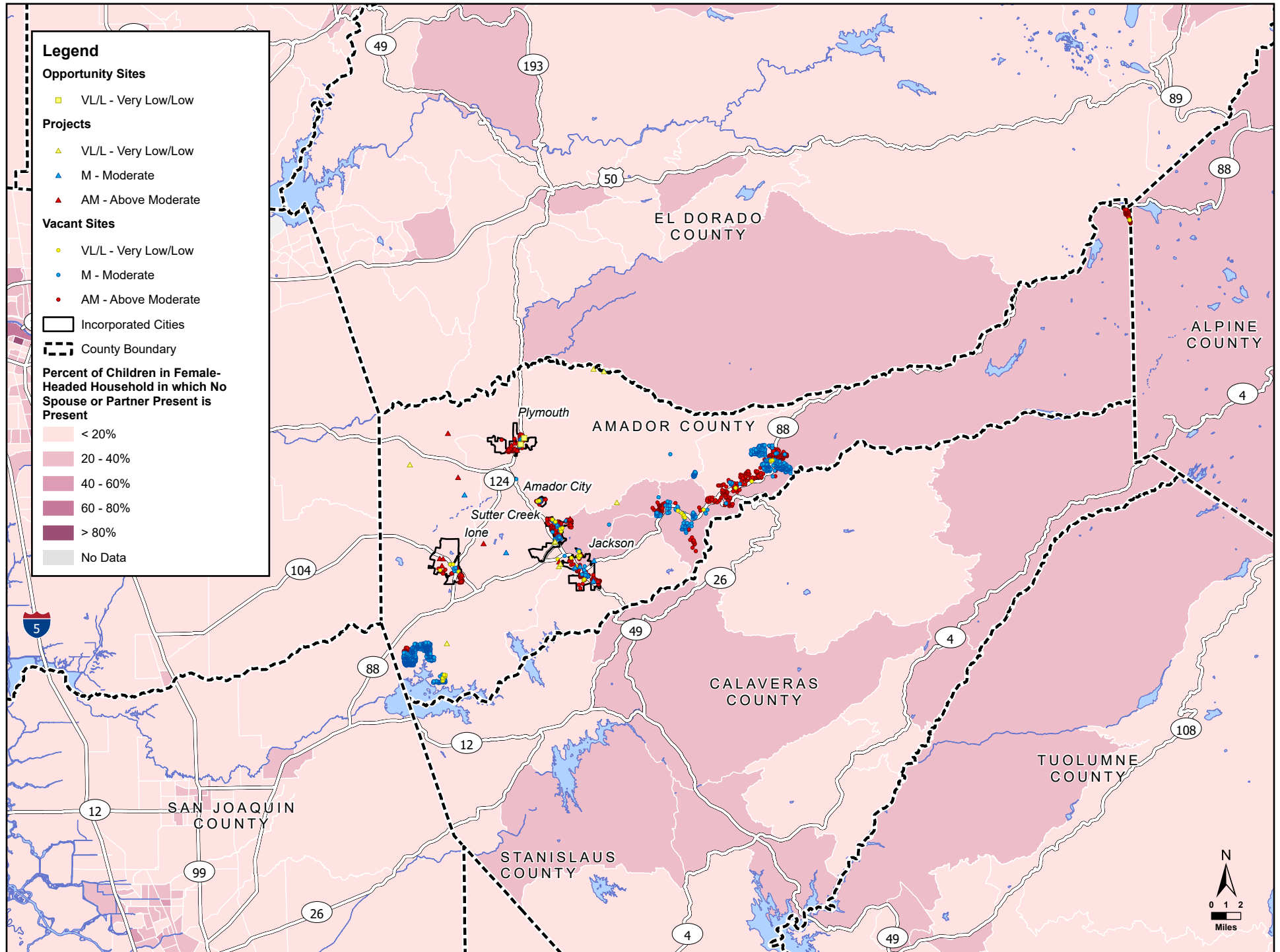
Legend

Opportunity Sites		Vacant Sites		Percent of Children in Married-Couple Households	
□	VL/L - Very Low/Low	●	VL/L - Very Low/Low	■	> 80%
▲	VL/L - Very Low/Low	●	M - Moderate	■	60% - 80%
▲	M - Moderate	●	AM - Above Moderate	■	40% - 60%
▲	AM - Above Moderate	□	Incorporated Cities	■	20% - 40%
		□	County Boundary	■	< 20%



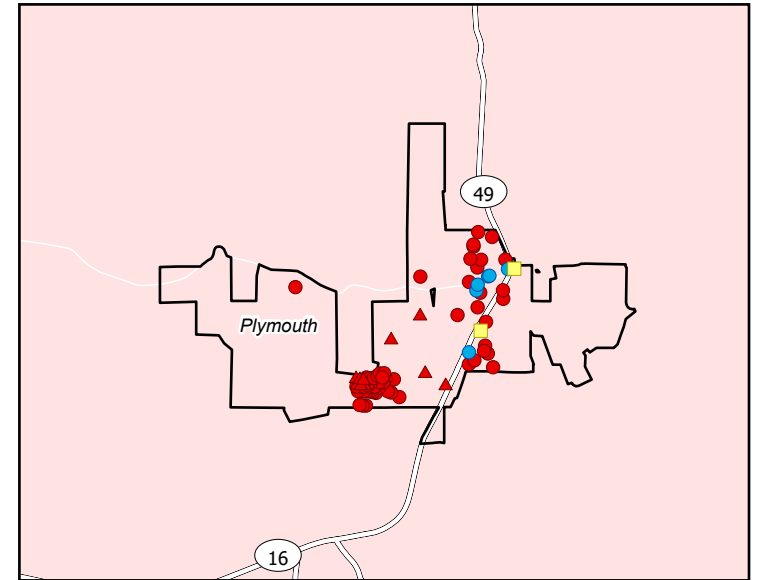
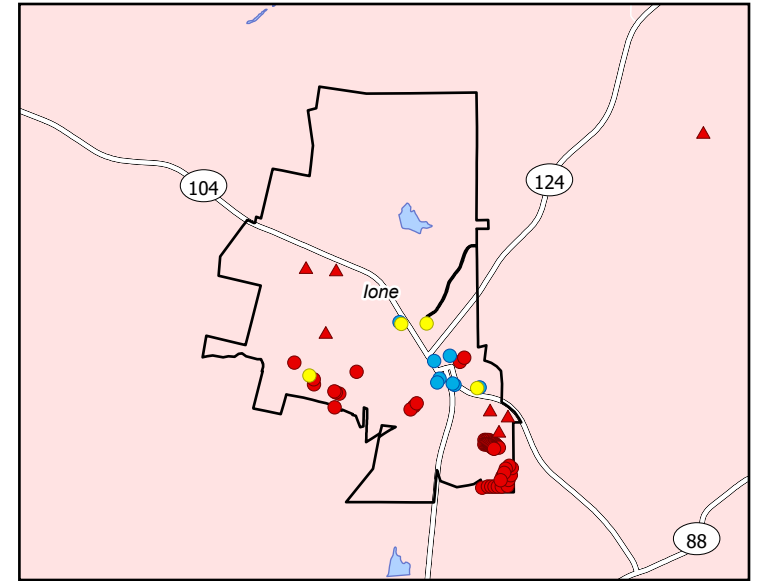
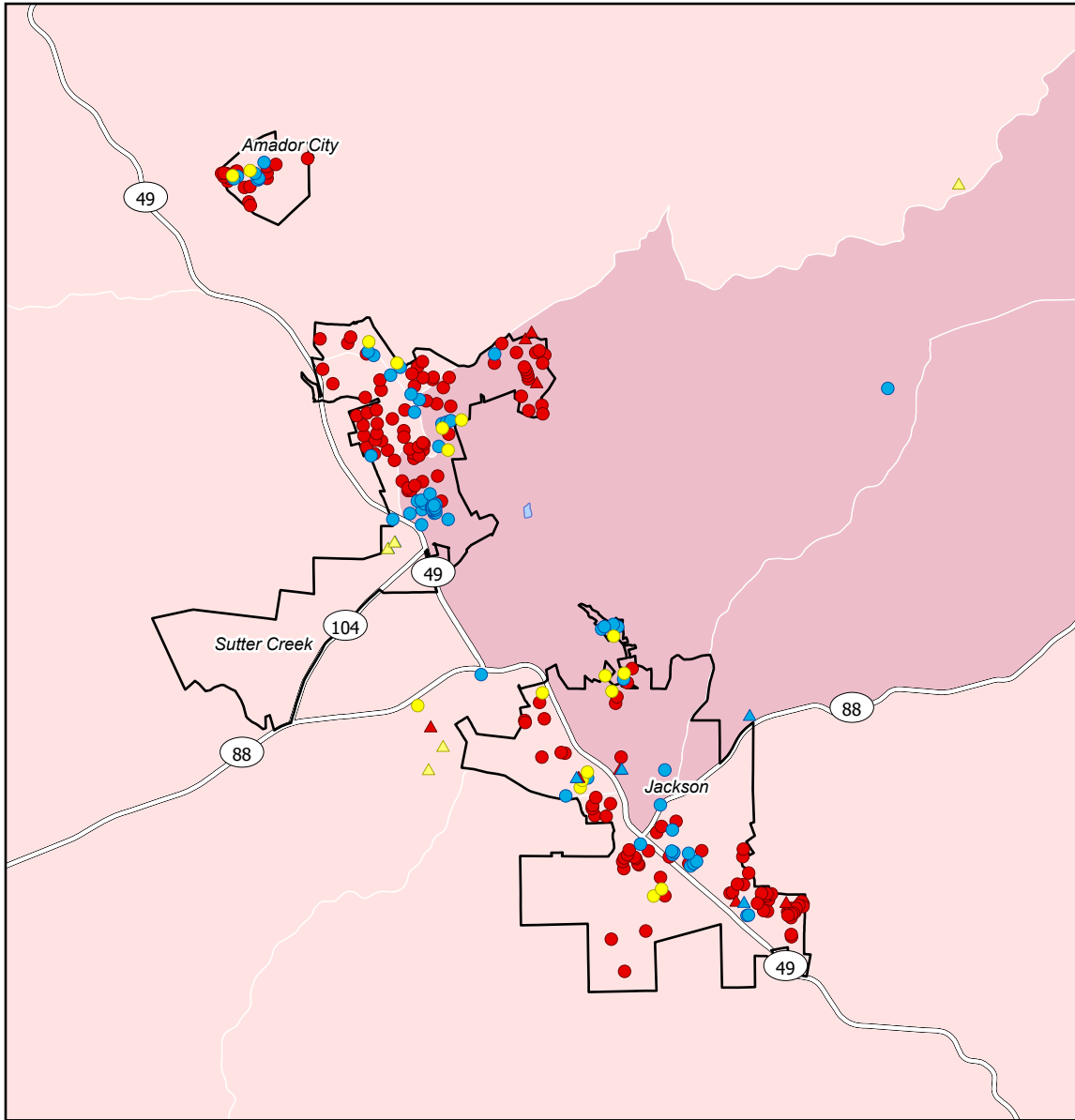
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: November 1, 2022.

FIGURE V-16: FEMALE-HEADED HOUSEHOLDS BY PROPORTION OF CHILDREN PRESENT BY CENSUS TRACT - COUNTYWIDE



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: November 1, 2022.

FIGURE V-17: FEMALE-HEADED HOUSEHOLDS BY PROPORTION OF CHILDREN PRESENT BY CENSUS TRACT



Legend

Opportunity Sites

■ VL/L - Very Low/Low

Projects

▲ VL/L - Very Low/Low

▲ M - Moderate

▲ AM - Above Moderate

Vacant Sites

● VL/L - Very Low/Low

● M - Moderate

● AM - Above Moderate

▭ Incorporated Cities

▭ County Boundary

Percent of Children in Female-Headed Household in which No Spouse or Partner Present is Present

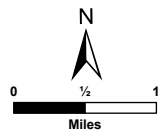
□ < 20%

□ 20 - 40%

□ 40 - 60%

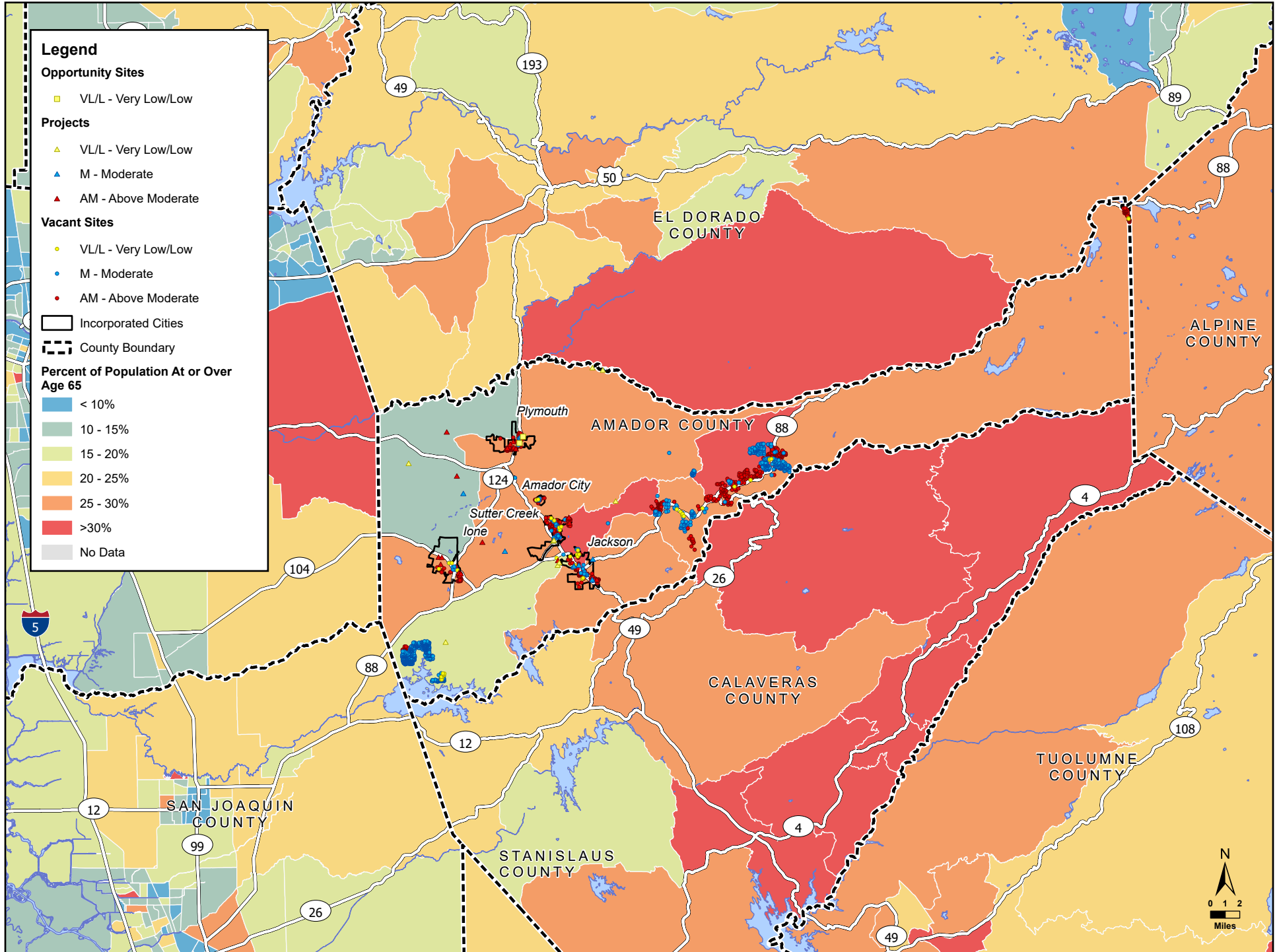
□ 60 - 80%

□ > 80%



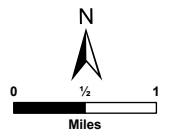
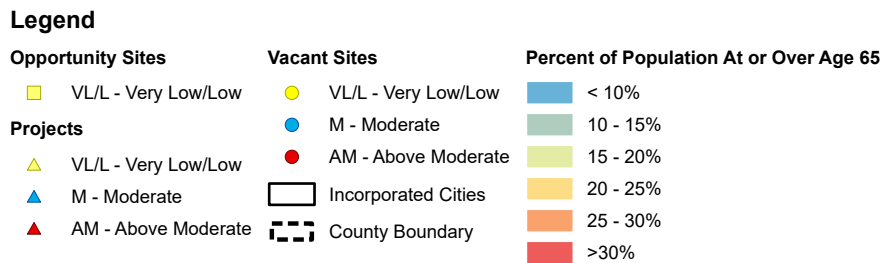
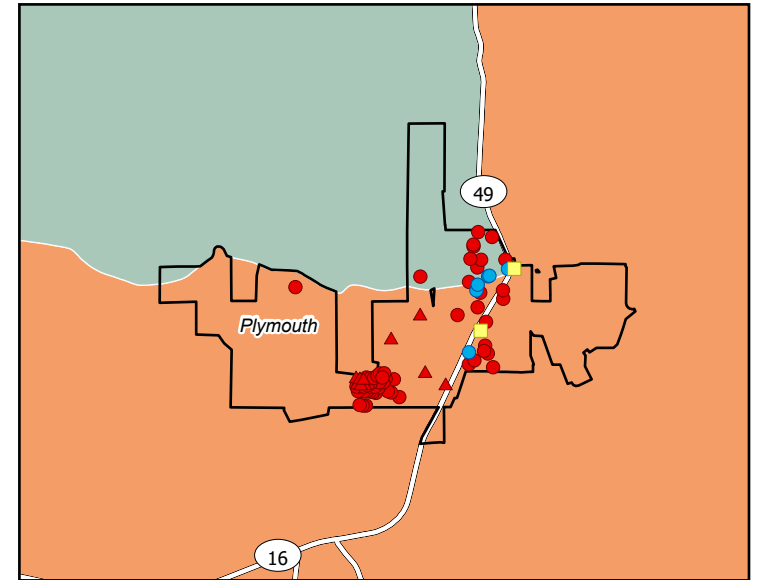
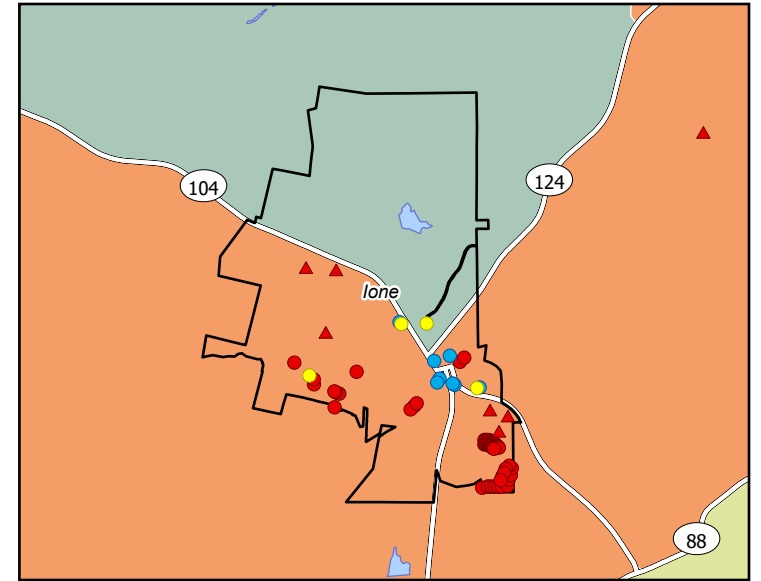
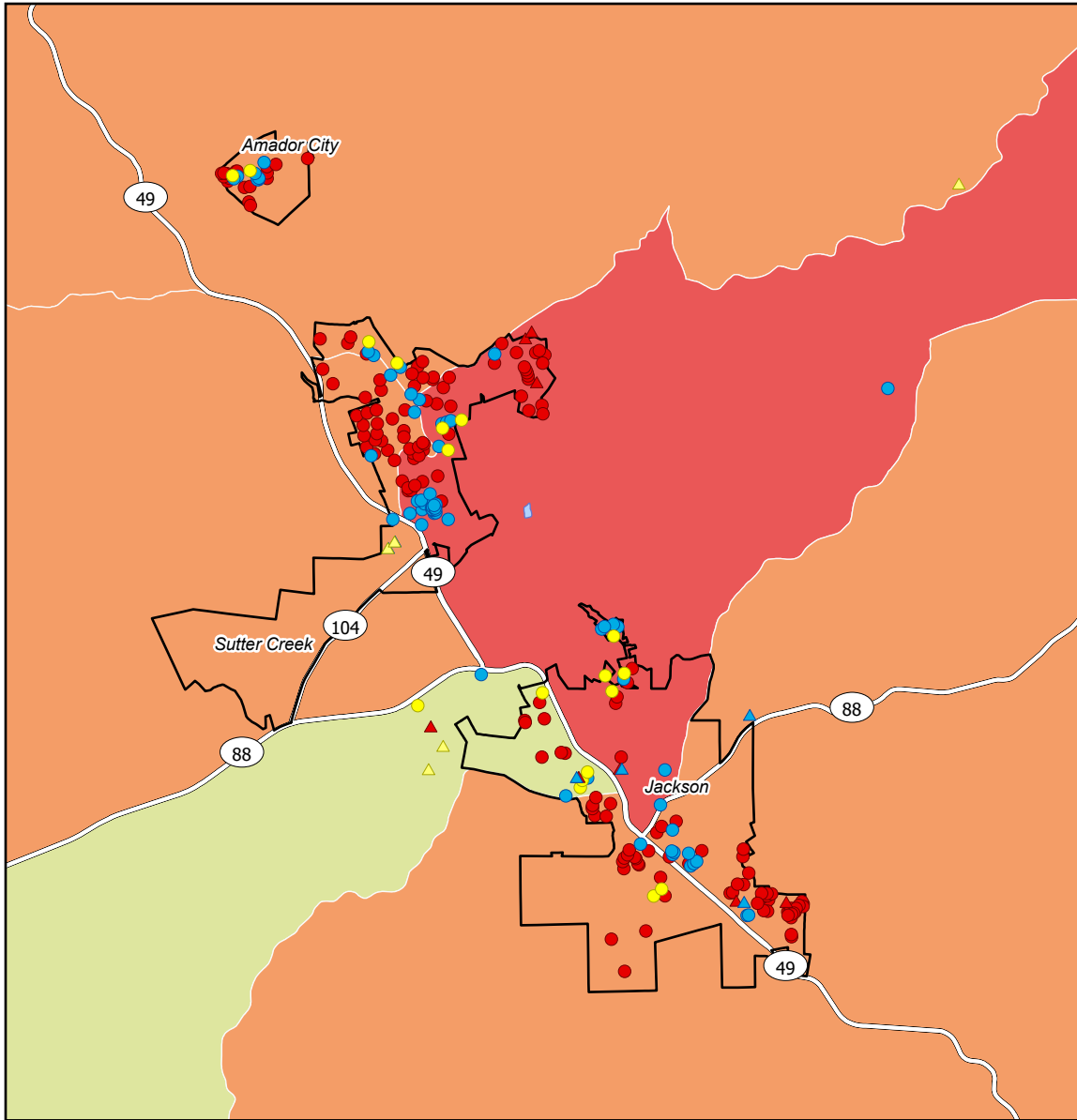
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_19." Map date: November 1, 2022.

FIGURE V-18: PROPORTION OF SENIOR RESIDENTS BY CENSUS TRACT - COUNTYWIDE



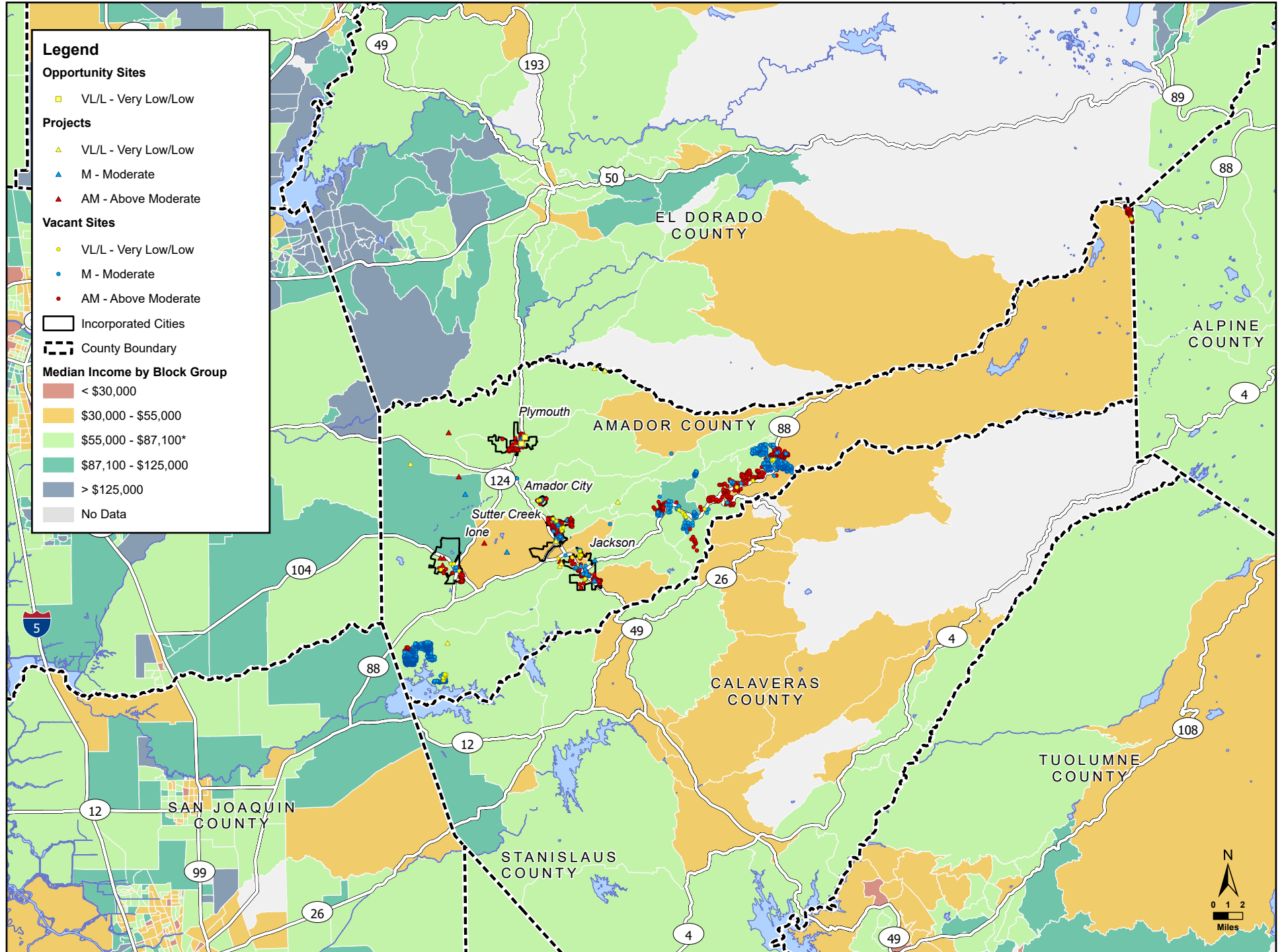
Sources: U.S. Census Bureau's American Community Survey (ACS) 2015-2019 5-year estimates, Table(s) B01001.
Map date: November 1, 2022.

FIGURE V-19: PROPORTION OF SENIOR RESIDENTS BY CENSUS TRACT



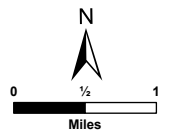
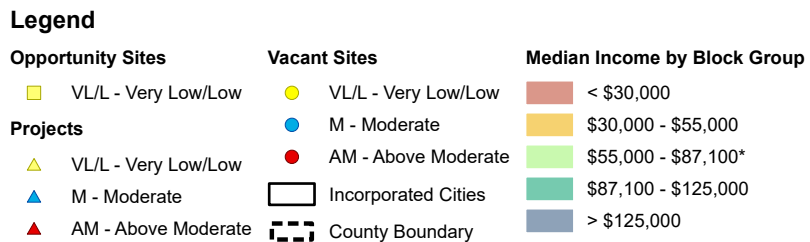
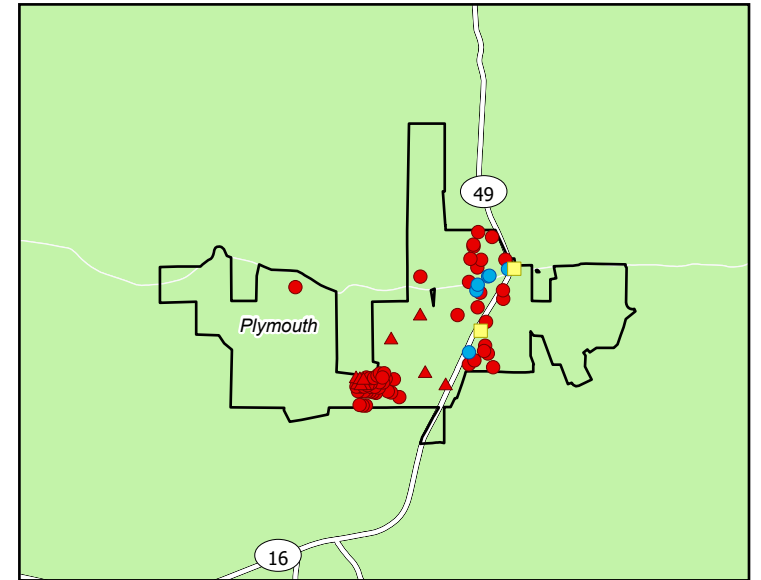
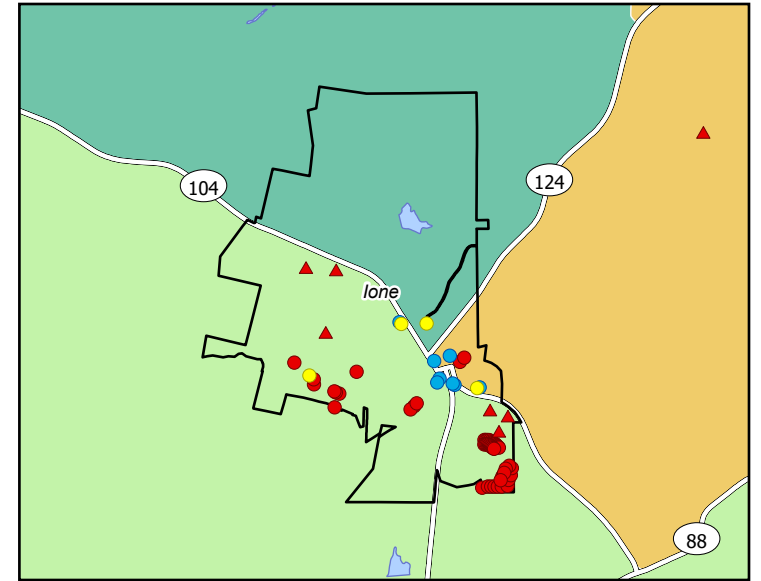
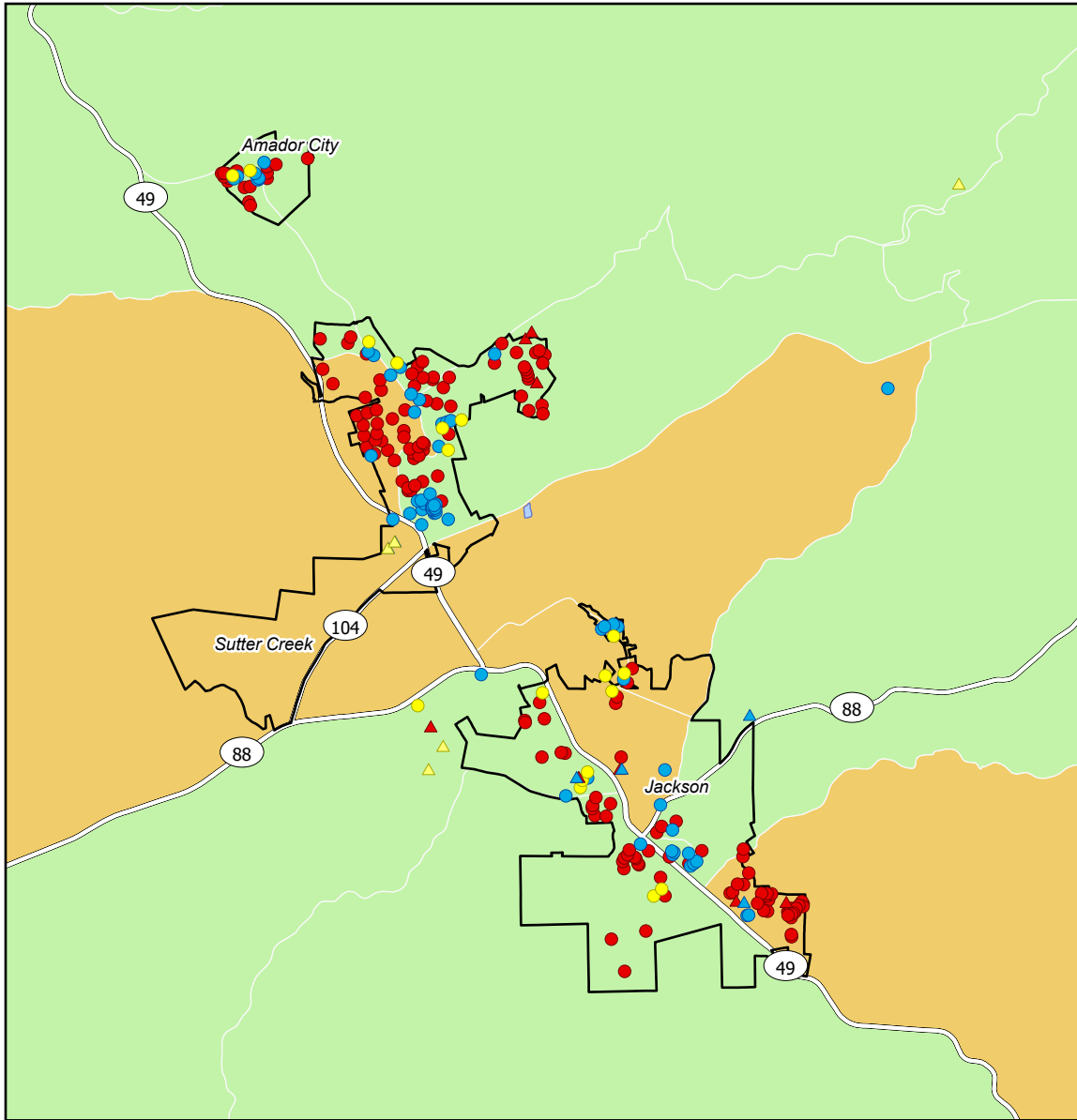
Sources: U.S. Census Bureau's American Community Survey (ACS) 2015-2019 5-year estimates, Table(s) B01001.
Map date: November 1, 2022.

FIGURE V-20: MEDIAN HOUSEHOLD INCOME BY BLOCK GROUP - COUNTYWIDE



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "MedianIncome_BlockGrp_2015_19." Map date: November 1, 2022.

FIGURE V-21: MEDIAN HOUSEHOLD INCOME BY BLOCK GROUP



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "MedianIncome_BlockGrp_2015_19." Map date: November 1, 2022.

4. RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/ECAP)

To assist communities in identifying racially/ethnically concentrated areas of poverty (RECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50% or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40% or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is 3 or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

According to the AFFH Dataset, as shown in Figure V-22, there is no R/ECAP found in or adjacent to Amador County. The closest R/ECAPs are located in San Joaquin County and do not have a connection to Amador County. Additionally, Figure V-23 identifies areas of High Segregation and Poverty, as identified on California Tax Credit Allocation Committee (TCAC)/HCD Opportunity Area maps. As shown, no areas classified as High Segregation and Poverty exist in or adjacent to the County. Comparing Figure V-6 (Diversity Index) to Figure V-20 (Median Household Income), it appears that the diversity index score of areas do not appear to have correlation with the median household incomes in Amador County.

As discussed in the Findings section, the Housing Plan includes programs to encourage increased diversity and housing opportunities throughout the County.

Racially/Concentrated Areas of Affluence (RCAA)

According to the Housing and Community Development AFFH Guidance Memo, “segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices”. Therefore, both sides of the continuum must be examined. While HCD does not have a standard definition for RCAAs, looking at the percentage of the White population and median household income can provide a good indicator for areas of affluence.

In addition to RECAPs utilized by HUD, scholars at the University of Minnesota Humphrey School of Public Affairs created the Racially Concentrated Areas of Affluence (RCAAs) metric to more fully tell the story of segregation in the United States. RCAAs are defined as census tracts where 1) 80 percent or more of the population is White, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016). Table V-3 looks at the median household incomes of White, non-Hispanic residents in Amador County and each city. The median household incomes of the unincorporated area in Amador County are not accessible. None of Amador County and cities within the County have a median household income of \$125,000 and a population that is 80 percent or more White. As such, there is no census tract in Amador County that fits these criteria, and, therefore, the County has no RCAA.

Median Household Income	Amador County	City of Amador City	City of lone	City of Jackson	City of Plymouth	City of Sutter Creek
White Households	\$ 62,331	\$ 29,537	\$ 73,393	\$ 49,250	\$ 65,833	\$ 45,184
All households	\$ 62,772	-	\$ 73,036	\$ 53,462	\$ 64,375	\$ 45,147
% of white population	86.7%	82.0%	75.8%	88.3%	81.2%	95.7%

Source: US Census, 2015-2019 ACS

5. DISPARITIES IN ACCESS TO OPPORTUNITIES

HCD together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task Force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are

intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

The opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, census tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table V-4 shows the full list of indicators.

Domain	Indicator
Economic	<ul style="list-style-type: none"> ● Poverty ● Adult education ● Employment ● Job proximity ● Median home value
Education	<ul style="list-style-type: none"> ● Math proficiency ● Reading proficiency ● High school graduation rates ● Student poverty rates
Environmental	<ul style="list-style-type: none"> ● CalEnviroScreen 3.0 pollution indicators and values

Source: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020.

TCAC/HCD Opportunity Area Maps

The Department of Housing and Community Development together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force’s methodology, the tool allocates the 20% of the tracts in each region with the highest relative index scores to the “Highest Resource” designation and the next 20% to the “High Resource” designation. Each region then ends up with 40% of its total tracts as “Highest” or “High” resource. These 2 categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. The remaining tracts are then evenly divided into “Low Resources” and “Moderate Resource”.

The Task Force analyzed three domains (Economic, Environmental, Education) to establish the resource category for each block group. The Economic Domain (Figures V-24 and V-25) analyzes poverty, level of adult education, employment rates, job proximity, and median home value in each block group, while the Education Domain (Figures V-26 and V-27) analyzes math/reading proficiency, high school graduation rates, and the student poverty rate. The Environmental Domain (Figure V-28 and V-29) looks at the CalEnviroScreen 3.0 Pollution indicators (Exposures and Environmental Effect indicators) and processed values. Each Figure includes the locations of proposed sites to accommodate the 6th Cycle RHNA.

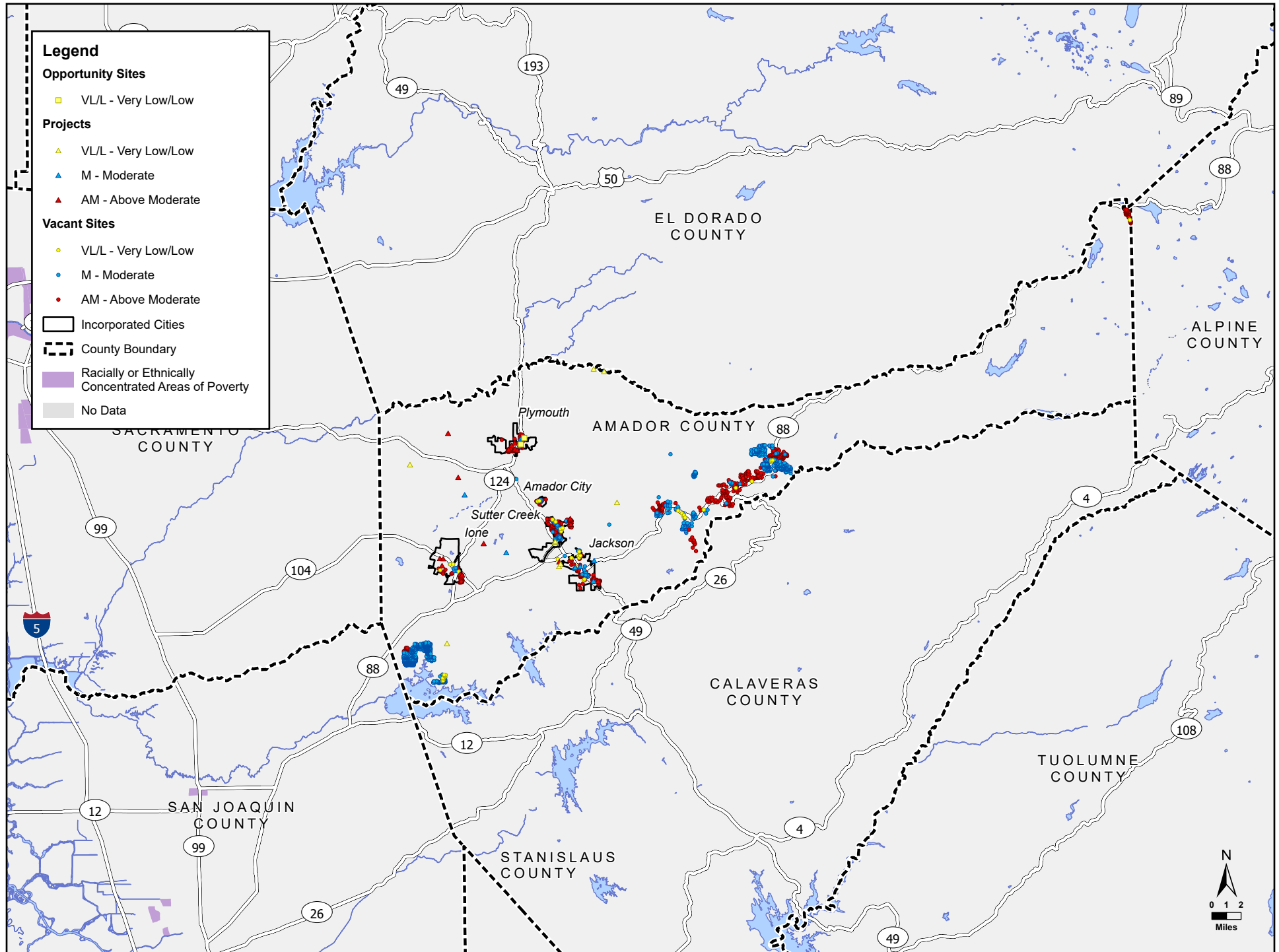
Figures V-30 and V-31 identify the final resource categories of each census tract, as identified on the TCAC/HCD Opportunity Map, as well as the locations of the proposed sites to accommodate the 6th Cycle RHNA. As shown in Figure V-30, 4 block groups of the County have the highest levels of opportunity and the proposed sites to accommodate the 6th Cycle RHNA are located throughout the County in varying levels of opportunity to the extent feasible, given the County’s existing built-out

development pattern. Table V-5 identifies the resources levels by census block group and the corresponding scores for economic, educational and environmental indicators.

Census Tract	Census Block Group	Resource Level	Economic Score	Environmental Score	Education Score
1.01	Block Group 1	Low Resource	0.19	0.88	0.04
1.01	Block Group 2	Low Resource	0.15	0.88	0.04
1.01	Block Group 3	Low Resource	0.08	0.88	0.04
1.01	Block Group 4	Moderate Resource	0.35	0.88	0.04
1.02	Block Group 1	Low Resource	0.00	0.81	0.00
1.02	Block Group 2	Low Resource	0.12	0.81	0.04
2	Block Group 1	High Resource	0.54	0.15	0.92
2	Block Group 2	Highest Resource	0.96	0.15	0.54
2	Block Group 3	Low Resource	0.42	0.15	0.31
2	Block Group 4	High Resource	0.88	0.15	0.42
2	Block Group 5	High Resource	0.65	0.15	0.77
3.01	Block Group 1	Highest Resource	0.81	0.58	1.00
3.01	Block Group 2	Highest Resource	0.58	0.58	0.96
3.03	Block Group 1	Moderate Resource	0.46	0.00	0.81
3.03	Block Group 2	Moderate Resource	0.69	0.00	0.81
3.04	Block Group 1	Moderate Resource	0.50	0.08	0.81
3.04	Block Group 2	Low Resource	0.23	0.08	0.35
4.01	Block Group 1	Highest Resource	1.00	0.35	0.54
4.01	Block Group 2	Missing or Insufficient Data	0.00	0.00	0.00
4.01	Block Group 3	High Resource	0.73	0.35	0.54
4.01	Block Group 4	Low Resource	0.04	0.35	0.54
4.02	Block Group 1	Moderate Resource	0.38	0.65	0.04
4.02	Block Group 2	Moderate Resource	0.62	0.65	0.04
4.02	Block Group 3	High Resource	0.27	0.65	0.54
4.02	Block Group 4	Moderate Resource	0.31	0.65	0.38
5	Block Group 1	Highest Resource	0.92	0.46	0.46
5	Block Group 2	High Resource	0.77	0.46	0.46
5	Block Group 3	Highest Resource	0.85	0.46	0.73

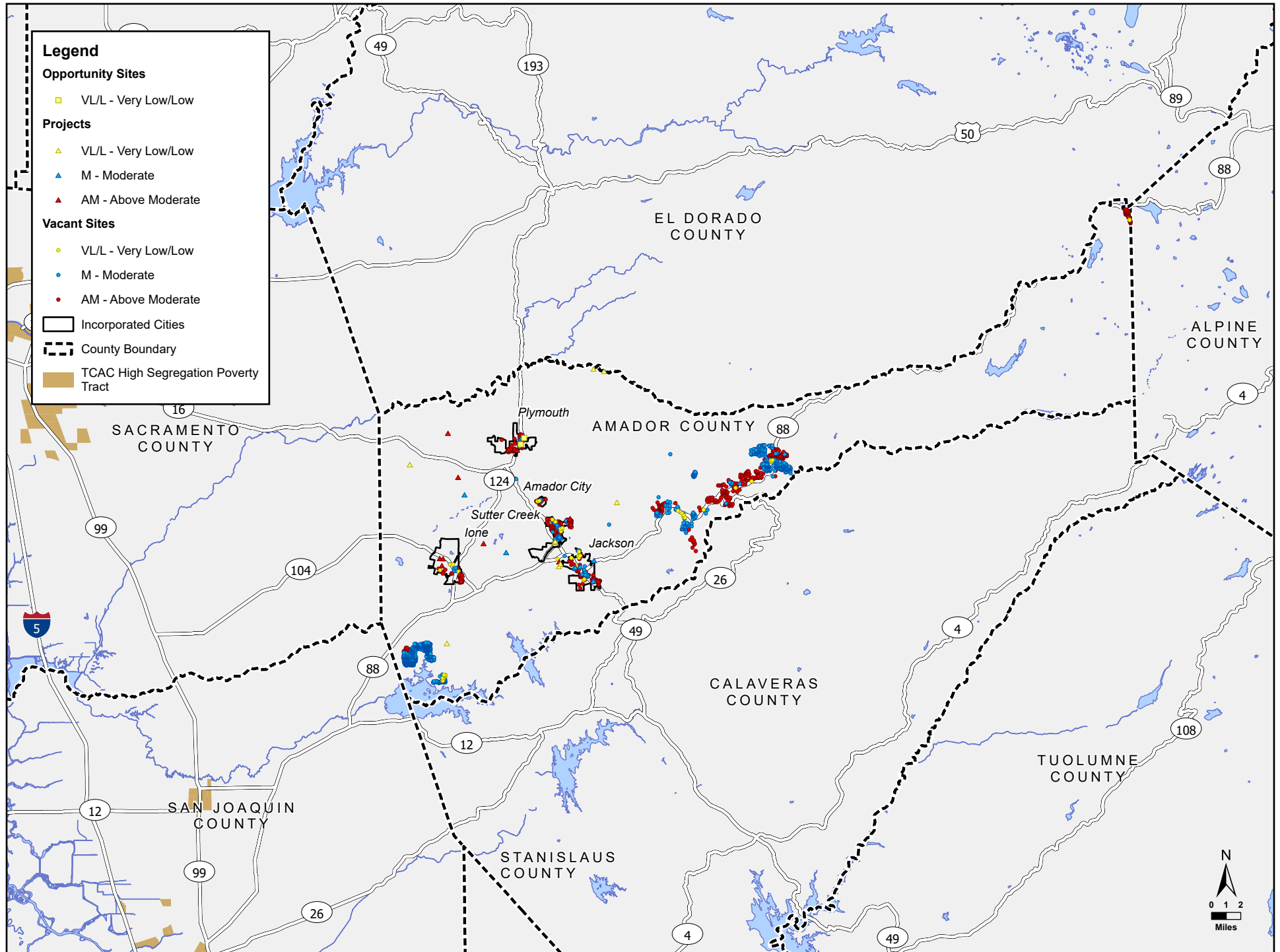
Source: California Department of Housing and Development, *Affirmatively Furthering Fair Housing Data and Mapping Resources*, accessed June 29, 2022.

FIGURE V-22: RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY BY CENSUS TRACT - COUNTYWIDE



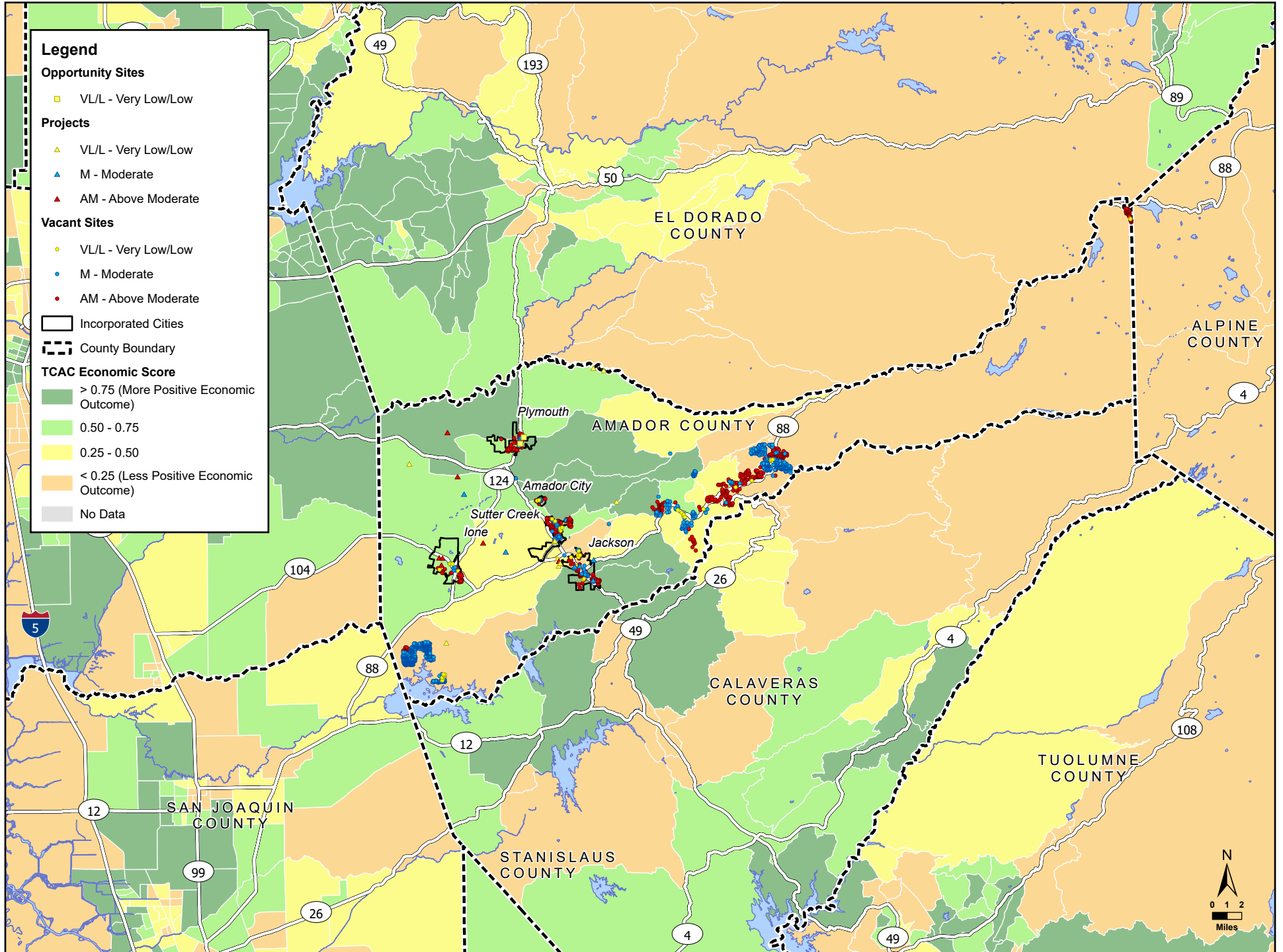
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Racially or Ethnically Concentrated Areas, Poverty_RECAPs." Map date: November 1, 2022.

FIGURE V-23: TCAC HIGH SEGREGATION POVERTY TRACT - COUNTYWIDE



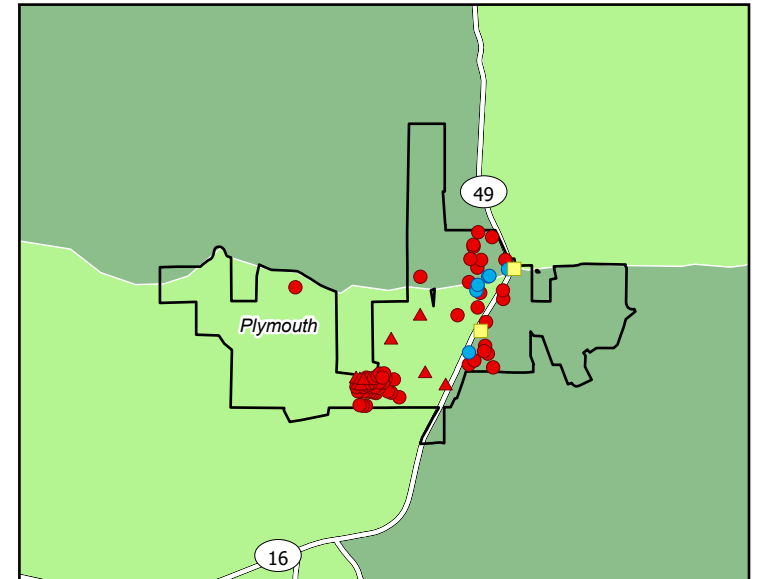
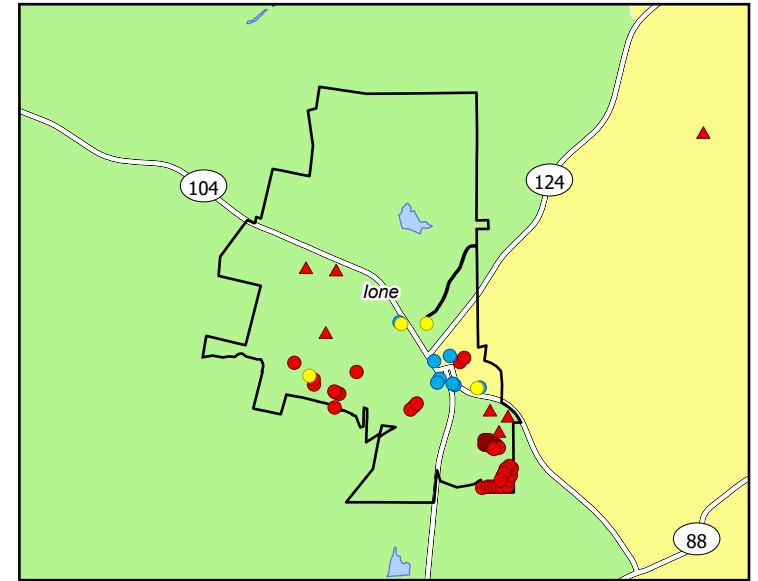
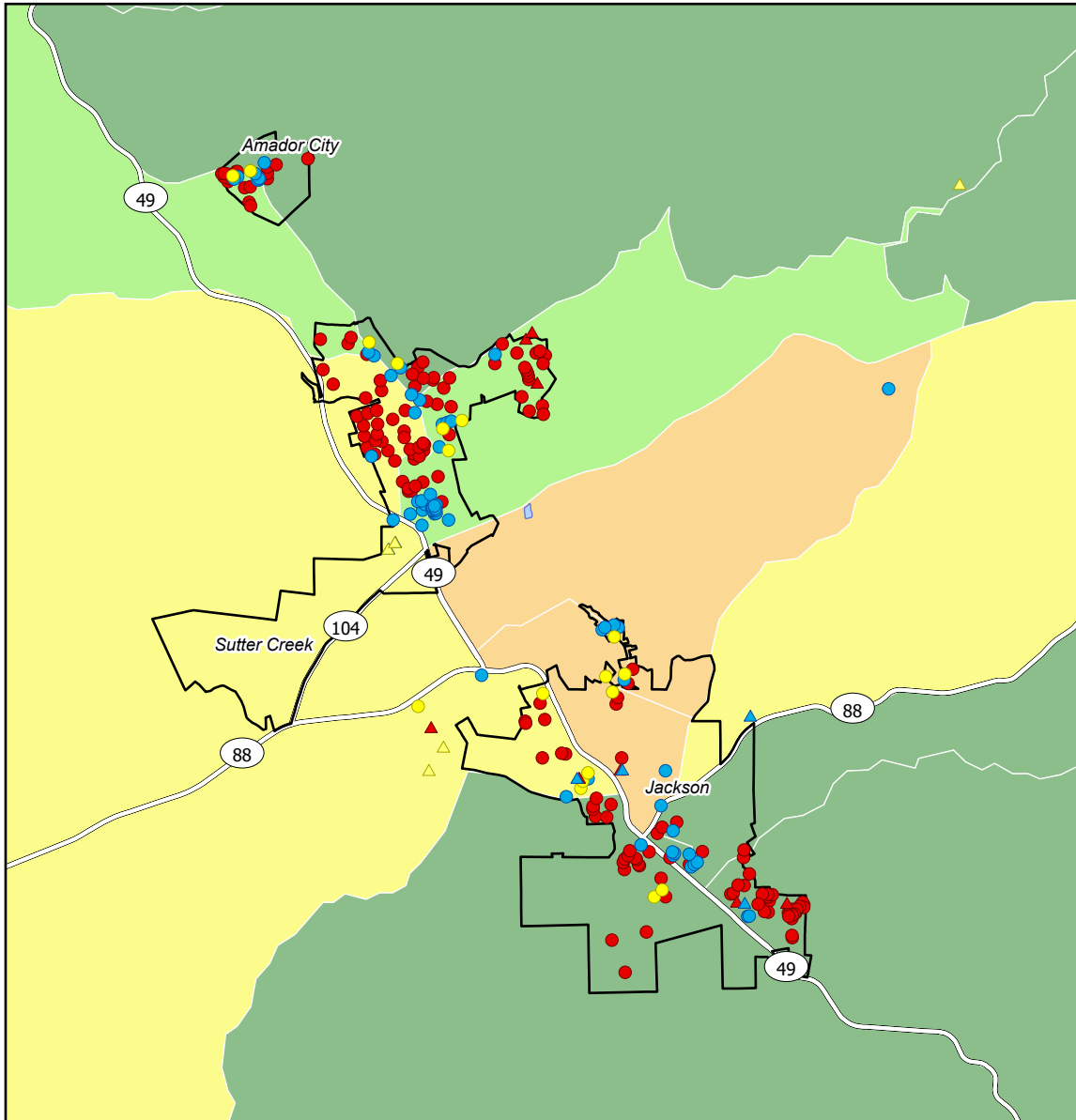
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_HighSegregation_Poverty_Tract_2021." Map date: November 1, 2022.

FIGURE V-24: TCAC ECONOMIC SCORE BY CENSUS TRACT- COUNTYWIDE



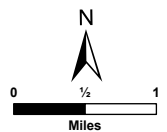
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: November 1, 2022.

FIGURE V-25: TCAC ECONOMIC SCORE BY CENSUS TRACT



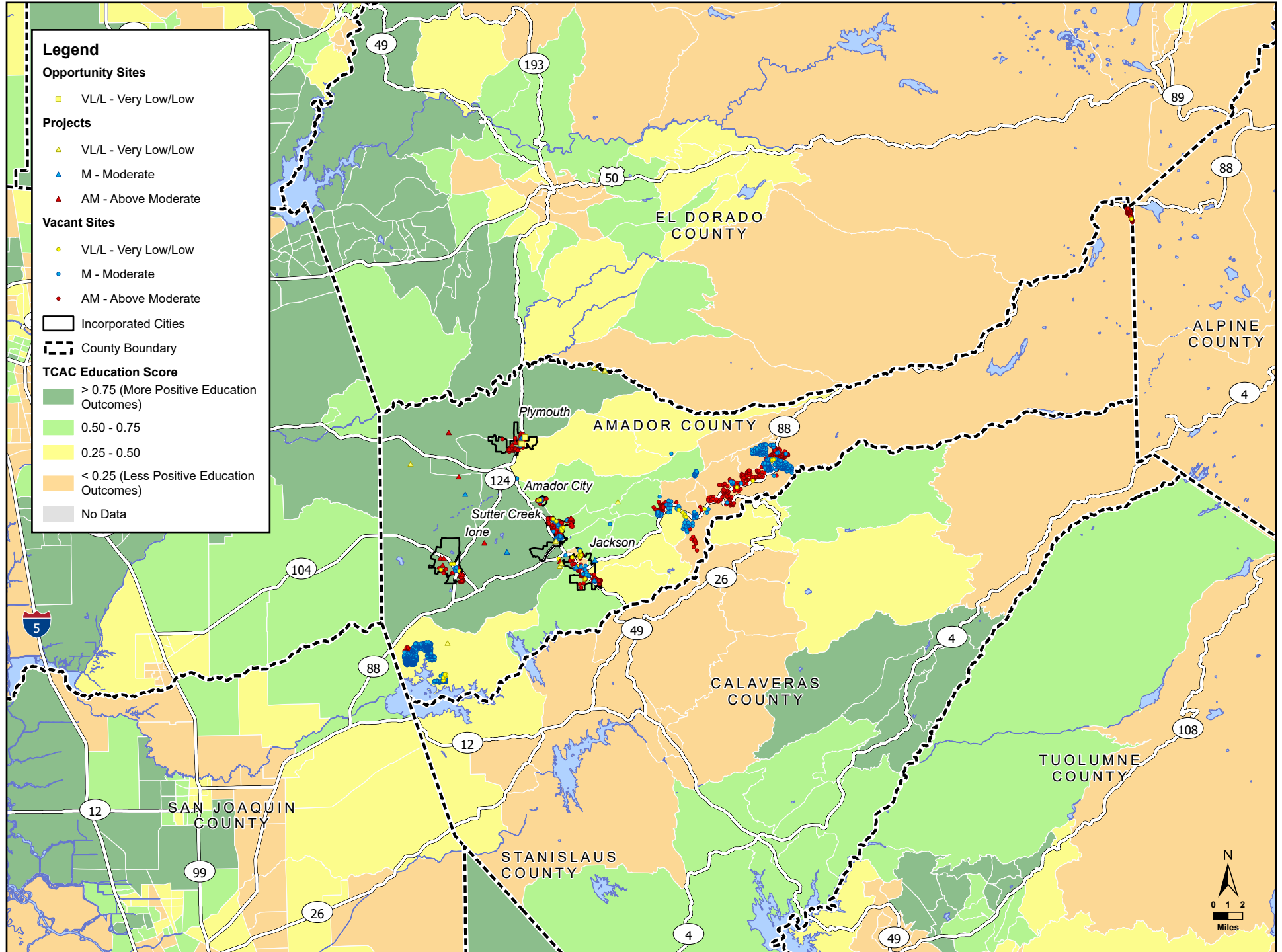
Legend

- | | | |
|--------------------------|-----------------------|---|
| Opportunity Sites | Vacant Sites | TCAC Economic Score |
| □ VL/L - Very Low/Low | ● VL/L - Very Low/Low | ■ > 0.75 (More Positive Economic Outcome) |
| Projects | ● M - Moderate | ■ 0.50 - 0.75 |
| ▲ VL/L - Very Low/Low | ● AM - Above Moderate | ■ 0.25 - 0.50 |
| ▲ M - Moderate | □ Incorporated Cities | ■ < 0.25 (Less Positive Economic Outcome) |
| ▲ AM - Above Moderate | □ County Boundary | |



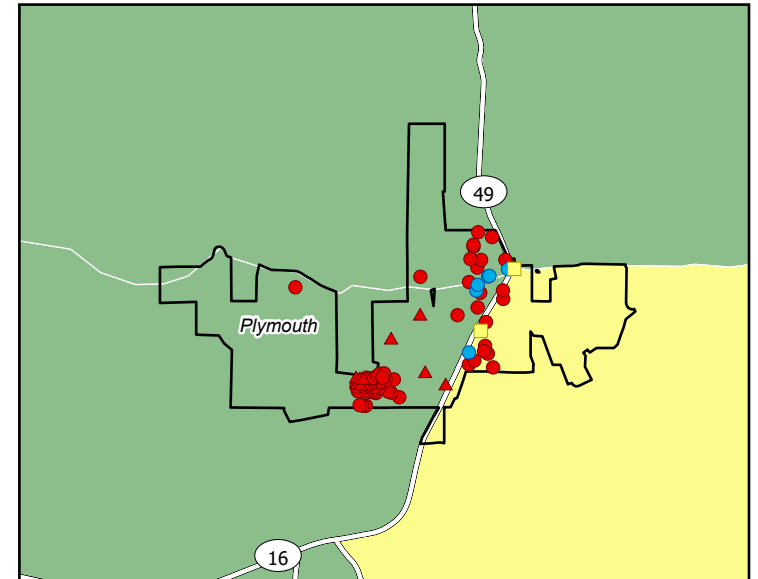
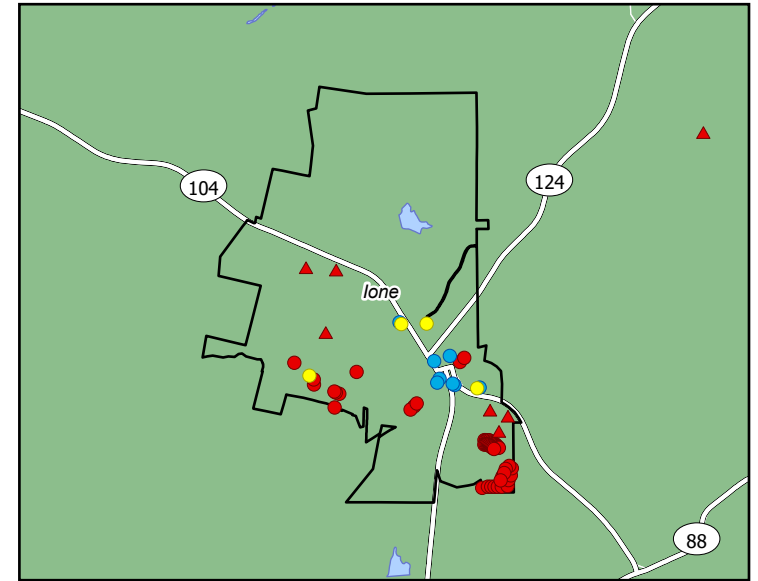
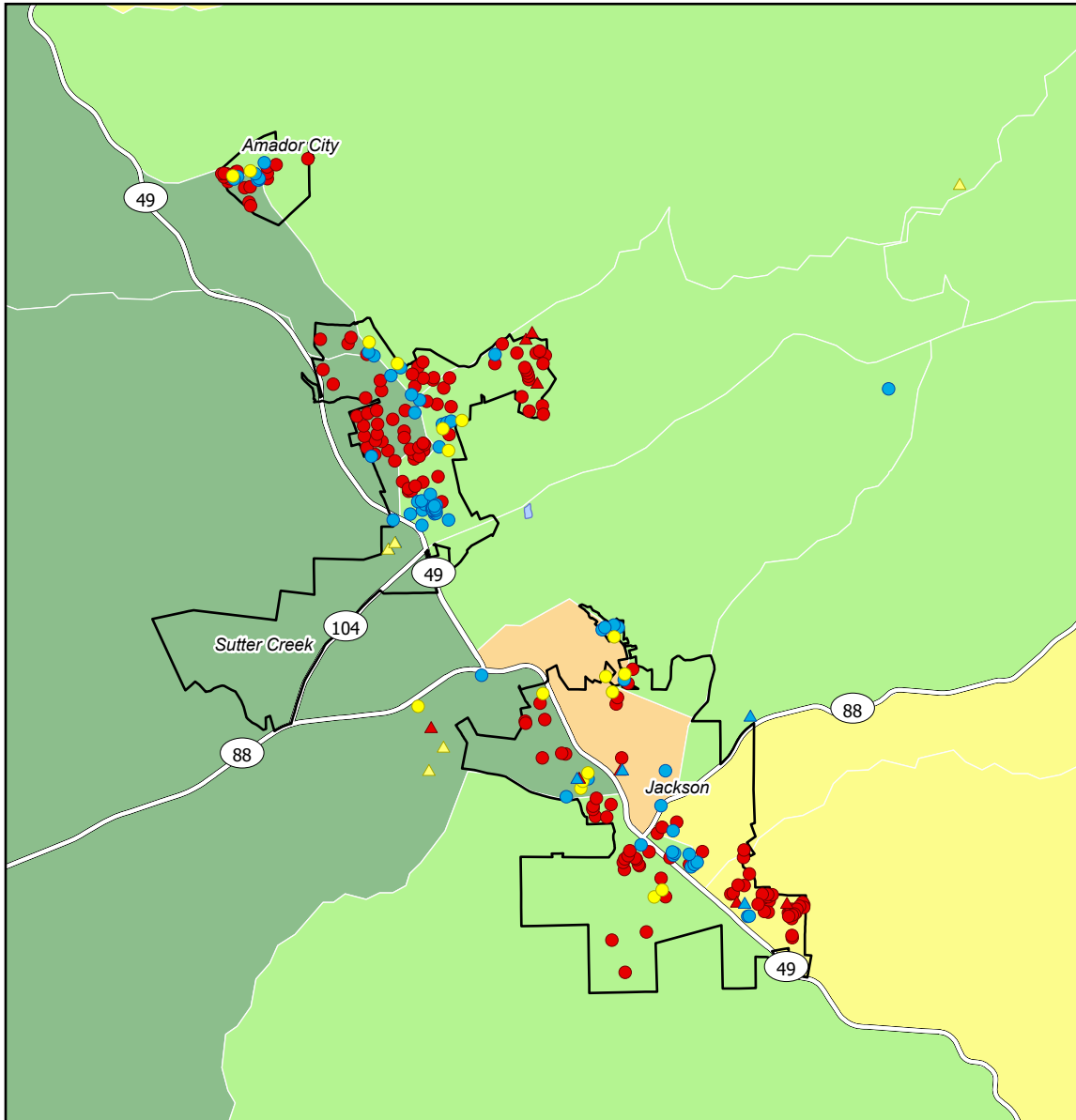
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: November 1, 2022.

FIGURE V-26: TCAC EDUCATIONAL SCORE BY CENSUS TRACT- COUNTYWIDE



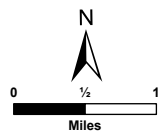
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: November 1, 2022.

FIGURE V-27: TCAC EDUCATIONAL SCORE BY CENSUS TRACT



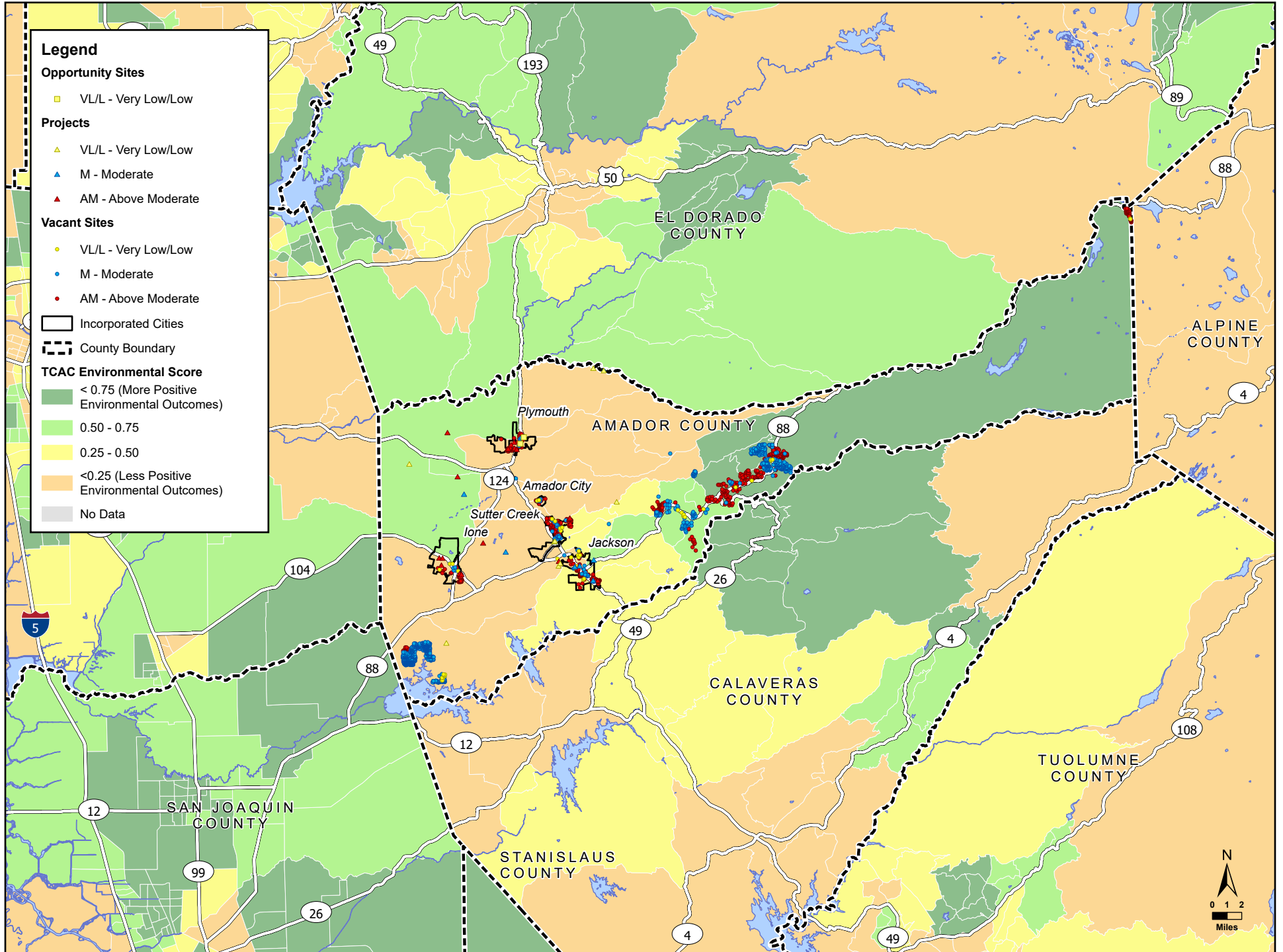
Legend

- | | | |
|---|---|--|
| Opportunity Sites | Vacant Sites | TCAC Education Score |
| <ul style="list-style-type: none"> ■ VL/L - Very Low/Low ▲ M - Moderate ▲ AM - Above Moderate | <ul style="list-style-type: none"> ● VL/L - Very Low/Low ● M - Moderate ● AM - Above Moderate ▭ Incorporated Cities ▭ County Boundary | <ul style="list-style-type: none"> > 0.75 (More Positive Education Outcomes) 0.50 - 0.75 0.25 - 0.50 < 0.25 (Less Positive Education Outcomes) |



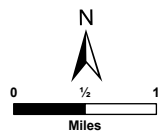
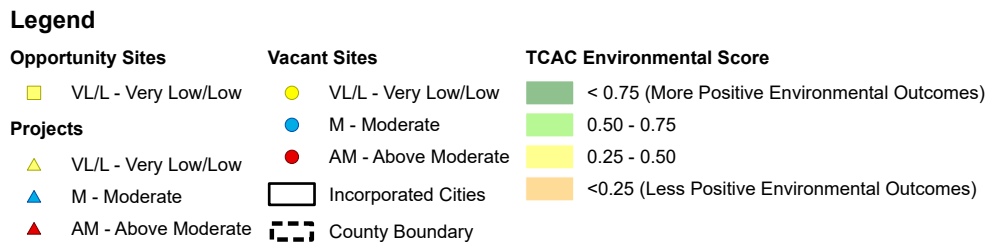
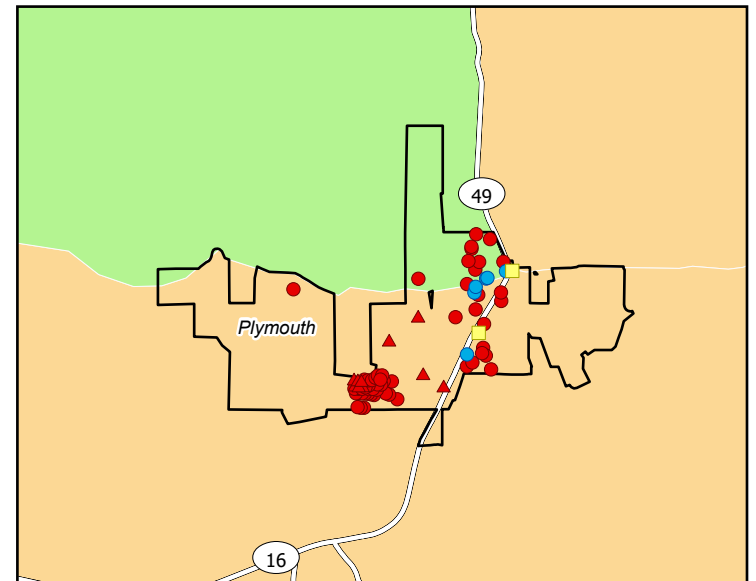
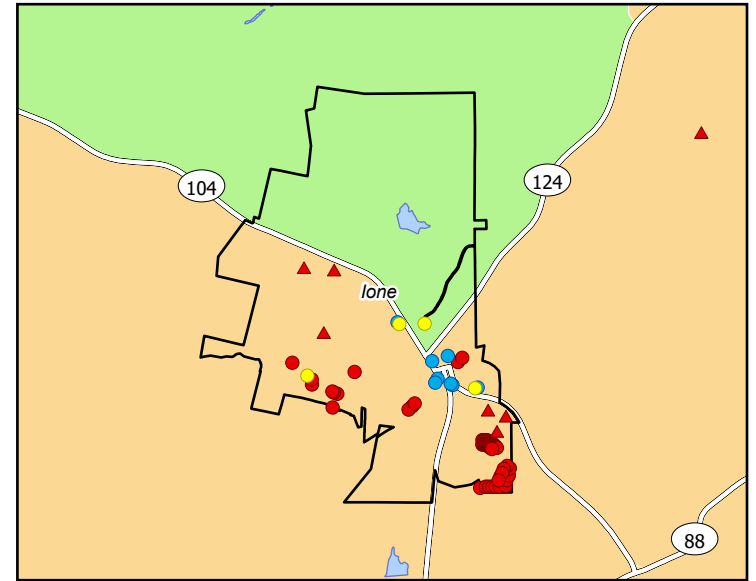
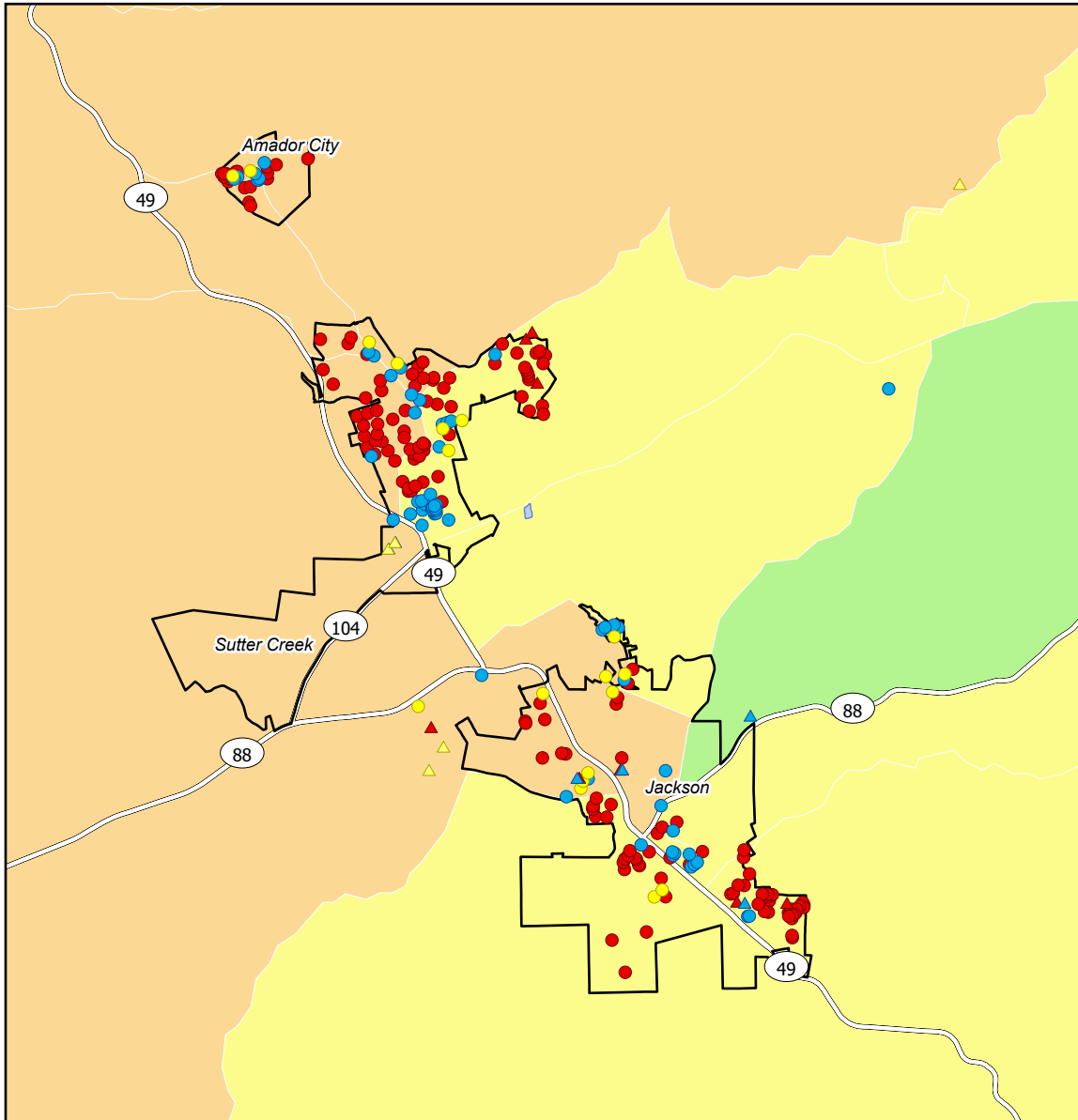
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: November 1, 2022.

FIGURE V-28: TCAC ENVIRONMENTAL SCORE BY CENSUS TRACT - COUNTYWIDE



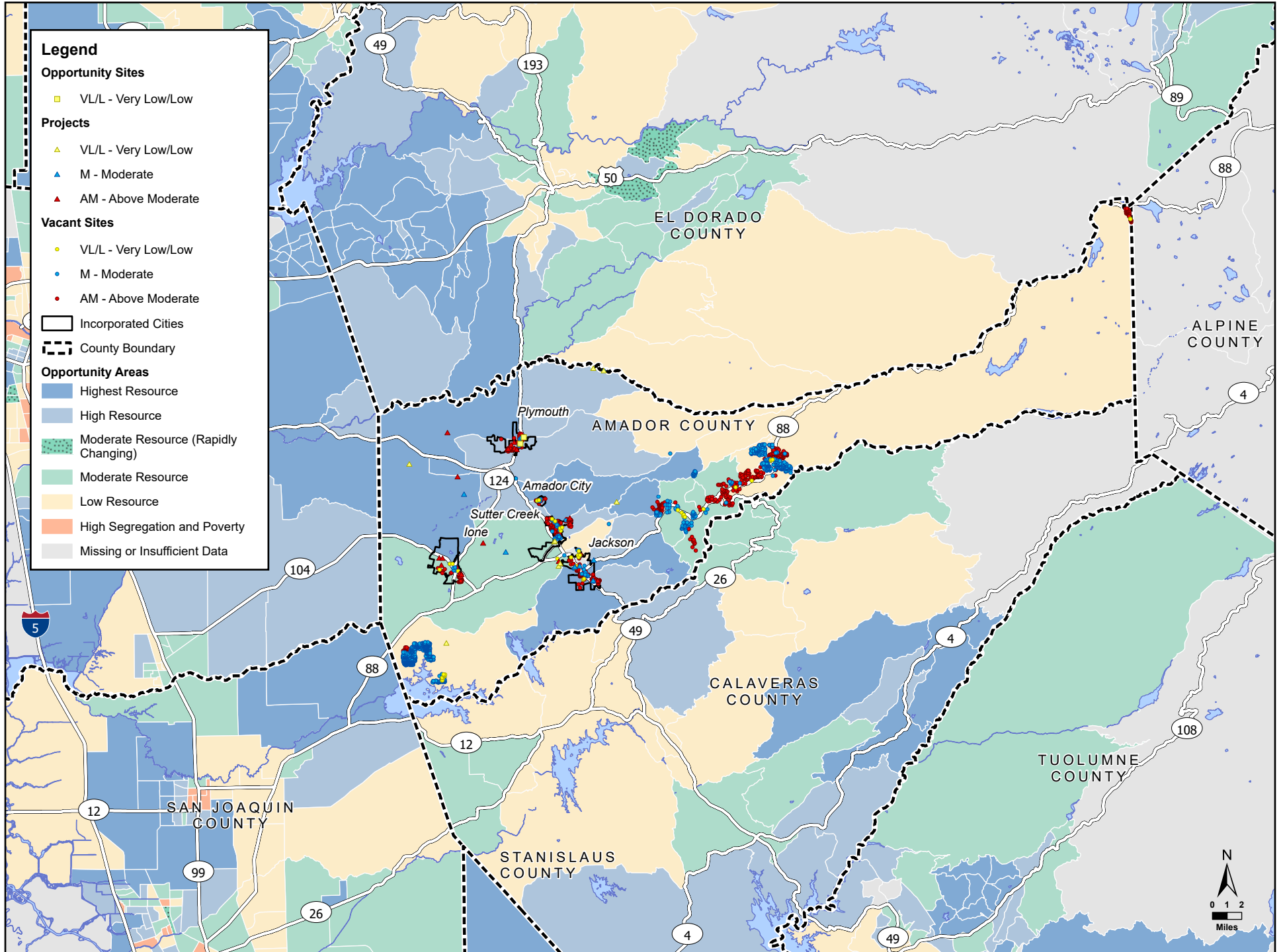
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: November 1, 2022.

FIGURE V-29: TCAC ENVIRONMENTAL SCORE BY CENSUS TRACT



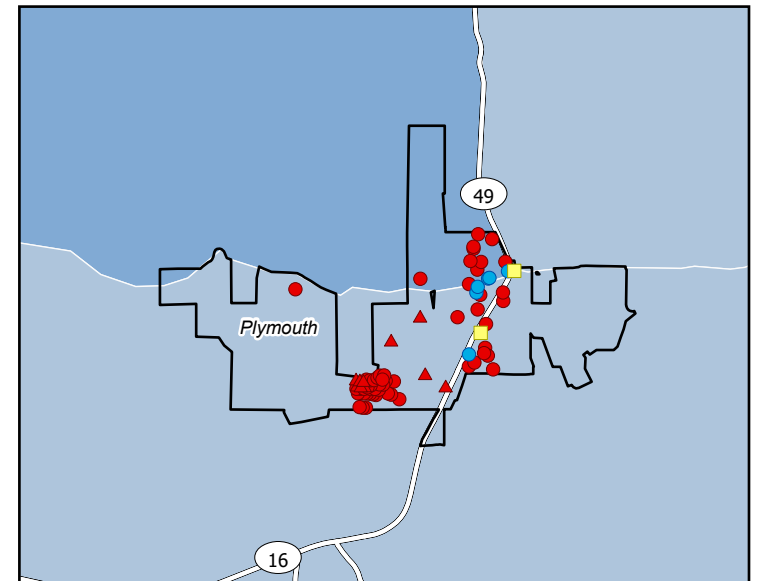
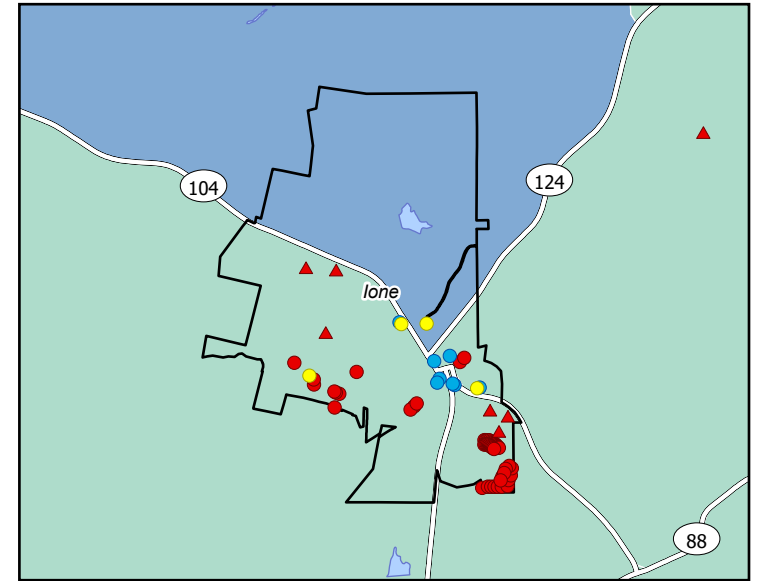
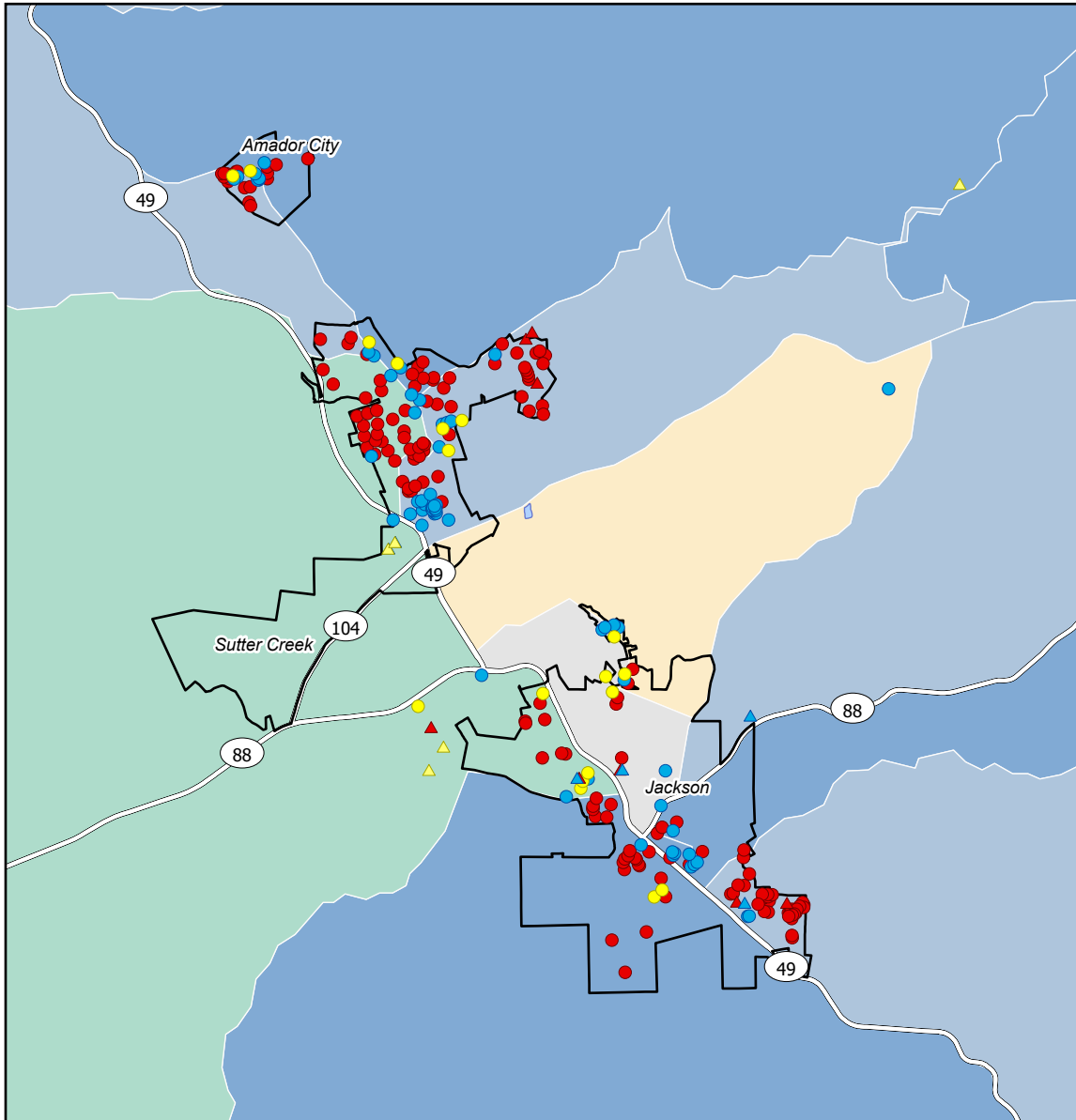
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: November 1, 2022.

FIGURE V-30: TCAC OPPORTUNITY AREAS BY CENSUS TRACT - COUNTYWIDE



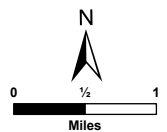
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: November 1, 2022.

FIGURE V-31: TCAC OPPORTUNITY AREAS BY CENSUS TRACT



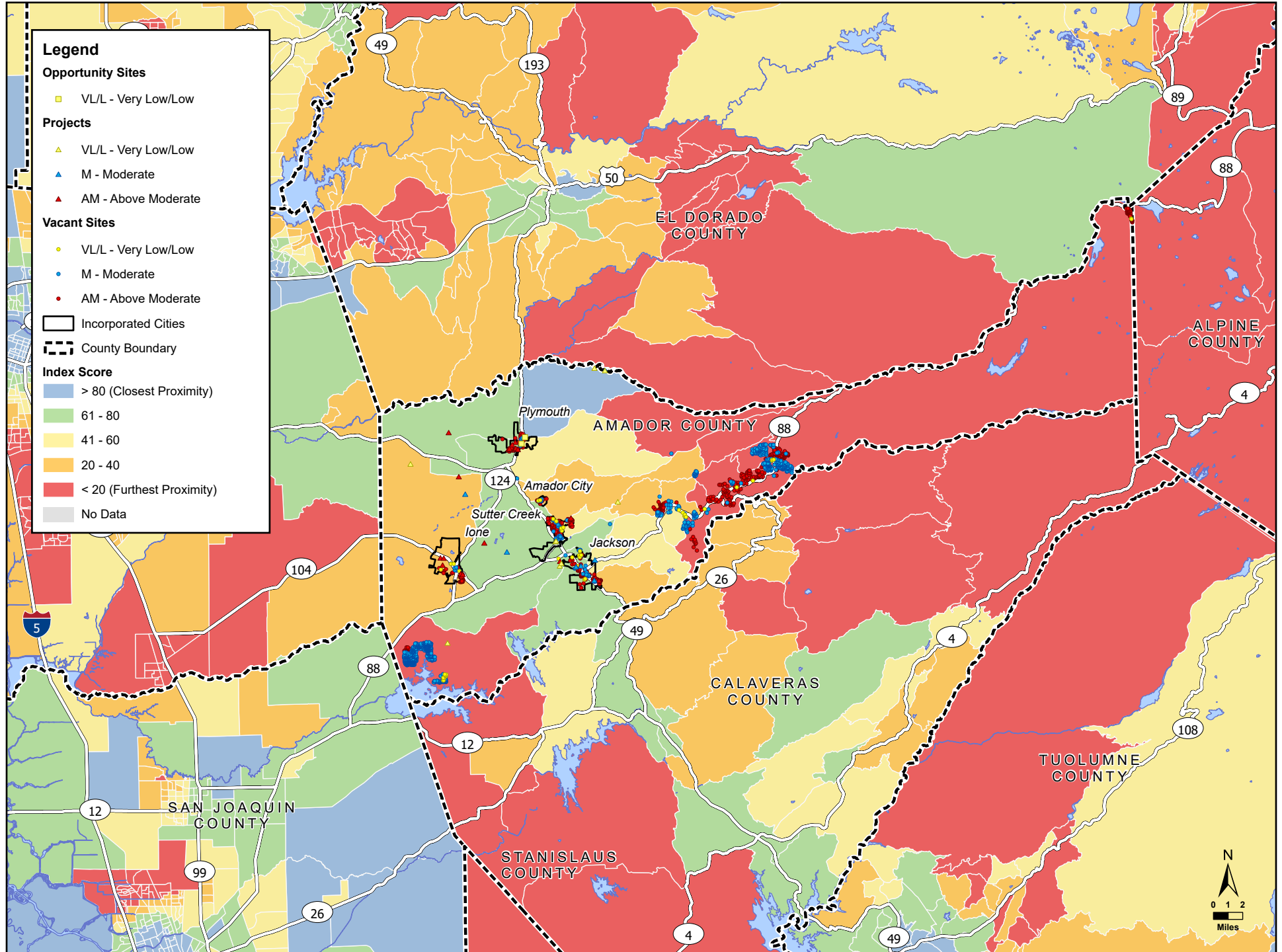
Legend

Opportunity Sites		Vacant Sites		Opportunity Areas	
■	VL/L - Very Low/Low	●	VL/L - Very Low/Low	■	Highest Resource
▲	M - Moderate	●	M - Moderate	■	High Resource
▲	AM - Above Moderate	●	AM - Above Moderate	■	Moderate Resource (Rapidly Changing)
▲	VL/L - Very Low/Low		Incorporated Cities	■	Moderate Resource
▲	M - Moderate		County Boundary	■	Low Resource
▲	AM - Above Moderate			■	High Segregation and Poverty
				■	Missing or Insufficient Data



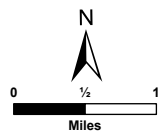
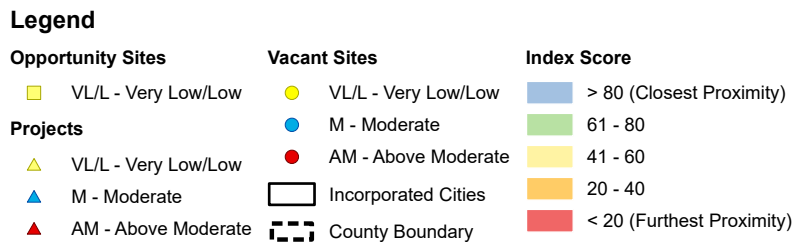
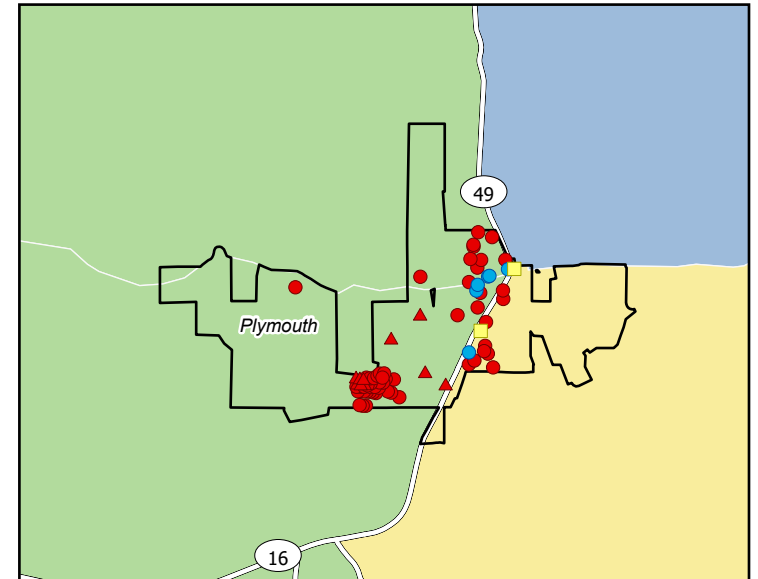
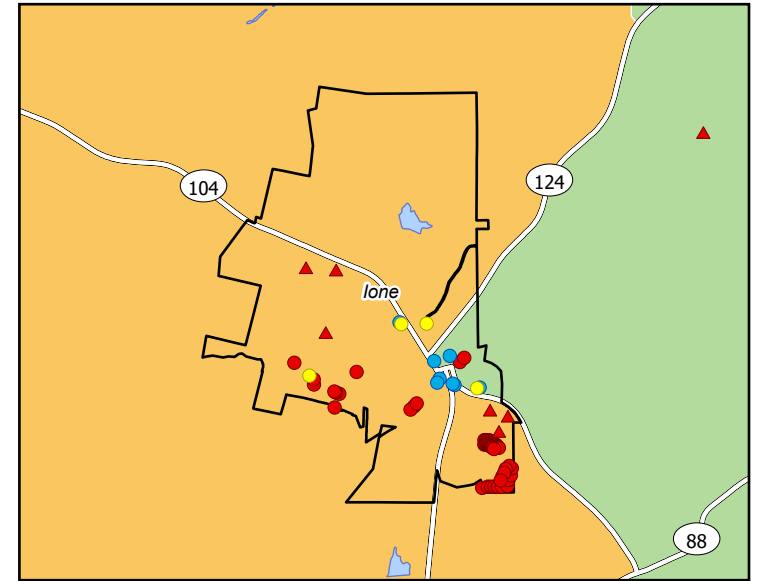
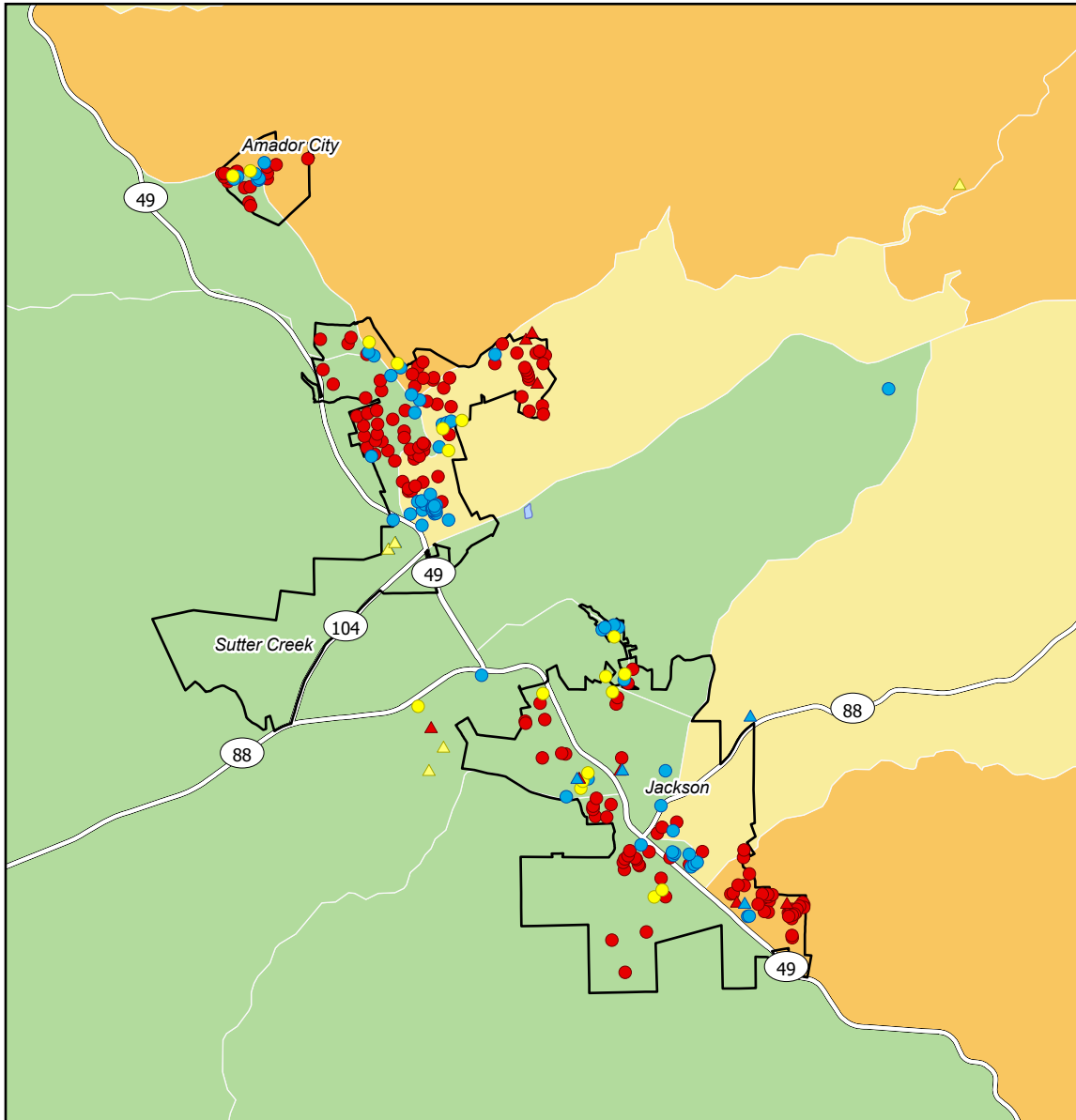
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021." Map date: November 1, 2022.

FIGURE V-32: JOB PROXIMITY INDEX BY BLOCK GROUP - COUNTYWIDE



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "JobsProximityIndex_BlockGrp_2014_17." Map date: November 1, 2022.

FIGURE V-33: JOB PROXIMITY INDEX BY BLOCK GROUP



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "JobsProximityIndex_BlockGrp_2014_17," Map date: November 1, 2022.

Economic Opportunity

As described above, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. As shown in Table V-5 above, the overall economic scores in Amador County range from 0 to 1. The economic scores vary throughout the County. Census tracts that have the lowest economic scores in Amador County, such as census tract 1.02, are located at the east portion of the County, where limited households reside. Census tracts with relatively higher economic scores in Amador County, such as census tracts 5 and 3, are located at the west portion of the County, where most incorporated cities are located and households are more densely populated. Among incorporated cities in the County, Amador City and Plymouth are located in the census tracts with the higher economic scores, all of which are above 0.5. The east portion of Lone is located in census block group 1 of census tract 3.03 that has moderate economic scores, between 0.25 to 0.5. Conversely, portions of the Jackson and Sutter Creek are located in some census tracts that have the lowest economic scores in the County. It is noted that these census block groups extend out into areas of the unincorporated County. For unincorporated communities in the County, economic scores are generally lower in the east and southwest portions of the County.

As shown in Figures V-32 and V-33, the job proximity indexes vary in Amador County, with less urbanized east and southwest portions of the County having the lowest proximity indexes. Among incorporated cities in the County, the cities of Lone and Amador City have relatively lower job proximity indexes, generally between 20 to 40. Significant portions of cities of Sutter Creek, Jackson, and Plymouth, on the other hand, are located in census block groups that have moderate to higher job proximity indexes, generally between 61 to 80. It is noted that this census block group extends out into areas of the unincorporated County. The unincorporated communities have low levels of place-based economic opportunities related to job proximity. As shown in the Table II-4 in the Housing Needs Assessment section of the Housing Element Background Report, the total civilian employed population of 16 years old or over decreased from 14,318 in 2010 to 13,665 in 2019 countywide, at a rate of 4.6%. During this period, cities of Amador, Lone, Plymouth experienced an increase of total civilian employed population of 16 years old or over, at rates of 36.2%, 36.4%, and 40.9% respectively. Whereas cities of Jackson and Sutter Creek experienced a decrease of total civilian employed population of 16 years old or over, at rates of 12.5% and 15.8% respectively. The unincorporated communities of the County experienced a 10.6% decrease in total civilian employed population of 16 years old or over.

Transportation Opportunity

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. Passenger transportation services in Amador County are provided by a variety of public, non-profit, and private services. Amador Transit (formerly Amador Regional Transit System or ARTS) has been providing transit services in Amador County since 1976 and operates under direction of the Amador County Transportation Commission (ACTC). Amador Transit was formed as a Joint Powers Agency (JPA) between Amador County and its five incorporated cities (Jackson, Sutter Creek, Lone, Plymouth and Amador City). Amador Transit operates bus routes to provide service throughout Amador County from the Sutter Hill Transit Center to Jackson, Sutter Creek, Plymouth, Lone, and along the Highway 88 corridor through Pine Grove and Pioneer ending at Amador Station. Amador Transit also provides bus services to downtown Sacramento with connections to Yolo Bus to get to the Sacramento International Airport, and connection to Calaveras County. In addition to its fixed routes, Amador Transit offers Dial-a-Ride, Amador Transit's shared-ride, curb-to-curb transportation program for individuals who are unable to ride the regular fixed-route bus service, either all or some of the time, due to a disabling condition.

Educational Opportunities

As shown in Table V-5 above, the overall education opportunity scores in Amador County range from 0 to 1. Generally, the less urbanized east portions of the County are covered by census block groups that have relatively lower educational scores and the west portion of the County, where more incorporated cities are located and more households are populated, are covered by census block groups that have higher educational scores. Among incorporated cities, census block groups that cover cities of Amador and Lone have the highest educational scores of 0.75 or above. City of Sutter Creek is located in census block groups that have moderate educational scores, generally above 0.5. Cities of Jackson and Plymouth are located in census tracts that have lower educational scores, between 0.25 and 0.5 or below 0.25. It is noted that these census block groups extend out into areas of the unincorporated County.

Amador County is served by the Amador County Unified District (ACUSD). The ACUSD includes two comprehensive high schools, one alternative high school, two junior high schools, six elementary schools, and an independent study program. According to the California Department of Education's California School Dashboard, in 2021 the ACUSD had an enrollment of 3,889 students. The ethnic/racial make-up was: 23.1% Hispanic, 0.4% Asian, 65.6% White, 0.4% African American, 2.1% American Indian, 0.2% Pacific Islander, 0.5% Filipino, and 6.9% two or more races. A total of 43% of the District's students come from socioeconomically disadvantaged backgrounds, 2.6% are English learners and 19.3% are students with disabilities.

Environmental Opportunity

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment.

As shown in Table V-5 above, the overall environmental scores in Amador County range from 0 to 0.88. Generally, the less urbanized east portions of the County are covered by census block groups that have relatively higher environmental scores and the central portion of the County, where more incorporated cities are located and more households are populated, are covered by census block groups that have lower environmental scores. Among incorporated cities, census block groups that cover Amador City have the lowest environmental scores, all of which are below 0.25. The cities of Sutter Creek and Jackson are within census tracts that have moderate to low environmental scores, between 0.25 to 0.5 or below 0.25. The cities of Lone and Plymouth are within census block groups that have high to low environmental scores, between 0.5 to 0.75 or below 0.25. It is noted that these census block groups extend out into areas of the unincorporated County. For unincorporated communities in the County, the more mountainous east portion generally has higher environmental scores over the west portion of the County.

Findings

Overall, it appears that residents in Amador County have varying levels of access to opportunities, with the unincorporated communities in the east portion of the County appearing to have lower opportunity than the incorporated cities and unincorporated areas adjacent to cities. As shown in Table V-5, the educational, economic, and environmental scores vary across census block groups in the County.

Sites to accommodate each jurisdiction's 6th Cycle RHNA, including its lower-income units, are distributed between low and moderate resource areas. New mixed-use development in the County is envisioned to provide new safe residential housing units, new employment opportunities, and new space for the development of commercial projects offering a variety of goods and services. Moreover, by bringing residential units and jobs closer together, the County strives to reduce vehicle miles traveled, reduce GHG emissions, and improve air quality, thereby working to improve access to higher levels of environmental health.

C. DISCUSSION OF DISPROPORTIONATE HOUSING NEEDS

"Disproportionate housing needs" generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. The analysis of disproportionate housing needs within Amador County evaluates existing housing needs, need of the future housing population, and units within the community at-risk of converting to market-rate.

1. FUTURE GROWTH NEEDS

As shown in the Table II-38 in the Housing Needs Assessment section of the Housing Element Background Report, the County's future growth need is based on the RHNA production of 189 very low, and 123 low, 140 moderate, and 289 above

moderate income units within the 2018 - 2029 planning period. Figures V-20 and V-21 identify the proposed residential sites to meet the very-low and low income RHNA for each jurisdiction in relation to the median income levels. As shown, proposed affordable sites are well dispersed throughout the community and do not present a geographic barrier to obtaining affordable housing. The annex for each jurisdiction demonstrates its ability to meet the 2021-2029 RHNA need at all income levels, with Plymouth requiring a rezone to provide adequate sites. Each jurisdiction will be able accommodate the anticipated future affordable housing needs of the community.

2. EXISTING NEEDS

As described in Section VI of this Background Report, housing development in the County has remained fairly consistent. As shown in Table VI-I in Section VI, 391 housing units were constructed during the planning period. Of these 391, 1 was affordable to very-low-income households, 7 were affordable to low-income households (6 non-deed restricted and 1 deed-restricted), and 0 were affordable to moderate- income and above moderate-income households. Housing development in Amador County has been relatively consistent compared to the 4th cycle, with the County and cities developing 358 units in the 4th cycle compared to 391 units during the 5th cycle.

Additionally, as discussed in Chapter II, Countywide there are 344 rent-restricted units, representing approximately 1.9% of the housing stock in 2021. The majority of assisted units (258) are in Jackson, with 43 in Lone and 43 in Sutter Creek. There are no assisted multifamily units for lower income households in Amador City, Plymouth, or unincorporated Amador County.

Overcrowding

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. As discussed in the Housing Needs Assessment of the Housing Element, overcrowded households in Amador County do not appear to be significant compared to the State and surrounding areas. According to the 2015–2019 American Community Survey, overcrowding in Amador County was 2.6% (377 housing units), compared to 8.2% Statewide. Among renters in Amador County, approximately 4.9% of housing units (or 169 housing units) were in overcrowded conditions, and 1.2% were in severely overcrowded conditions. Among homeowners, approximately 1.9% (208 housing units) were in overcrowded conditions, and 0.3% were in severely overcrowded conditions. As shown in Table II-7 in the Housing Needs Assessment of the Housing Element, in 2019, the majority of households in Amador County consisted of 2 to 4 persons. Large households of 5 or more persons only made up 6.9% of the total households countywide. Among all incorporated jurisdictions, Plymouth had the highest rate of households of 5 or more persons, taking 15.7% of the total households. Additionally, the average household size in Amador County in 2019 for an owner-occupied unit was 2.37 persons per household and 2.42 persons per household for a renter-occupied unit while in Plymouth the average household size in 2019 for an owner-occupied unit was 2.88 persons per household and 2.98 persons per household for a renter-occupied unit. Conversely, in Sutter Creek the average household size in 2019 for an owner-occupied unit was 2.35 persons per household and 1.96 persons per household for a renter-occupied unit.

Cost-Burden

A household is considered cost burdened if the household pays more than 30% of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For homeowners, housing costs include mortgage payment, taxes, insurance, and utilities. Comparing Figures V-35 and V-36 to Figures V-37 and V-38 indicates renter households and owner households demonstrate different patterns of overpayment. For renter households, Census Tract 4.01 and Census Tract 1.02 have a percentage of the population overpaying in the 60 - 80% range. For owner households, Census Tract 5, Census Tract 2.01, Census Tract 2.02, and Census Tract 1.02 have a percentage of the population overpaying in the 60-80% range.

Substandard Housing

The age of housing is often an indicator of the need for some type of repair or rehabilitation. Almost a quarter of the County's housing stock (23.5% or 4,288 units) is over 50 years old, meaning these units may need moderate repairs to significant rehabilitation, including replacement or refurbishing of roofs, siding, and windows as well as interior improvements including replacing or upgrading the plumbing and electric wires and outlets. As described under the existing housing conditions

discussion in Section II, approximately 15-25% of the County's stock requires rehabilitation and approximately 2-4% of the County's housing stock is substandard and is in need of replacement and the cities experience similar needs, with Amador City having 8-10% of its housing stock needing moderate to substantial rehabilitation and 2-5% of its housing stock potentially needing replacement, Lone having 13% of its housing stock requiring moderate to substantial rehabilitation and less than 2% needing replacement, Jackson having 15-20% of its housing stock requiring moderate to substantial rehabilitation and 3-6% needing replacement, Plymouth having 25-35% of its housing stock requiring moderate to substantial rehabilitation and 24% needing replacement, and Sutter Creek having 20-25% of its housing stock requiring moderate to substantial rehabilitation and 2-4% needing replacement.

When asked about housing challenges in the Housing Needs and Priorities Survey, 26% of respondents indicated their home needs one rehabilitation improvement, while 3% indicated their home needs substantial repair with two or more major improvements required, and 1% indicated their home was dilapidated and requires replacement. Further, 19% of residents reported their home's condition (poor condition and needing repair) as a housing challenge. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in unhealthy, substandard housing conditions or being displaced if the house is designated as uninhabitable and the owner does not complete repairs.

Overcrowding is a measure of the ability of existing housing to adequately accommodate residents. Figure V-39 shows the proposed sites to meet the very-low and low income Countywide in relation to overcrowded households, by census tract. As shown in Figure V-39, the rates of overcrowding and severe overcrowding are consistent for all census tracts in the County. Table II-29 provides data regarding the overcrowded households in each jurisdiction, showing that more overcrowding occurs among the renter households than the owner households and that the unincorporated County, Plymouth, and Sutter Creek have the highest rates of overcrowding. However, as shown in Figure V-39, there are no census tracts with concentrations of overcrowding in the unincorporated County of any of the cities. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life and the condition of the dwelling unit from overuse. As previously noted,

As discussed in Section II (Housing Needs), overcrowding usually results when either the costs of available housing with a sufficient number of bedrooms for a family exceeds the family's ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) share dwelling units because of high housing costs. Compared to Amador City, Lone, Jackson, and Plymouth which have adequate vacant units for rent (more than 10% of housing stock as shown in Table II-26), very few rental units are available for rent in unincorporated Amador County (1.9%) and Sutter Creek (0%), as shown in Table II-26.

3. DISPLACEMENT RISK

HCD defines sensitive communities as "communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost." The following characteristics define a vulnerable community:

- The share of very low-income residents is above 20%; and
- The tract meets two of the following criteria:
 - Share of renters is above 40%,
 - Share of people of color is above 50%,
 - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median,
 - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
 - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

As shown in Figure V-34, the County and the cities do not include any areas identified as vulnerable to displacement. While there are vulnerable communities along the I-5 and Highway 99 corridors in Sacramento and San Joaquin Counties to the west, there are no areas identified as vulnerable to displacement that are adjacent or proximate to Amador County.

Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production. While there are no vulnerable communities in Amador County, factors that may lead to displacement are examined below to identify potential displacement risks.

As previously discussed, there are no deed-restricted affordable units currently at-risk of converting to market-rate within the next 30 years. As described in the Annexes, each jurisdiction plans to accommodate the majority of its 2021-2029 RHNA on vacant land, with the exception of underdeveloped parcels already entitled or planned for residential development. The underdeveloped parcels included in the Inventory of Residential Sites (see each jurisdiction's annex) primarily have non-residential development, with the exception of several large lots that have a single family unit. None of the underdeveloped parcels have affordable housing or multi-family housing, so it is anticipated that any residential displacement will occur primarily for the single-family parcel owners developing their property at higher residential intensities.

The County has considered the risk of displacement specifically for protected classes, including persons with disabilities, female-headed households, seniors, and nonwhite residents (as identified and discussed throughout this Background Report). Due to the emphasis on development of vacant sites, persons with disabilities, seniors, female-headed, and nonwhite households are not anticipated to experience significant pressure due to redevelopment or intensification of land and the risk of displacement to these groups (like to the County's lower-income residents) is low.

Additionally, the risk of displacement specifically for those experiencing or at-risk of homelessness is considered. Homelessness includes individuals or families who lack or are perceived to lack a fixed, regular, and adequate nighttime residence, or who have a primary nighttime residence in a shelter, on the street, in a vehicle, or in an enclosure or structure that is not authorized or fit for human habitation. The 2022 PIT Report identified 27 sheltered and 157 unsheltered homeless persons Countywide, a decrease of 40 homeless persons since 2019. The PIT Reports do not identify homeless persons by location and none of the jurisdictions, including law enforcement, had counts of unsheltered homeless persons that corresponded to the PIT Reports. Based on a review of the 2019 Housing Inventory reported to the U.S. Department of Housing and Urban Development, it appears that the majority of emergency shelters, transitional housing, and permanent supportive housing units are in Jackson and the cities of Amador City, Lone, Plymouth, and Sutter Creek as well as the unincorporated communities have minimal designated beds or shelters to accommodate unsheltered homeless persons.

In addition to development of the sites identified in the Inventory of Residential Sites, there is still the potential for economic displacement because of new development and investment. This "knock-on" effect can occur at any time, and it can be challenging for the jurisdictions to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing units available in the marketplace. To date, the County and Cities have no evidence that new development (affordable or market-rate) and associated private investment has resulted in economic displacement. It is recognized, however, that private and public investment in services, such as health care, public and private schools, grocery stores, education, parks, and public transit, employment opportunities, and other people- and place-based opportunities are generally lower in the smaller cities and unincorporated communities. This difference in opportunities reflects a comparative disinvestment in the unincorporated communities and smaller cities which can put these areas at risk of displacement over time due to gentrification and investments in community growth that may raise the cost of living and displace existing residences. Further, disinvestment-driven displacement can occur in communities with less investment overall and in older properties due to the value of a property not justifying the investment in its maintenance, often resulting in abandonment and decay of properties.

Lastly, California's recent history has shown that environmental disasters such as wildfires, earthquakes and floods can be significant causes of displacement, and that climate change is accelerating the risk from such disaster events. According to the Amador County Local Hazard Mitigation Plan, wildfire is an extensive hazard geographically in the County with a high

significance in terms of impact and severity and localized stormwater flooding also presents an extensive hazard with critical severity. Wildfire and flood hazards are significant hazards that would be catastrophic to the cities and unincorporated communities of Amador County. These hazards could result in short-term displacement due to evacuation orders and long-term displacement in the event that homes are destroyed or damaged.

4. FINDINGS

Based on the analysis above, the most disproportionate housing needs in Amador County include rehabilitation of the existing housing stock, overcrowding in the unincorporated County, Plymouth, and Sutter Creek, and limited rental unit availability in the unincorporated County and Sutter Creek. As discussed above, displacement risk is considered low although natural disasters, such as wildfire or flooding, could result in significant displacement.

To address housing in need of rehabilitation and substandard housing, the Countywide Housing Plan includes Program 8 to ensure each jurisdiction encourages the maintenance, rehabilitation, and revitalization of housing through seeking funding for housing rehabilitation and emergency repair programs as well as maintaining information on their websites and brochures and packets regarding available rehabilitation loan programs, subsidized housing programs, and the availability of other funding mechanisms to assist unincorporated residents with home upkeep and maintenance. Further, Program 13 in the Housing Plan, provides for investment and improvement of neighborhoods and housing.

To address overcrowding and adequate units, including rentals, for all income levels, Program 3 has been included in the Housing Plan to ensure each jurisdiction continues to make adequate sites available for development to meet the housing needs of all income levels and Program 9 continues to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households, as well as households with special needs, including large families, to ensure affordable housing meets the needs of all households in each jurisdiction Countywide.

Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. To address displacement risks due to overpayment, a Countywide outreach program will be developed to connect lower income residents and the lower income workforce with information regarding rental assistance, home ownership, housing rehabilitation, emergency assistance, utility payment assistance, and with information regarding new and existing affordable homeownership and rental opportunities throughout the County (Program 13). Additionally, the jurisdictions will update their respective codes to ensure that any requests to convert multifamily rentals to ownership or non-residential uses include provisions to address the potential to displace households, including adequate notice and relocation assistance.

D. SITES INVENTORY ANALYSIS

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of improving segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

The Annex for each jurisdiction identifies its inventory of sites with approved and pending projects and vacant sites that can accommodate the RHNA during the 6th Cycle. As discussed in the Annex for each jurisdiction, the County and each of the cities have adequate sites to accommodate their RHNAs.

The figures created for the analysis of the below AFFH topics identify the location of pending and approved projects in all jurisdictions, vacant sites to accommodate the RHNA in all jurisdictions, and opportunity sites for rezoning to accommodate the RHNA (Plymouth). As shown, the lower, moderate, and above moderate-income sites are generally located throughout the cities and unincorporated communities to promote truly integrated and balanced living patterns.

1. SEGREGATION/INTEGRATION

As previously stated, the County finds that there are no known historic patterns of segregation by race and ethnicity, but there are patterns of isolation or segregation when the distribution of persons with disabilities, married households, female-headed households, seniors, and households with lower median incomes.

As described throughout this Housing Element, the County and the Cities are committed to supporting the development of housing to promote a more balanced and integrated pattern of household incomes, types, and characteristics. This is highlighted in the Annex for each jurisdiction (Inventory of Residential Sites), as all jurisdictions have identified a surplus of sites and excess capacity for all income levels, although Plymouth requires the rezoning of opportunity sites to accommodate its lower income RHNA.

As shown in Figures V-5 through V-8, sites to accommodate all income levels are provided in census tracts with all neighborhood concentrations and diversity indexes. Lower income sites are not focused in any areas exhibiting higher levels of diversity or concentration of race/ethnicities. Moderate and above moderate income sites are available regardless of race/ethnicity concentrations as well. In the unincorporated County, there are existing subdivided single family lots in multiple subdivisions that are located in less diverse areas. These sites are anticipated to accommodate a mixture of moderate and above moderate income groups and Program 4 in the Housing Plan promotes ADUs and SB 9 units to further increase housing variety and affordability throughout the County, including in areas with existing single family subdivisions.

As shown in Figures V-11 and V-12, very low/low, moderate, and above moderate income sites are distributed throughout each community and provide opportunities for all income levels in areas with moderate disability levels (20-30%) as well as in areas with lower disability levels (10-20%). It is noted that disability levels are generally similar throughout the County, with no areas with high or extremely high or low disability rates.

Regarding familial status, including married family households and female-headed households by proportion of children present, very low/low, moderate, and above moderate income sites are not concentrated by income level in census tracts exhibiting any particular familial status, as shown in Figures V-14 through V-18.

As illustrated in Figures V-18 and V-19, a mixture of very low/low, moderate, and above moderate income opportunities are available in areas with high percentages of seniors, as well as in areas with lower rates of seniors and there is no concentration of lower income or above moderate income sites that correlates to the senior population.

Regarding income patterns, the County does not have any block groups with the highest (>\$125,000) or lowest (<\$30,000) income levels that have been mapped for the State. Very low/low, moderate, and above moderate income sites are distributed amongst the County's lower (\$30,000-\$55,000) and moderate (\$55,000-\$87,000) income areas. The areas with the highest income levels in the County are located in the western portion of the County, including northern lone and north and northwest of lone, and in the area around Pioneer. The upper income area around lone includes very low income opportunities (the City's largest very low/low income site) as well as sites for very low/low, moderate, and above moderate incomes in the unincorporated area – it is noted that much of this block group is occupied by the State within lone (Mule Creek State Prison, CalFire Academy, and the former Preston School of Industry providing the City with minimal opportunities for development of any type). The upper income area around Pioneer includes sites for moderate and above moderate income households, but does not provide opportunities for very low/low income households, although there are very low/low income opportunities immediately adjacent the southern border of this higher income block group along State Route 88. As previously identified, Program 4 in the Housing Plan promotes ADUs and SB 9 units to further increase housing variety and affordability throughout the County, including in areas with existing single family subdivisions and higher income levels.

2. R/ECAPs

As previously discussed, there are no R/ECAPs or RCAAs located in the County, including the incorporated cities nor are there any that are proximate or connected to Amador County. As previously discussed, the very low/low, moderate, and above moderate income sites are distributed throughout the County and cities and do not include any concentrations of lower income

housing. Further, there are no concentrations of above moderate income housing (most sites for above moderate incomes are in close proximity to moderate income and/or very low income sites) and are not anticipated to result in any RCAAs. Therefore, there would be no effect on R/ECAPS or RCAAs.

3. ACCESS TO OPPORTUNITY

Figures V-24 and V-25 show that the County and each City have identified very low and low income sites in the more positive economic outcome areas, as well as in areas with more modest economic outcomes. Figures V-26 and V-27 demonstrate that very low and low income sites are provided in the top two tiers of positive education outcome scores for the unincorporated County and each city, with the exception of Plymouth. Similarly, very low and low income sites are provided in the two highest tiers of education scores in the unincorporated County and each city, with the exception of Plymouth. Regarding environmental outcomes, there are no areas of more positive (upper third and fourth quartiles) of outcomes in Amador City or Sutter Creek and the majority of Jackson (with the exception of one small area) is in the bottom two quarters of environmental outcome categories. In Lone, the City's largest very low/low income site is located in an area with more positive environmental outcomes (third quartile). In the unincorporated communities, there are multiple very low/low income sites identified in the highest environmental outcome category, which is the eastern portion of the County. In the cities of Amador City, Lone, Jackson, and Sutter Creek, very low/low and moderate income sites are identified in areas that increase access to positive outcomes for at least two out of the three economic, education, and environmental categories. However, Plymouth's very low/low income sites are not located in areas that increase access to positive outcomes for the economic, education, and environmental categories.

As shown in Figures V-30 through V-31, very low and low income sites are located in the highest resource TCAC opportunity areas in Amador City, Lone, Jackson, Sutter Creek, and unincorporated Amador County. However, in Plymouth, the very low/low income opportunity sites are located in the high resource area but no very low/low income sites are located in the highest resource opportunity area. Moderate and above moderate income sites are distributed throughout the low, moderate, high, and highest resource areas throughout the County with no discernible concentrations in any of the resource levels for the opportunity areas.

4. DISPLACEMENT RISK

As shown in Figure V-34, the County and the cities do not include any areas identified as vulnerable to displacement. While there are vulnerable communities along the I-5 and Highway 99 corridors in Sacramento and San Joaquin Counties to the west, there are no areas identified as vulnerable to displacement that are adjacent or proximate to Amador County.

While there are no vulnerable communities in Amador County, factors that may lead to displacement are examined below to identify potential displacement risks.

As shown in Figures V-35 and V-36, renter households with the highest rates of overpayment are located in the eastern portion of the County south of State Route 88 and from Sutter Creek to the Jackson area west of State Route 49. Very low and low income housing sites are designated in these areas of overpayment to increase opportunities for affordable housing and to reduce the cost burden and associated displacement risk to renter households.

As shown in Figure V-39, the rates of overcrowding and severe overcrowding are consistent throughout the County. However, as previously described, the unincorporated County and cities of Plymouth and Sutter Creek have higher rates of overcrowding than the cities of Amador City, Lone, and Jackson. All jurisdictions in the County will meet their RHNA and provide adequate sites to accommodate all income levels. Further, Program 9 encourages affordable housing developments that meet special housing needs, which include units for large families.

Figures V-20 and V-21 show the sites to meet the very low and low income RHNA in relation to household median income, by census tract. Patterns of moderately segregated economic wealth, as indicated by median household income, do exist in Amador County. These patterns are largely a result of the County's development pattern, with the unincorporated, more rural areas of Amador County representing the largest areas with lower income levels. As shown in Figures V-20 and V-21, a portion of the very low and low income sites are located in areas where household incomes are low, thereby promoting new

opportunities for more affordable housing choices for existing lower-income households in the communities where they already live. However, there are also very low and low income sites identified for areas in the County with higher income levels, which increases access to these areas by lower income households and promotes a variety of income levels through the cities and County.

There is the potential for economic displacement because of new moderate and above moderate development and investment within areas with lower median household income. This “knock-on” effect can occur at any time, and it can be challenging for the County to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing units available in the marketplace. As previously noted, the Countywide jurisdictions appreciate the possibility that displacement might occur in the future and has developed Program 13 to reduce the potential for displacement through assisting lower income renters and homeowners with receiving access to services, programs, and housing and through ensuring that fair and just rental practices are promoted throughout the County.

5. FINDINGS

1. Amador County and the Cities of Amador City, Lone, Jackson, and Sutter Creek have identified sites for very low/low, moderate, and above moderate income households in a manner that affirmatively furthers fair housing, through increasing access to opportunities and distributing housing opportunities in a fair and equitable manner. As discussed above, the jurisdictions have identified sites for housing that would avoid segregation, and provide for integration, of households based on race/ethnicity, disability, familial status, age (seniors), or income. The only exceptions to this finding are limited opportunities for households in high median income areas in Plymouth and in the Pine Grove area of unincorporated Amador County. To address this, Program 3 ensures the County and the City of Plymouth each review the upper income areas in their jurisdictions to designate additional sites for very low and low income housing to increase access for all households to these areas.
2. There are no R/ECAPs or RCAAs in Amador County and the distribution of the sites would not result in any R/ECAPs or RCAAs in Amador County nor affect R/ECAPs in adjoining counties.
3. The sites designated for very low/low, moderate, and above moderate income in Amador County and the Cities of Amador City, Lone, Jackson, and Sutter Creek would increase access to opportunity in the highest and high resource areas throughout the County and would increase access to areas with more positive economic, educational, and environmental outcomes and would not place a disproportionate amount of very low/low housing in areas with less positive outcomes. In the City of Plymouth, there are no very low/low income sites located in the portion of the City designated highest resource with more positive economic, educational, and environmental outcomes. Program 3 ensures the City of Plymouth will accommodate at least 50% of its very low and low income RHNA in its area designated as highest resource as well as the more positive environmental, education, and economic outcomes to identify opportunities to designate additional sites for very low and low income housing to increase access for all households to these areas.
4. There are no areas identified as vulnerable to displacement in or proximate to Amador County and, thus, the inventory of sites for each jurisdiction would not have an effect on sensitive communities that are vulnerable to displacement. Further examination of sites in association with factors that may lead to displacement, such as overpayment, overcrowding, income levels, and investment in communities did not identify any geographic locations of vulnerability that would be influenced by the sites identified to accommodate the RHNA.

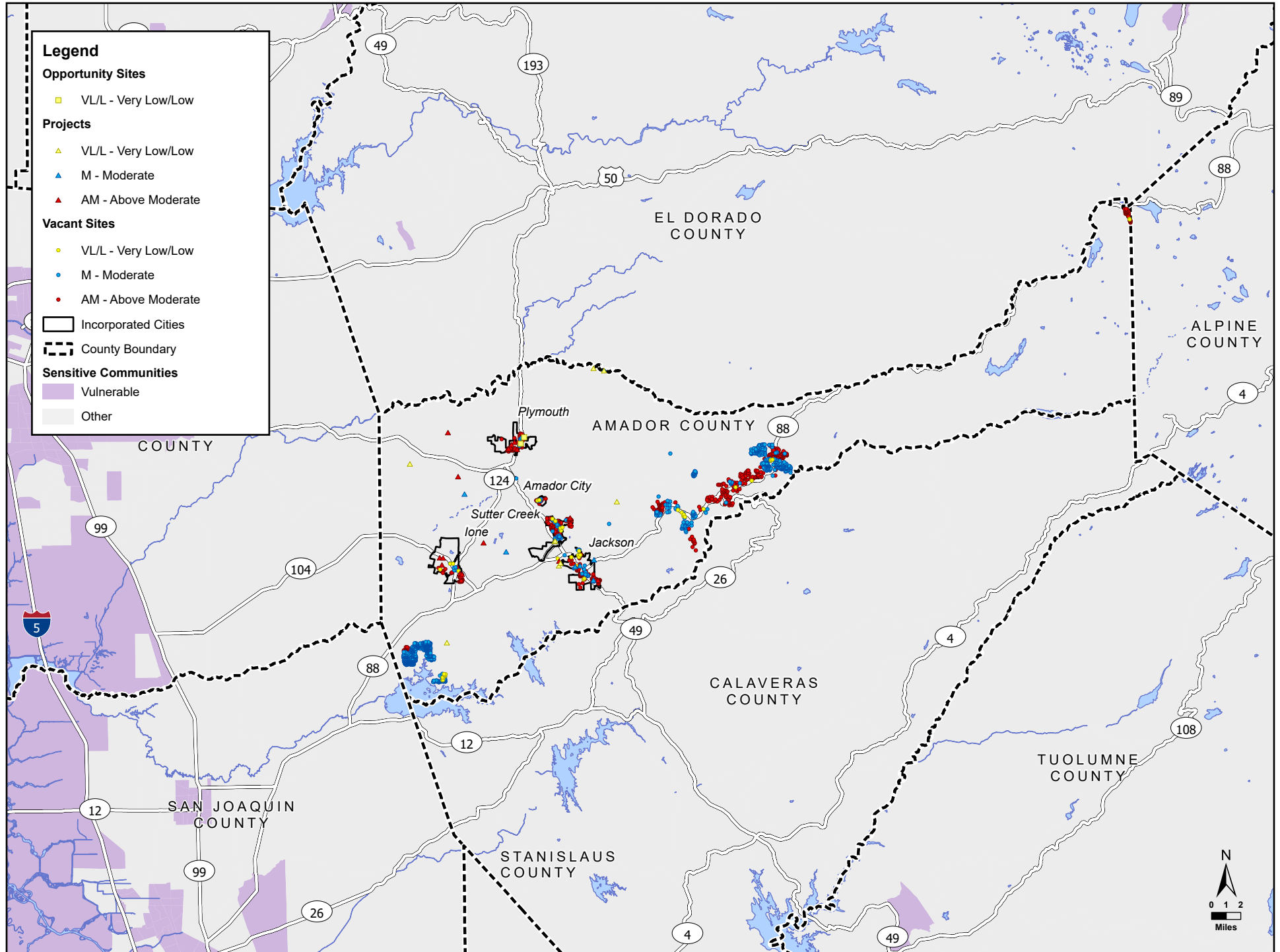
opportunities for more affordable housing choices for existing lower-income households in the communities where they already live. However, there are also very low and low income sites identified for areas in the County with higher income levels, which increases access to these areas by lower income households and promotes a variety of income levels through the cities and County.

There is the potential for economic displacement because of new moderate and above moderate development and investment within areas with lower median household income. This “knock-on” effect can occur at any time, and it can be challenging for the County to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing units available in the marketplace. As previously noted, the Countywide jurisdictions appreciate the possibility that displacement might occur in the future and has developed Program 13 to reduce the potential for displacement through assisting lower income renters and homeowners with receiving access to services, programs, and housing and through ensuring that fair and just rental practices are promoted throughout the County.

5. FINDINGS

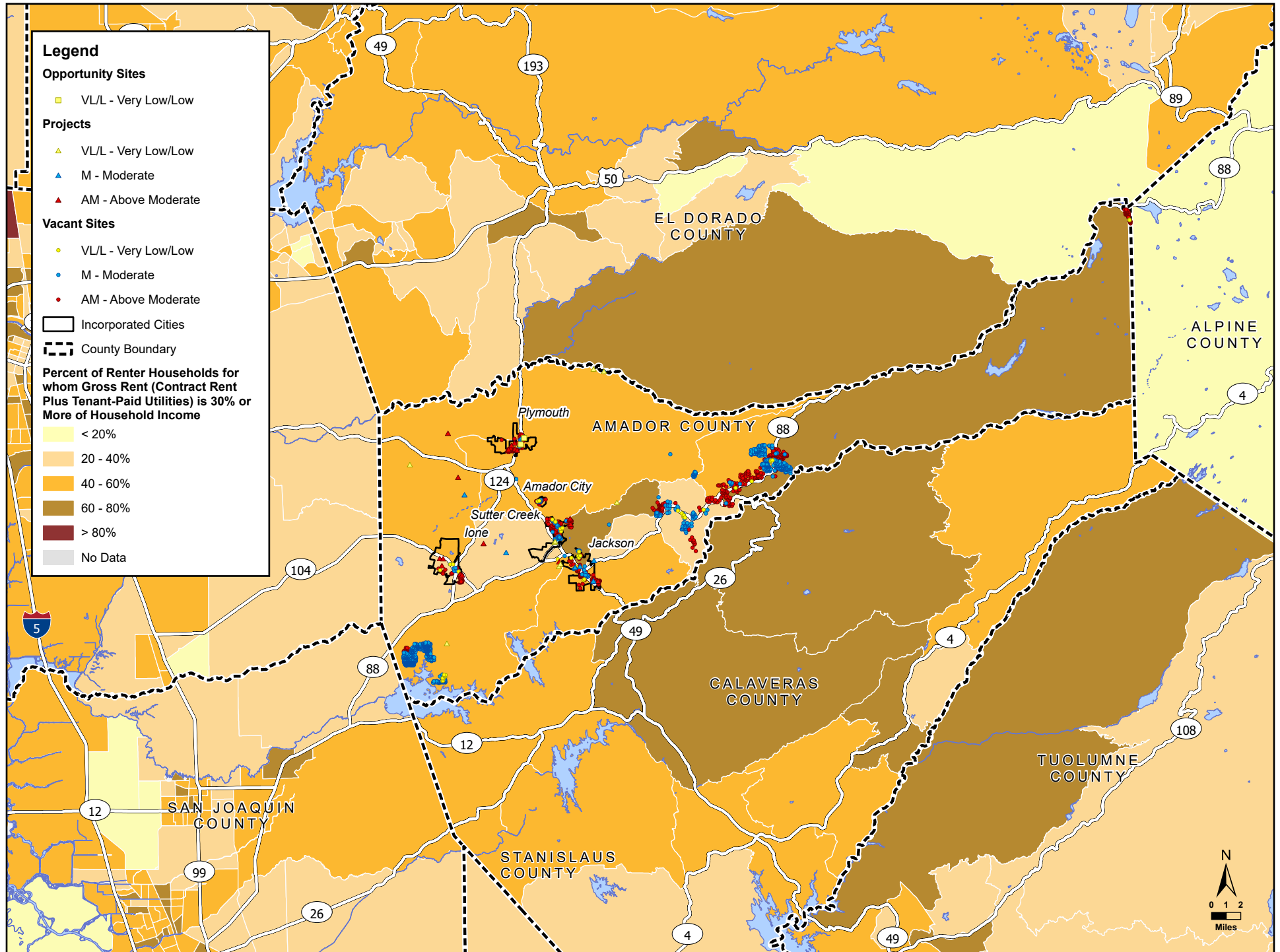
1. Amador County and the Cities of Amador City, Lone, Jackson, and Sutter Creek have identified sites for very low/low, moderate, and above moderate income households in a manner that affirmatively furthers fair housing, through increasing access to opportunities and distributing housing opportunities in a fair and equitable manner. As discussed above, the jurisdictions have identified sites for housing that would avoid segregation, and provide for integration, of households based on race/ethnicity, disability, familial status, age (seniors), or income. The only exceptions to this finding are limited opportunities for households in high median income areas in Plymouth and in the Pine Grove area of unincorporated Amador County. To address this, Program 3 ensures the County and the City of Plymouth each review the upper income areas in their jurisdictions to designate additional sites for very low and low income housing to increase access for all households to these areas.
2. There are no R/ECAPs or RCAAs in Amador County and the distribution of the sites would not result in any R/ECAPs or RCAAs in Amador County nor affect R/ECAPs in adjoining counties.
3. The sites designated for very low/low, moderate, and above moderate income in Amador County and the Cities of Amador City, Lone, Jackson, and Sutter Creek would increase access to opportunity in the highest and high resource areas throughout the County and would increase access to areas with more positive economic, educational, and environmental outcomes and would not place a disproportionate amount of very low/low housing in areas with less positive outcomes. In the City of Plymouth, there are no very low/low income sites located in the portion of the City designated highest resource with more positive economic, educational, and environmental outcomes. Program 3 ensures the City of Plymouth will accommodate at least 50% of its very low and low income RHNA in its area designated as highest resource as well as the more positive environmental, education, and economic outcomes to identify opportunities to designate additional sites for very low and low income housing to increase access for all households to these areas.
4. There are no areas identified as vulnerable to displacement in or proximate to Amador County and, thus, the inventory of sites for each jurisdiction would not have an effect on sensitive communities that are vulnerable to displacement. Further examination of sites in association with factors that may lead to displacement, such as overpayment, overcrowding, income levels, and investment in communities did not identify any geographic locations of vulnerability that would be influenced by the sites identified to accommodate the RHNA.

FIGURE V-34: SENSITIVE COMMUNITIES - COUNTYWIDE



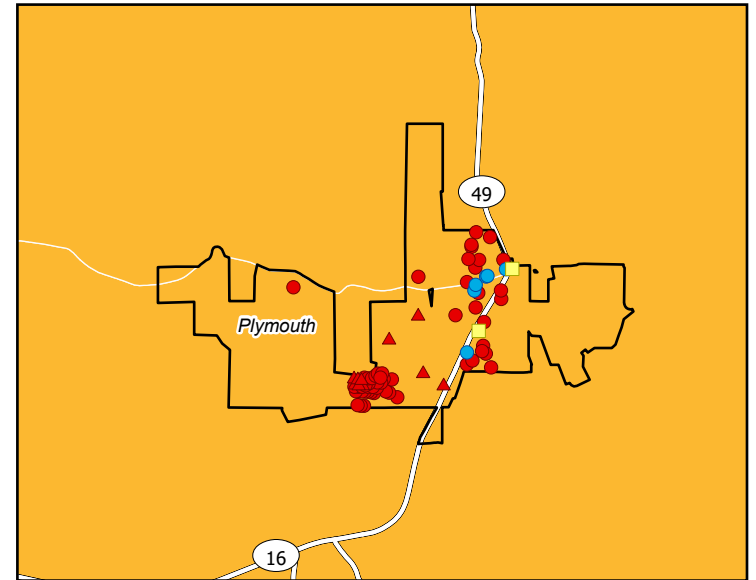
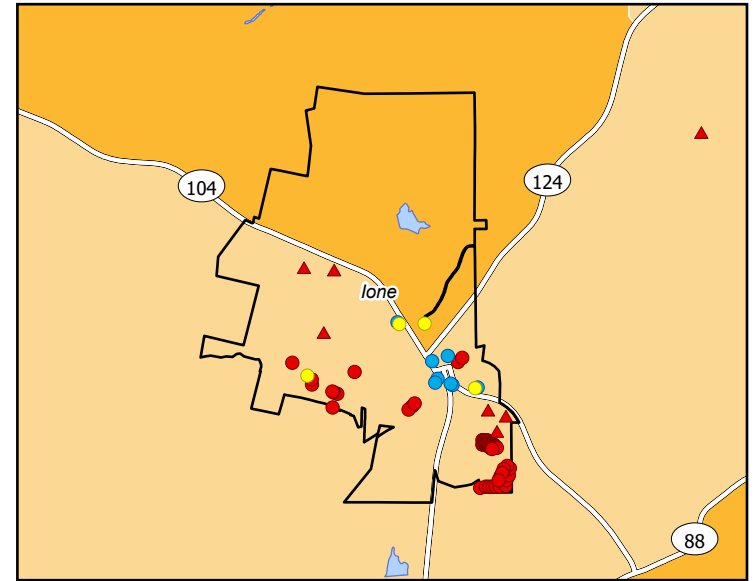
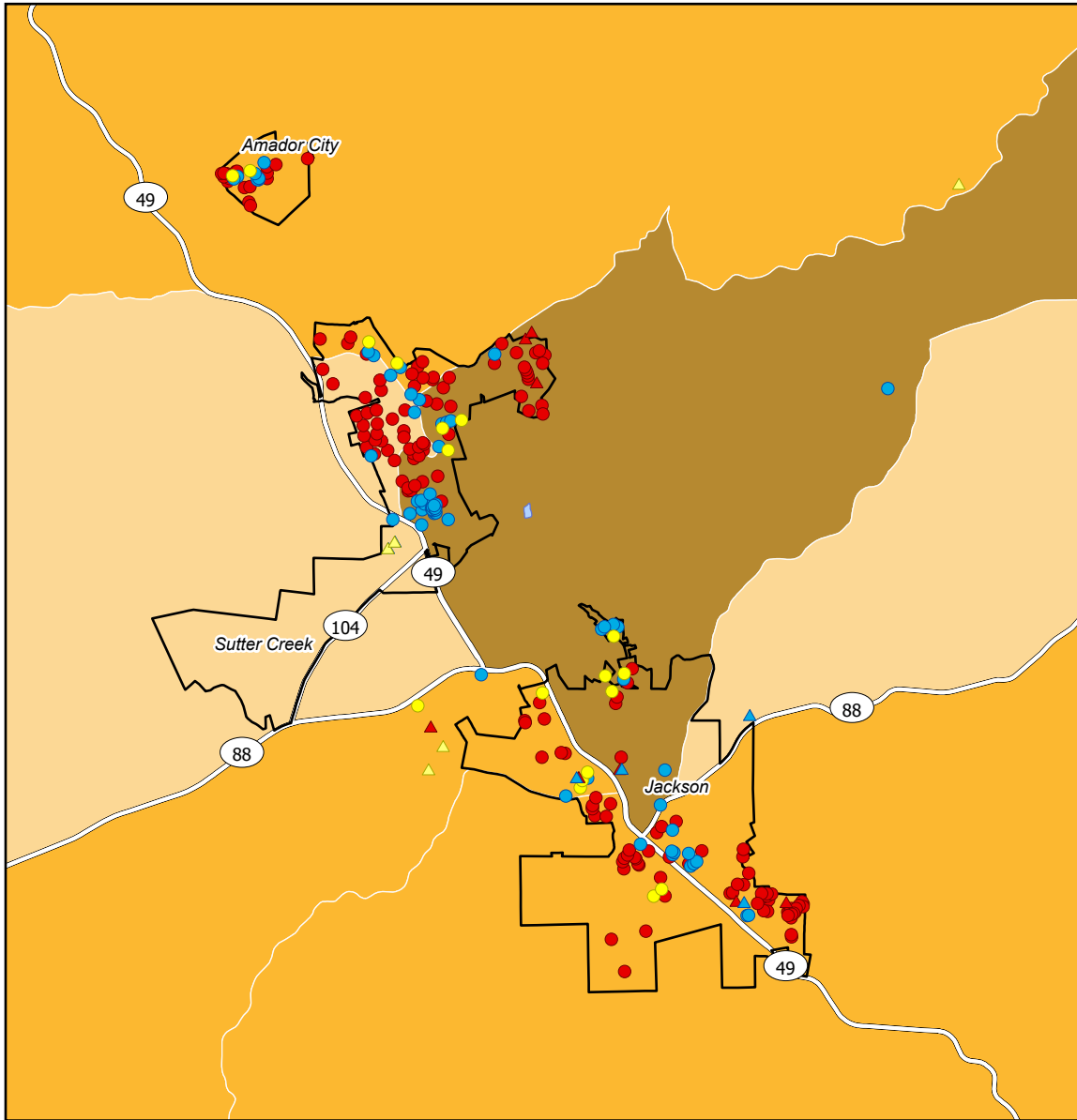
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "SensitiveCommunities_UrbanDisplacementProject_Tract." Map date: November 1, 2022.

FIGURE V-35: COST-BURDENED RENTER HOUSEHOLDS BY CENSUS TRACT - COUNTYWIDE



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment_Tract_2015-19." Map date: November 1, 2022.

FIGURE V-36: COST-BURDENED RENTER HOUSEHOLDS BY CENSUS TRACT



Legend

Opportunity Sites

□ VL/L - Very Low/Low

Projects

▲ VL/L - Very Low/Low

▲ M - Moderate

▲ AM - Above Moderate

Vacant Sites

● VL/L - Very Low/Low

● M - Moderate

● AM - Above Moderate

▭ Incorporated Cities

▭ County Boundary

Percent of Renter Households for whom Gross Rent (Contract Rent Plus Tenant-Paid Utilities) is 30% or More of Household Income

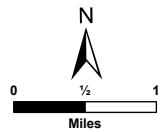
< 20%

20 - 40%

40 - 60%

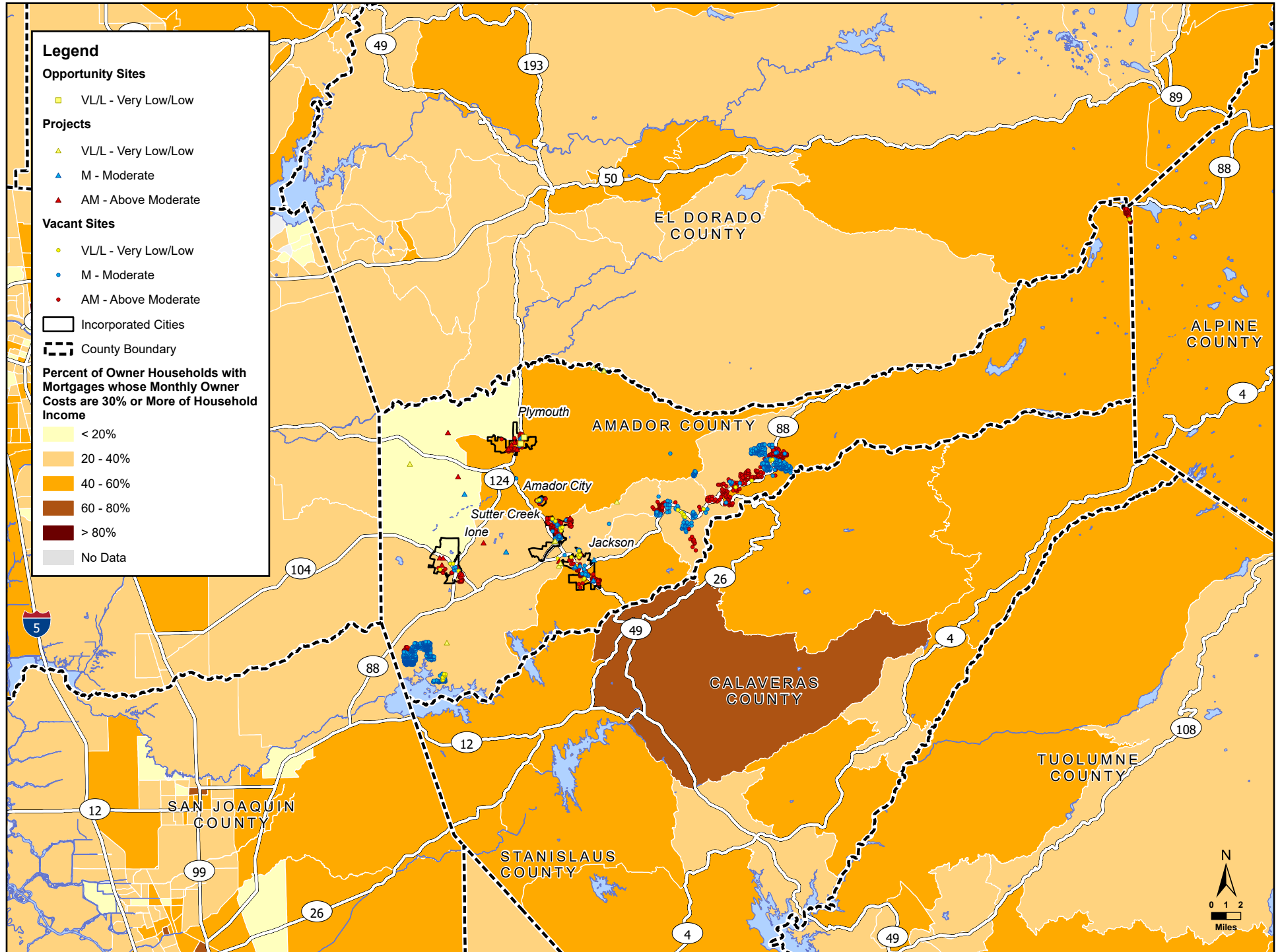
60 - 80%

> 80%



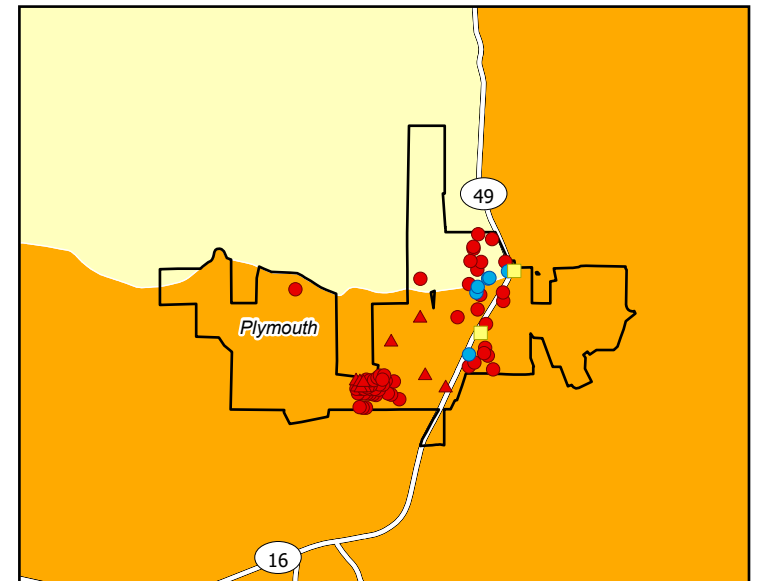
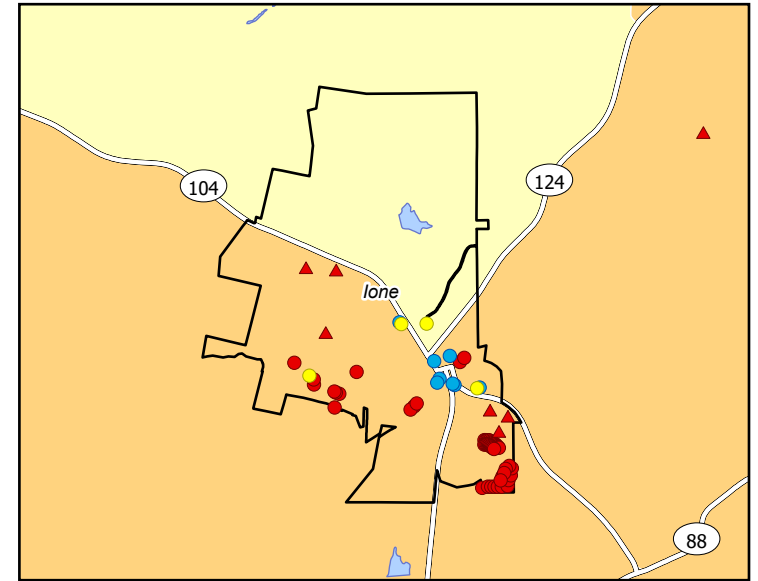
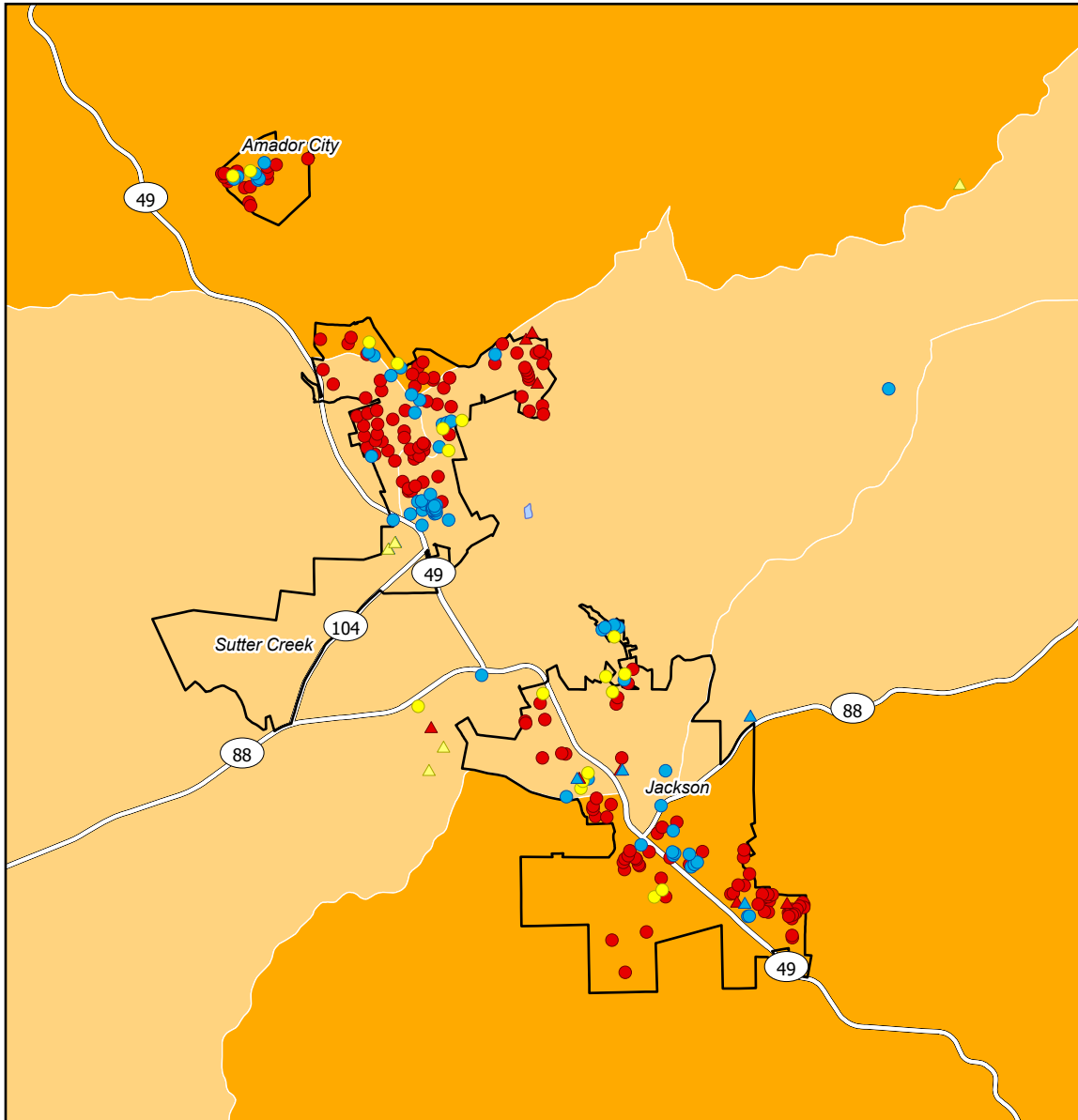
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment_Tract_2015-19," Map date: November 1, 2022.

FIGURE V-37: COST-BURDENED OWNER HOUSEHOLDS BY CENSUS TRACT - COUNTYWIDE



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment_Tract_2015-19." Map date: November 1, 2022.

FIGURE V-38: COST-BURDENED OWNER HOUSEHOLDS BY CENSUS TRACT



Legend

Opportunity Sites

□ VL/L - Very Low/Low

Projects

▲ VL/L - Very Low/Low

▲ M - Moderate

▲ AM - Above Moderate

Vacant Sites

● VL/L - Very Low/Low

● M - Moderate

● AM - Above Moderate

□ Incorporated Cities

▬ County Boundary

Percent of Owner Households with Mortgages whose Monthly Owner Costs are 30% or More of Household Income

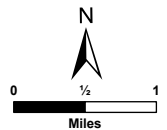
< 20%

20 - 40%

40 - 60%

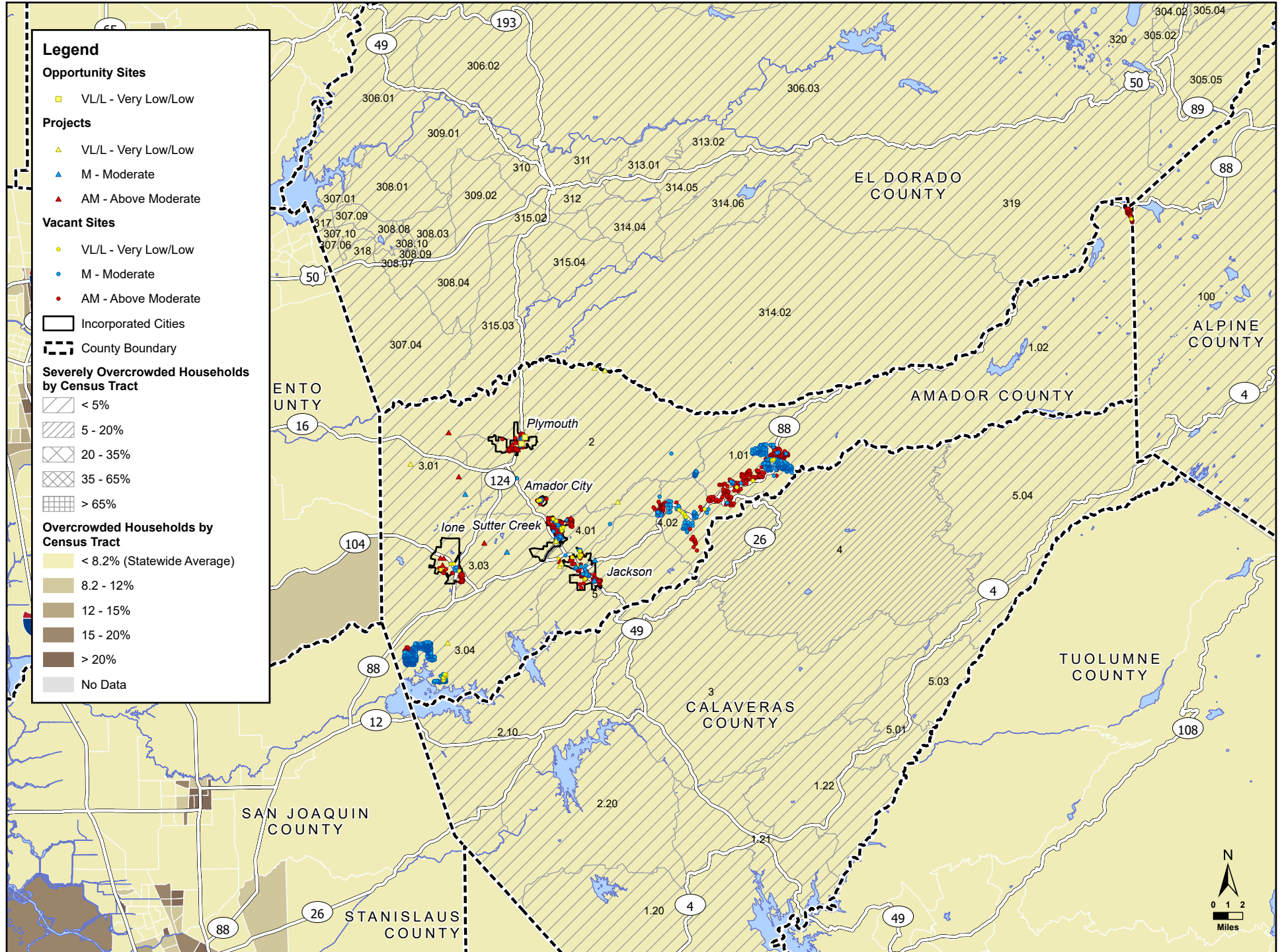
60 - 80%

> 80%



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment_Tract_2015-19." Map date: November 1, 2022.

FIGURE V-39: OVERCROWDED HOUSEHOLDS - COUNTYWIDE



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "OvercrowdedHouseholds_Tract," and "OvercrowdedHouseholds_Severe_Tract." Map date: November 1, 2022.

E. ASSESSMENT OF CONTRIBUTING FACTORS TO FAIR HOUSING ISSUES

Based on the analysis included in this Background Report and the AI, Amador County and the Cities of Amador City, Lone, Plymouth, Jackson, and Sutter Creek have identified potential contributing factors to fair housing issues and outlined the meaningful actions to be taken in Table V-6. The meaningful actions listed in Table V-6 relate to the programs identified in the Housing Plan.

As identified in this assessment, the greatest barrier to fair housing and equal access to opportunity is the supply of a variety of housing types at affordable prices, including affordable housing for special needs groups. Most of the contributing factors identified stem from a common issue of limited options and supply. However, it appears that existing utility infrastructure may pose the biggest barrier to the production of a variety of housing types, particularly for the cities and communities served by Amador Water Agency which has indicated constraints with its infrastructure.

Therefore, the Countywide jurisdictions have identified the following priorities to affirmatively further fair housing: 1) availability of affordable housing, 2) expanding infrastructure in moderate/high/highest resource areas, 3) improving services and infrastructure to ensure access to housing opportunities throughout the County, and 4) combating discriminatory practices through education as priorities to further fair housing as the primary approaches to increase fair housing opportunities, increase access and diversity within higher opportunity areas, and to ensure that fair housing practices are understood, encouraged, and followed. Section F below identifies measures the County and each City will take to address factors contributing to fair housing issues and to address fair housing priorities.

Fair Housing Issue	Contributing Factors	Priority	Meaningful Action
Fair Housing Resources, including Enforcement and Outreach, and Reported Levels of Discrimination	<ul style="list-style-type: none"> ● Lack of outreach and education to inform persons of their housing rights under State and Federal Law, including limited regional coordination to ensure consistent information is available throughout the County; ● Lack of known service providers or entities to assist residents and interested parties in filing a fair housing complaint in order to address discriminatory or unfair housing practices; ● Low availability of information regarding resources for renters and homeowners, particularly for lower income households 	High	<ul style="list-style-type: none"> ● Program 1 ● Program 12 ● Program 13
Housing Mobility and Lack of Access to Affordable Housing and Opportunity Areas, including highest resources and areas with higher incomes	<ul style="list-style-type: none"> ● No existing sites for very low/low income housing in 1 Highest Resource/high income area in Plymouth and in high income area (Pine Grove area north of State Route 88) in Amador County 	High	<ul style="list-style-type: none"> ● Program 3 ● Program 4 ● Program 6 ● Program 9 ● Program 14 ● Program 16

	<ul style="list-style-type: none"> ● Many single family subdivisions – need for affordable opportunities within single family subdivisions ● Need for adequate water/wastewater infrastructure to accommodate affordable and special needs housing in highest/high resource areas, areas with more positive outcomes, and areas with higher median incomes 		
Disproportionate Housing Needs, including Overpayment and Substandard Housing	<ul style="list-style-type: none"> ● Limited assisted affordable housing stock to ensure long-term housing that is affordable to extremely low, very low, and low income households in each of the cities, particularly Amador City, Plymouth, and Sutter Creek which have no assisted projects, and the unincorporated communities ● On-going need for affordable housing options ● Low vacancy rates for existing affordable housing options, including rental housing and housing that is accessible to the general population; ● Limited availability of housing assistance programs and limited to no ability for residents to receive assistance with Housing Choice Vouchers through StanCoHA; ● Need for assistance with monthly housing costs ● Lack of local information regarding available housing rehabilitation, emergency repair, and weatherization programs 	Medium	<ul style="list-style-type: none"> ● Program 3 ● Program 4 ● Program 8 ● Program 9 ● Program 14 ● Program 16
Displacement Risk	<ul style="list-style-type: none"> ● Displacement of residents due to economic pressures 	Medium/ Low	<ul style="list-style-type: none"> ● Program 10 ● Program 11 ● Program 14 ● Program 17

VII. EVALUATION OF THE 2014–2019 HOUSING ELEMENTS

A. INTRODUCTION

California Government Code 65588(a) requires each jurisdiction to evaluate the effectiveness of the existing Housing Element, the appropriateness of the goals, objectives, and policies, and the progress in implementing the programs over the planning period of the Housing Element. This chapter contains a review of the programs of the previous Housing Element and evaluates the degree to which these programs have been implemented during the previous planning period. This section also includes a detailed review of the County's progress toward facilitating the production of its share of the regional housing need. The findings from this evaluation have been instrumental in determining the Countywide 2021 – 2029 Housing Plan.

B. SUMMARY OF ACHIEVEMENTS

The 2014-2019 Housing Element program strategy focused on identifying and providing adequate sites to achieve a variety and diversity of housing, conserving and improving the existing affordable housing stock, facilitating the development of new affordable housing in the County and each jurisdiction, and addressing and removing any identified governmental/regulatory constraints to promote equal housing opportunities for all County residents. The 2014-2019 Housing Element identified the following goals:

- Goal H-1 **Land Inventory. Provide adequate sites to encourage provision of affordable housing.**
- Goal H-2 **Affordable and Special Needs Housing. Provide support for affordable and special-needs housing in Amador County.**
- Goal H-3 **Housing Stock, Energy Use and Natural Resources. Support the conservation and rehabilitation of the existing housing stock and promote the reduction of energy use and the conservation of natural resources in the development of housing.**
- Goal H-4 **Inclusive Housing and Living Environment. Provide decent housing and quality living environment for Amador County residents, regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level.**
- Goal H-5 **Housing Production Constraints. Reduce public and private constraints to housing production while providing an appropriate level of environmental review, as well as maintaining design and construction quality and fiscal responsibility.**

Since the adoption of the last Housing Element update, and at the outset of the 5th Cycle Planning Period, Amador County and the Cities of Lone, Jackson, Plymouth, and Sutter Creek implemented a number of actions to plan for, accommodate, and facilitate the construction of affordable housing:

Amador County updated its Zoning Code to encourage farmworker housing consistent with the Health and Safety Code, adopted an Accessory Dwelling Unit (ADU) Ordinance, adopted the PG&E Weatherization and Money Saver Programs, completed Housing and Community Development (HCD) Annual Progress Reports, and implemented department-level actions such as designation of affordable apartment complexes to receive funding and the retention of a code enforcement officer position.

The City of Amador City updated its Municipal Code to regulate short-term rentals and updated its Design Review requirements to establish objective standards.

The City of Lone updated its Zoning Code to address ADU, SB 9, low barrier navigation center, and other laws that provide for a variety of housing types, continue to support the PG&E Weatherization Program, completed HCD Annual Progress Reports,

and implemented department-level actions, including providing predevelopment assistance as an incentive for affordable and special needs housing projects.

The City of Jackson updated its Zoning Code to address ADU laws and planned developments, adopted an ADU Ordinance, completed a Development Fee Schedule and Planning Fee Schedule update, coordinated with Amador Tuolumne Community Action Agency (ATCAA) and Permanent Local Housing Allocation Program (PHLA) to develop a transitional housing facility, adopted the PG&E Weatherization Program, completed HCD Annual Progress Reports, and implemented department-level actions such as updating the City website to include Fair Housing Laws, revising Planning Department procedures, waiving of development fees, and execution of development agreements.

The City of Plymouth updated its Zoning Code, adopted a Subdivision Ordinance, completed a Fee Schedule update, adopted the PG&E Weatherization Program, and completed HCD Annual Progress Reports.

The City of Sutter Creek updated and adopted their General Plan and updated zoning map, collaborated with PG&E to implement an Energy Efficient Lighting Program, adopted the PG&E Weatherization Program, completed HCD Annual Progress Reports, and updated the City’s website to include Fair Housing Laws.

Table VI-1 identifies Amador County, the City of Amador, the City of Lone, the City of Jackson, the City of Plymouth, and the City of Sutter Creek’s 2014-2019 RHNA, all residential units that were constructed or permitted during this period, and the capacity of the jurisdiction’s inventory of residential sites in accommodating the County’s allocation. As shown in Table VI-1, the SACOG RHNA for the 2014-2019 planning period was 100 units.

As shown in Table VI-1, 391 housing units were constructed during the planning period. Of these 391, 1 was affordable to very-low-income households, 7 were affordable to low-income households (6 non-deed restricted and 1 deed-restricted), and 0 were affordable to moderate- income and above moderate-income households. Housing development in Amador County has been relatively consistent compared to the 4th cycle, with the County and cities developing 358 units in the 4th cycle compared to 391 units during the 5th cycle.

Table VI-1. Regional Housing Needs Allocation (RHNA) 2014-2019 – Countywide					
Allocation	Very Low	Low	Moderate	Above Moderate	TOTAL
Countywide RHNA Allocation – 2014-2019					
Amador County					
Amador County 2014-2019 RHNA	10	7	9	23	49
Total Constructed	1	6 non-deed restricted 1 deed-restricted	48	38	94
Remaining Need	9	0	39	15	9
Amador City					
Amador City 2014-2019 RHNA	1	1	0	0	2
Total Constructed	0	0	0	0	0
Remaining Need	1	1	0	0	2
City of Lone					
Lone 2014-2019 RHNA	3	3	3	7	16
Total Constructed	0	0	86	75	161
Remaining Need	3	3	0	0	6
City of Jackson					
Jackson 2014-2019 RHNA	4	3	4	8	19
Total Constructed	0	0	43	41	64
Remaining Need	4	3	0	0	7
City of Plymouth					
Plymouth 2014-2019 RHNA	1	1	1	1	4

Total Constructed	0	0	0	34	34
Remaining Need	1	1	1	0	3
City of Sutter Creek					
<i>RHNA</i>	2	2	2	4	10
Total Constructed	0	0	20	18	38
Remaining Need	2	2	0	0	4
Source: Amador County, 2019 Annual Element Progress Report; City of Lone, 2019 Annual Element Progress Report; City of Jackson, 2015-2019 Annual Element Progress Reports; City of Plymouth, 2020 Annual Element Progress Report; City of Sutter Creek, 2020 Annual Element Progress Report; City of Plymouth 2018-2019 APR Data from HCD Dashboard					

During the planning period, the jurisdictions within Amador County worked with the Amador Water Agency, the ATCAA, and the Sacramento Council of Governments to assist the production of affordable housing. The jurisdictions also supported local developers by creating processes to facilitate the entitlement and processing affordable homes, conducted public outreach to publicize opportunities and resources to support Amador County housing needs, promoted second unit dwellings, and partnered with PG&E to promote energy savings programs. The following Housing Element programs were also implemented:

- Housing Choice Voucher Program (formerly Section 8) (through Stanislaus County Housing Authority)
- Infill Development Program
- Affordable Housing Development Program
- Large Family Housing Program
- Senior Housing Program
- Child Care Program
- Energy Action Plan
- PG&E's Weatherization Program

The jurisdictions within Amador County also created staff positions to assist with code enforcement, encouraged farmworker housing consistent with the Health and Safety Code, reviewed the Building Code and adopted revisions, maintained at-risk units, and pursued funding from State and Federal Programs to obtain grants. Zoning Code updates included incentives for affordable infill housing, compliance with SB2 requirements, removal of affordable housing constraints, adoption of a reasonable accommodation procedure for housing, increase and bonus of densities, redesignation of zoning, removal of parking constraints, revision of application processing procedures, reduction of parking requirements, and inclusionary affordable housing.

While units restricted to households with special needs were not developed during the reporting period, Countywide programs to assist the homeless population, including households at-risk of homelessness, included a feasibility study to identify potential sites for affordable housing that would include units to benefit homeless persons, subsidized units affordable to lower income households continued to provide affordable housing opportunities that benefit seniors (86 units) and 258 units that provide opportunities for a variety of household types, including persons with a disability, farmworkers, single female heads of household with children, and persons at-risk of homelessness. Market rate development in all jurisdictions, except Amador City which did not include new units, included for-sale units sized to accommodate large households. It is noted that the jurisdictions have not tracked units specifically for special needs households; the Housing Plan includes a program to address this need and the cumulative effect of the 6th Cycle Housing Element on needs for lower income households.

C. APPROPRIATENESS AND EFFECTIVENESS OF THE 2014 – 2019 HOUSING ELEMENT

The County of Amador, City of Lone, City of Jackson, City of Plymouth, and City of Sutter Creek all have housing programs that have been relatively effective in removing potential constraints to affordable housing, increasing coordination among County and City departments, agencies, and providers to plan for affordable housing, including providing financial assistance,

and addressing programs and services necessary to meet the housing needs of residents within the geographical area of Amador County, property owners, and other affected parties.

Since the adoption of the 5th Cycle Housing Elements, the County of Amador, City of Lone, City of Jackson, City of Plymouth, and City of Sutter Creek have implemented a number of programs that have helped to achieve the goals, objectives and policies of the 2014-2019 Housing Elements, which are described in detail in Table V-2. It is noted that Amador City did not adopt a 5th Cycle Housing Element and continued to process building permits consistent with State law and the City Code during the 5th Cycle. Table V-2 also refers to new programs in the 2021-2029 Housing Elements, including programs that were modified, consolidated into new programs or omitted because they were implemented, redundant to other programs, or determined ineffective. The 6th Cycle Housing Element Plan includes the complete set of the new and/or revised programs for the 2021-2029 Housing Cycle.

The overarching goals and policies of the 2014-2019 Housing Element will continue to be instrumental in accommodating housing goals, including preservation of affordable units, rehabilitation of existing housing, and development of a variety of housing types at a range of affordability levels. While the majority of goals, policies, and programs included in the 2014-2019 Housing Elements continue to be appropriate to address housing needs, the Housing Plan will be updated to provide clearer guidance, remove redundancies, and provide more specific direction to encourage affordable and special needs housing and to increase the effectiveness of the Housing Plan. The Housing Plan will also be updated to streamline programs so that they are easier for Staff to implement and to include a matrix of programs that include timing and objectives to make it easier to identify the applicability and outcomes of each program. The intent of these programs will be kept in the Housing Plan, with revisions to address identified specific housing needs, constraints, or other concerns identified in this update.

The County of Amador, City of Lone, City of Jackson, City of Plymouth, and City of Sutter Creek have all coordinated with other state and federal agencies, provided support to affordable housing projects, and supported their local jurisdictions with public outreach to share housing opportunities and resources.

Additional new extremely low, very-low, and low-income housing and special needs housing development occurred minimally due primarily to a lack of available local and State funds to encourage or incentivize the development of such housing. State and federal funds for lower income housing are also very limited and extremely competitive to receive. Amador County and the Cities within Amador County will work with affordable housing developers to facilitate new affordable housing development as it is proposed. Each jurisdiction will continue to work with affordable housing developers to identify potential projects on land designated for very low- and low-income development, as well as agricultural sites appropriate for agricultural or other employee housing opportunities.

The Housing Plan included in this 2021-2029 Housing Element includes modifications to make programs more effective, clarifications of objectives, minimizes constraints to affordable and special needs housing, strengthens outreach programs to provide additional information to affordable housing developers, and ensures that the programs are implementable. The Housing Plan provided within the Housing Element includes policies to document goals and programs, and includes a more robust approach to addressing senior, farmworker, disabled, and other special needs groups.

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Action	Accomplishments / Status
GOAL H-1: Provide adequate sites to encourage provision of affordable housing.	
<p>Program H-1.1:</p> <p>To ensure that there is a sufficient supply of multi-family- and single- family-zoned land to meet the regional housing needs allocation (RHNA), the County and the cities of Lone, Jackson, Plymouth, and Sutter Creek will annually review their land inventory. Each jurisdiction will consider single-family-zoned, vacant infill lots for potential reuse and additional development of affordable second units, multi-family dwellings, and special needs housing.</p> <p><i>Time Frame: Annually</i></p>	<p>Accomplishments: Implemented and ongoing. Each jurisdiction (Amador County and the cities of Lone, Jackson, Plymouth, and Sutter Creek) reviewed its land inventory annually and determined it had adequate sites to accommodate the 5th Cycle RHNA, including single family and multifamily uses. As discussed below, the City of Plymouth rezoned land to ensure multifamily opportunities to accommodate the very low- and low-income portion of its 5th Cycle RHNA.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has assisted each jurisdiction to ensure adequate land for single-family and multi-family housing and will be kept in the 6th Cycle Housing Element.</p>
<p>Program H-1.2:</p> <p>The County and the cities of Lone, Jackson, Plymouth, and Sutter Creek will consider jointly pursuing funding through various state and federal programs or apply individually. The jurisdictions will consider jointly pursuing funding on an annual basis or pursue funding individual by submitting grant applications depending on the availability of funding. Local, state, and federal programs include:</p> <ul style="list-style-type: none"> ● BEGIN (federal) ● CalHome Program (federal) ● Community Development Block Grant (federal) ● Multifamily Housing Program (federal) ● Section 8 (federal) ● State Homeownership Program (state) ● Residential Energy Conservation (state) ● Community Reinvestment Act (federal) ● Mortgage Credit Certificate ● Non-Profit Housing Development Corporation 	<p>Accomplishments: Partially implemented and ongoing. Each jurisdiction (Amador County and the cities of Lone, Jackson, Plymouth, and Sutter Creek) is working on jointly and individually pursuing funding through various state and federal programs.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program continues to be appropriate in securing affordable housing funding and will be modified in the 6th Cycle Housing Element to include more specific objectives regarding inter-jurisdictional coordination, commitment to applying for funding, and a specific timeline for implementation.</p>

<p><i>Time Frame: Annually, and as NOFAs are released</i></p> <p>Program H-1.3:</p> <p>The County and the cities of Lone, Jackson, Plymouth, and Sutter Creek should promote the development of second unit dwellings by publicizing information at City Halls, the County Administration Center, and posting information on the each jurisdiction’s website. Each jurisdiction should provide information regarding permit requirements, changes in State law, and benefits of second unit dwellings to property owners and the community.</p> <p><i>Time Frame: Review and update annually</i></p>	<p>Accomplishments: Partially implemented and ongoing. Amador County and the cities of Lone, Jackson, Plymouth, and Sutter Creek are promoting the development of second unit dwellings. Additionally:</p> <p>Amador County: The County approved an Accessory Dwelling Unit Ordinance in April 2022.</p> <p>Lone: The Draft Focus Zoning Code Update was completed in 2021. Provisions for Accessory Dwelling Units and Junior Accessory Dwelling Units were revised to address State law.</p> <p>Jackson: The Planning Department proposed new accessory dwelling regulations to promote secondary units. The City Council approved the ordinance update in February 2019. The Building Department is processing ADUs and implementing updates to the Development Code.</p> <p>Plymouth: The City needs to adopt provisions for Accessory Dwelling Units and Junior Accessory Dwelling Units per State law.</p> <p>Sutter Creek: 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. No second units were approved during the previous planning period.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has facilitated many of the jurisdictions to adopt provisions for Accessory Dwelling Units and Junior Dwelling Units per State law and will be modified in the 6th Cycle Housing Element to add a specific timeline for implementation to help remaining jurisdictions do the same.</p>
<p>Program H-1.4:</p> <p>The County and the cities of Lone, Jackson, Plymouth and Sutter Creek shall consider applying jointly or individually to use CDBG funding for the First-time Homebuyer Program.</p>	<p>Accomplishments: Partially implemented and ongoing. Amador County and the cities of Lone, Jackson, Plymouth, and Sutter Creek intended to pursue available CDBG funding in the 5th Cycle Housing Element but have not been able to do so due to limitations on staff resources.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p>

<p><i>Time Frame: Apply annually</i></p>	<p>This program has not been pursued due to lack of staff resources to apply for CDBG funding for the First-time Homebuyer Program and will be modified in the 6th Cycle Housing Element to require a specific timeline for implementation and provide for coordination between the jurisdictions to take advantage of shared resources.</p>
<p>Program H-1.5:</p> <p>The County and the cities of lone, Jackson, Plymouth and Sutter Creek will consider developing an Affordable Housing Trust Fund with funds that could be acquired from housing developers and or employers throughout the County. Funds could be collected from housing developers when new residential projects are built or new employers locating in the County when their workplaces are established. Once funds start being collected, the newly established Countywide Housing Committee comprised of a representative from each jurisdiction would develop a priority list for the use of these funds. Funds could be used to build new affordable housing or to rehabilitate existing housing.</p> <p>The jurisdictions would apply for matching funds from the Local Housing Trust Fund Matching Grant Program through the State Housing and Community Development Department (HCD).</p> <p><i>Time Frame: Consider developing a trust fund by June 2016</i></p>	<p>Accomplishments: Partially implemented. Amador County and the cities of lone, Jackson, and Plymouth have not actively pursued available funding due to limitations on staff resources.</p> <p>In Sutter Creek, 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 Specific Plan (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. A Trust Fund or Countywide Housing Committee was not established in 2020.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has not been pursued in its entirety due to lack of staff resources to developing an Affordable Housing Trust Fund and will be modified in the 6th Cycle Housing Element to require a specific timeline for implementation.</p>
<p>Goal H-2: Provide support for affordable and special-needs housing in Amador County</p>	
<p>Program H-2.1:</p> <p>The County and the cities of lone, Jackson, Plymouth, and Sutter Creek will consider working together or individually with nonprofits and for-profit housing development corporations specializing in housing for various special needs groups to accommodate housing that meets the needs of these groups.</p> <p>Each jurisdiction will work with nonprofit housing corporations to educate its citizens regarding the necessity of providing the affordable housing needed to support the job growth occurring throughout the County. Specifically, this information will focus on the need to provide affordable housing close to jobs</p>	<p>Accomplishments: Partially implemented and ongoing. Amador County and the cities of lone, Jackson, Plymouth and Sutter Creek have intended to pursue support for affordable and special-needs housing in the 5th Cycle Housing Element but have not been able to do so due to limitations on staff resources.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has not been pursued in its entirety due to lack of staff resources and will be modified to include specific actions and timing to make the program easier to implement in the 6th Cycle Housing Element.</p>

<p>in an effort to reduce the traffic and air quality impacts that result from long commutes.</p> <p>Programs will target community opposition to affordable housing projects in an effort to establish positive perceptions. Education will occur through public meetings, presentations to the community, and articles published in the local newspaper.</p> <p>Should the County and the cities successfully receive funding either jointly or individually, each jurisdiction will promote and publicize the availability of funding for loans and grants (when additional CDBG/HOME funds are acquired) through the local media, mailings to property owners in targeted areas, and mailings to local contractors and developers.</p> <p><i>Time Frame: Annually</i></p>	
<p>Program H-2.2:</p> <p>Assembly Bill (AB) 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. To facilitate housing for extremely low-income persons, the County and the cities of Lone, Jackson, Plymouth, and Sutter Creek will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development or rehabilitation of single-room occupancy units and/or other units affordable to the extremely low-income, such as supportive and multi-family units.</p> <p><i>Time Frame: December 2015</i></p>	<p>Accomplishments: Partially implemented. Amador County and the cities of Lone, Jackson, Plymouth and Sutter Creek have not prioritized funding and/or offer financial incentives or regulatory concessions due to limitations on staff resources.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program to analyze existing and projected housing needs of extremely low-income households has not been pursued in its entirety due to lack of staff resources and will be modified to address the needs of extremely low-income households in the 6th Cycle Housing Element.</p>
<p>Program H-2.3:</p> <p>The County and the cities of Lone, Jackson, Plymouth, and Sutter Creek shall consider working together or individually with the Amador-Tuolumne Community Action Agency (ATCAA) to find suitable sites for transitional, supportive, and female heads of households housing. The County and the cities of Lone, Jackson, Plymouth, and Sutter Creek shall consider working together to host an annual meeting with ATCAA to ensure that opportunities</p>	<p>Accomplishments: Implemented. Amador County and the cities of Lone, Jackson, Plymouth and Sutter Creek have made various levels of progress with ATCAA with a Countywide effort to identify sites resulting in the identification of 4 potential sites and selection of 1 site as a priority site for housing:</p> <p>Amador County: Amador County initiated a Countywide effort to identify suitable sites to assist persons at-risk or experiencing homelessness, including female heads of household. In 2020, the NPLH Housing Site Feasibility Study was prepared, which evaluated four potential sites for permanent supportive housing. The study evaluated 3 sites in Martell and 1 in Lone. The study concluded that the Wicklow site in Martell should be prioritized for</p>

<p>for transitional and special needs housing are implemented to the greatest extent possible.</p> <p><i>Time Frame: Ongoing with annual meetings</i></p>	<p>NPLH-funded affordable housing due to the County's ownership of the site, the flexibility to determine appropriate parcel size through planning for the larger Wicklow Way subdivision, the proximity to local amenities, and substantial benefit to the community.</p> <p>lone: lone has not had interest from developers regarding transitional or other special housing needs and therefore has not implemented this program separately from the Countywide effort to identify suitable sites for permanent supportive housing.</p> <p>Jackson: The City of Jackson worked with ATCAA to site a new transitional housing facility. The City is also working with the County of Amador to apply for PHLA grant funds for transitional housing.</p> <p>Plymouth: The City did not implement this program separately from the Countywide effort.</p> <p>Sutter Creek: The City did not implement this program separately from the Countywide effort.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been successful in identifying a suitable site for supportive housing within the County. This program will be modified to include specific actions and timing to build on the progress during the 5th Cycle and work to develop the identified site with housing in the 6th Cycle.</p>
<p>Goal H-3: Support the conservation and rehabilitation of the existing housing stock and promote the reduction of energy use and the conservation of natural resources in the development of housing.</p>	
<p>Program H-3.1:</p> <p>The County and the cities of lone, Jackson, Plymouth, and Sutter Creek shall consider surveying the conditions of housing stock jointly or individually to determine the number of housing units in need of rehabilitation and replacement.</p> <p>The jurisdictions should consider utilizing the survey results to pursue available funding sources to develop a countywide rehabilitation program (or continue with individual programs). The County and the Cities shall keep in contact with Department of Housing and Community Development for changes which will improve the chances of obtaining funding, including the availability of new programs.</p>	<p>Accomplishments: Partially implemented. Amador County and the cities of lone, Jackson, Plymouth and Sutter Creek have made various levels of progress with supporting the conservation and rehabilitation of existing housing stock and promoting the reduction of energy use and the conservation of natural resources in housing development:</p> <p>Amador County: Not implemented due to prioritization of other housing efforts during the planning period.</p> <p>lone: Not implemented due to lack of funding for a citywide housing condition and rehabilitation needs survey.</p> <p>Jackson: Not implemented due to lack of staff resources.</p> <p>Plymouth: Not implemented due to lack of staff resources.</p>

<p><i>Time Frame: June 2016</i></p>	<p>Sutter Creek: Partially Implemented. 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. 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.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program to survey housing stock to pursue funding for development of rehabilitation projects has not been pursued in its entirety due to lack of staff resources and will be modified to include specific actions and timing to make the program easier to implement in the 6th Cycle Housing Element.</p>
<p>Program H-3.2:</p> <p>The County and the cities of Lone, Jackson, Plymouth, and Sutter Creek will enforce the State of California’s Title 24 energy requirements. Title 24 energy requirements define construction standards that promote energy conservation. In addition, each jurisdiction will consider partnering with Amador-Tuolumne Community Action Agency and ACES, Inc. (formerly Amador County Environmental Services) to promote energy conservation.</p> <p>Some measures the County and the cities could undertake jointly or individually to assist in the implementation of the ATCAA program include providing brochures at public counters, providing brochures to senior centers, or applying for funds either jointly or individually to assist homeowners in undertaking weatherization projects in conjunction with government-assisted rehabilitation projects.</p> <p><i>Time Frame: Ongoing</i></p>	<p>Accomplishments: Implemented and ongoing. Amador County and the cities of Lone, Jackson, Plymouth and Sutter Creek currently have adopted and enforce the State of California’s Title 24 energy requirements. Additionally, the City of Jackson participates with the Amador Energy Savings Working Group to implement the City’s Energy Action Plan and the City of Sutter Creek collaborates with Pacific Gas and Electric (PG&E) on installing energy-efficient lighting. In 2012 the City of Sutter Creek and PG&E selected new standard energy-efficient lights to be used in the city. The City also provides a link to the PG&E energy-efficiency website from the City’s website and provides residents with the local PG&E representative’s contact information when an inquiry is made regarding energy efficiency.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be modified to include specific actions and timing to continue implementing energy efficient programs and support energy-efficient sustainable development in the 6th Cycle Housing Element.</p>
<p>Program H-3.3:</p> <p>The County and cities of Lone, Jackson, Plymouth, and Sutter Creek shall continue to support PG&E’s weatherization program as an important means of lowering housing costs and preserving housing affordability.</p> <p><i>Time Frame: Ongoing</i></p>	<p>Accomplishments: Implemented and ongoing. Amador County and the cities of Lone, Jackson, Plymouth and Sutter Creek identify PG&E’s weatherization program as a resource for their communities. Further:</p> <p>Amador County: The Energy Action Plan (EAP) was adopted by the Board of Supervisors in 2015 as the County’s roadmap for expanding energy-efficient and renewable-energy. This includes the PG&E Money Saver Program, the Energy House Calls (presented by PG&E)</p>

	<p>Program, Energy Savings Assistance Program, and Amador Tuolumne Community Action Agency Program.</p> <p>Ione: The City has reviewed available energy programs and began work on an update to the City's website to provide housing-related information, including weatherization assistance programs.</p> <p>Jackson: The City works with the Amador Energy Savings Working Group to help promote PG&E's energy savings programs.</p> <p>Plymouth: The City has adopted an Energy Action Plan (EAP) that can be used by local residents to see where they might achieve greater energy efficiency in their homes.</p> <p>Sutter Creek: 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 information when an inquiry is made regarding energy efficiency.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be modified to include specific actions and timing to continue implementing weatherization programs in the 6th Cycle Housing Element.</p>
<p>Program H-3.4:</p> <p>The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will consider partnering 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 each jurisdictions website to notify ratepayers of the variety of programs. The County and cities of Ione, Jackson, Plymouth, and Sutter Creek will also consider partnering with the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH) and the Family Electric Rate Assistance (FERA).</p> <p><i>Time Frame: Ongoing</i></p>	<p>Accomplishments: Implemented. Amador County and the cities of Ione, Jackson, Plymouth and Sutter Creek promote energy savings programs. Further:</p> <p>Amador County: The Energy Action Plan (EAP) was adopted by the Board of Supervisors in 2015 as the County's roadmap for expanding energy-efficient and renewable-energy. This includes the PG&E Money Saver Program, the Energy House Calls (presented by PG&E) Program, Energy Savings Assistance Program, and Amador Tuolumne Community Action Agency Program.</p> <p>Ione: The City has reviewed available energy programs and began work on an update to the City's website to provide housing-related information, including weatherization assistance programs.</p> <p>Jackson: The City works with the Amador Energy Savings Working Group to help promote PG&E's energy savings programs.</p>

	<p>Plymouth: The City has adopted an Energy Action Plan (EAP) that can be used by local residents to see where they might achieve greater energy efficiency in their homes.</p> <p>Sutter Creek: 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 information when an inquiry is made regarding energy efficiency.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input checked="" type="checkbox"/> Remove</p> <p>This program has been implemented by all jurisdictions and is therefore no longer needed.</p>
<p>Goal H-4: Provide decent housing and quality living environment for Amador County residents, regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level.</p>	
<p>Program H-4.1:</p> <p>The County and the cities of Lone, Jackson, Plymouth, and Sutter Creek 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 each jurisdiction’s website, at City Halls, the County Administration Center, and the local library(ies).</p> <p><i>Time Frame: 2015</i></p>	<p>Accomplishments: Partially implemented. Amador County and the cities of Lone, Jackson, Plymouth and Sutter Creek have made various levels of progress with supporting fair housing laws:</p> <p>Amador County: Not implemented due to lack of staff resources; however, the information has been obtained as part of this Housing Element Update and will be made available as described in the program.</p> <p>Lone: Implemented. The City has fair housing brochures available at City Hall and is underway on updating the City’s website to provide housing-related information.</p> <p>Jackson: Partially implemented. The City is in the process of updating their website to include information regarding fair housing laws. The City’s website had information regarding fair housing laws on the website that information has subsequently been removed. The City is still revamping the website. Links to fair housing laws will be included.</p> <p>Plymouth: Not implemented due to lack of staff resources; however, the information has been obtained as part of this Housing Element Update and will be made available as described in the program.</p> <p>Sutter Creek: Implemented. 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.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p>

	<p>This program was partially implemented and will be replaced with a more robust program to comprehensively further fair housing consistent with the requirements of State law.</p>
<p>Program H-4.2:</p> <p>The County and the cities of lone, Jackson, Plymouth, and Sutter Creek shall refer housing discrimination complaints to the Amador- Tuolumne Community Action Agency and the fair housing authority for Amador County.</p> <p><i>Time Frame: 2014-2019</i></p>	<p>Accomplishments: Implemented and ongoing. Amador County and the cities of lone, Jackson, Plymouth and Sutter Creek refer housing discrimination complaints to the Amador-Tuolumne Community Action Agency on an as-needed basis.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program helps residents to have access to decent housing and quality living environment and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p>Goal H-5: Reduce public and private constraints to housing production while providing an appropriate level of environmental review, as well as maintaining design and construction quality and fiscal responsibility.</p>	
<p>Program H-5.1:</p> <p>The County and the cities of lone, Jackson, Plymouth, and Sutter Creek will ensure that residential development projects are consistent with the goals and policies of their General Plans and that there is internal consistency between the Housing Element and the rest of the General Plan. Each jurisdiction will prepare an General Plan Annual Progress Report in compliance with State direction and provide it to City Councils and Board of Supervisors on progress toward meeting its goals, objectives, policies and programs. Monitoring will include an evaluation of the Housing Element objectives by the responsible agencies and departments, meeting timing and funding commitments for implementing actions, as well as the number of housing units provided or other measurable indicators achieved for each measure that has been put into place. The final reports will be submitted to OPR and HCD annually.</p> <p><i>Time Frame: Annually, 2015</i></p>	<p>Accomplishments: Implemented and ongoing. Amador County and the cities of lone, Jackson, Plymouth and Sutter Creek have submitted Annual Progress Reports.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program reduces public and private constraints to housing production and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p>Program H-5.2:</p> <p>Complex permit processing procedures can be an obstacle in housing development, especially for affordable housing projects under tight timelines imposed by state and federal funding programs. The County and the cities of lone, Jackson, Plymouth and Sutter Creek will minimize processing time for</p>	<p>Accomplishments: Partially implemented. Amador County and the cities of lone, Jackson, Plymouth and Sutter Creek have considered or implemented expedited processing times for affordable residential development permits.</p> <p>Amador County: Not implemented due to lack of staff resources.</p>

<p>residential development permits, especially affordable residential projects and those which conform to respective jurisdiction's development requirements.</p> <p>The County and the Cities of Lone, Jackson, Plymouth, and Sutter Creek will 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 throughout the County. Each jurisdiction, on an annual basis, will review and update their processing/review procedures as necessary.</p> <p><i>Time Frame: Annually</i></p>	<p>Lone: Implemented. The City's processing and review procedures, particularly related to housing development, were reviewed as part of the SB 2 funded grant effort. The City began amendments to the Zoning Code to improve development review and to establish more streamlined approval processes for housing development projects; the amendments were adopted during the 6th Cycle.</p> <p>Jackson: Implemented.</p> <p>Plymouth: Not implemented due to lack of staff resources.</p> <p>Sutter Creek: Implemented. 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. Checklists were updated in 2019 and 2020. The City has periodically reviewed the development fees. In 2013 the City established fee review as part of the annual budgeting process.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program, when implemented, reduces public and private constraints to housing production and will be kept in the 6th Cycle Housing Element to ensure continued review and refinement of development processes.</p>
<p>Program H-5.3: Pursue Formation of a County Housing Task Force to consolidate countywide housing needs</p> <p>Build on contacts with city managers, city planners, and County staff to reestablish a housing task force. The purpose of the task force would be to explore the joint county/cities housing element programs.</p> <p><i>Time Frame: Establish in 2015 and meet biannually or as necessary</i></p>	<p>Accomplishments: Partially implemented. This program has assisted each jurisdiction in securing funding and coordinating for the 6th Cycle Housing Element Update and continues to be appropriate to ensure implementation of the 6th Cycle Housing Element. While a formal County Housing Task Force was not formed, Planning/Community Development staff from the County and each City have coordinated to address housing issues and to jointly prepare the 6th Cycle Housing Element Update.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be revised to ensure that the Countywide task force meets quarterly to ensure each jurisdiction is on target for Housing Element implementation throughout the 6th Cycle and to coordinate implementation of individual programs.</p>
<p>AMADOR COUNTY</p>	
<p>Program H-1: Support AWA's Efforts to Develop Infrastructure Capacity in Martell</p>	<p>Accomplishments: Partially implemented and ongoing. The Amador Water Agency (AWA) currently serves Martell in Amador County, including collecting wastewater from the Martell area for treatment at Sutter Creek Wastewater Treatment Plant. The AWA is currently evaluating a regional wastewater treatment plant concept and may become the primary</p>

<p>The County is committed to ensuring that adequate water and wastewater system capacity is available to support its fair share of the regional housing need. The County will work with and support any and all efforts AWA may undertake to provide water and wastewater service to the County's low- and very-low-income housing sites in Martell.</p> <p><i>Time Frame: The County will twice annually meet with AWA to assess the wastewater expansion efforts and support any and all efforts.</i></p>	<p>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.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program supports AWA's efforts to develop infrastructure capacity in Martell and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p>Program H-2: Identify Parcels with Available or Anticipated Water and Sewer Service</p> <p>In coordination with the cities and the Amador County Environmental Health Department, AWA will prepare a map of those parcels or areas for which water and sewer services are currently available or are located in close proximity, anticipated to become available in the near future, or may be made available without significant funding.</p> <p><i>Time Frame: Ongoing</i></p>	<p>Accomplishments: Partially implemented and ongoing. Amador County has begun coordination with other departments and agencies to identify parcels with available or anticipated water and sewer service, but due to limitations on staff resources, has not been able to complete this exercise.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has not been completely implemented due to lack of staff resources and will be modified to include specific coordination timing with Amador County Environmental Health Department and AWA to make the program easier to implement in the 6th Cycle Housing Element.</p>
<p>Program H-3: Pursue Funding and Prepare a Plan for Funding Infrastructure Improvements</p> <p>Continue to work cooperatively with AWA, ARSA, and other agencies that own or operate water and sewer infrastructure. The Amador Water Agency provided a list of water and wastewater capital improvement projects which would best support the County's housing goals, with an emphasis on providing service to areas designated RM, RSC, SPA, and TC, and areas zoned R-3.</p> <p>Pursue funding to complete these projects or to assist developers and agencies to complete these capital improvement projects as necessary to increase the availability of housing for low and very low-income households. The County will take the following actions:</p> <p>Investigate establishment of assessment districts with a capital facilities fee to assist in funding infrastructure improvements;</p>	<p>Accomplishments: Partially implemented and ongoing. The County has several designated affordable apartment complexes receiving funding through the USDA Rural Development Program, HUD Section 8, or Low-Income Housing Tax Credit (LIHTC). The County has not notified public and/or private sewer and water providers per Section 65589.7 of the Government Code to provide service for new affordable housing projects, without conditions or a reduction in the amount requested.</p> <p>Infrastructure deficiencies continue to be an issue facing areas of the County. The County and jurisdictions have coordinated with AWA to identify infrastructure needs for housing development.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program supports the County's efforts to work cooperatively with AWA and other agencies. Given that infrastructure constraints continue to exist and AWA has identified the need for improvements, there continues to be a need to pursue funding. This program will be modified in the 6th Cycle Housing Element to identify a specific timeline for efforts to</p>

<p>Submit a funding application to the USDA's Small Communities Rural Utilities Service Grants & Loans Program.</p> <p><i>Time Frame: June 2015 and ongoing</i></p>	<p>secure additional infrastructure funding and to ensure continued effectiveness and compliance with State law.</p>
<p>Program H-4: Use Development Agreements for Large Developments within the SPA General Plan Land Use Designation to Create Affordable Housing</p> <p>Develop affordable housing targets for each of the undeveloped SPAs in the county. These targets should include a number of affordable units (including units affordable to low, very low, and/or extremely low income households), as well as total units. The County will require development agreements for future residential projects within SPA designations to provide a minimum of 5 percent of total units on site as housing affordable to extremely low, very low, low and moderate income households, or pay an in-lieu fee to support affordable housing development at an alternative location. The purpose of this program is to create units for a range of income level to accommodate the County's RHNA and housing goals, and the income level required (extremely low, very low, low, and/or moderate) shall be at the discretion of the County, with an emphasis on creating units affordable to extremely low income households.</p> <p><i>Time Frame: Ongoing</i></p>	<p>Accomplishments: Partially implemented and ongoing. Amador County has begun the process of formalizing development agreements for incoming large developments; however, due to limitations on staff resources the County has not been able to implement any development agreements in the 5th Cycle Housing Element.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program to develop affordable housing targets has not been implemented due to lack of staff resources and will be modified to require a deadline for implementing targets in the 6th Cycle Housing Element.</p>
<p>Program H-5: Amend Code to Offer Incentives for Affordable Infill Housing</p> <p>County staff will bring forward a proposal to amend the County code after the adoption of the updated General Plan. The draft General Plan was ready for public review in Fall 2014. The proposed amendments will provide a menu of possible incentives for infill projects on land zoned R-1, R-2, or R-3 in which: (a) the project will provide a minimum density equal to 80 percent of the allowable maximum density for the subject site; and (b) the landowner enters into an agreement with long-term affordability covenants and restrictions to maintain the housing for at least 10 years for low or very low income households; and special needs housing for 6 or fewer residents in R-1 zones and for 7 or more residents in R-2 and R-3 zones:</p> <ul style="list-style-type: none"> ● No minimum wall dimensions 	<p>Accomplishments: Partially implemented and ongoing. The Amador County General Plan was adopted in October 2016, and the Zoning Code was updated in April 2022. The Zoning Code revisions include removal of fence and wall dimensions, an incentive for the Planning Commission to authorize deviations in lot size but with no more than ten percent increase in density in the overall development, and to refer to the County roadway standards in Title 12 regarding street widths. No reductions in parking for senior housing or small units were included. The specific amendments listed in the 5th Cycle Housing Element did not occur.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program to amend the Zoning Code to offer incentives for affordable infill housing has not been fully implemented and will be updated to identify amendments to the code to remove constraints to housing discussed in Chapter 12 and to provide for parking reductions as described by this program.</p>

<ul style="list-style-type: none"> ● 20' width for paved streets (standard ROW dedication would still be required) ● Off-street parking may be graveled, instead of paved (subject to ADA requirements) ● Reduced parking requirements for senior housing ● Reduced parking requirements for units 800 sq. ft. or smaller in size ● Other alternative standards as may be deemed acceptable by the Board of Supervisors <p><i>Time Frame: 2015 as part of the County General Plan update</i></p>	
<p>Program H-6: Housing Choice Voucher Program</p> <p>Contact the Housing Authority of the County of Stanislaus (HACS) at least once every three years to determine the number of vouchers currently being issued within the county and to determine if additional vouchers may become available. Provide information on the availability of the Housing Choice Voucher Program on the County's website and in various departments throughout the County.</p> <p><i>Time Frame: Annually during General Plan reporting</i></p>	<p>Accomplishments: Partially implemented and ongoing. Amador County has been in coordination with HACS during the 5th Cycle Housing Element in part to confirm the number of vouchers available. Multiple staff at the Stanislaus County Housing Authority have been contacted multiple times via phone and email as part of the Housing Element Update but have not yet provided information regarding vouchers allocated to and used by Amador County residents.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program to coordinate with Stanislaus County Housing Authority has not been fully implemented due to difficulty in coordinating with the Authority. This program will include measures to consider separation from the Authority and local administration of vouchers as part of the 6th Cycle Housing Element.</p>
<p>Program H-7: Publicize Opportunities and Resources to Support the County's Housing Goals</p> <ul style="list-style-type: none"> ● Maintain the County's website and continue to provide brochures which publicize opportunities, agencies, and programs which can help to meet the County's housing goals. Specific actions to support this program include: <ul style="list-style-type: none"> ● Provide information on the County's second unit regulations at the public counter and on the County's website; ● Maintain the County's existing webpage providing links and contact information for of the County's housing and job-training organizations (e.g., Amador County Association of Realtors, Gold Country Alliance for the Mentally Ill, ATCAA, Voices for Families, Area 12 Agency on Aging, Amador Affordable Housing Coalition, Amador Economic Development Corporation, 	<p>Accomplishments: Partially implemented and ongoing. Amador County disseminates housing goals across multiple platforms on an ongoing basis but has not implemented other housing program goals due to limitations on staff resources.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program supports the County's efforts to support housing goals will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>

<p>Amador County Department of Health & Human Services, and similar organizations).</p> <ul style="list-style-type: none"> ● In coordination with ATCAA, encourage low income homeowners or renters to apply for free energy audits and home weatherization through ATCAA. Provide handouts at the public counter and on the County's website. Promote these programs through the senior center for seniors seeking assistance with home maintenance ● Continue to make available published materials and resource referral information for renters on the following subjects: housing discrimination, landlord/tenant relations, access to legal aid services for housing complaints, and information on housing advocacy programs and similar information. Information should be made available on the County's website, at the public counter, at the Health and Human Services Agency, at the County library (and its branches), and similar locations where individuals may be in need of fair housing information. ● Provide information on the availability of the Housing Choice Voucher Program at the public counter and on the County's website. <p><i>Time Frame: 2015 and ongoing</i></p>	
<p>Program H-8: Maintain a Code Enforcement Position</p> <p>Maintain a code enforcement officer position, as funding permits. The code enforcement officer should provide Planning Department staff with a list of substandard and dilapidated housing units identified in the course of his or her duties which could benefit from rehabilitation consistent with the requirements of the Health and Safety Code Section 17995.3 including:</p> <ul style="list-style-type: none"> ● Termination, extended interruption, or serious defects of gas, water or electric utility systems provided such interruption or termination is not caused by the tenant's failure to pay such gas, water or electric bills. ● Defects or lack of adequate space and water heating. ● Rodent, vermin or insect infestation. ● Deterioration rendering significant portions of the structure unsafe or unsanitary. ● Inadequate numbers of garbage receptacles or service. ● Unsanitary conditions affecting a significant portion of the structure as a 	<p>Accomplishments: Implemented and ongoing. The County has created a position for a Code Enforcement Officer and plans to keep the position filled.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program supports the County's efforts to identify and resolve substandard and dilapidated housing units and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>

<p>result of faulty plumbing or sewage disposal.</p> <ul style="list-style-type: none"> ● Inoperable hallway lighting. <p><i>Time Frame: Ongoing</i></p>	
<p>Program H-9: Encourage Farmworker Housing Consistent with the Health and Safety Code</p> <p>To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the County will amend the zoning code to treat employee housing that serves six or fewer employees as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The zoning code will also be amended to treat employee housing consisting of no more than 12 units or spaces or 36 beds in group quarters as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in the zones where agricultural uses are permitted.</p> <p><i>Time Frame: Amend Zoning Code by December 2015</i></p>	<p>Accomplishments: Implemented. Amador County has amended the Zoning Code to encourage farmworker housing consistent with the Health and Safety Code.</p> <p>Status: <input type="checkbox"/> Keep <input type="checkbox"/> Modify <input checked="" type="checkbox"/> Remove</p> <p>This program has been implemented and is therefore no longer needed.</p>
<p>Program H-10: Amend the Zoning Code to comply with SB2 requirements</p> <p>Amend the zoning code to allow transitional and supportive housing in all zones that allow for residential housing subject to the same restrictions that apply to other residential dwellings of the same type in the same zone.</p> <p><i>Time Frame: June 2015</i></p>	<p>Accomplishments: Partially implemented and ongoing. While the County has made an ongoing effort to update the Zoning Code, the current Code currently only allows emergency shelters and transitional/supportive housing in the C-1 zone.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program is meant to allow transitional and supportive housing in all zones that allow for residential housing and will be modified in the 6th Cycle Housing Element to stipulate that this update is incorporated into the next Zoning Code update.</p>
<p>Program H-11: Amend the Zoning Code to Remove Constraints</p> <p>Propose amendments to the zoning code to remove the following regulatory constraints to the provision of affordable housing:</p> <ul style="list-style-type: none"> ● Amend setback language to provide for handicap access ramps where necessary. ● Revise the County’s density bonus program to state that density bonuses will be provided in accordance with the requirements laid out in 	<p>Accomplishments: Partially implemented and ongoing. While the County updated the Zoning Code in April 2022, the current Zoning Code does not remove regulatory constraints to the provision of affordable housing.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program is meant to remove constraints to affordable housing provisions and will be modified in the 6th Cycle Housing Element to stipulate that this update is incorporated into the next Zoning Code update.</p>

<p>State law.</p> <ul style="list-style-type: none"> ● Allow for single-room occupancy units in the R-3 zone. <p><i>Time Frame: June 2015</i></p>	
<p>Program H-12: Adopt a Reasonable Accommodation Procedure for Housing</p> <p>“Reasonable accommodation” refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. State law requires jurisdictions to specify a formal procedure for evaluating and granting reasonable accommodations for people with disabilities and special housing needs. County staff will propose a program addressing reasonable housing accommodation for persons with disabilities, including, but not limited to, the following:</p> <ul style="list-style-type: none"> ● Providing notice to the public of the availability of an accommodation process. The notice will be provided at all counters where applications are made for a permit, license, or other authorization for siting, funding, development, or use of housing. ● Procedures for requesting reasonable accommodation, including preparation of a Fair Housing Accommodation Request form and designating the appropriate individual, committee, commission, or body responsible for acting on requests. ● Review procedures for requests for reasonable accommodation, including provisions for issuing a written decision within 30 days of the date of the application. ● Criteria to be used in considering requests for reasonable accommodation. ● Appeal procedure for denial of a request for reasonable accommodation. The procedure should establish that there is no fee for processing requests for reasonable accommodation or for appealing an adverse decision related to a request for reasonable accommodation. <p><i>Time Frame: January 2015</i></p>	<p>Accomplishments: Partially implemented and ongoing. While the County has made an ongoing effort to update the Zoning Code, the current Zoning Code does not have an adopted reasonable accommodation procedure for housing.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program to adopt a reasonable accommodation procedure for housing will be modified in the 6th Cycle Housing Element to stipulate that this update is incorporated into the next Zoning Code update.</p>

<p>Program H-13: Raise Densities in the RM Designation and R-3 Zone</p> <p>As part of the General Plan Update, County staff will propose the maximum density in the Residential Medium (RM) designation be raised to 25 units per acre for affordable units. Staff will also propose the Density range for the R-3 zone be amended, with a minimum density of 10 units per acre, and a maximum of 25 units per acre for affordable units.</p> <p><i>Time Frame: 2015 as part of the General Plan update</i></p>	<p>Accomplishments: Partially implemented and ongoing. While the General Plan was updated in October 2016 and the Zoning Code was updated in April 2022 to increase densities in the R-2 zone to 29.04 units per acre and in the R-3 zone to 43.56 units per acre. Minimum densities were not established.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>The component of this program to establish minimum densities in the R-3 zone will be carried forward to be addressed during the 6th Cycle.</p>
<p>Program H-14: Assisting “At-Risk” Units</p> <p>The County currently contains no deed-restricted units and therefore there are no “at-risk” units at this time. Should the County have any affordable units in the future, the County will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for future preservation of assisted housing developments. The County will work with not-for-profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary, in the future.</p> <p><i>Time Frame: As needed</i></p>	<p>Accomplishments: Partially implemented and ongoing. The unincorporated County does not contain any assisted multifamily units at this time and none were developed during the 6th Cycle.</p> <p>Status: <input type="checkbox"/> Keep <input type="checkbox"/> Modify <input checked="" type="checkbox"/> Remove</p> <p>As the unincorporated County does not have any at-risk units, this program will be removed from the Housing Plan. Future Housing Element updates will assess the need for this type of program if assisted multifamily housing is developed and there is a need to address preservation of potentially at-risk units in the future.</p>
<p>Program H-15: Redesignation and Rezoning of Sites</p> <p>County staff will pursue redesignation and subsequent rezoning of additional areas of APN 044100027000 as well as all of APN 044100011000 as discussed in Program H-1.1 in the County’s 4th round Housing Element to the RM General Plan designation and the R3 zone district. These sites are currently proposed for redesignation in the draft Land Use Element of the General Plan to RM. The sites that are not yet designated RM will be designated RM as part of the General Plan update. These sites are currently zoned T1, R-1, and C- 1 and will be rezoned to R-3. These parcels are identified in the land inventory (see Tables HE-60a and HE-60b), and are suitable for low, very low and extremely low income residential units.</p> <p><i>Time Frame: Redesignation when General Plan is adopted and shortly thereafter for implementation zoning (anticipated Late 2015 through 2016)</i></p>	<p>Accomplishments: Underway. While the County updated the General Plan in October 2016 and the Zoning Code in April 2022, the sites have not yet been rezoned. The County is in the process of preparing a Specific Plan (Wicklow Way Specific Plan) that would provide for increased densities, including R-2 and R-3 zoning, on a portion of the subject APNs and will also include opportunities for affordable and special needs housing.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be kept to ensure that the Wicklow Way Specific Plan provides opportunities for affordable and special needs housing.</p>

City of Ione	
<p>Program H-1: Building Code Review</p> <p>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.</p> <p><i>Time Frame: Annual evaluation of the adequacy of the City's building codes</i></p>	<p>Accomplishments: Implemented and ongoing. The City has adopted updates to the California Building Standards Code and review the local code requirements and ensures amendments to the CBSC are made to ensure that amendments are made where necessary to reduce impacts to life and property.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program supports housing compliance and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p>Program H-2: Wastewater Capacity</p> <p>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 current approach 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. The City complies 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.</p> <p><i>Time Frame: Ongoing through 2019</i></p>	<p>Accomplishments: Partially implemented and ongoing. The City is working on approaches to address wastewater treatment and capacity. The City has not had any applications for lower income developments, so Government Code Section 65589.7 requirements have not been applicable during the planning period.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program, when implemented, ensures that there is enough wastewater treatment capacity to support the region's housing needs and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p>Program H-3: Ione Program Potable Water Capacity</p> <p>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.</p> <p><i>Time Frame: Ongoing</i></p>	<p>Accomplishments: Implemented and ongoing. The City has worked with Amador Water Agency to ensure water provision to projects and has coordinated with AWA to receive advance comments on potential multifamily projects in order to ensure adequate water supply to future development projects. In 2022, AWA sent a memorandum to the City indicating ADUs would be treated in the same manner as any new service connection, although ADUs within an existing SFU are exempt from needing a separate connection and payment of service capacity fees.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be kept in the 6th Cycle Housing Element to ensure continued effectiveness. This program ensures that there is enough potable water to support the</p>

	<p>region's housing needs and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p>Program H-4: Lone Beautification (Code Enforcement) Program</p> <p>The City currently handles violations of its Municipal Code on a demand-driven basis. Staff responds to housing code complaints initiated by lone 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.</p> <p><i>Time Frame: Ongoing as complaints are received; debris hauling and cleanup program biannually</i></p>	<p>Accomplishments: Partially implemented and ongoing. The City continues to respond to code complaints and does not have a code inspection or other program that conducts regular inspections of property and buildings in lone. The City's solid waste services provider, ACES, offers junk removal services to lone residents. The City has not made changes to the Municipal Code to limit garage sales.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program, when implemented, ensures that Municipal Code violations are handled and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p>Program H-5: Infill Development Program</p> <p>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.</p> <p>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.</p> <p><i>Time Frame: June 2015</i></p>	<p>Accomplishments: Implemented. The City completed the focused Zoning Code Update, which includes changes to the Zoning Code to allow infill development through allowing two units on eligible single-family lots and allowing accessory dwelling units and junior accessory dwelling units on all lots with an existing or planned residential dwelling unit.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been implemented and is therefore no longer needed.</p>
<p>Program H-6: Affordable Housing Program</p> <p>To encourage the development and availability of housing affordable to a broad range of households with varying income levels throughout lone, 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.</p> <p>Developers of ten or more housing units shall provide the following:</p>	<p>Accomplishments: Partially implemented and ongoing. While the City is amenable to coordinating with others to develop and implement an affordable housing program, projects subject to the requirement have not been proposed during the planning period. The County has not notified public and/or private sewer and water providers per Section 65589.7 of the Government Code to provide service for new affordable housing projects, without conditions or a reduction in the amount requested.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>The City has not had projects subject to this program. This program will be modified in the 6th Cycle Housing Element to focus on undeveloped areas designated Planned</p>

- 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 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.

Development, which are the sites where the majority of single family and large-scale new development will occur, to ensure that new development provides affordable housing opportunities and furthers fair housing goals and to ensure affordable units are identified and planned as part of the initial development plan for future projects.

<p>Alternatives</p> <ul style="list-style-type: none"> ● 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 (Joint Action). ● 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. <p>Incentives</p> <p>Possible incentives that may be included but are not limited to the following:</p> <ul style="list-style-type: none"> ● 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; and ● Density Bonuses. <p><i>Time Frame: Implement as residential projects are processed through the Planning Department. Nexus study to be completed by June 2016</i></p>	
<p>Program H-7: Large Family Housing Program</p> <p>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.</p>	<p>Accomplishments: Partially implemented and ongoing. The City offers incentives to rental projects for large families, but has not had any applications for rental housing. Staff assisted a potential multifamily rental project by offering pre-application review of the project to assist the developer with identifying the requirements of the City's Zoning Code and the General Plan.</p>

<p>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.</p> <p><i>Time Frame: Ongoing</i></p>	<p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program is effective with assisting large renter households and will be kept in the 6th Cycle Housing Element to ensure continued efforts to encourage large rental units.</p>
<p>Program H-8: Senior Housing Program</p> <p>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.</p> <p><i>Time Frame: Ongoing</i></p>	<p>Accomplishments: Partially implemented and ongoing. The City offers incentives for affordable senior housing projects, but has not had any interest during the planning period.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program, when implemented, is effective at encouraging the development of affordable senior projects and will be kept in the 6th Cycle Housing Element to include additional assistance to ensure continued effectiveness.</p>
<p>Program H-9: Child Care Program</p> <p>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.</p> <p><i>Time Frame: Ongoing</i></p>	<p>Accomplishments: Partially implemented and ongoing. The City promotes the provision of child care in conjunction with residential development, but has not had any applications for residential projects, such as multifamily development or residential subdivisions, or non-residential projects that could include a child care component.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program is considered effective, despite not having been implemented and will be modified in the 6th Cycle Housing Element to require the accommodation of child care centers in conjunction with affordable developments.</p>
<p>Program H-10: Assisting “At-Risk” Units</p> <p>The City currently contains no deed-restricted units and therefore there are no “at-risk” units at this time. Should the City have any affordable units in the future, the City will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for future preservation of assisted housing developments. The City will work with not-for-profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary in the future.</p> <p><i>Responsible Agencies: City Planner Time Frame: As needed</i></p>	<p>Accomplishments: Partially implemented and ongoing. It is noted that there are deed-restricted units in the City. The City continues to monitor housing stock even though there are no at-risk units currently in the City.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program is considered effective and will be modified in the 6th Cycle Housing Element to address current requirements of State law for the assistance of at-risk units.</p>

City of Jackson	
<p>Program H-1: Resources Constraints and Priority Allocation</p> <p>The Planning Commission and City Council will continue to monitor the need for growth control and consider re-instating 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, to ensure housing developments offer amenities which promote conservation of the City's natural resources and the reduction of energy use and therefore more affordable, which is closer to retail and service centers.</p> <p><i>Time Frame: Ongoing, continue to monitor the Ordinance annually</i></p>	<p>Accomplishments: Partially implemented and ongoing. Through 2019, the Planning Commission and City Council have annually reviewed the need to implement the City's Resource Constraints and Priority Allocation Ordinance to manage growth. In 2020, the City Council suspended the City's Resource Constraints and Priority Allocation Ordinance which reviewed constraints.</p> <p>Status: <input type="checkbox"/> Keep <input type="checkbox"/> Modify <input checked="" type="checkbox"/> Remove</p> <p>This program will be removed from the Housing Element as the Resource Constraints and Priority Allocation ordinance is no longer active.</p>
<p>Program H-2: Planning Development</p> <p>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.</p> <p><i>Time Frame: Ongoing</i></p>	<p>Accomplishments: Implemented and ongoing. The City's Development Code includes provisions to promote planned developments.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be modified to address planned developments in the context of providing a variety of housing types and affordability levels.</p>
<p>Program H-3: Development Agreements</p> <p>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.</p> <p><i>Time Frame: Ongoing</i></p>	<p>Accomplishments: Implemented and ongoing. The City continues to utilize development agreements to ensure fair-share funding of off-site improvements.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program is effective at minimizing additional construction costs from being passed onto the housing consumer and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p>Program H-4: Building Code</p> <p>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</p>	<p>Accomplishments: Implemented and ongoing. The City continues to review and update the City's building code to ensure that local building codes are consistent with the state mandated or recommended green building standards.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p>

<p>development objectives. The City will annually ensure that local building codes are consistent with state mandated or recommended green building standards.</p> <p><i>Time Frame: Annual evaluation of the adequacy of the City's building codes</i> <i>Funding Source: General Fund</i></p>	<p>This program is effective at maintaining the City's building code and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p>Program H-5: Potable Water</p> <p>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 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.</p> <p><i>Time Frame: Annual review of the City's resources</i></p>	<p>Accomplishments: Partially implemented and ongoing. Through 2019, as part of the Resource Constraints and Priority Allocation Ordinance process potable water supply was reviewed annually. In 2020, the City Council suspended the City's Resource Constraints and Priority Allocation Ordinance which reviewed constraints. The City has not notified public and/or private sewer and water providers per Section 65589.7 of the Government Code to provide service for new affordable housing projects, without conditions or a reduction in the amount requested.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program was effective when implemented and will be modified in the 6th Cycle Housing Element to ensure continued review and confirmation of wastewater treatment capacity.</p>
<p>Program H-6: Wastewater Treatment Capacity</p> <p>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.</p> <p><i>Time Frame: Annually</i></p>	<p>Accomplishments: Partially implemented and ongoing. Through 2019, as part of the Resource Constraints and Priority Allocation Ordinance process wastewater treatment capacity was reviewed annually. In 2020, the City Council suspended the City's Resource Constraints and Priority Allocation Ordinance which reviews constraints.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program was effective when implemented and will be modified in the 6th Cycle Housing Element to ensure continued review and confirmation of wastewater treatment capacity.</p>
<p>Program H-7: Child Care Centers</p> <p>The City will continue to implement the Resource Constraints and Priority Allocation Ordinance to include child care centers in or around new development.</p> <p><i>Time Frame: Annually</i></p>	<p>Accomplishments: Partially implemented and ongoing. Through 2019, as part of the Resource Constraints and Priority Allocation Ordinance process child care resources are reviewed annually. In 2020, the ordinance was suspended due to lack of available resources.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program was effective when implemented and will be modified in the 6th Cycle Housing Element to promote provision of child care facilities in conjunction with new residential development, particularly affordable units.</p>

<p>Program H-8: Inclusionary Affordable Housing</p> <p>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.</p> <p><i>Time Frame: Ongoing</i></p>	<p>Accomplishments: Partially implemented and ongoing. While the City is amenable to the concept and implementation of inclusionary affordable housing, there have been no projects submitted since adoption of this Housing Element where this ordinance would apply.</p> <p>Status: <input type="checkbox"/> Keep <input type="checkbox"/> Modify <input checked="" type="checkbox"/> Remove</p> <p>No changes to Section 17.32 have been proposed. Section 17.32 will continue to apply to projects. This program will be removed from the Housing Element as it is not necessary to provide programs to implement existing provisions of the Development Code. .</p>
<p>Program H-9: Development Fees</p> <p>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.</p> <p><i>Time Frame: Annually</i></p>	<p>Accomplishments: Implemented and ongoing. The City most recently updated development service charges in September 2021.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program to continually update development fees is effective and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p>Program H-10: Multi-family Development.</p> <p>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.</p> <p><i>Time Frame: On-Going</i></p>	<p>Accomplishments: Partially implemented and ongoing. While the City is amenable to the implementation of multi-family development, there have been no multi-family projects submitted since adoption of this 5th Cycle Housing Element.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program to assist the development of housing for lower income households on larger sites is considered effective, despite not having been executed and will be kept in the 6th Cycle Housing Element.</p>
<p>Program H-11: Reasonable Accommodations</p> <p>“Reasonable accommodation” refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. State law requires jurisdictions to specify a formal procedure for evaluating and granting reasonable accommodations for people with disabilities and special housing needs. The City will amend the zoning code to address reasonable housing</p>	<p>Accomplishments: Implemented. The City’s Development Code was updated February 2014 to address reasonable housing accommodations for persons with disabilities.</p> <p>Status: <input type="checkbox"/> Keep <input type="checkbox"/> Modify <input checked="" type="checkbox"/> Remove</p> <p>This program has been implemented and is therefore no longer needed.</p>

<p>accommodation for persons with disabilities, including, but not limited to, the following:</p> <ul style="list-style-type: none"> • Providing notice to the public of the availability of an accommodation process. The notice will be provided at all counters where applications are made for a permit, license or other authorization for siting, funding, development or use of housing. • Procedures for requesting reasonable accommodation, including preparation of a Fair Housing Accommodation Request form and designating the appropriate individual, committee, commission or body responsible for acting on requests. • Review procedures for requests for reasonable accommodation, including provisions for issuing a written decision within 30 days of the date of the application. • Criteria to be used in considering requests for reasonable accommodation. • Appeal procedure for denial of a request for reasonable accommodation. The procedure should establish that there is no fee for processing requests for reasonable accommodation or for appealing an adverse decision related to a request for reasonable accommodation. <p><i>Time Frame: June 2015</i></p>	
<p>Program H-12: Large Family Housing</p> <p>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.</p> <p><i>Time Frame: Ongoing</i></p>	<p>Accomplishments: Partially implemented and ongoing. While the City is amenable to the implementation of large family housing, the City has not been able to provide large family incentives due to limitations on staff resources.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program continues to be appropriate and will be combined with other programs to support special needs housing in the 6th Cycle Housing Element.</p>
<p>Program H-13: Density Bonus</p>	<p>Accomplishments: While the City's Inclusionary Housing Ordinance provides for consistency with Government Code Section 65915 for density bonuses, the Development</p>

<p>The City shall adopt a density bonus ordinance pursuant to State Government Code Section 65915, which requires local governments to grant a density bonus of at least 35 percent.</p> <p><i>Time Frame: June 2015</i></p>	<p>Code does not establish provisions for any residential development (regardless of the City's inclusionary requirement) to request a density bonus.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be kept in the 6th Cycle Housing Element with an updated timeframe to ensure the Development Code revisions are adopted early in the 6th Cycle.</p>
<p>Program H-14: Conservation of At-Risk Units</p> <p>The City shall reduce the potential conversion of the 82 assisted affordable housing units at risk during the current planning period to market rate through the following actions:</p> <p>Require a one-year notice to residents, the City, the Stanislaus County Housing Authority, and any local non-profit housing developers, of all proposed conversions of assisted affordable (extremely low, very low, low, and/or moderate income) housing units. Following revision of the zoning code, provide the owner of each assisted affordable housing complex in the City with the noticing requirements.</p> <p>Continue to maintain communication with the Stanislaus County Housing Authority and local nonprofit housing organizations to monitor the potential conversion of assisted housing units to market-rate housing.</p> <p>If conversion of units is likely, work with the Stanislaus County Housing Authority and other organizations as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher (Section 8) program. Funding sources may include state or local funding sources. Refer tenants of at-risk units to the Housing Authority for education regarding tenant rights and conversion procedures and information regarding Section 8 rent subsidies and any other affordable housing opportunities in the City.</p> <p><i>Time Frame: Ongoing communication with the Housing Authority of the County of Stanislaus and local nonprofits</i></p>	<p>Accomplishments: Partially implemented and ongoing. The City has been in contact with property owners of affordable housing units. There has been no indication that the owners are going to convert to market rate units. City staff will continue to monitor the status of these facilities.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be kept in the 6th Cycle Housing Element and will be updated to reflect current requirements, including notification provisions, of State law.</p>
<p>Program H-15: Removal of Parking Constraints</p>	<p>Accomplishments: While the City is amenable to the removal of parking constraints, the City's current Zoning Code was revised in November 2021 and does not include provisions</p>

<p>The City shall amend the zoning code to change the parking requirement for duplexes and multi-family dwellings to allow a carport instead of a fully enclosed garage where currently required in the zoning code.</p> <p><i>Time Frame: Amend the zoning code by December 2017</i></p>	<p>for multi-family dwelling carports in lieu of enclosed garages. This program will be modified to state that the program will be implemented with the next Zoning Code update.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program to amend parking requirements has not been implemented due to lack of staff resources and will be modified to require implementation in the next Zoning Code update in the 6th Cycle Housing Element.</p>
<p>City of Sutter Creek</p>	
<p>Program H-1: Water and Sewer Hook-Ups</p> <p>The City shall review and advise the Amador Water Agency on water and sewer hook-up fees for residential second unit dwellings to ensure the rates provide an incentive to the development of residential second unit dwellings</p> <p><i>Time Frame: Annually</i></p>	<p>Accomplishments: Partially implemented and ongoing. The City has been coordinating with AWA (http://www.amadorwater.org) regarding water hookup fees. The City has recommended, but does not have the authority to amend water rates. Water hookup fees do not currently provide an incentive for development of second unit dwellings. Sewer rates were updated in 2019 but also do not provide an incentive for the development of residential second unit dwellings. On July 1, 2022, AWA submitted a memorandum to the City regarding ADU connections, indicating ADUs would be treated in the same manner as any new service connection, although ADUs within an existing SFU are exempt from needing a separate connection and payment of service capacity fees.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be modified to include specific timeframes to coordinate with AWA and internal staff to develop modified water and sewer rates for residential second unit dwellings, and also to ensure continued effectiveness and compliance with State law in the 6th Cycle Housing Element.</p>
<p>Program H-2: Application Processing Procedures</p> <p>The City shall review the application processing procedures annually to determine their effectiveness and recommend necessary amendments to the Planning Commission.</p> <p><i>Time Frame: Annually</i></p>	<p>Accomplishments: Implemented and ongoing. 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. Checklists were updated in 2019 and 2020 to streamline and improve electronic forms and provide clarity.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program effectively reviews and updates application processing procedures and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>

<p>Program H-3: Development Fees</p> <p>The City shall continue to annually review the City's development fees so that they represent a fair charge for review and processing of permit applications.</p> <p><i>Time Frame: Annually</i></p>	<p>Accomplishments: Implemented and ongoing. The City's Engineering and Planning Fee Schedule was last modified in 2017.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program to continually assess and update development fees is effective and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p>Program H-4: Planned Development</p> <p>The City shall encourage developer constructed affordable housing in large, undeveloped portions of the City's planning area through use of the Planned Development (PD) land use zoning designation. The City shall encourage clustering of units on small lots to reduce the cost of lots, housing construction, improvements, site preparation, and infrastructure. 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.</p> <p><i>Time Frame: Ongoing</i></p>	<p>Accomplishments: Implemented and ongoing. This program is implemented on a case-by-case basis for major subdivisions. Affordable housing benefits provided by the Gold Rush Ranch Specific Plan are highlighted in Chapter 3 of the Specific Plan and include an affordable housing trust fund, 70 units restricted to affordable prices, a minimum of 64 ADUs, and mixed-use development near the County Transit Center.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program to encourage developers to construct affordable housing is effective and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p>Program H-5: Density Bonus</p> <p>The City shall adopt a density bonus ordinance pursuant to State Government Code Section 65915, which requires local governments to grant a density bonus of at least 35 percent.</p> <p><i>Time Frame: June 2015</i></p>	<p>Accomplishments: Implemented and ongoing. A density bonus 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, however, has not yet formally codified a density bonus ordinance, but is in the process of completing this through the zoning code update.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be modified in the 6th Cycle Housing Element to codify a density bonus to ensure continued effectiveness.</p>
<p>Program H-6: Fee Waiver or Deferral</p> <p>The City shall review its fees imposed on development and identify those fees that could be waived or reduced for low- and moderate- income housing developments on a case-by-case basis. 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 proposed modifications will not create safety hazards, increase liability, or develop</p>	<p>Accomplishments: Partially implemented and ongoing. This program is implemented on a case-by-case basis for major subdivisions. The fees for the Gold Rush Ranch 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. The City Building Code provides opportunities for waiving requirements for low-income housing. The City</p>

<p>inconsistencies with the General Plan, City regulations or State law. The City shall amend its codes as necessary.</p> <p><i>Time Frame: Annually and with each development application</i></p>	<p>has reviewed its subdivision, zoning, and building codes and has continued to find the requirements are necessary.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program for the City to waive and/or defer fees for reduced or low- and moderate-income housing developments is effective when implemented and will be modified in the 6th Cycle Housing Element to capture additional strategies to ensure continued effectiveness.</p>
<p>Program H-7: Reasonable Accommodations</p> <p>The City shall review and amend its Municipal Code to provide individuals with disabilities reasonable accommodation (in full compliance with Senate Bill 520) in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. The City shall create a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website.</p> <p><i>Time Frame: June 2015</i></p>	<p>Accomplishments: Partially implemented and ongoing. The City has implemented this program through adoption of City Code Section 18.58 "Accommodation of Persons with Disabilities." No further amendment to the City Code was made in regard to SB 520. Updates to the Code are in progress for 2022. A brochure on reasonable accommodation for disabled persons has not yet been created or provided on the City's website.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program for the City to incorporate reasonable accommodations is effective and will be modified in the 6th Cycle Housing Element to complete outstanding elements.</p>
<p>Program H-8: Transitional and Supportive Housing</p> <p>The City shall review the General Plan Land Use Element and Zoning Ordinance to assure compliance with SB 2 requirements to allow transitional and supportive housing in zones that allow for residential housing.</p> <p><i>Time Frame: January 2015</i></p>	<p>Accomplishments: Implemented and ongoing. The City's Zoning Ordinance was updated to allow transitional housing in 2008. Ordinance 330 was created to allow transitional housing in the R4 zone and additional Zoning Code updates are being made to allow transitional and supportive housing in the R-3 zone.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program to support transitional and supportive housing is effective and will be kept in the 6th Cycle Housing Element to ensure the modifications that are underway are consistent with State law.</p>
<p>Program H-9: Historically Significant Structures</p> <p>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.</p>	<p>Accomplishments: Partially implemented and ongoing. 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 Sutter Creek Community Benefit Foundation is currently working on making improvements to the Old Sutter Creek Grammar School.</p>

<p><i>Time Frame: Ongoing</i></p>	<p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program to support historically significant structures is effective and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness and compliance with new and updated regulations.</p>
<p>Program H-10: Allow Residential Care Facilities per State Law</p> <p>The Zoning Ordinance shall be amended to allow residential care facilities by right in residential zones for small facilities (six persons or fewer) and with a conditional use permit for large facilities (seven persons or more) consistent with State Law.</p> <p><i>Time Frame: January 2015</i></p>	<p>Accomplishments: Partially Implemented and ongoing. Group dwellings are permitted within the R-4 and C-2 zones, as well as transitional housing, farm worker housing, and single room occupancy dwellings. No amendment to the Zoning Ordinance occurred, but the the Zoning Ordinance is in the process of being updated (2022) to allow residential care homes in the following zones: RR, RL, R-1, R-2, and R-3 zones.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program to support residential care facilities has been partially effective since group dwellings are permitted within certain zones and will be modified in the 6th Cycle Housing Element to designate a deadline for the City to amend the Zoning Ordinance to be consistent with State Law.</p>
<p>Program H-11: Assisting “At-Risk: Units</p> <p>The City currently contains no deed-restricted units and therefore there are no “at-risk” units at this time. Should the City have any affordable units in the future, the City will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for future preservation of assisted housing developments. The City will work with not-for- profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary in the future.</p> <p><i>Time Frame: As needed</i></p>	<p>Accomplishments: Partially implemented and ongoing. The City currently contains no deed-restricted units and therefore there are no “at-risk” units at this time. Should the City have any affordable units in the future, the City will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for future preservation of assisted housing developments. The City will work with not-for- profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary in the future.</p> <p>Status: <input type="checkbox"/> Keep <input type="checkbox"/> Modify <input checked="" type="checkbox"/> Remove</p> <p>This program to address at-risk units will be removed from the Housing Plan as the City does not have any deed-restricted or at-risk units at this time. The need for a similar program will be reviewed in subsequent Housing Element Updates if there are assisted or at-risk units at that time.</p>
<p>City of Plymouth</p>	
<p>Program H-1: Zoning Code Review and Update</p> <p>To ensure that the Zoning Code works in conjunction with General Plan policies to achieve housing and other City objectives, the City will review and</p>	<p>Accomplishments: Implemented and ongoing. The Zoning Code was last updated in January 2022.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p>

<p>modify its Zoning Code on an ongoing basis. Revisions will be made, as appropriate, to promote flexibility in densities and uses, along with incentives for affordable housing production.</p> <p><i>Time Frame: Annually</i></p>	<p>This program to update the Zoning Code is effective and will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p>Program H-2: Subdivision Ordinance Review and Update</p> <p>The City will undertake a review and update of the subdivision ordinance. Along with updated subdivision standards, the review will consider regulatory concessions that can help reduce the costs of affordable housing development while balancing basic environmental, health, and safety needs. While reducing allowable lot sizes can contribute substantially to a reduction in total housing costs (i.e., lower per-unit land and infrastructure improvement costs due to higher densities), the vast majority of single-family residential lots are already at a minimum size to allow single-family residential units. The subdivision ordinance should be reviewed and revised, if necessary, with regard to multi-family unit conversion from rentals to for- purchase housing (i.e., condominiums).</p> <p><i>Time Frame: June 2015</i></p>	<p>Accomplishments: Implemented and ongoing. The Subdivision Ordinance was last updated in March 2021.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program review and update the subdivision ordinance will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p>Program H-3: Fee Structure</p> <p>The City will conduct an annual review and revision of City financing mechanisms and fee structure to ensure that (1) adequate funding is available for infrastructure and services needed to support growth, and (2) fees and revenues are adequate without causing an undue burden. If any constraints are identified, the City will establish mitigating actions including concessions or incentives such as deferring or reducing housing impact fees for developments that include affordable units.</p> <p><i>Time Frame: Annually, as projects are submitted by developers and landowners</i></p>	<p>Accomplishments: Implemented and ongoing. The Fee Structure was last updated in March 2021.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program to conduct an annual review and review of City financing mechanisms and fee structure will be kept in the 6th Cycle Housing Element to ensure continued effectiveness.</p>
<p>Program H-4: Design Review</p> <p>The City will consider adopting design guidelines for development of duplexes and small-scale multi-family units in addition to other flexible housing designs. The guidelines will consider building orientation, ceiling height, street layout,</p>	<p>Accomplishments: Partially implemented and ongoing. While the City is amenable to the adoption of design guidelines, this program to adopt design guidelines was not implemented due to lack of staff resources.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p>

<p>lot design, landscaping, and street tree configuration in subdivision review for the purposes of solar access and energy/water conservation.</p> <p>The design review process, as a component of project review, will be carried out either as ministerial or discretionary review, according to project type. The process will encourage innovative housing types and design, and allow mobile homes and factory-built housing with permanent foundations that also meet all design review requirements to be placed on residentially zoned parcels, pursuant to zoning and design review requirements.</p> <p>Finally, design reviews will be used to ensure that historic structures are retained. The Planning Commission will create a historic district so that the design review process can be applied to the identified structures and to allow for the application of the State's Historic Building Code.</p> <p>To ensure the design review guidelines do not pose a constraint on the development of affordable housing the city will, during the drafting of the guidelines reach out to non profit and other developers as well as annually review and revise the process.</p> <p><i>Time Frame: Consider adopting design guidelines by June 2015. Annually review as part of the City's APR.</i></p>	<p>This program is considered effective, despite not having been implemented and will be modified in the 6th Cycle Housing Element to specify a timeline for design guidelines adoption by the City Council.</p>
<p>Program H-5: Building Code</p> <p>The City will continue to adopt current updates and enforce the Uniform Building Code to ensure that all new and rehabilitated housing constructed in Plymouth complies with applicable health and safety requirements, including energy conservation and handicapped accessibility.</p> <p>The update would incorporate the provisions of the State Historical Building Code, a statute within the Health and Safety Code. The California Historical Building Code consists of regulations adopted pursuant to building standards law—Part 8 of Title 24 of California's Code of Regulations, and Chapter 34, Division II of the California Building Code. Such standards and regulations will facilitate the restoration or change of occupancy so as to preserve the buildings original or restored elements and historical features, to encourage energy conservation and a cost-effective approach to preservation, and to</p>	<p>Accomplishments: Implemented and ongoing. The Building Code was most recently adopted in 2019.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program to adopt current updates and enforce the Uniform Building Code will be kept in the 6th Cycle Housing Element to ensure continued compliance and effectiveness.</p>

<p>provide for reasonable safety from fire or other hazards for occupants and users of these buildings and to provide reasonable availability and usability by the persons with disabilities.</p> <p><i>Time Frame: Ongoing</i></p>	
<p>Program H-6: Assisting “At-Risk” Units</p> <p>The City currently contains no deed-restricted units and therefore there are no “at-risk” units at this time. Should the City have any affordable units in the future, the City will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for future preservation of assisted housing developments. The City will work with not-for-profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary in the future.</p> <p><i>Time Frame: As needed</i></p>	<p>Accomplishments: There are no “at-risk” units in the City at this time. Should the City have any affordable units in the future, the City will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for future preservation of assisted housing developments. The City will work with not-for-profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary in the future.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program to support deed-restricted units will be modified in the 6th Cycle Housing Element to include a policy to require that the City coordinates with agencies and developers as needed.</p>
<p>Program H-7: Parking Requirements</p> <p>The City will amend the Zoning Code to require 1.5 parking spaces for studio apartments and 1 bedroom units in multi-family housing developments.</p> <p><i>Time Frame: January 2015</i></p>	<p>Accomplishments: Partially implemented and ongoing. While the City is amenable to the amendment of parking requirements, the City’s current Zoning Code does not include revised provisions for studio apartments and multi-housing developments. This program will be modified to ensure that the program will be implemented with the next Zoning Code update.</p> <p>Status: <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program to amend parking requirements has not been implemented due to lack of staff resources and will be modified to require implementation in the next Zoning Code update in the 6th Cycle Housing Element.</p>
<p>Program H-8: Single-Room Occupancy Units</p> <p>Allow for single-room occupancy units with a Conditional Use Permit in the Commercial (C) zone.</p> <p><i>Time Frame: January 2015</i></p>	<p>Accomplishments: Partially implemented and ongoing. While the City is amenable to the accommodation of single-room occupancy units, the City does not have a mechanism to allow for single-room occupancy units with a Conditional Use Permit. This program will be modified to state that the program will be implemented with the next Zoning Code update.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p>

	<p>This program to allow for single-room occupancy units with a Conditional Use Permit has not been implemented due to lack of staff resources and will be modified to require implementation in the next Zoning Code update in the 6th Cycle Housing Element.</p>
<p>Program H-9: Rezone to Meet the RHNA</p> <p>The City had a shortfall of land available to extremely low-, very low-, and low-income households during the 4th cycle. The City needs enough land to accommodate 26 units. To address this shortfall, the City is planning to rezone and redesignate a 12.2 acre parcel (APN 010-178-011-000) Village Residential (VR) with a Planned Development (PD) overlay by June 30, 2015. A new General Plan designation will be created and applied to this parcel that will allow up to 21 dwelling units per acre. The Village Residential zoning district allows 16 units per acre. The process will include finalizing the inclusion of the description of the PD overlay zoning district in the Zoning Ordinance. This will include allowing up to 21 dwelling units per acre where the PD Overlay is applied. Through the PD overlay residential uses without discretionary review will be allowed on enough of the parcel to accommodate 26 dwelling units at 16 units per acre or 1.63 acres. A minimum residential density of 16 units per acre will be placed on at least this portion of the parcel per Government Code Sections 65583(c)(1) (A), and 65583(c)(1) (B), Chapter 724. This portion of the site would also be required to develop with at least 50 percent of the total project floor area as residential uses when development is proposed. The remainder of the site could allow a mix of uses including residential. In addition, any subdivision of this portion of the parcel would result in parcels that could accommodate at least 16 units on each parcel. Approximately 5 acres of the 12.2 acre site are easily developable and can accommodate up to 32 units, at a minimum. The minimum of 1.63 acres described above will be a subarea of the 5 easily developable acres. There are no conditions that exist on the easily developable portion of the site that would preclude development. Once the rezoning and redesignation occurs, the six extra units from this site when the 26 units from the 4th cycle are subtracted can also count towards the 5th cycle lower income RHNA. The site will be available for development within the planning period where water and sewer</p>	<p>Accomplishments: Implemented and ongoing. The City updated its General Plan and Development Code. While the City did not apply the PD overlay to achieve the 21 units per acre as envisioned by Program H-9, the General Plan Update and rezone did establish the Village Residential and Village Commercial zones. The Village Residential zone allows a maximum of 16 units per acre and the Village Commercial zone does not have a maximum density. The maximum floor area ratio allowed in the Village Commercial zone is 0.7, which would accommodate up to 54 units per acre assuming an average unit size of 1,500 s.f., resulting in sites that met the default density requirements (at least 15 units/acre) to accommodate the City's lower income units from the 4th and 5th Cycle RHNA. However, the rezoning effort did not provide for ministerial (by right) review for developments in which at least 20 percent of the units are affordable to lower income households per Government Code Section 65583.</p> <p>Status: <input type="checkbox"/> Keep <input type="checkbox"/> Modify <input checked="" type="checkbox"/> Remove</p> <p>While sites were rezoned to accommodate the 5th Cycle RHNA, the Housing Plan includes a program to ensure that units on rezoned sites to accommodate the need are allowed with ministerial review pursuant to Government Code Section 65583.</p>

<p>can be provided and not have any physical or environmental constraints on the site.</p> <p><i>Time Frame: June 30, 2015</i></p>	
<p>Program H-10: Monitor Constraints on Multi-family Housing. Currently, the City allows for the development of multifamily homes in the Village Commercial (VC) zoning district with a Conditional Use Permit. Throughout the planning period the City will evaluate whether requiring a Conditional Use permit in the VC zone is an impediment to developing multifamily housing in that zone. If it is determined that this is an impediment, the City will amend the Zoning Ordinance to remove the Conditional Use Permit requirement for multifamily in the VC zone.</p> <p><i>Time Frame: Evaluate annually</i></p>	<p>Accomplishments: Partially implemented and ongoing. While the City is amenable to monitoring constraints on multi-family housing, the City has not monitored constraints on multi-family housing due to lack of staff resources. The County has not notified public and/or private sewer and water providers per Section 65589.7 of the Government Code to provide service for new affordable housing projects, without conditions or a reduction in the amount requested.</p> <p>Status: <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program is considered effective, despite not having been implemented and will be modified in the 6th Cycle Housing Element to ensure compliance with State law.</p>

VII. OTHER REQUIREMENTS

A. ENERGY CONSERVATION OPPORTUNITIES

Government Code Section 65583(a)(7) requires that a housing element contain an analysis of opportunities for energy conservation with respect to residential development. The purpose of this analysis is to ensure the locality has considered how energy conservation can be achieved in residential development and how energy conservation requirements may contribute to reducing overall development costs and, therefore, increasing the supply and affordability of units.

Amador County, City of Lone, City of Jackson, City of Plymouth, and City of Sutter Creek do not operate, nor is it responsible for producing or operating, any electrical or other power sources to provide energy supplies to residential customers. However, the Building Division of the Department of Community Services is charged with the responsibility of enforcing State Energy Efficiency Standards for Residential and Non-Residential Buildings (Government Code Title 24, Part 6) in addition to all applicable sections of the California Building Standards Code.

The California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations (CALGreen) is California's first green building code and the most recent version (2019) has been adopted by Amador County. The purpose of CALGreen is to improve public health, safety, and general welfare through enhanced design and construction of buildings using concepts that reduce negative impacts and promote those principles which have a positive environmental impact and encourage sustainable construction practices. CALGreen addresses: planning and design, energy efficiency, water efficiency and conservation, and environmental quality. It is the responsibility of builders and homeowners to comply with Title 24 standards, and for the County to enforce those standards through plan check and code compliance inspections. CALGreen includes mandatory measures for new residential development that address electric vehicle charging equipment and spaces, indoor and outdoor water efficiency requirements, energy measures adopted by the California Energy Commission, material conservation and efficiency standards that address construction waste, durability of construction materials, and recycling, and environmental quality.

New Development

There are many opportunities for conserving energy in new, as well as existing, homes. New buildings, by design, can easily incorporate energy efficient techniques into the construction. The building envelope, which is everything that separates the interior of the building from the outdoor environment: the doors, windows, walls, foundation, roof, and insulation, works to keep a building warm in the winter and cool in the summer.

Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Examples of energy conservation opportunities include installation of insulation or storm windows and doors, installation or retrofitting of more efficient appliances and mechanical or solar energy systems, and building design and orientation, which incorporates energy conservation considerations.

The County encourages energy conservation in residential projects. New subdivision and parcel reviews are considered in terms of street layout and lot design. Residential structures must meet the requirements of Title 24 (CalGreen) relating to energy conservation features of the California Building Standards Code.

Retrofit

There are a number of methods available to improve conditions of existing structures and to decrease their energy demand, all of which fall under the general label of "retrofit." Among the most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating-air conditioning ducts and hot water heaters; weather stripping and caulking; night setback thermostats; spark ignited pilot lights; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications. The jurisdictions within Amador County monitor such modifications on substantial rehabilitation projects pursuant to the California Building Codes.

Valley Clean Energy and PG&E, both described in subsection (e), offer a range of weatherization, energy assistance, and energy efficiency programs. Additional funding sources available to the County and property owners include HUD-sponsored grants or subsidized loans to owners and tenants in residential, commercial and agricultural buildings for the purchase and installation of conservation and solar measures. These funds are disbursed through the state and provide financial assistance to consumers for solar and energy conservation improvements.

Weatherization in existing dwellings can greatly cut down heating and cooling costs. Weatherization is generally done by performing or improving attic insulation, caulking, weather stripping and storm windows, furnace efficiency modifications, and certain mechanical measures to heating and cooling systems. The U.S. Department of Energy allocates money to States for disbursement to community-based organizations.

Other means of energy conservation in residential structures includes proper design and location of windows, window shades, orientation of the dwelling in relation to sun and wind direction, and roof overhang to let the winter sun in and block the summer sun out.

The jurisdictions encourage maintenance and rehabilitation of housing to maximize energy efficiency. The residential rehabilitation programs provide funding assistance for lower income households to rehabilitate their home and provide weatherization and energy retrofit improvements.

Energy Providers and Programs

Given the relatively recent upsurge in residential electrical rates, PG&E's Low-Income Energy Management Department initiated a number of energy-saving programs for residential customers to use to help in controlling escalating electrical costs. Among the key financial assistance programs are:

CARE (California Alternate Rates for Energy) This program is designed to aid lower-income households and provides a 20% discount on monthly energy bills and ensures that these customers are not subject to surcharges.

REACH (Relief for Energy Assistance through Community Help) This program is oriented toward lower-income customers who cannot pay their PG&E bill due to a sudden, unexpected financial hardship. It is a one-time payment through the Salvation Army with the help of donations from the utility's shareholders, employees, and others.

Energy Partners is a free weatherization program involving local utility contractors who work with lower-income customers to make their homes more energy efficient.

LIHEAP (Low-Income Home Energy Assistance Program) Lower-income households may qualify for financial assistance with energy bills and weatherization projects through the Department of Health and Human Services.

Services for Medical Baseline and Life-Support Customers. Residential customers dependent on life-support equipment and/or with special heating needs due to certain medical conditions may receive approximately 500 kilowatt-hours of electricity and/or 25 therms of gas per month, in addition to regular baseline quantities.

Balanced Payment Plan. This plan is designed for customers with substantially larger heating or cooling costs during extreme-weather months. PG&E charges customers the same each month based on average energy use for 1 year.

PG&E also offers a variety of rebate programs for heating, cooling, appliances, home improvements, pools, and lighting installations for qualified projects. Pamphlets and other literature describing these programs and other programs are readily available at PG&E offices, as well as the permit counter at the Department of Resource Management.

B. CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code, Section 65583[c][6][B]). There are 2 aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

The Housing Element is primarily a housing program assistance document, the implementation of which will not directly impact policies in other General Plan elements. The Housing Element does not conflict with the goals, policies, and programs related to circulation, conservation, open space, safety, and noise of each jurisdiction’s General Plan.

Revisions were made to the Housing Element goals, policies, and programs as a result of this update. While the majority of the revisions do not represent a significant change in policy or direction from the 2015 Housing Element in the context of the General Plan, Plymouth must identify additional sites to accommodate the RHNA as discussed in Chapter IV. The rezoning program provided in the Housing Plan includes amendments to Plymouth’s General Plan where necessary to maintain internal consistency.

C. PRIORITY WATER AND SEWER SERVICE

Government Code Section 65589.7(a) requires public agencies and private entities providing water or sewer services to grant a priority for provision of these services to proposed developments that include housing units affordable to lower income households. Program 19 within the Housing Plan ensures that each water and sewer service provider is notified of the County and Cities of Lone, Jackson, Plymouth, and Sutter Creek’s potential of very low- and low-income housing sites and is aware of the requirement of State law to ensure that priority for their water and sewer services is granted to development projects that include housing for lower-income households.

AMADOR COUNTY ANNEX

Annex to the Background Report

AMADOR COUNTY ANNEX

This Annex provides information specific to Amador County regarding governmental constraints and the County's inventory of residential sites. This Annex supplements the information in the Background Report and contains the following:

Chapter III, Section B – Governmental Constraints – Amador County.

Chapter IV – Inventory of Residential Sites – Amador County.

CHAPTER III. HOUSING CONSTRAINTS

B. GOVERNMENTAL CONSTRAINTS – AMADOR COUNTY

Amador County's policies and regulations play an important role in protecting the public's health, safety, and welfare. However, governmental policies and regulations can act as constraints that affect both the amount of residential development that occurs and housing affordability. State law requires housing elements to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583).

Therefore, the County is required to review its regulations to ensure there are no unnecessary restrictions on the operation of the housing market. If the County determines that a policy or regulation results in excessive constraints, the County must attempt to identify what steps can be taken to remove or minimize obstacles to affordable residential development. Amador County's primary policies and regulations that affect residential development and housing affordability are land use controls; development processing procedures, fees, and improvement requirements; and building and housing codes and enforcement.

The governmental constraints analysis focuses on factors that are within the County's control, not on state, federal, or other governmental policies or regulations that the County cannot affect or modify. There are many such policies and regulations that could affect the County's ability to meet future housing needs and secure adequate funding to construct very low- and low-income housing. These are among other governmental constraints:

- Land use and environmental policies and regulations that could limit the County's ability to designate land in its planning area for future residential development. Examples include agricultural open space and natural habitat preservation; protection of endangered species; and flood control.
- Fiscal and financial constraints related to regional, state, or federal funding for housing, transportation, infrastructure, and services needed to support new residential development.
- State and federal requirements that add to the cost of constructing affordable housing, when public funds are used (such as so called "prevailing wage" requirements).
- Construction codes and regulations that the County must follow for new residential construction that could restrict the use of cost-saving techniques or materials.

1. LAND USE CONTROLS

Land use controls guide local growth and development. Amador County applies land use controls through its General Plan, Specific Plans, and Zoning Code. All residential land use classifications pose a constraint on residential development in the sense that various conditions, building requirements, and limitations restrict a pure free market ability to construct housing. Land use regulations also have the potential of adding costs to construction, which indirectly may constrain housing. These impacts are measured against the general health and public safety served in the adoption of such regulations. Standards have been determined by the County to establish minimum constraints to provide for adequate separation of buildings for fire

protection, air and light between structures, and the intensity of development. Implementation of these standards has not resulted in a serious constraint in providing housing to the various income levels.

a. GENERAL PLAN LAND USE DESIGNATIONS

By definition, local land use controls constrain housing development by restricting housing to certain sections of the County and by limiting the number of housing units that can be built on a given parcel of land. The Amador County General Plan (General Plan), adopted in 2016, establishes land use designations for all land within the County’s unincorporated area and defines community growth boundaries. The Land Use Element of the County’s General Plan includes 11 land use designations that permit a range of residential development types with densities ranging from 0.025 units to 25 units per acre. The Land Use Element also includes a land use map that establishes the location of each of these designations. Table III-COUNTY-1 identifies the different land use designations in Amador County’s General Plan that accommodate residential development.

Land Use Category	Description	General Plan Residential Density	Implementing Zoning District(s)
Agricultural-General (AG)	Valley and foothill areas that are best suited for grazing and varied agricultural uses. Agriculture is the primary use. Permitted density in this designation is based on site factors including the slope of the parcel, soil conditions, and water availability.	0.025 unit/acre (40-acre minimum)	Exclusive Agriculture District (AG) Agricultural District (A) Residential Estate District (RE) Single-Family Residential-Agricultural District (R1-A) Mineral Resources District (MR)
Agricultural-Transition (AT)	Lands where a transition is occurring from agricultural to rural residential uses. This classification provides for rural ranchettes, limited animal husbandry, and family garden, orchard, or supplementary agricultural income. Permitted density in this designation is based on site factors including the slope of the parcel, soil conditions, and water availability.	0.05–0.2 units/acre (5- to 20-acre minimum)	Agricultural District (A) Exclusive Agriculture District (AG) Residential Estate District (RE) Single Family Residential District (R-1) Single-Family Residential-Agricultural District (R1-A)
Residential-Rural (RR)	Low-density residential use. One-acre net minimum lot sizes are acceptable in areas served by public water. Five-acre minimum lot sizes are required in areas lacking public water service.	0.2-1 unit/acre (1- to 5-acre minimum)	Residential Estate District (RE) Two-Acre Residential District (R-2A) Single Family Residential District (R-1) Single-Family Residential-Agricultural District (R1-A)
Residential-Low Density (RL)	Lands in developed areas suitable for residential use where public water and sewer systems are (or may be) made available.	1–7 units/acre	Single Family Residential District (R-1) Single-Family Residential-Agricultural District (R1-A) Planned Development District (PD)
Residential-Medium Density (RM)	Lands suitable for higher density single- or multi-family uses in developed areas with public water and sewer service. Areas set aside for primarily residential planned development under specific plans or master plans. Some compatible neighborhood commercial uses may be permitted. This designation is applied to areas within city spheres of influence and/or near available public water and sewer services.	9-25 units/acre ¹	Low Density Multiple Family Residential District (R-2) High Density Multiple Family Residential District (R-3) Planned Development District (PD)
Town Center (TC)	Smaller rural towns and service centers with relatively compact clusters of residential, commercial, industrial, and public service uses serving one or several nearby	0.21–7 units/acre ²	Single Family Residential District (R-1)

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	communities. Each TC area has different unit and square foot caps, specific to that community.		Low Density Multiple Family Residential District (R-2) High Density Multiple Family Residential District (R-3) Retail Commercial and Office District (C-1) Heavy Commercial District (C-2) Light Manufacturing District (LM) Medium Manufacturing District (MM) Planned Development District (PD)
Regional Service Center (RSC)	Larger-scale service centers with combinations of residences, commercial, industrial, and public service uses serving countywide needs and/or communities in nearby counties. There is only one RSC area in the county, located on 690 acres in the community of Martell. No more than 3,000 units and 3.5 million square feet of commercial or industrial space is permitted in the Martell RSC.	7.1–18 units/acre	Manufacturing District (M) Medium Manufacturing District (MM) Light Manufacturing District (LM) Planned Development District (PD) Single Family Residential District (R-1) Low Density Multiple Family Residential District (R-2) High Density Multiple Family Residential District (R-3) Retail Commercial and Office District (C-1) Heavy Commercial District (C-2)
Special Planning Area (SPA)	Areas set aside for planned development under specific plans or master plans. These areas require comprehensive area planning, including specific development guidelines and/or other detailed implementation measures because of natural, environmental, or other factors. Uses may range from mining operations to complex land development projects.	0.2–18 units/acre	Planned Development District (PD) Special Use District (X) Manufacturing District (M)
Open-Recreation (OR)	Public recreation lands, including national, state, and local parks and recreation areas, game and wildlife refuges, and recreation and resort developments. Permitted uses include: <ul style="list-style-type: none"> • Public, quasi-public, and private recreation uses, either exclusively or in combination with compatible uses; • Resource uses such as managed forestry, mining, and grazing; and • Residential, resort, and commercial recreation uses under appropriate controls and zoning. Amador County's policy in Open-Recreation areas is to fully maintain and encourage the open and recreational character and natural environmental values of the land.	0.2 unit/acre (5-acre lot minimum)	Open Space District (O-S) Single-Family Residential-Agricultural District (R1-A) Mineral Resources District (MR) Exclusive Agriculture District (AG) Planned Development District (PD)
General Forest (GF)	Lands in both public and private ownership where significant timber production resources have been identified. Conversion to other uses and encroachment of incompatible land uses that may adversely affect timber production are discouraged.	0.025 unit/acre (40-acre lot minimum)	Exclusive Agriculture District (AG) Agricultural District (A) Open Space District (O-S) Single-Family Residential-Agricultural District (R1-A) Mineral Resources District (MR) Timberland Preserve Zone (TPZ)

Mineral Resource Zone (MRZ)	Lands having current mining operations or significant mineral resource deposits. This classification is intended to prevent premature conversion of these lands to other land uses and to restrict the encroachment of land uses which would preclude or seriously hamper the extraction of mineral resources. Such uses include high density residential and non-compatible industrial, commercial, or public uses. Compatible uses may include residential (less than 0.025 du/acre), industrial (related to extracting, manufacturing, or processing of the mineral resources), passive recreation, agricultural, silviculture, grazing, and open space.	0.025 unit/acre (40-acre minimum)	Special Use District (X) Mineral Resources District (MR) Single-Family Residential-Agricultural District (R1-A)
<p>Notes:</p> <ol style="list-style-type: none"> 1. Projects must exceed 50% of the maximum residential density of 18 units/acre (25 units/acre for deed-restricted low- and very low-income households). 2. In addition, densities as high as between 10 to 18 units/acre may be permitted for developments that help meet the County's goals for accommodating lower-income housing. 			
Source: Amador County General Plan, 2016.			

As described above, the Land Use Element of the Amador County General Plan establishes the location and intensity of planned land uses. Additionally, the Land Use Element also includes a buildout analysis (or development capacity analysis) to determine the maximum number of potential residential units and maximum amount of commercial, industrial, and non-residential square footage that are anticipated to be built during the planning period of the General Plan. According to the State of California General Plan Guidelines, a buildout analysis or development capacity analysis represents “an estimate of the total amount of development that may be built in an area under a certain set of assumptions, including applicable land use laws and policies (e.g., zoning), environmental constraints, etc.” This is done through calculating the acreage within each land use category and multiplying that number by the applicable density and intensity factor to estimate a theoretical development capacity¹.

General Plan Table LU-2 indicates buildout out under the General Plan will result in 13,364 residential units in the unincorporated communities, including Martell, Pine Grove, Pioneer, Red Corral, and Buckhorn. New growth in the County is focused in exiting unincorporated communities through the TC and RSC designations. The one RSC, located in the community of Martell, can accommodate 1,200 to 3,000 housing units over the General Plan’s 20-year period, making it the largest future housing location in the unincorporated county, with mixed-use housing and new buildings three- to four-stories high. The General Plan designates three TCs to focus new growth within the existing unincorporated communities of Pine Grove, Buckhorn, and River Pines. The Pine Grove TC accommodates a total of 900 residential units; the Buckhorn TC accommodates a total of 250 units; and the River Pines TC accommodates up to 100 units. In addition to the TCs and RSC, the General Plan identifies several SPAs. Most SPAs are small and have already been subdivided, and the General Plan assumes that these SPAs will build out at a rate proportional to the growth of the county as a whole. The two largest SPAs, the Camanche Village SPA and the Camanche North Shore SPA, are anticipated to accommodate up to 1,000 and 600 residential units respectively.

Policy LU-2.2 of the Amador County General Plan directs future growth, including residential growth, to be targeted towards the designated TC and RSC locations, including the communities of Martell, Pine Grove, Buckhorn, and River Pines. Therefore, it is assumed that new residential development to meet the County’s RHNA would occur primarily in these areas. General Plan policies directing growth to these communities along with policies requiring adequate public utilities and infrastructure could be viewed as governmental constraints. However, when viewed as a necessary method to direct growth to areas that are most suitable for development and to protect agricultural lands, open space, and natural resources and to avoid environmental constraints, such as flooding, the benefits outweigh any constraints that may be imposed. Directing infill and new growth to communities with adequate public services and infrastructure is more likely to result in deed-restricted affordable housing, as costs associated with services to and infrastructure development in support of a subdivision or multifamily development would

1 Office of Planning and Research (OPR). 2020. State of California General Plan Guidelines [Chapter 4: Required Elements, pg. 48]. Available at: https://opr.ca.gov/docs/OPR_C4_final.pdf

be substantially less. Additionally, directing higher intensities to land within or adjoining established communities maximizes the efficient use of land by promoting higher density development within these areas of the County that have public infrastructure, employment centers, and a higher level of services.

b. ZONING CODE

The Zoning Code is among the chief implementing tools for the General Plan. The Zoning Code specifies development standards for all applications such as setbacks, parking requirements, height limits, and lot coverage for individual zoning districts. Periodically, the Zoning Code is reviewed to ensure its consistency with the policies of the General Plan, as required by Government Code Section 65860, and amendments are initiated to enhance its value in accommodating new development. The Zoning Code provides for an array of residential districts throughout the County that allow a variety of different residential uses. Table III-COUNTY-1 identifies the zoning districts in Amador County that allow residential uses and the associated General Plan land use designations.

Development Standards

Table III-COUNTY-2 shows the allowed densities, lot sizes, setback, coverage, and height requirements of the various zoning districts within the County that allow residential uses. The setbacks and height requirements are comparable to nearby rural counties. The maximum building heights in any R district may be erected to a greater height than the limit established for the district in which the building is to be located; provided, that the required side yards shall be increased by one foot for each one foot over the height limit and subject to securing a use permit in each case.

Table III-COUNTY-2. Zoning District Densities and Minimum Lot Size									
Zone District	Permitted Density	Minimum Lot Size		Maximum Lot Coverage	Setbacks ¹				Maximum Height ²
		Area	Width / Depth		Front	Rear	Side (Interior)	Side (Corner)	
Special Use District (X)	Per Use Permit	6,000 sq. ft.	60 ft. at front setback line	Per Use Permit	25 ft.	Per Use Permit	Per Use Permit	Per Use Permit	Per Use Permit
Single Family Residential District (R-1)	1 du/ 6,000 sq. ft. (7.260 du/ac)	6,000 sq. ft. (interior lot); 6,500 sq. ft. (corner lot)	Width: 60 ft. Depth: 90 ft.	35%	25 ft.	15 ft.	5 ft.	10 ft.	30 ft.
Low Density Multiple Family Residential (R-2)	1 du/ 1,500 sq. ft. (29.040 du/ac)	6,000 sq. ft. (interior lot); 6,500 sq. ft. (corner lot)	Width: 60 ft. Depth: 90 ft.	50%	25 ft.	15 ft.	5 ft.	10 ft.	35 ft.
High Density Multiple Family Residential District (R-3)	1 du/ 1,000 sq. ft. (43.56 du/ac)	7,000 sq. ft. (interior lot); 7,500 sq. ft. (corner lot)	Width: 70 ft. Depth: 90 ft.	50%	25 ft.	15 ft.	5 ft.	10 ft.	35 ft.
Retail Commercial and Office District (C-1)	No Requirement	5,000 sq. ft.	Width: 50 ft. Depth: 90 ft.	90% ³	10 ft. ³	0 ft. (5 ft. if abuts any R district) ³	0 ft. (5 ft. if abuts any R district) ³	0 ft. ³	45 ft. ³
Agricultural District (A)	1 du/ 2 acres (0.5 du/ac) ⁴	10 acres (or more as designated)	Width: 400 ft. Depth: 400 ft.	No Requirement	20 ft.	15 ft.	5 ft.	10 ft.	N/A
Exclusive Agriculture District (AG)	None Specified	None Specified	None Specified	N/A	N/A	N/A	N/A	N/A	N/A
Residential Estate District (RE)	1 du/ 5 acres (0.2 du/ac)	5 acres	Width: 60 ft. Depth: 90 ft.	35%	25 ft.	15 ft.	5 ft.	10 ft.	30 ft.
Two-Acre Residential District (R-2A)	1 du/ 2 acres (0.5 du/ac)	2 acres	Width: 60 ft. Depth: 90 ft.	35%	25 ft.	15 ft.	5 ft.	10 ft.	30 ft.
Single-Family Residential-Agricultural District (R1A)	Ranges from 6,000 sq. ft. to 40 acres depending on underlying land use designation (at least 0.025 du/ac)		Width: 60 ft. Depth: 90 ft.	35%	50' centerline of road	15 ft.	5 ft.	10 ft.	35 ft.
Planned Development District (PD)	Per Plan	Per Plan	Per Plan	Per Plan	N/A	N/A	N/A	N/A	Per Plan

Table III-COUNTY-2. Zoning District Densities and Minimum Lot Size									
Zone District	Permitted Density	Minimum Lot Size		Maximum Lot Coverage	Setbacks ¹				Maximum Height ²
		Area	Width / Depth		Front	Rear	Side (Interior)	Side (Corner)	
Mobile home Park-Camp District (T-2)	1 du/ 4,000 sq. ft. (10.89 du ac)	5 acres	Width: 200 ft. Depth: 500 ft.	N/A	50 ft.	50 ft.	50 ft.	50 ft.	25 ft.
Timberland Preserve Zone (TPZ)	1 du/ 40 acres (0.025 du/ac)	40 acres	N/A	N/A	25 ft.	25 ft.	25 ft.	25 ft.	N/A
<p>Notes:</p> <ol style="list-style-type: none"> 1. Setback of 50 feet from the centerline of all county and state highways. For all parcels over 1 acre in size setbacks are a minimum of 30 feet from all property lines pursuant to Chapter 15.30 Fire and Life Safety Regulations (PRC Section 4290 and CCR Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1 – 5, Sections 1270.0 – 1276.03). 2. Any building in any R district may be erected to a greater height than the limit established for the district in which the building is to be located; provided, that the required side yards shall be increased by one foot for each one foot over the height limit and subject to securing a use permit in each case. 3. As specified as in the Use Permit. 4. For farm-labor camps, forestry-labor camps and farm-labor quarters, as specified in Use Permit. 									
Source: Amador County Zoning Code (Title 19), 2022.									

Parking Requirements

Amador County's parking regulations are set forth in Section 19.36.010 of the Zoning Code, which identifies the number of spaces required for each land use. Table III-COUNTY-3 below shows the parking regulations pertaining to the development of residential units. In addition, the Zoning Code requires handicapped parking spaces to be provided in accordance with state building codes.

Table III-COUNTY-3. Residential Off-Street Vehicle Parking Requirements	
Residential Use	Minimum Off-Street Parking
Single-family residence, apartment, and mobile home park	2 spaces per unit
Rest home/Sanitarium	1 space for every 4 beds
Residential unit in any hotel, motel, recreational trailer park, campground	1.2 spaces per residential unit
Accessory Dwelling Unit	1 space per ADU ¹
Note: 1. The space may be provided as tandem parking on a driveway. When a parking structure is converted to an accessory dwelling unit, additional parking, or replacement of existing parking, is not required. Minimum parking requirements do not apply if the ADU is located within one-half mile walking distance of public transit; is located within an architecturally and historically significant historic district; is part of the proposed or existing primary residence or an existing accessory structure; or is located within one block of a car share vehicle.	
Source: Amador County Zoning Code (Section 19.36.010)	

As shown by Table III-COUNTY-3, the Zoning Code requires one off-street parking space for each ADU and two off-street parking spaces for single- and multi-family units (apartments) and mobile home parks. Additionally, as noted in Section 8-2.506(b)(4), ADU parking requirements may be eliminated if the ADU is located:

- Within a one-half mile walking distance;
- Within an architecturally and historically significant historic district;
- Within an existing primary residence or an existing accessory structure;
- When there is a car share vehicle located within one block of the ADU.

For residential units in a hotel, motel, recreational trailer park, or campground, 1.2 off-street space is required for each residential unit. For special needs housing in a residential care home (rest home/sanitarium), one off-street parking space is required for every four beds.

Discretionary reductions to the off-street vehicle parking requirements in Table III-COUNTY-3 are available through the use permit process. While the County has not received input from developers suggesting that its off-street parking requirements are a constraint to residential development, the requirements that two parking spaces be provided for each apartment (multifamily) unit is a potential constraint on the development of housing. Program 17 requires the Zoning Code to be updated to reduce the parking requirement for studio and one-bedroom multifamily units and for senior housing to 1.5 spaces per unit. Emergency shelter requirements are discussed below.

Allowed and Conditional Uses

To promote higher densities and mixed land uses, Amador County allows various uses within a range of zoning districts to accommodate a variety of housing types, such as single-family, duplex, multiple-family, mobile homes, residential care facilities, farmworker housing, supportive housing, transitional housing, and emergency shelters. As shown on Table III-COUNTY-4, a number of zoning districts in Amador County allow a range of residential uses that are permitted by-right and subject solely to a site plan review; however, many districts also allow additional residential uses with a use permit (UP). UPs are discretionary permits, with the exception of ministerial UPs for home occupations, that address whether a proposed use is suitable in a specific location and is designed to properly integrate with the community or with nearby uses.

Table III-COUNTY-4. Zoning Districts Permitting Residential Uses

Uses	X ¹	R-1	R-2	R-3	C-1	A	AG	RE	R-2A	R1-A	PD	T2	TPZ
Dwelling, Single- Family	P	P	P6	N	C	P	P	P	P	P	C	P	P
Dwelling, Multiple-Family	C	N	N	P	N	N	N	N	N	N	C	N	N
Accessory Dwelling Unit (ADU) ²	P	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling, Two- Family	C	N	P	N	N	N	N	N	N	N	C	N	N
Dwelling, Three- and Four-Family	C	N	P	P	N	N	N	N	N	N	C	N	N
Home Occupations	A	A	N	N	N	A	A	A	A	A	C	N	N
Manufactured/Mobile Home	P	P	p	N	N	P	P	P	P	P	C	P	P
Mobile Home Park	C	N	N	N	N	N	N	N	N	N	C	C	N
Single Room Occupancy (SRO) Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N
Caretaker Housing	C	C	C	C	N	C	C	C	C	C	N	N	C
Emergency Shelter	N	N	N	N	P	N	N	N	N	N	C	N	N
Labor Camps	N	N	N	N	N	C	C	N	N	C	N	N	N
Special Needs Housing (6 or fewer) ³	P	P	P	P	N	P	P	P	P	P	C	P	P
Special Needs Housing (7 or more) ^{3, 4}	N	N	C	C	C	N	N	N	N	N	N	N	N
Supportive Housing	N	N	N	N	P	N	N	N	N	N	N	N	N
Transitional Housing	N	N	N	N	P	N	N	N	N	N	N	N	N

Notes: P = Permitted by Right C = Conditional Use Permit N = Not Permitted

1. The information provided applies to those “X” zoned parcels within the residential and agricultural General Plan designations. For parcels in a commercial general plan designation and zoned “X”, the uses allowed are commercial but all uses require a use permit.
2. Per Chapter 19.72 of the Zoning Code, ADUs are permitted by right in all zoning districts that allow residential dwellings, subject to compliance with ADU regulations set in Section 19.72.050 and State law.
3. Includes residential care facilities.
4. Special needs housing for 7 or more individuals is also permitted in the C-2 district, subject to a conditional use permit (Section 19.48.190 of the Zoning Code).
5. Up to 4 du/ac allowed with use permit.
6. The County’s practice is to allow single family dwellings in the R-2 zone although not specified by the Code.

Source: Amador County Zoning Code (Title 19), 2022.

The following describes the allowed and conditional uses allowed by the Zoning Code and their consistency with current State laws and regulations:

Single Family Dwellings

A single-family dwelling is defined in Section 19.08.230 of the Zoning Code as a detached building designed for or occupied exclusively by one family. Single-family dwellings are permitted by right in the R1, A, AG, RE, R-2A, R1-A, TPZ (limited to one dwelling), and X districts. Single-family homes are allowed as a conditional use in the C1 district when combined in the same structure as a commercial use. Up to four single-family homes per parcel, provided maximum density standard is met, are conditionally permitted in the TPZ district. Chapter 19.26 establishes standards for residential units, including that single-family dwelling units are a minimum of 360 square feet; in July 2022, the County reduced the minimum size requirement from 800 to 360 s.f. and removed the requirement that homes be a minimum of 20 feet wide which removes constraints on smaller single family units and manufactured/mobile homes on a permanent foundation. In addition, smaller efficiency units are accommodated in the County as multi-family units and accessory dwelling units (ADUs), discussed below.

Two-family and Multi-family Units

A multiple-family dwelling is defined in Section 19.08.220 of the Zoning Code as a building or portion thereof, used or designed as a residence for three or more families living independently of each other, and doing their own cooking in said building. A two-family dwelling (duplex) is defined in Section 19.08.232 of the Zoning Code as a freestanding building, under one roof, designed for or occupied exclusively by two families living independently of each other. The R2 district allows for the development of two-, three-, and four-family homes by right, while the R3 district allows for the development of all multiple family dwellings by right. Small apartment, condominium, and townhouse buildings are allowed in the R2 district, as long as each building contains no more than four units. Each of these uses would be allowed in the R3 district with no restrictions on size or number of units. None of the other districts allow these multifamily uses as conditional uses. Chapter 19.26 establishes standards for two-family and multiple-family residential uses, including the requirement that a multifamily structure be at least at least 20 feet in width and 800 square feet in size, with individual units meeting the minimum area required by the California Building Code. This requirement does not preclude efficiency units as Section 1208.4 of the California Building Code establishes 220 square feet as the minimum size for an efficiency unit, plus an additional 100 square feet per each occupant in excess of two.

Accessory Dwelling Units

Government Code Section 65852.2 establishes State standards for ADUs. Jurisdictions may adopt local ordinances that meet the state standards; however, without a local ordinance, state ADU regulations apply and local governments cannot preclude ADUs. ADUs may provide additional housing options for family members, students, the elderly, in-home health care providers, the disabled, veterans and others, in existing urban, suburban, and rural residential areas without substantially changing the use, appearance, or character of a neighborhood.

In 2019, the Governor signed a series of bills that significantly limit local jurisdiction’s ability to restrict the development of ADUs. Assembly Bill (AB) 68, AB 587, AB 670, AB 671, AB 881, and Senate Bill (SB) 13 provide revisions to Government Code Section 65852.2 to further lift constraints on ADUs. These recent laws also provide numerous other standards, addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADUs. In general, under these new laws:

- A Junior ADU and ADU are allowed on the same property;
- A local jurisdiction must ministerially approve a detached ADU that is less than 800 feet, is shorter than 16 feet, and has at least four-foot rear and side-yard setbacks;
- A local jurisdiction must review and approve compliant ADUs within 60 days;
- A local jurisdiction is prohibited from imposing development impact fees, excluding connect fee or capacity charges on ADUs smaller than 750 feet;

- A local jurisdiction is prohibited from establishing a minimum square footage requirement for either an attached or detached ADU that prohibits an efficiency unit.
- A local jurisdiction is prohibited from establishing a maximum square footage requirement for either an attached or detached ADU that is less than 850 s.f. and 1,000 s.f. if the ADU contains more than 1 bedroom.
- A local jurisdiction may now choose to allow the sale of an ADU in certain circumstances; and
- Home Owner Associations and other common interest developments are prohibited from not allowing or unreasonably restricting the development of ADUs.

Chapter 19.72 of the Zoning Code provides general provisions and development standards for ADUs in the County, which are consistent with State laws and regulations including those related to unit size, setbacks, parking standards, and types of units. Chapter 19.72 allows Junior ADUs and accommodates ADUs in multifamily projects, consistent with the requirements of State law. The County defines ADUs (also known as second family dwelling units, in-law units, and guest houses) as “an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. An accessory dwelling unit also includes an efficiency unit, as defined in Section 17958.1 of the California Health and Safety Code, and it includes a manufactured home, as defined in Section 18007 of the California Health and Safety Code.”

ADUs are allowed in all zoning districts that allow residential dwellings. Accessory dwelling units are deemed not to exceed the allowable density for the parcel, and deemed consistent with the General Plan. In compliance with State law, ADUs are required to be processed ministerially within sixty days of the application being deemed complete.

Special Needs Housing (including Residential Care Facilities)

California Health and Safety Code (HSC) Section 1566.3 establishes requirements for the local zoning standards for residential facilities that serve six or fewer persons. Section 1566.3(e) specifies that no conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility that serves six or fewer persons that is not required of a family dwelling of the same type in the same zone, while paragraph (g) indicates “family dwelling,” includes, but is not limited to, single-family dwellings, units in multifamily dwellings, including units in duplexes and units in apartment dwellings, mobile homes, including mobile homes located in mobile home parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned unit developments. HSC Section 1569.85 further specifies these same requirements for residential care facilities for the elderly that serve six or fewer persons.

Section 19.08.537 of the Zoning Code defines “special needs housing” as:

- Intermediate care facilities as defined in Health and Safety Code Sections 1250(d) and (e), as amended;
- Residential care facilities as defined in Health and Safety Code Section 1502(a)(1), as amended;
- Community care facilities as defined in Health and Safety Code Section 1502(a), as amended;
- Family day care home as defined in Health and Safety Code Section 1596.78, as amended;
- Alcoholism recovery or treatment facilities and drug abuse recovery facilities as defined in Health and Safety Code Section 11834.02, as amended;
- Facilities for the mentally disordered, handicapped persons, or dependent and neglected children as defined in Welfare and Institutions Code Sections 5115 and 5116, as amended.

Consistent with HSC Section 1566.3(e), the Zoning Code allows residential care facilities serving six or fewer persons by-right in A, AG, R-1, R1-A, R-2, R-2A, R-3, RE, and X. Additionally, residential care facilities serving more than six persons are allowed in

the R2, R3, C1, and C2 zones with approval of a use permit. Although the T-2 and TPZ zones permit residential uses by right, residential care facilities serving six or fewer persons are not permitted in these zones.

According to Section 19.36.010 of the Zoning Code, residential care facilities in Amador County are required to provide one parking space for every four persons cared for at the facility. While the current residential care facility parking standard is similar to other jurisdictions and is not excessive, small residential care facilities serving six or fewer persons must be treated as a residence and not be subject to parking standards that would not apply to a residence of the same type in the same zone. The Zoning Code does not provide clear language that treats residential care facilities serving six or fewer persons in the same manner as a dwelling unit.

Program 17 will update the Zoning Code to ensure that residential care homes serving six or fewer persons will be treated in the same manner as a residence of the same type and not be subject to additional standards, including parking.

Single-Room Occupancy Units

The Zoning Code does not define single-room occupancy units. Program 17 will ensure the County updates the Zoning Code to define SRO and provide clear standards to accommodate SROs in at least one zoning district.

Employee Housing

Employee housing is not defined by the Zoning Code; however, the County provides for employee and farmworker housing as described below.

Labor camps are defined in Section 19.08.370 of the Zoning Code as any living quarters, dwelling, boarding house, tent, bunkhouse, maintenance-of-way car, trailer coach or other housing accommodations, maintained in connection with any work or place where work is being performed, and the premises upon which they are situated and/or the area set aside and provided for camping of five or more employees of a labor contractor

Farm-labor quarters are defined in Section 19.08.250 of the Zoning Code as housing for a person(s) or family in an A or AG district who is principally employed on land owned by the owner of the building site occupied by said housing. Farm-labor quarters may consist of permanent conventional housing, permanent manufactured housing, temporary mobile home housing or housing incorporated into another structure provided all such housing conforms to pertinent building codes and zoning codes with regards to size, construction and use permit conditions of approval. Farm-labor camps are defined in Section 19.08.251 of the Zoning Code as temporary housing for a person(s) or family in an AG district who is principally employed on land owned by the owner of the parcel occupied by said housing. Farm-labor camps may consist of temporary mobile home housing or recreational vehicles.

HSC Section 17021.5 requires that employee housing serving 6 or fewer employees shall be deemed a single-family structure and shall be treated subject to the standards for a family dwelling in the same zone.

HSC Section 17021.6 requires that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses, with exceptions related to various health, safety, and resource conservation provisions identified in HSC Section 17021.8. Further, HSC Section 17021.8 requires streamlined, ministerial approval and application of reasonable objective development standards for eligible agricultural employee housing, which must not contain dormitory-style housing and must be 36 or fewer units or spaces designed for use by a single family or household. To qualify for the streamlined, ministerial approval process, an eligible agricultural housing development must meet the health, safety, and resource conservation provisions HSC 17021.8(a).

As shown by Table III-COUNTY-4, labor camps are permitted with a use permit in the AG, R1-A, A, and M zones. The Zoning Code currently does not provide for ministerial approval of eligible developments as required by HSC 17021.8.

Program 17 will require the County to update its Zoning Code to ensure employee housing and agricultural worker housing are permitted and treated consistent with the requirements of HSC Sections 17021.5, 17021.6, and 17021.8.

Emergency Shelters

Government Code Section 65583 requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. California HSC Section 50801(e) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of 6 months or less by a homeless person.” Per Section 19.08.235 of the County Zoning Code, the County defines emergency shelters the same way as California HSC Section 50801(e). Section 19.24.040 of the Zoning Code notes that emergency shelters are permitted by-right in the C-1 zone. The Zoning Code does not provide specific development standards for emergency shelters, including the permitted number of beds. The State’s regulatory requirements for emergency shelters are outlined in Government Code Section 65583(a)(4), which establishes objective standards for emergency shelters. The objective standards address parking, proximity (no closer than 300 feet of any other emergency shelter unless such shelter is located on the same lot or within the same building), receiving and reception area, a security plan, and a management plan. As noted above, the Zoning Code does not address emergency shelter parking requirements. The State’s regulatory requirements requires only sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. Therefore, the lack of clear parking requirements represents a potential constraint to emergency shelter development.

As shown in Chapter IV–County, the County currently has 17 vacant C1 sites ranging from 0.25 to 201.68 acres. These include sites in the Camanche area, Martell, Pine Grove, Pioneer, and Volcano that are proximate to existing public utilities with adequate capacity to serve these sites. These sites are included in Appendix County-1 and are shown on Figures III-1 and III-2 of the Background report and Amador-1 through Amador-12 of this annex. It is anticipated that the sites would accommodate shelters of six beds to shelters with more than 50 beds on the larger sites. These C-1 sites exceed the capacity necessary to accommodate the County’s unsheltered homeless population.

The Zoning Code does not identify that emergency shelters are allowed as ancillary uses to permitted places of worship and churches, as required by the federal Religious Land Use and Institutionalized Persons Act. Therefore, this represents a potential constraint to emergency shelter development. Program 17 will ensure the County allows emergency shelters ancillary to permitted places of worship and churches.

Recent California Legislation (AB 761) has provided an update to Government Code Section 65583 to authorize vacant armories to be used as emergency shelters; however, there are no armories located in unincorporated Amador County.

Transitional and Supportive Housing

Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and HSC 50675.2(h)) as “buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.” Supportive housing is defined (Government Code Section 65582(g) and HSC 50675.14(b)) as “housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist 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.”

Per Section 19.08.620 of the Zoning Code, transitional and supportive housing have the same meaning as forth in HSC Section 50801(i). Section 19.24.040 of the Zoning Code notes that transitional and supportive housing is permitted by-right in the C-1 zone. There are no specific development standards for transitional or supportive housing.

Government Code Section 65583(c)(3) and Government Code Article 11 (commencing with Section 65650) were revised in 2019 to implement AB 2162 which requires that specified supportive housing developments shall be a use by right in multi-family and mixed-use zones with a streamlined and ministerial review and not be subject to discretionary review (e.g., use permit, etc.). For

a project to be eligible for the streamlined and ministerial AB 2162 process, it is required to meet specific criteria, including, but not limited to, the following:

- Units within the development are subject to a recorded affordability restriction for 55 years;
- 100% of the units within the development, excluding managers' units, are dedicated to lower-income households and are receiving public funding to ensure affordability of the housing to lower-income Californians;
- A specified number of units are designated as supportive housing;
- Nonresidential floor areas are used for onsite supportive services in specified amounts; and
- Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities.

Program 17 will ensure the County revises the Zoning Code to identify transitional housing and supportive housing as individual uses and clarify that these uses are an allowed use in all zoning districts where residential uses are allowed and are only subject to the requirements and restrictions that apply to other residential dwellings of the same type in the same zone. Additionally, this Program will ensure the County revises the Zoning Code in compliance with AB 2162.

Low Barrier Navigation Centers

A "low barrier navigation center" is housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. Assembly Bill (AB) 101 was approved on July 31, 2019, which added Article 12 (commencing with Section 65660) to Chapter 3 of Division 1 of Title 7 of the Government Code to address "low barrier navigation centers." Government Code Section 65660 requires a low barrier navigation center use to be allowed by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Additionally, AB 101 defines "low barrier navigation center" as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low barrier navigation center developments are essential tools for alleviating the homelessness crisis and are considered a matter of statewide concern. "Low barrier navigation centers" are a "by right use" in areas "zoned for mixed use and nonresidential zones permitting multifamily uses."

The Amador County General Plan and Zoning Code do not address or define low barrier navigation centers; therefore, Program 17 will ensure that the County updates the Zoning Code to address low barrier navigation centers consistent with Government Code Sections 65660 through 65668.

Mobile Home Park and Manufactured Homes

A manufactured home is defined in Section 19.08.395 of the Zoning Code as a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width and forty body feet or more in length, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. "Manufactured home" includes a mobile home manufactured since July 1, 1976. Per Section 19.08.234 of the Amador County Zoning Code, the definition of "dwelling unit" includes manufactured or mobile homes.

A mobile home park is defined in Section 19.08.406 of the Zoning Code as any area or tract of land where three or more mobile home lots or spaces are rented or leased or held out for rent or lease to accommodate mobile homes used for dwelling purposes. A mobile home park may contain a separate designated and county-approved section to be held out for rent or lease to owners or users of recreational vehicles used for travel or recreational purposes.

A manufactured home or a mobile home located outside a mobile home park shall conform to all of the residential use development standards for the zoning district in which it is located. Government Code Section 65583 requires that manufactured homes attached

to a permanent solid foundation system be allowed on lots zoned for single-family residential dwellings and, except for architectural requirements for the roof overhang, roofing material, and siding material, shall only be subject to the same development standards applicable to a single-family residential dwelling on the same lot.

The Zoning Code does not clearly establish where manufactured and mobile homes are permitted on permanent foundations and does not clearly identify that manufactured and mobile homes on permanent foundations are allowed in the same manner as a single-family home in the same zone.

Housing Plan Program 17 will ensure the County updates its Zoning Code to accommodate mobile homes and manufactured housing on a permanent foundation consistent with the requirements of Government Code Section 65583.

Summary: Zoning and Land Use Provisions for a Range of Housing Types

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. As previously addressed, single-family homes, multiple-family homes, emergency shelters, transitional housing, supportive housing, accessory dwelling units, residential care facilities, mobile/manufactured homes, and mobile home parks are accommodated by the Zoning Code. As described above, Program 17 of the Housing Plan will remove constraints associated with these uses to ensure such uses are allowed consistent with the requirements of State law. Additionally, Program 17 will ensure that the County monitors the development processes and zoning regulations to identify and remove constraints to the development of housing consistent with federal and State legislation.

Planned Development

To provide for additional flexibility, the County has Planned Development (PD) district that allows for minimum parcel size requirements and other standards to be modified through site-specific evaluation. The setbacks and height requirements are comparable to other communities throughout the State. The maximum building heights in any R district may be erected to a greater height than the limit established for the district in which the building is to be located; provided, that the required side yards shall be increased by one foot for each one foot over the height limit and subject to securing a use permit in each case. The PD district is designed to increase flexibility in site design and the form of development and does not constraint housing. Residential development is not required to request a PD district.

Density Bonus

In October 2019, the Governor approved AB 1763, which revised the existing density bonus law found in Government Code Section 65915. In general, AB 1763 provides an 80 percent density bonus and four incentives or concessions for housing projects that contain 100 percent affordable units (including the density bonus units but excluding manager’s units) for low and very low-income households. If the project is located within a half-mile of a major transit stop, all restrictions on density are eliminated and a height increase of up to three stories or 33 feet is allowed. For housing projects that qualify as a special needs or supportive housing development, the legislation eliminates all local parking requirements.

Requirements for density bonuses are not included in the Amador County Zoning Code. The Zoning Code currently does not implement State Density Bonus laws, including Government Code Section 65915; therefore, Program 17 includes measures to update the Zoning Code to accommodate the density bonus provisions of State law.

Planned Development District

Within the Zoning Code (Section 19.12.010 and 19.24.038), the Planned Development (PD) District classification provides a mechanism to allow flexibility in project design. Released from the constraints of conventional zoning standards, the PD zoning allows applicants to integrate mixed uses within a creative design that would otherwise not be possible using traditional setback requirements and lot coverage criteria. A mixture of residential housing types (i.e., attached, detached, single-family, condominium, senior, etc.) as well as densities can be accommodated utilizing the PD approach.

Applications for the establishment of a PD district are submitted to the Planning Department. The request for a zone change must be accompanied by either a use permit for all proposed development or a master plan of proposed development. The planning commission holds at least one public hearing and makes a recommendation to the County Board of Supervisors. Uses permitted

in PD districts may include residential, commercial, industrial, recreational, and combinations thereof, provided that the commission makes all of the following findings:

1. That the proposed uses are so designed as to result in an appropriate overall development consistent with the purposes of PD zoning;
2. That the site is physically suited for the proposed uses;
3. That the proposed uses do not significantly detract from the natural and scenic values of the site;
4. That adequate services are available for the proposed uses, including but not limited to water supply, sewage disposal, roads, and utilities.

The decision-making body may attach such conditions to the use permit as are deemed necessary to ensure compliance with the intent and purpose of PD zoning, including but not limited to: height, area, lot and setback requirements; design standards; access, road and revegetation/landscaping requirements; dedications and use restrictions.

PERSONS WITH DISABILITIES (REASONABLE ACCOMMODATION)

On January 1, 2002, SB 520 became effective and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a) (7) the County recognizes the importance of providing housing for persons with disabilities. Additionally, Government Code Section 65008 requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for disabled persons. As part of the Housing Element update process, the County analyzed the Zoning Code, permitting procedures, development standards, and building codes to identify potential constraints. This analysis represented a comprehensive review of the County's regulatory requirements and their potential impact on reasonable accommodations for persons with disabilities.

The County's analysis included an evaluation of zoning standards, building code interpretation and enforcement, other regulatory standards, and permit processes for compliance with the State of California accessibility standards. The County determined whether these requirements are constraints to special housing accommodations for persons with disabilities (such as handicapped access within required set-backs or yards), whether the County facilitates alternative housing types with supportive services for persons with disabilities who cannot live independently and whether conditions for approval are reasonable.

The Lanterman Development Disabilities Act (Lanterman Act) is that part of California law that sets out rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local Zoning Codes by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use under zoning, subject only to the single-family or multi-family permit processing requirements and standards applicable to housing of the same type. According to Section 19.08.537 of the Zoning Code, the County's definition of "special needs housing" includes: intermediate care facilities as defined in Health and Safety Code Sections 1250(d) and (e), as amended; residential care facilities as defined in Health and Safety Code Section 1502(a)(1), as amended; community care facilities as defined in Health and Safety Code Section 1502(a), as amended; family day care home as defined in Health and Safety Code Section 1596.78, as amended; alcoholism recovery or treatment facilities and drug abuse recovery facilities as defined in Health and Safety Code Section 11834.02, as amended; and facilities for the mentally disordered, handicapped persons, or dependent and neglected children as defined in Welfare and Institutions Code Sections 5115 and 5116, as amended. As discussed above under Special Needs Housing (including Residential Care Facilities), the Zoning Code provides for facilities for persons with disabilities, with special needs housing serving six or fewer persons by-right in zones A, AG, R-1, R1-A, R-2, R-2A, R-3, RE, and X. Additionally, residential care facilities serving more than six persons are allowed in the R2, R3, C1, and C2 zones with approval of a use permit. As described under the Special Needs Housing (including Residential Care Facilities) discussion above, Program 17 will update the Zoning Code to ensure that residential care homes serving six or fewer persons will be treated in the same manner as a residence of the same type and not be subject to additional standards, including parking.

Section 19.08.240 of the Zoning Code defines “family” as “one or more individuals living together as a single household in a single dwelling unit. ‘Family’ shall also mean the persons living together in a licensed ‘community care facility’ as that term is defined in the California Health and Safety Code Section 1502, as amended, which services six or fewer persons.” The County’s definition does not impose restrictions on family residences regarding particular numbers of related or unrelated individuals. Since the County does not require persons in a family to be related, this definition does not pose a constraint to the provisions of housing for persons with disabilities in those zoning districts which allow for residential uses or any type of household that is not a related family. Additionally, the Zoning Code does not establish specific site planning requirements for residential care facilities. Residential care facilities housed in single family or multifamily homes are subject to the relevant site planning requirements.

Amador County has adopted and enforces the 2019 California Building Standards Code, including Chapter 11A which addresses the provisions for housing accessibility for people with disabilities and Chapter 11B which addresses the provisions for accessibility to public buildings, public accommodations, commercial buildings, and public housing for people with disabilities. These standards include requirements for a minimum percentage of fully accessible units in new multi-family developments. The County also permits existing and new homes to be retrofitted or fitted for features that provide for accessibility and independent living for persons with disabilities. Further, the County works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

The County Building Department currently implements all of the provisions of the American with Disabilities Act (ADA) as a part of its required review of building plans and building inspections. Building procedures in the county are required to conform to the California Building Code, as adopted in the County’s Municipal Code. Standards within the code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the ADA. The County also enforces the provisions of the Fair Housing Act to ensure that disabled persons have fair access to county housing. The County has no requirements for distance between units that would apply to housing for persons with disabilities.

“Reasonable accommodation” refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. State law requires jurisdictions to specify a formal procedure for evaluating and granting reasonable accommodations for people with disabilities and special housing needs. The County’s Zoning Code does not identify a reasonable accommodations procedure for persons with disabilities. Program 17 will amend the Zoning Code to establish reasonable accommodation provisions to overcome barriers to housing to comply with SB 520 and to meet the needs of persons with disabilities in accordance with the federal Fair Housing Amendments Act (FHAA) of 1988 and California Fair Employment and Housing Act, Government Code Section 1290. Program 17 directs the Zoning Code to include objective findings for reasonable accommodations to remove potential constraints.

The County does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The County consistently applies the requirements of the Zoning Code to all residential projects and has not noted any impacts which suggest a limitation on the construction of housing units designed for persons with disabilities. Program 17 would establish a reasonable accommodation procedure in the County, including a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. The County has received no complaints from local building contractors or lower-income and/or senior citizen housing advocates regarding any impacts on the construction or rehabilitation of housing for persons with physical disabilities created as a result of building codes.

The County does not have other standards that constrain housing or accommodation for disabled persons. Other than Section 19.36.010 of the Zoning Code, which directs handicapped parking spaces be provided in accordance with State building codes, residential parking standards for persons with disabilities are not different from other parking standards. The Zoning Code does not have occupancy standards that apply specifically to unrelated adults. The County’s General Plan land use element and Zoning Code do not require a minimum distance between two (or more) special needs housing facilities.

C. OTHER DEVELOPMENT PROVISIONS

Streamlined Review and Objective Design Standards

California legislation has been adopted to address the housing shortage within the State, requiring a streamlined and ministerial process for specific residential developments. SB 35 (Government Code Section 65913.4), which went into effect on January 1, 2018, was part of a comprehensive package aimed at addressing the State's housing shortage and high costs. SB 35 requires the availability of a streamlined ministerial approval process for developments located in jurisdictions that have not yet made sufficient progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35, it must:

- Contain at least two multifamily units;
- Provide a specified level of affordability;
- Be located on an eligible site in an urbanized area or urban cluster;
- Comply with residential and mixed-use General Plan or Zoning provisions; and
- Comply with other requirements, such as locational and/or demolition restrictions.

A streamlined and ministerial review, per State legislation, requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, in specified timeframes. Residential development that is a permitted use by right is not required to go through a discretionary process.

While Amador County has not adopted objective zoning standards and design standards to allow eligible projects to be permitted through a streamlined ministerial review, the County has not received any applications for processing pursuant to SB 35. A streamlined and ministerial review removes multiple constraints to residential development including, financial, time, and environmental constraints. Program 17 provides for revisions to the Zoning Code to identify a streamlined approval process and objective zoning and design standards for eligible residential projects per Government Code Section 65913.4. As part of the Zoning Code Update, a streamlined, ministerial (by-right) approval process will be established for eligible projects and objective standards will be developed to ensure that all eligible projects are reviewed in a consistent manner consistent with the requirements of State law.

Subdivision Ordinance

Title 17 of the County's Municipal Code contains the County's Subdivision Ordinance and defines the County's official requirements governing the division of land into separate parcels for future development. The County's Subdivision Ordinance adheres to the requirements of the State Subdivision Map Act. The requirement for adequate roads, lot size dimensions, provisions for water supply and sewage disposal and drainage improvements are among the key factors addressed in the Subdivision Ordinance. The Ordinance has proven valuable in sustaining a cohesive pattern of development with unified street standards that are coordinated with the existing County street network. These regulations ensure that residential building sites can exist in a safe environment to accommodate a wide range of residential building options desired by the public. Annual monitoring of the effectiveness of these regulations is achieved through input received from the County's Building Department, Planning Department, Transportation and Public Works Department, and Environmental Health Department, and the County's fire protection districts (i.e., Amador Fire Protection District, Jackson Valley Fire Protection District, Lockwood Fire Protection District).

Short-term Rentals

The Zoning Code does not contain a short-term rental or vacation rental ordinance that regulates the number of short-term rentals and short-term rentals are not required to obtain a permit. As of May 2022, there were more than 350 short-term rentals listed on Airbnb.com. Prices ranged from approximately \$36 to \$1,000 per night depending on number of bedrooms and location. Some of the rentals are limited to a room or suite within a home, while most are a detached guest house or entire homes. A significant number of short-term rentals has the potential to affect the availability of housing stock. Therefore, this will be an issue that the

County continues to monitor to ensure that it does not negatively impact permanent housing options in the County. It is noted that many of these rentals are located in incorporated city limits, including the City of Jackson and the City of Sutter Creek, which have short-term rental ordinances to regulate the number of short-term rentals. Amador County also collects a transient occupancy tax of 10% through its Uniform Transient Occupancy Tax Ordinance for occupancy in any hotel in the unincorporated area of Amador County. The County is currently reviewing an amendment to its Code to prohibit ADUs from being offered as short-term rentals.

Building Codes and Enforcement

Building Codes regulate the physical construction of dwellings and include plumbing, electrical, and mechanical divisions. The purpose of the Building Code and its enforcement is to protect the public from unsafe conditions associated with construction. The County adopted and enforces the 2019 California Building Code Standards (Title 24) for existing units, new construction, and residential rehabilitation, with exceptions to address automatic sprinkler systems in R3 occupancy buildings, to identify specific snow load standards, and to exempt certain freestanding, nonbearing walls and fences, and certain agricultural buildings, as established by Title 15 of the County Code. State law affords local government some flexibility when adopting the uniform codes; the building codes can be amended based on geographical, topological, or climate considerations. Further, State Housing law provides that local building departments can authorize the use of materials and construction methods other than those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes. The County's amendments address health and safety issues specific to the County and provide exemptions for certain uses and do not constraint residential development.

CEQA (California Environmental Quality Act) and Related Consultation

Section 21082 of the Public Resources Code, referred to as the California Environmental Quality Act of 1970, or "CEQA" requires all projects subject to discretionary review to comply with State requirements, including the Public Resources Code and the CEQA Guidelines, pertaining to environmental review. Since there is uncertainty as to what specific environmental impacts a development might have there is also a lack of predictability of how long it can take to negotiate this process before a project can be approved by the County. In some instances, a project can be exempt from environmental review which has very little impact on the timing or costs of review. However, in other instances, where a project may be found to have a potential adverse impact on the environment, the environmental review process can take over a year to complete, undergoing thousands of dollars in environmental analysis, before it is ready to be approved.

2. FEES AND EXACTIONS

The County requires a number of permits and development fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are necessary to provide services necessary for health and safety and to meet State environmental mitigation requirements, they can have a substantial impact on the cost of housing, particularly affordable housing.

Residential development is assessed fees by the County and applicable school and fire protection districts to cover the costs of infrastructure improvements and maintenance, and the provision of services. The largest fees are related to County facilities and parks and recreation facilities, and reflect the cost of providing, improving and expanding these facilities. Fees are also charged to cover the costs of County staff's review and processing of applications and permits related to housing development. A number of the project's application fees are estimated upon submittal and the developer pays a deposit covering the estimate. Actual staff time spent in the project is then deducted from the deposit amount and any unspent remainder is refunded.

Other types of exactions include land dedication, which may be required of residential development for right-of-ways or as an alternative to the park development fee, in addition to on-site improvements that are necessary for the public health, safety and welfare. On-site improvements may include water, sewer and other utility line extensions, street construction and traffic control device installations that are reasonably related to a project.

On March 27, 2018, Amador County released a revised fee schedule updating Planning Department Fees. Table III-COUNTY-8 details the County's current planning processing fees for project entitlements based on the level of approval required. One or

more of the entitlements would be required to process a residential project and a building permit is required for each residential structure.

Table III-COUNTY-8. Development Project – Planning Entitlement Fees	
Fee Title	Fee (FY 22-23)¹
Entitlement	
General Plan Amendment Major ²	\$4,398.00
General Plan Amendment Minor ²	\$1,778.00
Zoning Change Major ²	\$1,939.00
Zoning Change Minor ²	\$1,202.00
Mining Use Permit & Rec. Plan	\$4,602.00
Use Permit - Major ²	\$1,939.00
Use Permit – Minor ²	\$1,090.00
Use Permit – Amendment	\$968.00
Staff-Issued Use Permit (HOP, TWB, Medical hardship, etc.)	\$118.00
Variance - Major ²	\$1,574.00
Variance - Minor ²	\$724.00
Specific Plan Preparation and Review	Consultant cost + 20% County Administrative Fee
Appeals and Code Interpretations	
Applications reviewed by PC/BOS	\$1,090.00
Appeal of staff decisions to PC/BOS	\$724.00
Division of Land	
Subdivision/Parcel -Tentative Map	\$6,601.00
Tentative Subdivision Map – Public Works	\$2,000.00
Recording fee	\$50.00
Map / Condition Amendment	\$724.00
Boundary Line Adjustment review	\$118.00
Site Plan Review	
Single Family Residential	\$118.00
Commercial	\$874.00
Architectural/Design Review	
Single Family Residential & Commercial	\$1,090.00
Pre-Application Meetings	
Planning	\$236
Amador Fire Protection District	\$92 (TBD)
Building	\$122 (TBD)
Environmental Health	\$120 (TBD)
Public Works	\$85 (TBD)
Total:	\$655 (approximate)
California Environmental Quality Act (CEQA) Review	
CEQA Initial Study	\$724.00
EIR – Scoping Session (TAC or PC)	\$1,090.00
EIR - Negative Declaration Filing	\$3,033.00
EIR (Major) - Review of Draft EIR prepared by consultant	\$9,611.00 ³
EIR (Minor) - Review of Draft EIR prepared by consultant	\$1,452.00 ³
Environmental Document Filing Fee	Per Recorder
Notes:	
1. Fees represent the minimum deposit required to process the application. Actual cost will be on a time and materials basis.	
2. Minor/Major project at the discretion of the Planning Director.	
3. Plus reimbursement of the County's CEQA legal counsel.	
Source: Amador County Planning Department Fee Schedule (2018)	

As shown in Table III-COUNTY-8, the majority of planning fees are deposits applicants are required to pay at the time of application submittal. Applicants will be required to pay the actual cost of processing the planning entitlements. Actual County staff time (i.e., Planning Division and Public Works Division) spent during the processing/review of the project is calculated and an invoice is prepared. The invoice amount is then deducted from the deposit amount, and any unspent remainder is refunded. If the invoice exceeds the deposit, the project applicant will be required to pay the outstanding fees.

In addition to planning entitlement fees, applicants will also be required to pay applicable building permit and development impact fees. Table III-COUNTY-9 estimates the current County fees for single-family residential building permits and additional Public Works permits and fees.

Fee Title	Fee
Building Permit Fee:	<i>Based on square footage (see below)¹</i>
<i>800-1,400 square feet</i>	<i>\$1,877-\$2,687</i>
<i>1,600-2,200 square feet</i>	<i>\$2,950-\$3,759</i>
<i>2,400-3,000 square feet</i>	<i>\$4,032-\$4,842</i>
<i>3,200-3,800 square feet</i>	<i>\$5,105-\$5,852</i>
Septic Application Fee	\$300
Septic Permit Fee	\$180 (conventional) \$240 (non-engineered with pump station) \$360 (engineered) \$720 (alternative)
Well Application and Permit Fee	\$300.00
Water/Sewer Fee	Per Amador Water Agency or local CSD
Grading Permit Fee	\$441.00+
Encroachment Permit Fee – Driveway	\$625.00 + \$2,100 deposit
Note: Estimates are for Single Family Residential Dwellings only.	
1. Building permit fees-based on square footage single family only (no garage, deck etc.). Estimate includes plan review.	
Source: Amador County, Community Development Agency Estimated Fees Related to Single Family Dwellings (Includes Manufactured Homes) (revised January 6, 2022).	

In addition to County-levied fees, residential projects in the unincorporated communities will be required to pay development impact fees, including traffic mitigation fees, school impact fees, and fire impact fees. Table III-COUNTY-10 identifies additional impact fees placed on residential developments by unincorporated area.

Fee Title	Fee ¹
Traffic Mitigation Fee	\$6,380.00
Fire District Fee ²	\$1,400.06 Single Family, \$1,272.78 Multifamily (AFPD) \$500.00 (JVFPD) \$500.00 (LFPD)
Parks and Recreation Fee	\$3,293 Single Family, \$3,085 Multifamily ³
County Facility Fee	\$4,048.09
School Impact Fee	\$4.08 per square foot
Note: Estimates are for Single Family Residential Dwellings only.	
1. No county impact fees for accessory dwelling units (ADUs) under 750 square feet. For ADUs 750+ sq. ft., divide ADU sq. ft. by primary dwelling sq. ft. and charge that percentage of the impact fees. Full fees for well, septic, encroachment, review, & building permits apply to all ADUs.	

<p>2. Fire District Fee is assessed according to location of development. Amador Fire Protection District (AFPD) serves approximately 80% of the unincorporated area; Jackson Valley Fire Protection District (JVFPD) and Lockwood Fire Protection District (LFPD) serve smaller portions of unincorporated Amador County.</p> <p>3. Resolution No. 20-144. Resolution (1) Adopting the Amador County Recreation Agency Park and Recreation Master Plan, the Park Impact Fee Nexus Study, the Updated Regional and Local Park Impact Fees, and (2) Approving the Memorandum of Understanding Regarding Regional Park Impact Mitigation Fees.</p>
<p>Source: Amador County, Community Development Agency Estimated Fees Related to Single Family Dwellings (Includes Manufactured Homes) (revised January 6, 2022).</p>

As noted in Table III-COUNTY-10, a portion of total fees are payable to entities other than the County (i.e., fire district, school district). The County has no authority to change or waive fees assessed by non-County entities. County-levied fees for residential dwellings are based on costs to process applications (building permit and septic system fees) and costs to construct improvements. Additionally, certain fees are location-specific, such as the Fire District Fee. As noted above, developments may also have additional processing fees depending upon the type and size of the project (e.g., a large subdivision project may require preparation of an Environmental Impact Report pursuant to CEQA, which would be funded by the applicant).

All fees are reviewed periodically and recommended for adjustment to the Board of Supervisors. Fees are adjusted, as needed, based on the cost of providing staff services and related processing costs associated with the formation of a district and assessments for initial construction costs and annual maintenance. When fees are considered for modification, public hearing and noticing requirements are followed in accordance with the requirements of Government Code Section 66016-66018.5.

Table III-COUNTY-11 compares the estimated total County and regional fees, including planning, building, and development impact fees for a single-family unit and multi-family unit. Additionally, the calculations assume that the single-family residential homes average 1,750 square feet while the multifamily development averages 925 square feet per unit. Typical residential projects in the unincorporated County can expect to pay fees ranging from approximately \$50,879 for a single-family unit (built on an existing lot), \$50,058 per unit in a single family 50-unit subdivision, and \$26,887 per unit in a 48-unit multifamily subdivision.

Table III-COUNTY-11. Total Fees for Typical Single- and Multi-Family Units			
Development Assumptions			
Development Type	Single Family unit	Single Family Subdivision	Multifamily Project
Number of Units	1	50	48
Square Feet per Unit	1,750	1,750	925
Estimated Construction Cost	\$262,500	\$13,125,000	\$6,937,500
Residential Valuation	\$238,169	\$11,908,450	\$5,829,030
Total Square Feet	1,750	87,500	46,250
Planning and Engineering Entitlement Fees			
Planning and Engineering Entitlement Fees	\$118.00	\$5,900.00	\$5,664.00
Architectural & Design Review	\$1,090.00	\$1,090.00	\$1,090.00
CEQA Negative Declaration	\$0.00	\$3,757.00	\$3,757.00
Tentative/Final Subdivision Map	\$0.00	\$8,601.00	\$0.00
Subtotal Planning and Engineering Entitlement Fees	\$1,208.00	\$19,348.00	\$10,511.00
Building Permit Fees			
CA Building Standards Fee	\$9.53	\$476.34	\$233.16
Electrical, Mechanical, Plumbing	\$73.37	\$3,668.50	\$11,514.80
Building Permit + Plan Review Fees	\$3,496.00	\$174,800.00	\$77,645.00
Strong Motion Fee	\$30.96	\$1,548.10	\$757.77

Subtotal Building Permit Fees		\$3,609.86	\$180,492.94	\$90,150.74	
Development Impact Fees					
Fee	Single Family Unit	Multifamily Unit	Single Family unit	Single Family Subdivision	Multifamily Project
County Impact Fees					
County Facility Fee	\$4,048.09	\$4,048.09	\$4,048.09	\$202,404.50	\$194,308.32
Local Traffic Fee	\$2,500.00	\$1,775.00	\$2,500.00	\$125,000.00	\$85,200.00
County Recreation Agency Park Impact Fee (unit)	\$3,293.00	\$3,085.00	\$3,293.00	\$164,650.00	\$148,080.00
County Regional Traffic Impact Fee (unit)	\$3,880.00	\$2,754.80	\$3,880.00	\$194,000.00	\$132,230.40
Subtotal County Impact Fees		\$13,721.09	\$686,054.50	\$559,818.72	
Other Agency Impact Fees					
School Fees (s.f.)	\$4.08	\$4.08	\$7,140.00	\$357,000.00	\$188,700.00
Amador Water Agency (meter size)	\$23,800.00	\$380,305.00	\$23,800.00	\$1,190,000.00	\$380,305.00
Amador Fire Protection District Fee	\$1,400.06	\$1,272.78	\$1,400.06	\$70,003.00	\$61,093.44
Subtotal Other Agency Impact Fees		\$32,340.06	\$1,617,003.00	\$630,098.44	
TOTAL FEES		\$50,879.01	\$2,502,898.44	\$1,290,578.90	
TOTAL FEES PER UNIT		\$50,879.01	\$50,057.97	\$26,887.06	

Table III-COUNTY-12 identifies the typical fees that would be collected for the development of single-family and multi-family projects in the region, based on the fees for each jurisdiction as calculated in its respective section of this Background Report. As shown in Table III-COUNTY-12 below, the combination of the County’s fees and those of other agencies and service providers are significantly less than those collected by the cities of Jackson, Plymouth, and Sutter Creek, and are comparable to those of the cities of Amador and Ione.

Due to the relatively low fees of the County and service providers, fees applicable to residential development are not anticipated to pose a significant constraint to the development of affordable housing. However, the County recognizes that developers can not as easily pass the cost of fees, as well as other costs, to the renter or buyer homeowner when providing deed-restricted housing that is affordable to lower and moderate-income households. Program 9 ensures the County offers incentives to developers, such as such as reduced development fees, in exchange for a commitment to provide affordable or special needs housing at levels that exceed County requirements.

Jurisdiction	Single-Family Unit 1,750 s.f.	Single Family Unit – 50-unit subdivision, 1,750 s.f. average size	Multi-Family Unit – 48-unit apartment, 925 s.f. average size
Unincorporated Amador County	\$50,879.01	\$50,057.97	\$26,887.06
City of Amador ¹	\$41,464.61	\$41,545.05	\$21,336.45
City of Ione ²	\$58,559.27	\$63,357.78	\$40,567.57
City of Jackson ³	\$92,641.56	\$92,849.71	\$42,752.52
City of Plymouth ⁴	\$81,369.27	\$81,362.00	\$50,662.54
City of Sutter Creek ⁵	\$71,769.15	\$71,951.88	\$46,642.78

Source:

Table III-COUNTY-12. Comparison of Development Impact Fees in Unincorporated Areas to Cities within Amador County	
1.	City of Amador Fee Schedule, De Novo Planning Group
2.	City of Ione Fee Schedule, De Novo Planning Group
3.	City of Jackson Fee Schedule, De Novo Planning Group
4.	City of Plymouth Fee Schedule, De Novo Planning Group
5.	City of Sutter Creek Fee Schedule, De Novo Planning Group

3. PROCESSING AND PERMIT PROCEDURES

The evaluation and review process required by County procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the selling price of the home. The Board of Supervisors and Planning Commission govern the review process in the County, or depending on the project, it might be reviewed by the Director.

The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table III-COUNTY-13 identifies the typical processing times for most entitlements and the reviewing body for each entitlement. It is noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with general plan and zoning designations do not generally require Environmental Impact Reports (EIR), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently.

Table III-COUNTY-13. Application Processing Times		
Type of Approval or Permit	Typical Processing Time	Approval Body
Building Permit	1-7 days	Building Department
Site Plan Review	1-28 days – single family home 7-60 days - multifamily	Planning Department
Use Permit (Ministerial)	0-30 days	Planning Department
Use Permit (Discretionary)	60-90 days (small projects) 120-180 days (large projects)	Planning Commission
Variance	30-90 days	Planning Commission
General Plan Amendment	90 – 180+ days	Board of Supervisors
Zone Change	90-180 days	
Tentative Subdivision Map	90-180 days	Board of Supervisors
Tentative Parcel Map	30-90 days	Board of Supervisors
Final Subdivision/Parcel Map	30-60	Board of Supervisors
Source: Amador County, 2022.		

Plans for individual single-family dwelling units and for multifamily projects that are allowed as a permitted use can be approved through a ministerial site plan review conducted concurrently with the building permit process, assuming appropriate zoning is in place for each project and the project meets development standards. The ministerial review and building permit issuance process typically require 1 day (single family units) to 1 week (multifamily units). However, major subdivisions or planned developments generally take between four to six months for permit processing. This may include the concurrent preparation of an Environmental Impact Report, which typically requires a minimum of six to 14 months to complete. Much of this timeframe is necessary to accommodate the public noticing, consultations, and review periods required by State law.

A project does not necessarily have to complete each step in the process (e.g., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports (EIRs), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. Since a majority of EIRs are prepared in response to a General Plan Amendment request, these two actions are often processed simultaneously. The County also encourages the joint processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative map, and any other necessary variances. Such procedures save time, money, and effort for both

the private and public sector. Some processing timelines cannot be expedited without violating State laws, particularly as they relate to public noticing, compliance with CEQA, etc.

PROCESSING PROCEDURES

The following is a summary of the steps involved with the planning/entitlement, public hearing, and building permit processes:

Ministerial Projects (Permitted Uses)

Step 1 – Application Submitted. The applicant submits a completed Amador County Building Department permit application and/or other required applications (e.g., encroachment application, grading permit application) along with the necessary plans, materials, fees (e.g., site plan, application fee, etc.) as identified on the submittal checklist, to the County Building Department.

Step 2 – Application Review. Upon receipt of an application, the Building Department staff reviews applications for compliance with the building code, and concurrently distributes them to other departments such as the Planning, Public Works, and Environmental Health Departments for plan approval. The Planning Department reviews the project to ensure that it complies with adopted planning regulations, including General Plan and Zoning Code standards such as height, setback, parking, and other zoning standards or requirements for the specific zone district in which it is located. If an application is found to not be consistent with one or more zoning standards, the applicant must be required to modify the building plans or design to be consistent with the zoning, or the application must be resubmitted as a Variance or other discretionary action. No unique conditions of approval or development standards may be attached to a ministerial review, although standard conditions or development requirements may be attached.

Applications are then either approved or denied, without a public hearing or any further action from other departments. Applications for ministerial use permits are submitted to and reviewed by the Planning Department, which notifies appropriate agencies, and makes a decision on the permit without a public hearing. For basic residential projects that are ministerial in nature and do not require environmental review, such as a single-family residential project, this is the end of the processing procedure.

Discretionary Projects (Conditional Use Permit, Tentative Subdivision Map, Rezone)

Step 1 – Application Submitted. The applicant submits a completed Amador County Planning Department permit application and/or other required applications (e.g., encroachment application, grading permit application) along with the necessary plans, materials, fees (e.g., site plan, application fee, etc.) as identified on the submittal checklist, to the County Planning Department.

Step 2 – Application Review. Upon receipt of an application, the Planning Department staff reviews applications for compliance with the General Plan and Zoning Code, and concurrently distributes them to other departments such as the Building, Public Works, and Environmental Health Departments for plan approval.

Step 3 – Preparation of Environmental Review Documents. The next step in the process is the preparation of the applicable environmental review documents, pursuant to the CEQA Guidelines. As previously discussed, the appropriate CEQA document may be a Categorical or Statutory Exemption, an Initial Study/(Mitigated) Negative Declaration, or an Environmental Impact Report.

Step 4 – Public Review Period of Environmental Document. Once the appropriate environmental document has been completed and reviewed by County staff, the document is released for public review and comment. This step also includes all necessary noticing with the County Clerk and (if necessary) the State Clearinghouse.

Step 5 – Response to Comments. During this step, responses to all comments received on the environmental document are prepared and reviewed by County staff.

Step 6 – Preparation of Draft Conditions of Approval and Applicant Review. During this step, the Conditions of Approval provided by the County are consolidated and submitted to the applicant for review. The applicant may discuss specific Conditions of Approval with appropriate County staff and work with departments/divisions to revise them, as appropriate.

Step 7 – Preparation of the Staff Report. Once the Conditions of Approval are finalized by County staff, the Department of Community Services prepares a staff report that describes the project, identifies whether the project makes the appropriate findings, and provides a recommendation to the appropriate approval body. Additionally, County staff will prepare all necessary resolutions and ordinances.

Step 8 – Public Hearing Notice and Staff Report Mailing. At this step, County staff prepare the necessary public hearing notices for the appropriate approval body (this notice will include the environmental determination). Additionally, the Planning Department will forward the staff report to the approving authority for their review and consideration.

Step 9 – Zoning Administrator/Planning Commission/Board of Supervisors Public Hearings. At the Public Hearing, testimony is heard on the project and the approving authority takes final action on the project.

Use Permit Process

Zoning Code Chapter 19.56 stipulates that Use Permits may be issued for any of the uses or purposes for which such permits are required or permitted.

Section 19.56.040, further describes that in order to grant any use permit, the planning commission must make the finding that establishment, maintenance or operation of the use or building applied for would not under the circumstances be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county; provided, that if any proposed building or use is necessary for the public health, safety and general welfare, the finding shall be to that effect. The planning commission may designate such conditions in connection with the use permit as it deems necessary to secure the purposes of the Zoning Code, and may require such guarantees and evidences that such conditions are being or will be complied with.

Amador County Design Review

Zoning Code Section 19.24.046, the County's Combining Design Review District (DR District) provides controls and safeguards to preserve and enhance areas of historical, civic, or cultural value to the County. The protection and preservation of such sites will maintain the quality of life, and the regulations of this district will be of benefit to the economy and the enrichment of the county.

Any community or area meeting the above criteria may petition the Amador County board of supervisors to consider combining the -DR district with the zone district(s) in the community or area. Pursuant to Section 19.68.020B of the Zoning Code, the board may adopt a resolution of intention initiating proceedings to adopt said -DR zoning and refer the petition to the Amador County planning commission for review, public hearing and recommendations. As part of the resolution the board shall appoint a design review advisory committee of preferably five members and in no case less than three members. The design review advisory committee shall prepare proposed standards and criteria for regulating new improvements and enumerate specific environmental, historical, scenic or architectural features pertinent to the area within the -DR combining zone district.

The -DR district is a voluntary mechanism that an applicant can request; the County has not received any applications requesting use of the -DR district.

5. LOCAL EFFORTS TO REMOVE GOVERNMENTAL BARRIERS

a. ZONING CODE UPDATES

In an effort to reduce potential governmental constraints and provide for a variety of housing types, Amador County amended its Zoning Code to include provisions for Special Needs Housing, including intermediate care facilities, residential care facilities, community care facilities, family day care homes, and alcoholism recovery or treatment facilities and drug abuse recovery, and facilities for the mentally disordered, handicapped persons, or dependent and neglected children. In addition, the County amended its definition of "family" to include groups of residents living together as a household unit, and residents of group homes,

community care facilities, emergency or transitional housing, residential care facilities, or other special needs housing. The County is in the process of updating its Code to prohibit use of ADUs as short-term rentals.

GENERAL PLAN UPDATE

The County's General Plan was updated and adopted in October 2016. The 2016 General Plan's updated Land Use Element provides for a variety of housing options, including housing available for very low- and low-income and special needs groups. The 2016 General Plan update addresses a number of potential governmental constraints, including the following:

- The 2016 General Plan update created the Town Center designation, which provides for mixed-use for three Census-designated places (Pine Grove Town Center, Buckhorn Town Center, and River Pines Town Center) along major arterials to encourage the development of affordable housing in close proximity to goods and services. In these areas, densities as high as between 10 to 18 dwelling units per acre may be permitted for developments that help meet the County's goals for accommodating lower-income housing;
- The 2016 General Plan created minimum densities and increased the maximum density in the Residential-Medium Density (R-M) designation, from 18 dwelling units per acre to between nine and 25 units per acre. In order to qualify for 25 units per acre, projects must include deed-restricted low- and very low-income households. Projects that do not include low- and very low-income housing have a maximum density of 18 units per acre.

6. TRANSPARENCY

Government Code Section 65940.1 requires the County to make the following available on its website:

- A current schedule of fees, exactions, and affordability requirements applicable to a proposed housing development project, presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection.
- All zoning ordinances and development standards adopted by the city or county presenting the information, which shall specify the zoning, design, and development standards that apply to each parcel.
- The list(s) that specify in detail the information that will be required from any applicant for a development project, pursuant to Government Code Section 65940.
- The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by that city, county, or special district on or after January 1, 2018.

The County provides the General Plan, including all its Community Plans, General/Specific Plans, or Area Plans for the unincorporated areas, Zoning Map, a link to the Zoning Ordinance, and other applicable planning-related documents on its website, including some of its fee schedules, development application and permit forms, to assist interested parties in understanding the fees and requirements associated with development of a parcel (or parcels) in the unincorporated communities of the County. To provide financial transparency, the County also provides current budget and rate information, including the archived County budget from the 2014-15 fiscal year to the current recommended budget. While some rate and impact fee studies for the County and special districts are available through searching the Board of Supervisors archives, Program 24 ensures that comprehensive fee schedules, current and five previous consolidated annual financial reports, and historical rate and impact fee studies are provided on the County's website to make these materials easier to access.

CHAPTER IV. INVENTORY OF RESIDENTIAL SITES – AMADOR COUNTY

This section of the Housing Element describes resources available for housing development, rehabilitation, and preservation in Amador County. Resources include land designated for housing development, financial resources to assist with the development, rehabilitation, and preservation of housing, and resources for energy conservation.

A. AVAILABILITY OF SITES FOR HOUSING

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction’s share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section documents the availability of sites for future residential development and the adequacy of these sites to accommodate Amador County’s 6th Cycle RHNA. In addition to assessing the quantity of land available to accommodate the County’s total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs. Amador County will fulfill its share of regional housing needs using a combination of the methods below, as further described in this section:

- Units constructed during the 6th Cycle RHNA projection period in 2019 through 2021
- Residential projects with development entitlements with occupancy post January 1, 2022
- Sites with zoning in place
 - Vacant and underutilized sites with a proposed project
 - Vacant sites with zoning that allows residential uses in place:
 - R-1 sites that are smaller than 1 acre and located in a subdivision were assumed to develop with 1 unit per parcel,
 - Residential sites (RE, R-1, R-2, R-3, X, PD, and Kirkwood Specific Plan MF and SR) are assumed to develop at 80% of capacity,
 - Mixed use (C-1, C-2, PD/C-1/X, and Kirkwood Specific Plan MF-C) sites are assumed to develop with residential uses at 50% of capacity, and
 - Realistic capacity assumptions anticipate up to 20% of a residential site may accommodate infrastructure and right-of-way consistent with the range of approved and built densities shown in Table II-18.

Table IV-County-1 summarizes the residential unit potential from the above methods and provides a comparison with Amador County’s RHNA and inventory parcels are shown on Figures Amador County-1 through Amador County-6. Parcel-specific site inventories are included in Attachment A.

Category	Maximum Density	Acres	Realistic Capacity				Total
			Very Low	Low	Moderate	Above Moderate	
2021-2029 RHNA (Table II-39)			109	62	72	134	377
Units Constructed/Permitted in 6 th Cycle RHNA Projection Period (2019 – 2021) ¹			10	10	37	47	104

Table IV-County-1: Comparison of RHNA to Inventory of Sites, Approved Projects, and ADUs							
Category	Maximum Density	Acres	Realistic Capacity				
			Very Low	Low	Moderate	Above Moderate	Total
NET REMAINING RHNA			99	52	35	87	273
Approved and Pending Projects							
Pending Projects		763.0	43	42	83	128	296
Subtotal Projects		763.0	43	42	83	128	296
Vacant Sites by Zoning District							
Residential Estate District (RE)/5	0.2	1.3	0	0	0	1	1
RE/6	0.2	35.7	0	0	0	5	5
R-1/A	0.02	40.9	0	0	0	1	1
R-2/A	0.5	43.1	0	0	0	15	15
Single Family Residential District (R-1)	7.26	977.6	0	0	2,107	2,244	4,351
R-1/B2	2.178	6.8	0	0	0	14	14
R-1/B3	1.089	473.0	0	0	0	398	398
R-1/B4	1	5.7	0	0	0	3	3
R-1//B5	1	59.7	0	0	0	15	15
Low Density Multiple Family Residential (R-2)	29.04	11.8	46	30	173	0	249
High Density Multiple Family Residential District (R-3)/X	43.56	4.0	52	35	0	0	87
Special Use District (X)	7.26	0.5	0	0	1	0	1
Planned Development (PD)	7.26	92.5	0	0	129	40	169
Retail Commercial and Office District (C-1)	43.56	25.5	162	84	35	0	281
Heavy Commercial District (C-2)	43.56	1.9	11	8	0	0	19
PD/Kirkwood Specific Plan (KSP) MF	1	0.1	0	0	0	6	6
PD/Kirkwood Specific Plan MF-C	46	2.2	30	20	0	0	50
PD/Kirkwood Specific Plan SR	1	13.8	0	0	0	41	41
PD/C1-X	43.56	75.2	298	200	506	749	1753
PD/R1	7.26	15.0	0	0	26	18	44
Subtotal Vacant Sites		1,926.2	600	377	2,977	2,800	6,754
Total Capacity (Inventory plus Pending/Approved Projects)							
TOTAL CAPACITY			643	419	3,060	2,928	7,050
Shortfall			-	-	-	-	
Excess Capacity			544	367	3,025	2,841	
¹ HCD APR Table A2, California Open Data Portal, Accessed 10/14/2022 Source: Amador County, 2022; Amador County Assessor Data, 2021; De Novo Planning Group, 2022							

As shown in Table IV-County-1, the unincorporated portion of Amador County has a total realistic capacity for 7,050 units, with an excess capacity of 544 very low, 367 low, 3,025 moderate, and 2,841 above moderate income units to accommodate the RHNA.

1. REALISTIC CAPACITY AND AFFORDABILITY

To evaluate the adequacy of the sites identified to address the affordability levels established by the RHNA, State law (Government Code Section 65583.2(c)(3)) provides for the use of “default densities” to assess affordability. Based on its population, unincorporated Amador County falls within the default density of at least 10 units per acre for providing sites affordable to very low and low income households.

All identified developable land designated for residential use (all residential land use designations in the General Plan) is considered available for residential development. However, large areas of land that are not proximate to roadways or existing or planned infrastructure were not included in the inventory. Additionally, land within the C-1 and C-2 zoning districts is also considered available for residential development as the Development Code permits residential uses on these sites and does not require a non-residential component. With the exception of sites with a pending or approved project, all sites included in the inventory are vacant.

Realistic capacity was calculated at 80% of maximum density for residential zoning districts and 50% of maximum density for commercial and mixed use districts that allow residential development. The realistic capacity assumptions anticipate that residential sites may be reduced by up to 20% to provide for infrastructure and that mixed use sites may be reduced by up to 50% to accommodate non-residential uses and infrastructure. Lots of 1 acre or less in existing subdivisions were assumed to accommodate 1 unit per lot. In order to encourage efficient use of land and development at the upper end of the permitted densities, Program 17 in the Housing Plan requires sites identified to accommodate the very low and low income need to develop at 75% or more of the permitted density with certain exceptions.

Sites suitable for very low and low income households are sites zoned R-2, R-3, C-1, and C-2 that are sized from 0.5 to 10 acres, based on Government Code Section 65583.2(c)(2). Lower income sites are assumed to develop with 60% very low and 40% low income units as the majority of lower income projects receive tax credits and other subsidies typically emphasize very low income units and have a majority of units affordable to very low income households.

Sites suitable for moderate income households can be provided at 7 or more units per acre (R-1 and R-2 districts); sites in the R-1 district were assumed to develop with 50% moderate and 50% above moderate income. This reflects that a portion of market rate development in Amador County is affordable to the low and moderate income levels, as reported in the County's Annual Progress Reports based on sales, rental, and development cost information. The County has used the above-described density thresholds as a guide in allocating its sites inventory by income category, as presented in Table IV-County-1 and detailed by site in Attachment A. Further, a portion of market rate development in Amador County is affordable to the low and moderate income levels, as reported in the County's Annual Progress Reports based on sales, rental, and development cost information, so there is additional potential for lower and moderate income units on sites located identified for above moderate income.

2. PENDING PROJECT

The County has 1 pending mixed use development project that is expected to begin development and contribute toward addressing the 6th Cycle RHNA, as summarized below. Additional information regarding each site is provided in Attachment A.

- **Vineyard Village** – APN 011-090-021, 6601 Sutter Lone Rd. Six-unit subdivision anticipated to be affordable to above moderate income households.
- **Wicklow Way Specific Plan** – APN 044-100-027, Martell – The Wicklow Way Specific Plan addresses a County-owned parcel in the community of Martell. The Specific Plan will accommodate affordable and market-rate housing, as well as non-residential uses. At a minimum, the Specific Plan is expected to accommodate 40 very low, 40 low, 80 moderate, and 120 above moderate income households. The County has begun the environmental review and anticipates adopting the Specific Plan in 2023.

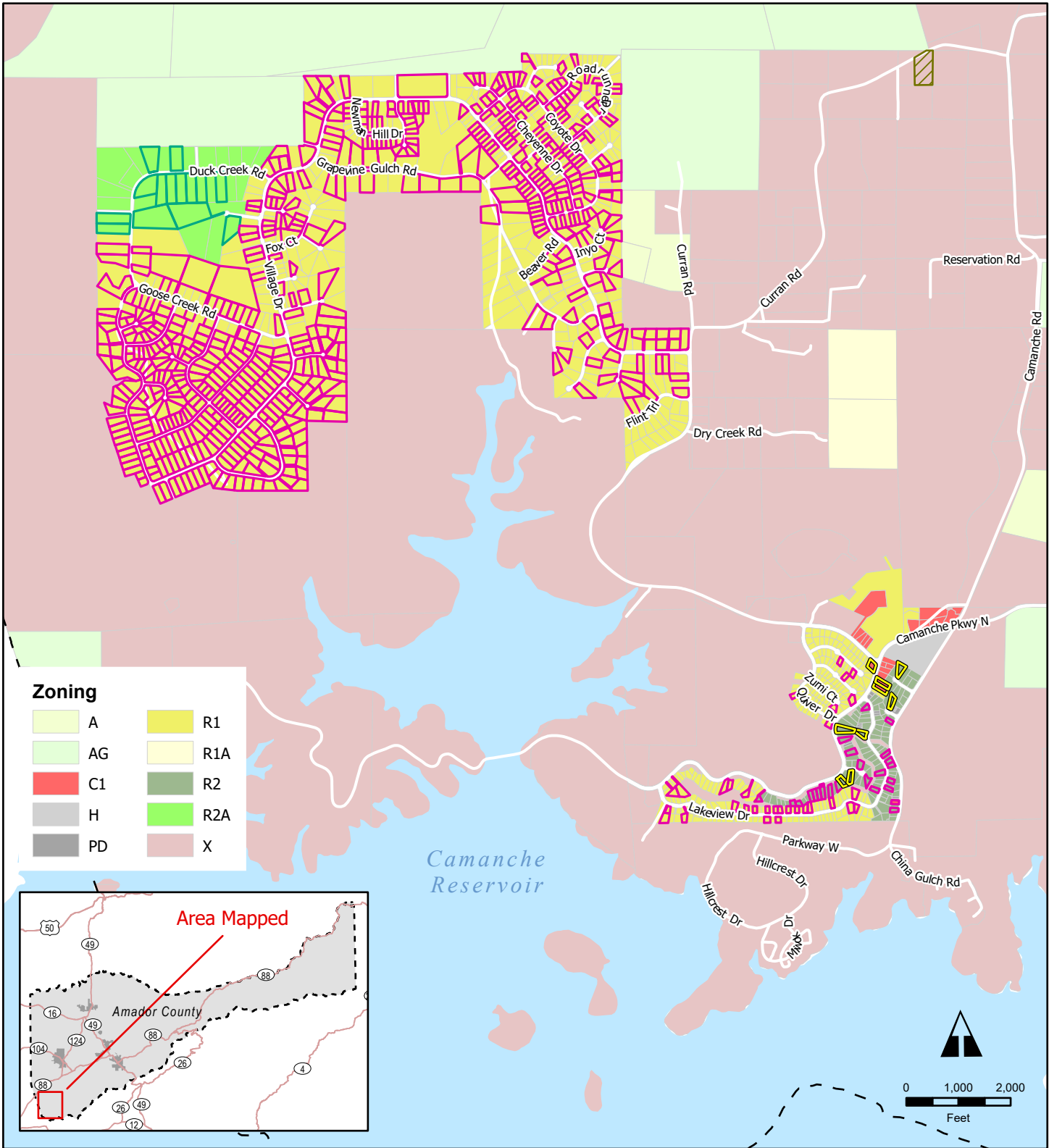
- **Various** – APNs 003-420-075, 044-120-009, 011-320-002, 015-230-076, 008-412-003, 008-391-006, 001-140-020, 001-090-004, 014-053-001, and 014-030-036. The County has 4 single family units (2 low, 2 moderate, and 1 above moderate income), 4 ADUs (3 very low, 1 above moderate), and 1 mobile home (moderate income) units pending.

3. SIZE OF SITES

As shown in Table IV-County-2, the County has vacant sites in a range of sizes. Sites available for single-family development appropriate for above moderate income households range from small lots of less than 0.25 acre in existing and approved subdivisions to infill lots of up to 2.5 acres in size, as well as larger RE lots. Lots for moderate income households accommodate single family homes (typically lots where a mobile or manufactured home is constructed), higher density single-family (e.g., townhomes, attached single-family, cluster housing) and medium/high density multi-family units, primarily in the R-1 and R-2 zones, including lots smaller than 0.5 acre to lots 1 to 2.5 acres in size. Very low and low income housing is accommodated in the C-1, C-2, and R-3 zones, which include 18 vacant lots ranging from over 0.5 acres to 5 acres in size.

Zoning District	<0.25	<0.5	<1	<2.5	<5	<10	>10	Total Parcel County
Approved and Pending Projects								
A/40	--	--	--	--	--	--	1	1
AG	--	--	--	--	--	--	2	2
C1	--	--	--	--	--	--	1	1
R1	--	--	--	--	--	--	1	1
R1A	1	--	--	--	--	1	3	5
R3	--	--	--	--	--	--	1	1
RE/5	--	--	--	--	--	2	--	2
X	--	--	--	--	1	--	--	1
Vacant Sites								
C1	3	4	4	3	2	--	--	16
C2	--	--	1	--	--	--	--	1
PD/KSP MF	6	--	--	--	--	--	--	6
PD/KSP MF-C	--	--	1	1	--	--	--	2
PD/KSP SR	6	31	4	--	--	--	--	41
PD	1	--	2	16	8	2	1	30
PD/C1-X	--	--	--	--	2	2	2	6
PD/R1	7	25	8	1	--	--	--	41
R1	19	175	370	318	24	7	4	917
R1/B2	--	7	7	--	--	--	--	14
R1/B3	--	18	60	149	29	10	8	274
R1/B4	--	--	1	1	1	--	--	3

Table IV-County-2: Vacant and Underdeveloped Parcels by Size								
Zoning District	<0.25	<0.5	<1	<2.5	<5	<10	>10	Total Parcel County
R1/B5	--	--	--	3	8	4	--	15
R2	2	22	6	--	--	--	--	30
R2A	--	--	--	3	9	2	--	14
R3/X	--	--	--	2	--	--	--	2
RE/5	--	--	--	1	--	--	--	1
RE/6	--	--	--	--	--	--	1	1
X	1	--	--	--	--	--	--	1
<i>Subtotal Vacant</i>	<i>46</i>	<i>282</i>	<i>464</i>	<i>498</i>	<i>84</i>	<i>30</i>	<i>25</i>	<i>1,429</i>

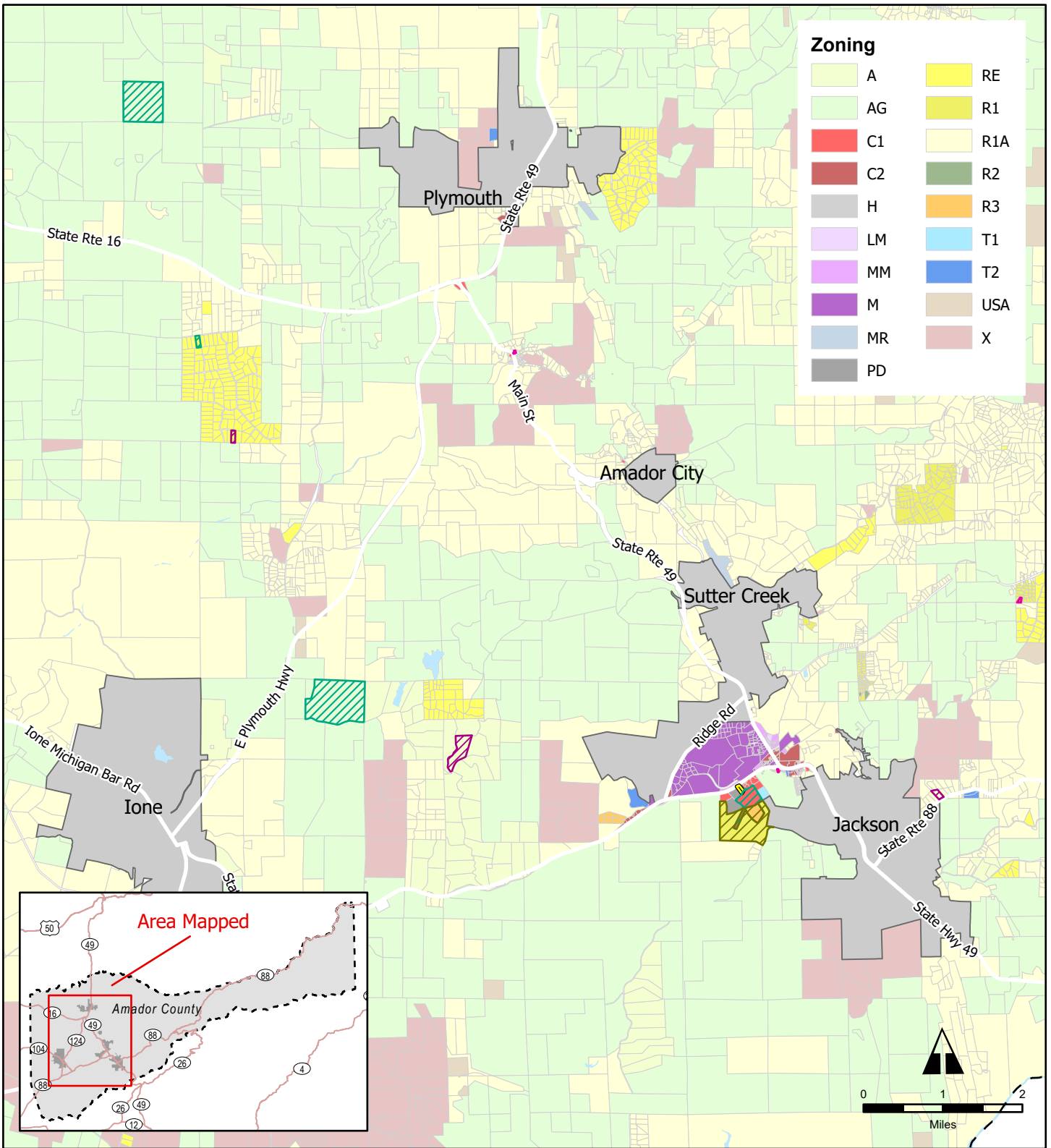


AMADOR COUNTYWIDE HOUSING ELEMENT

Figure County-1.
Amador County Inventory of Sites
Camanche Reservoir Area
Zoning Map

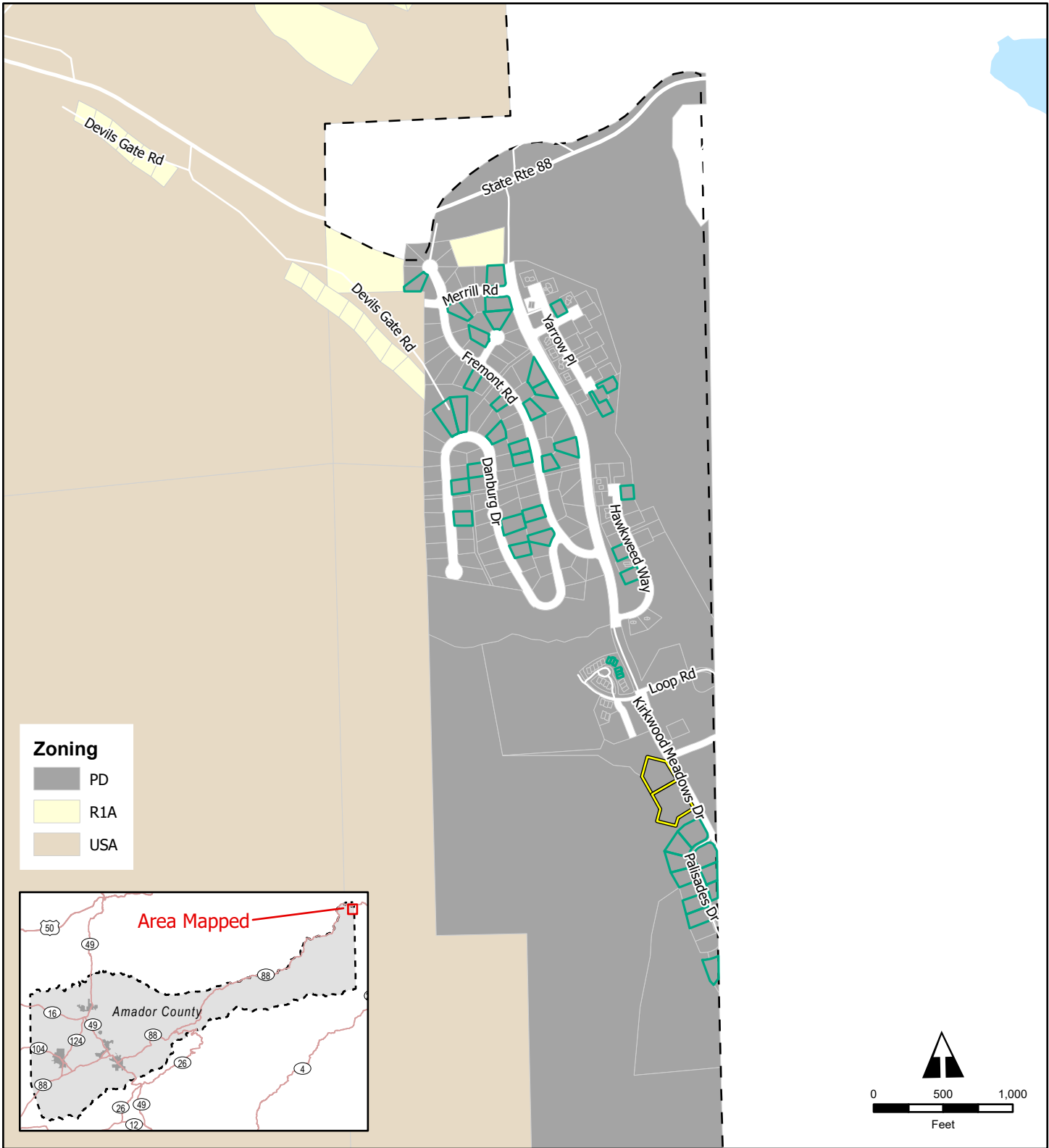
- Legend**
- Amador County
 - Boundary
 - Vacant Sites**
 - Above Moderate
 - Moderate
 - Very Low/Low
 - Pending/Approved Project Sites**
 - Very Low/ Low

Sources: Amador County GIS; USGS Roads Database. Map date: October 18, 2022.

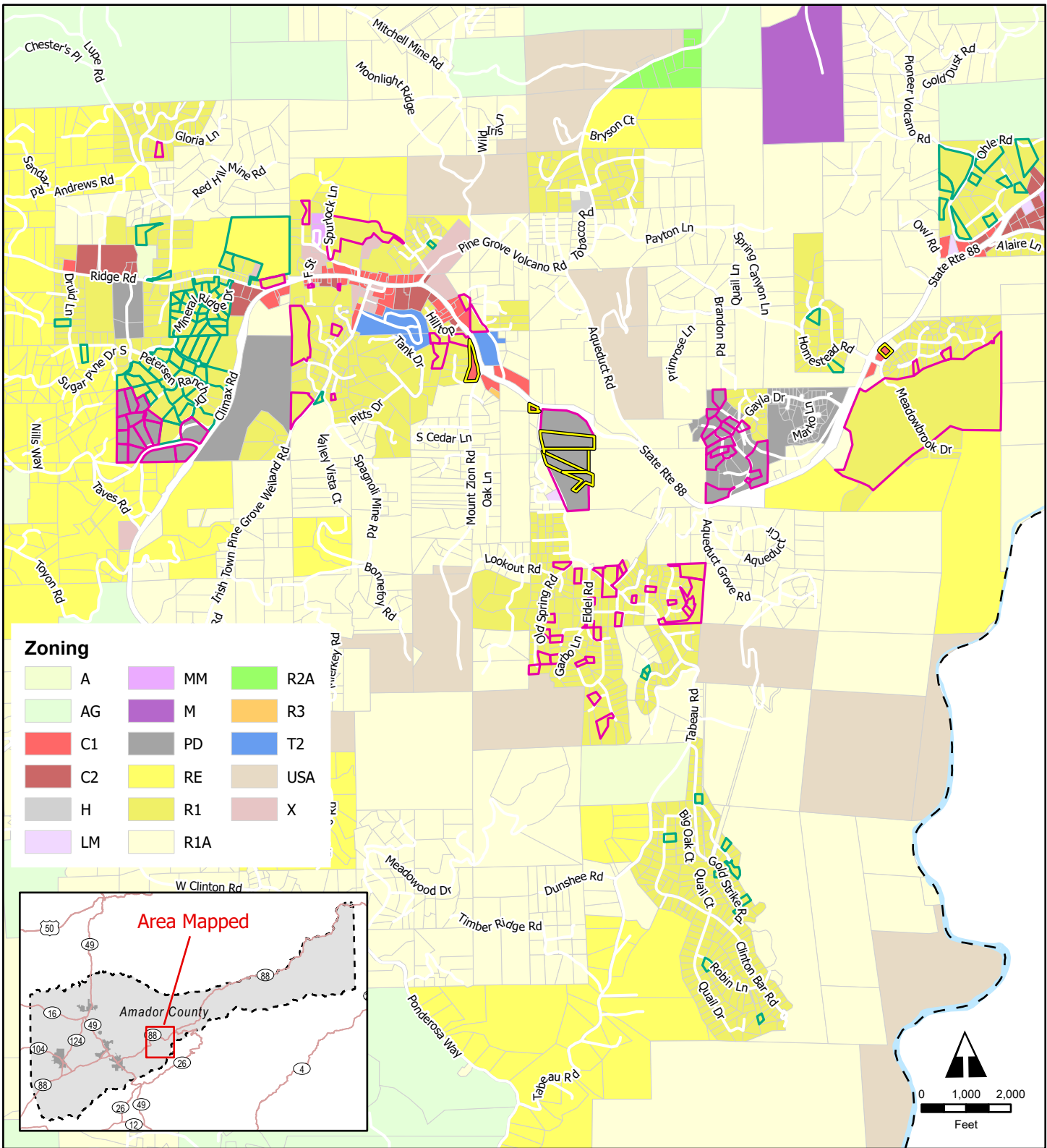


AMADOR COUNTYWIDE HOUSING ELEMENT

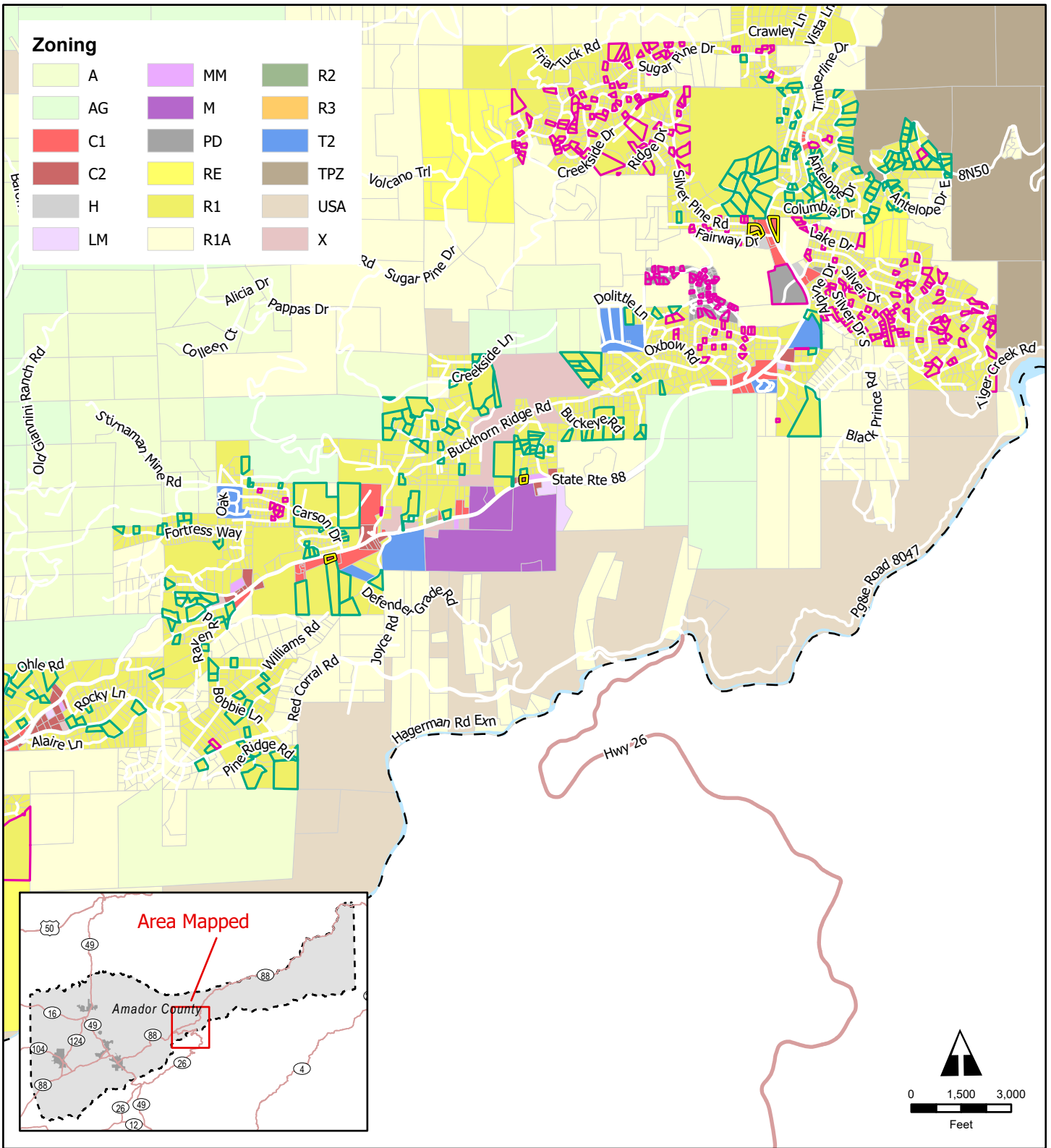
Figure County-2.
Amador County Inventory of Sites
Near Incorporated Areas
Zoning Map



Sources: Amador County GIS; USGS Roads Database. Map date: October 18, 2022.



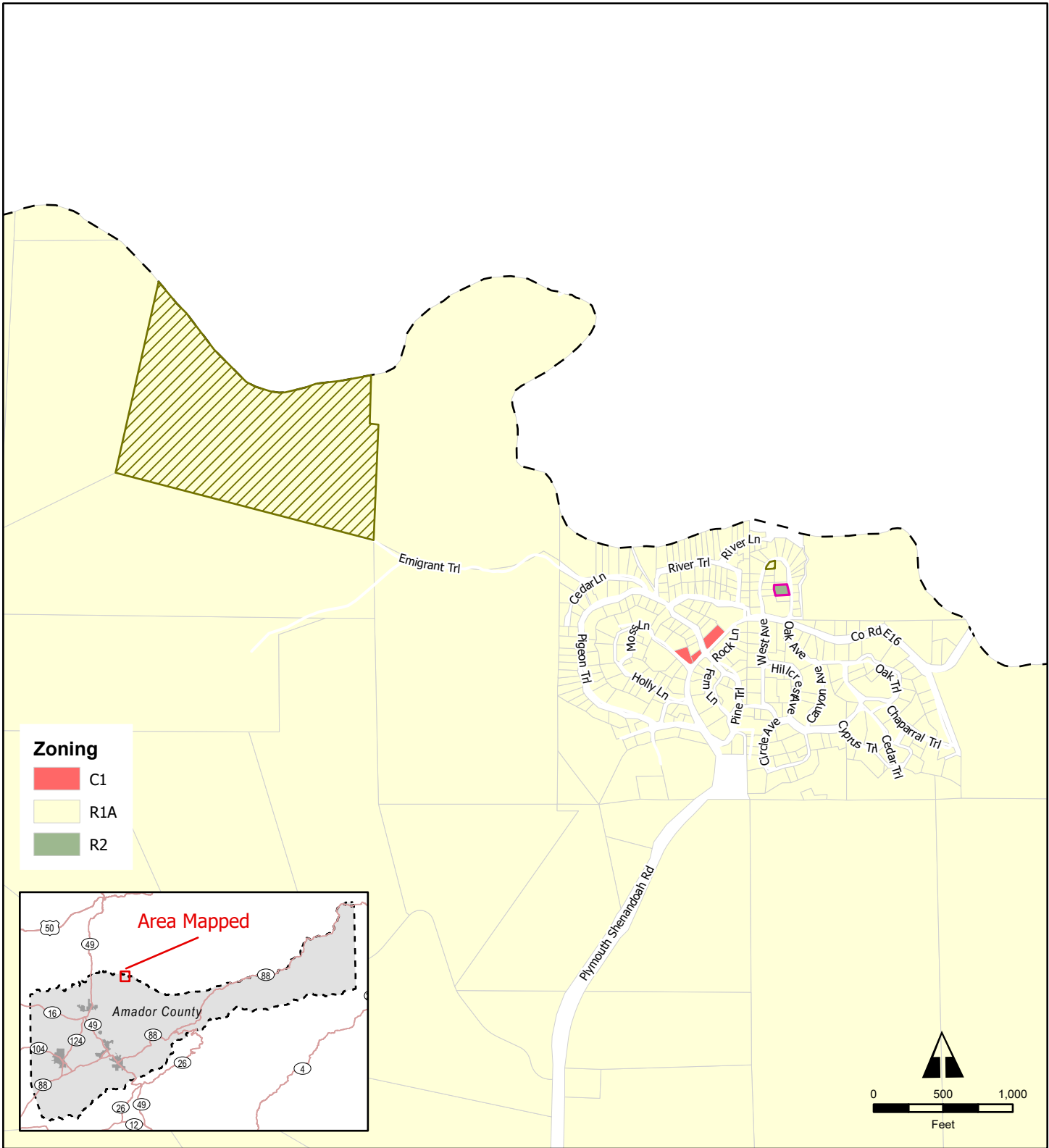
Sources: Amador County GIS; USGS Roads Database. Map date: October 18, 2022.



AMADOR COUNTYWIDE HOUSING ELEMENT

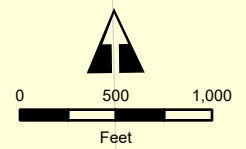
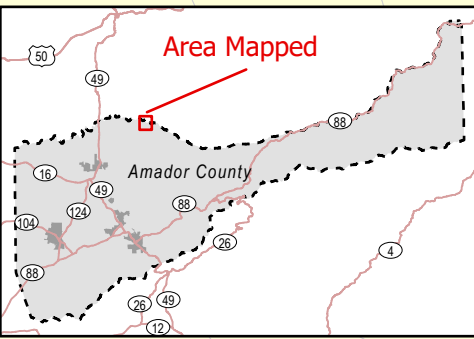
**Figure County-5.
Amador County Inventory of Sites
Pioneer Area
Zoning Map**

Sources: Amador County GIS; USGS Roads Database. Map date: October 18, 2022.



Zoning

- C1
- R1A
- R2

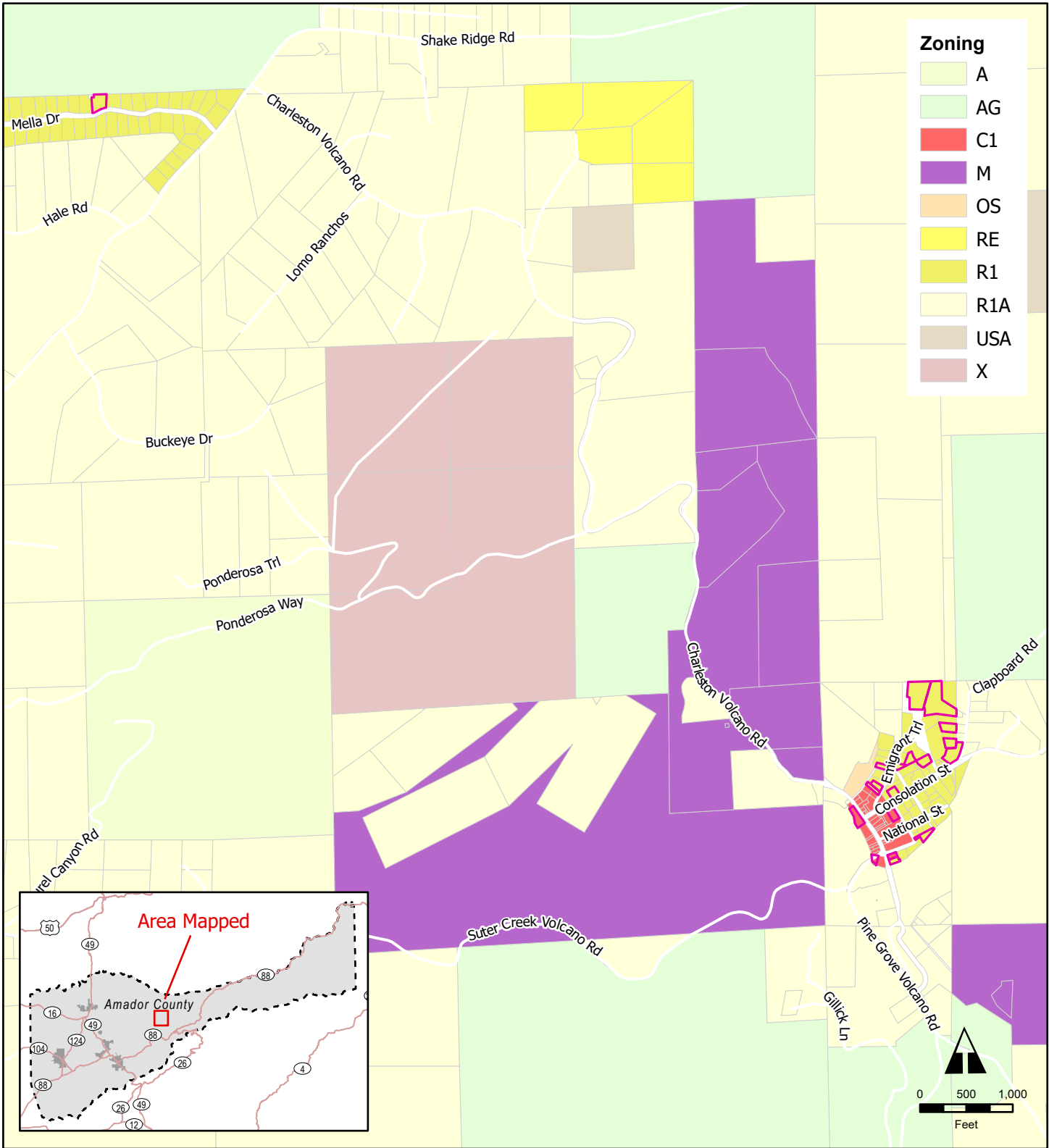


- Legend**
- Amador County Boundary
 - Vacant Sites**
 - Moderate
 - Pending/Approved Project Sites**
 - Very Low/ Low

AMADOR COUNTYWIDE HOUSING ELEMENT

Figure County-6.
Amador County Inventory of Sites
River Pines Area
Zoning Map

Sources: Amador County GIS; USGS Roads Database. Map date: October 20, 2022.



Zoning

A
AG
C1
M
OS
RE
R1
R1A
USA
X

- Legend**
- [- -] Amador County Boundary
 - Vacant Sites**
 - [] Moderate

AMADOR COUNTYWIDE HOUSING ELEMENT

Figure County-7.
Amador County Inventory of Sites
Volcano Area
Zoning Map

Sources: Amador County GIS; USGS Roads Database. Map date: October 18, 2022.

Amador County Annex Attachment A

JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Total Capacity	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity		
AMADOR COUNTY	10800 SUTTER CREEK RANCHOS RD	95685	011-320-002-000	AG	A/40		0.025	40.55	Vacant		No	Pending project		0	1	0	1	1 SFD (with completed 1 ADU) - M
AMADOR COUNTY	21271 LATROBE RD	95669	001-090-004-000	AG	AG		0.025	161.06	Residential		No	Pending project		0	0	1	1	1 ADU (with completed 1 SFD) - AM
AMADOR COUNTY	6601 SUTTER IONE RD	95640	011-090-021-000	AG	AG		0.025	232.03	Vacant		No	Pending project		0	0	6	6	Vineyard Village - 6 units
AMADOR COUNTY	2075 CAMANCHE RD	95640	003-702-004-000	SPA	C1		43.56	0.25	Vacant		No	Available		0	5	0	5	
AMADOR COUNTY	4208 CAMANCHE PKWY N	95640	003-730-012-000	SPA	C1		43.56	0.67	Vacant		No	Available	element	14	0	0	14	
AMADOR COUNTY	4200 CAMANCHE PKWY N	95640	003-730-022-000	SPA	C1		43.56	0.70	Vacant		No	Available	element	15	0	0	15	
AMADOR COUNTY	4171 TETON CT	95640	003-762-033-000	SPA	C1		43.56	0.54	Vacant		No	Available		0	0	0	0	
AMADOR COUNTY	15962 STATE HWY 49	95699	008-201-011-000	C	C1		43.56	0.42	Vacant		No	Available		0	9	0	9	
AMADOR COUNTY	15978 RAMS HORN GRADE RD	95689	029-041-010-000	C	C1		43.56	0.13	Vacant		No	Available		0	2	0	2	
AMADOR COUNTY	16211 CHARLESTON RD	95689	029-041-021-000	C	C1		43.56	0.37	Vacant		No	Available		0	8	0	8	
AMADOR COUNTY	21390 CONSOLATION ST	95689	029-043-004-000	C	C1		43.56	0.31	Vacant		No	Available		0	6	0	6	
AMADOR COUNTY	21400 ST GEORGE ST	95689	029-045-002-000	C	C1		43.56	0.12	Vacant		No	Available		0	2	0	2	
AMADOR COUNTY	19710 STATE HIGHWAY 88	95665	030-180-027-000	TC	C1		43.56	0.16	Vacant		No	Available		0	3	0	3	
AMADOR COUNTY	24220 STATE HWY 88	95666	031-310-021-000-B	C	C1		43.56	12.22	Vacant		No	Available	In 2015 inventory	24	0	0	24	
AMADOR COUNTY	CA-88 AND NOBB HILL CT	95666	033-530-014-000	C	C1		43.56	2.61	Vacant		No	Available	element	56	0	0	56	
AMADOR COUNTY	20582 CA-88	95665	038-170-017-000	TC	C1		43.56	0.60	Vacant		No	Available		0	0	0	0	
AMADOR COUNTY	22011 MEADOWBROOK DR	95665	038-390-022-000	C	C1		43.56	1.03	Vacant		No	Available	element	22	0	0	22	
AMADOR COUNTY	13775 MOUNT ZION RD	95665	038-500-016-000	TC	C1		43.56	3.01	Vacant		FPD	Available	element	65	0	0	65	
AMADOR COUNTY	11930 STATE HWY 88	95642	044-100-005-000	RSC	C1		43.56	2.33	Vacant		No	Available	element	50	0	0	50	
AMADOR COUNTY	25337 STATE HIGHWAY 88	95666	031-080-008-000-B	C	C2		43.56	1.92	Vacant		No	Available	In 2015 inventory	19	0	0	19	
AMADOR COUNTY	51011 SENTINELS WAY	95646	026-300-008-000	SPA	KSP MF			0.02	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	51009 SENTINELS WAY	95646	026-300-009-000	SPA	KSP MF			0.02	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	51007 SENTINELS WAY	95646	026-300-010-000	SPA	KSP MF			0.03	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	51005 SENTINELS WAY	95646	026-300-011-000	SPA	KSP MF			0.02	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	51003 SENTINELS WAY	95646	026-300-012-000	SPA	KSP MF			0.03	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	51001 SENTINELS WAY	95646	026-300-013-000	SPA	KSP MF			0.02	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	33441 KIRKWOOD MEADOWS DR	95646	026-270-021-000	SPA	KSP MF-C			1.29	Vacant		No	Available		29	0	0	29	
AMADOR COUNTY	33495 KIRKWOOD MEADOWS DR	95646	026-270-022-000	SPA	KSP MF-C			0.95	Vacant		No	Available		21	0	0	21	
AMADOR COUNTY	50861 MERRILL RD	95646	026-141-001-000	SPA	KSP SR			0.44	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	34215 FREMONT RD	95666	026-141-010-000	SPA	KSP SR			0.30	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	50860 MERRILL RD	95646	026-143-001-000	SPA	KSP SR			0.42	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	50794 MERRILL RD	95646	026-143-004-000	SPA	KSP SR			0.32	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	50871 FREMONT CT	95646	026-143-007-000	SPA	KSP SR			0.39	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	34079 FREMONT RD	95646	026-151-005-000	SPA	KSP SR			0.28	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	34041 FREMONT RD	95646	026-151-009-000	SPA	KSP SR			0.22	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	50847 FREMONT CT	95646	026-152-002-000	SPA	KSP SR			0.30	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	34064 FREMONT RD	95646	026-153-008-000	SPA	KSP SR			0.37	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	34022 FREMONT RD	95646	026-153-009-000	SPA	KSP SR			0.28	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	34014 FREMONT RD	95646	026-153-011-000	SPA	KSP SR			0.28	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	34001 DANBURG DR	95646	026-161-001-000	SPA	KSP SR			0.53	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	34011 DANBURG DR	95646	026-161-002-000	SPA	KSP SR			0.58	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	34060 DANBURG DR	95646	026-162-001-000	SPA	KSP SR			0.29	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	33950 DANBURG DR	95646	026-162-006-000	SPA	KSP SR			0.29	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	33971 DANBURG DR	95646	026-163-003-000	SPA	KSP SR			0.31	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	33965 FREMONT RD	95646	026-163-009-000	SPA	KSP SR			0.26	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	33981 FREMONT RD	95646	026-163-010-000	SPA	KSP SR			0.28	Vacant		No	Available		0	0	1	1	

Amador County Annex Attachment A

JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Total Capacity	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity		
AMADOR COUNTY	33978 FREMONT RD	95646	026-164-005-000	SPA	KSP SR			0.37	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	33950 FREMONT RD	95646	026-164-007-000	SPA	KSP SR			0.24	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	34080 DANBURG DR	95646	026-171-011-000	SPA	KSP SR			0.31	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	33911 DANBURG DR	95646	026-172-003-000	SPA	KSP SR			0.42	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	33891 DANBURG DR	95646	026-172-005-000	SPA	KSP SR			0.29	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	33785 DANBURG DR	95646	026-172-011-000	SPA	KSP SR			0.34	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	33889 FREMONT RD	95646	026-172-013-000	SPA	KSP SR			0.31	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	50951 WINTERGREEN WAY	95646	026-182-012-000	SPA	KSP SR			0.20	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	34062 YARROW PL	95646	026-190-001-000	SPA	KSP SR			0.22	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	34050 YARROW PL	95646	026-190-003-000	SPA	KSP SR			0.25	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	33839 HAWKWEED WAY	95646	026-201-005-000	SPA	KSP SR			0.26	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	33801 HAWKWEED WAY	95646	026-201-007-000	SPA	KSP SR			0.27	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	33914 HAWKWEED WAY	95646	026-202-001-000	SPA	KSP SR			0.21	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	OLYMPIC CT AND PALISADES DR	95646	026-290-002-000	SPA	KSP SR			0.35	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	262 PALISADES DR	95646	026-290-005-000	SPA	KSP SR			0.38	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	MEADOWS DR	95646	026-290-006-000	SPA	KSP SR			0.39	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	MEADOWS DR	95646	026-290-008-000	SPA	KSP SR			0.40	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	MEADOWS DR	95646	026-290-009-000	SPA	KSP SR			0.41	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	MEADOWS DR	95646	026-290-010-000	SPA	KSP SR			0.44	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	MEADOWS DR	95646	026-290-011-000	SPA	KSP SR			0.61	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	349 PALISADES DR	95646	026-290-012-000	SPA	KSP SR			0.52	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	MEADOWS DR	95646	026-290-013-000	SPA	KSP SR			0.31	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	285 PALISADES DR	95646	026-290-014-000	SPA	KSP SR			0.19	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27171 ST ANDREWS CT	95666	033-530-040-000	SPA	PD		7.26	22.23	Vacant		No	Available		0	129	0	129	
AMADOR COUNTY	13798 REDBUD LN	95665	038-650-002-000	RR	PD	0.2	1	2.29	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	13536 SEQUOIA LN	95665	038-650-006-000	RR	PD	0.2	1	0.96	Vacant		No	Available		0	0	0	0	
AMADOR COUNTY	21312 GAYLA DR	95665	038-650-010-000	RR	PD	0.2	1	2.37	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	21321 GAYLA DR	95665	038-650-012-000	RR	PD	0.2	1	1.16	Vacant		No	Available		0	0	0	0	
AMADOR COUNTY	13651 REDBUD LN	95665	038-650-013-000	RR	PD	0.2	1	1.12	Vacant		No	Available		0	0	0	0	
AMADOR COUNTY	13799 REDBUD LN	95665	038-650-015-000	RR	PD	0.2	1	0.99	Vacant		No	Available		0	0	0	0	
AMADOR COUNTY	21285 COTTONWOOD LN	95665	038-650-019-000	RR	PD	0.2	1	2.66	Vacant		No	Available		0	0	2	2	
AMADOR COUNTY	21272 COTTONWOOD LN	95665	038-650-020-000	RR	PD	0.2	1	1.54	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	13428 BLACKBERRY LN	95665	038-660-003-000	RR	PD	0.2	1	7.55	Vacant		No	Available		0	0	6	6	
AMADOR COUNTY	13362 BLACKBERRY LN	95665	038-660-005-000	RR	PD	0.2	1	0.22	Vacant		No	Available		0	0	0	0	
AMADOR COUNTY	13287 BLACKBERRY LN	95665	038-660-007-000	RR	PD	0.2	1	3.57	Vacant		No	Available		0	0	2	2	
AMADOR COUNTY	13511 PAINTBRUSH LN	95665	038-660-008-000	RR	PD	0.2	1	1.29	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	13440 PAINTBRUSH LN	95665	038-660-009-000	RR	PD	0.2	1	1.06	Vacant		No	Available		0	0	0	0	
AMADOR COUNTY	13475 PAINTBRUSH LN	95665	038-660-013-000	RR	PD	0.2	1	2.39	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	19088 CLIMAX RD	95665	038-690-019-000	RR	PD	0.2	1	5.33	Vacant		No	Available		0	0	4	4	
AMADOR COUNTY	18957 CA-88	95665	038-690-020-000	RR	PD	0.2	1	3.23	Vacant		No	Available		0	0	2	2	
AMADOR COUNTY	18934 CLIMAX RD	95665	038-690-021-000	RR	PD	0.2	1	4.65	Vacant		No	Available		0	0	3	3	
AMADOR COUNTY	18877 CLIMAX RD	95665	038-690-022-000	RR	PD	0.2	1	2.65	Vacant		No	Available		0	0	2	2	
AMADOR COUNTY	18825 CLIMAX RD	95665	038-690-023-000	RR	PD	0.2	1	2.22	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	CLIMAX RD AND PONDEROSA WAY	95665	038-690-024-000	RR	PD	0.2	1	2.42	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	CLIMAX RD AND PONDEROSA WAY	95665	038-690-025-000	RR	PD	0.2	1	1.83	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	CLIMAX RD AND PONDEROSA WAY	95665	038-690-026-000	RR	PD	0.2	1	1.79	Vacant		No	Available		0	0	1	1	

Amador County Annex Attachment A

JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL PLAN	ZONING	MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate Income Capacity	Above Mod. Income Capacity	Total Capacity	Optional Info1
AMADOR COUNTY	CLIMAX RD AND PONDEROSA WAY	95665	038-690-027-000	RR	PD	0.2	1	2.09	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	18877 CLIMAX RD	95665	038-690-028-000	RR	PD	0.2	1	2.92	Vacant		No	Available		0	0	2	2	
AMADOR COUNTY	CLIMAX RD AND PONDEROSA WAY	95665	038-690-029-000	RR	PD	0.2	1	3.30	Vacant		No	Available		0	0	2	2	
AMADOR COUNTY	13657 PONDEROSA WAY	95665	038-690-030-000	RR	PD	0.2	1	1.43	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	13693 PONDEROSA WAY	95665	038-690-031-000	RR	PD	0.2	1	1.74	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	13733 PONDEROSA WAY	95665	038-690-032-000	RR	PD	0.2	1	2.47	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	CLIMAX RD AND PONDEROSA WAY	95665	038-690-033-000	RR	PD	0.2	1	3.04	Vacant		No	Available		0	0	2	2	
AMADOR COUNTY	PINE GROVE TABEAUD RD AND HWY 88	95665	038-170-014-000-B	C	PD/C1-X		43.56	21.51	Vacant		No	Available		0	256	0	256	
AMADOR COUNTY	PINE GROVE TABEAUD RD AND HWY 88	95665	038-170-014-000-C	RL	PD/C1-X		43.56	21.51	Vacant		No	Available	Not in previous element	197	0	0	197	
AMADOR COUNTY	PINE GROVE TABEAUD RD AND HWY 88	95665	038-180-040-000	RL	PD/C1-X		43.56	7.08	Vacant		No	Available	Not in previous element	154	0	0	154	
AMADOR COUNTY	13300 PINE GROVE TABEAUD RD	95665	038-180-042-000	RR	PD/C1-X		43.56	11.49	Vacant		No	Available		0	250	0	250	
AMADOR COUNTY	13368 PINE GROVE TABEAUD RD	95665	038-180-054-000-A	RL	PD/C1-X		43.56	6.82	Vacant		No	Available	element	85	0	0	85	
AMADOR COUNTY	PINE GROVE TABEAUD RD AND HWY 88	95665	038-180-054-000-B	RR	PD/C1-X		43.56	6.82	Vacant		No	Available	Not in previous element	62	0	0	62	
AMADOR COUNTY	26341 GOLF LINKS DR	95666	033-770-001-000	SPA	PD/R1		7.26	0.27	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26441 GOLF LINKS DR	95666	033-770-006-000	SPA	PD/R1		7.26	0.20	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26461 GOLF LINKS DR	95666	033-770-007-000	SPA	PD/R1		7.26	0.26	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26481 GOLF LINKS DR	95666	033-770-008-000	SPA	PD/R1		7.26	0.27	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26440 GOLF LINKS DR	95666	033-770-009-000	SPA	PD/R1		7.26	0.21	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26420 GOLF LINKS DR	95666	033-770-010-000	SPA	PD/R1		7.26	0.22	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26380 GOLF LINKS DR	95666	033-770-012-000	SPA	PD/R1		7.26	0.20	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26301 ST ANDREWS CT	95666	033-770-017-000	SPA	PD/R1		7.26	0.30	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16910 FAIRVIEW CT	95666	033-770-023-000	SPA	PD/R1		7.26	0.24	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16930 FAIRVIEW CT	95666	033-770-024-000	SPA	PD/R1		7.26	0.32	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16950 FAIRVIEW CT	95666	033-770-025-000	SPA	PD/R1		7.26	0.30	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16941 FAIRVIEW CT	95666	033-770-026-000	SPA	PD/R1		7.26	0.49	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16931 FAIRVIEW CT	95666	033-770-027-000	SPA	PD/R1		7.26	0.41	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16851 FAIRVIEW CT	95666	033-770-031-000	SPA	PD/R1		7.26	0.28	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26281 GOLF LINKS DR	95666	033-780-001-000	SPA	PD/R1		7.26	0.25	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26331 GOLF LINKS DR	95666	033-780-006-000	SPA	PD/R1		7.26	0.36	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26300 GOLF LINKS DR	95666	033-780-011-000	SPA	PD/R1		7.26	0.30	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26260 GOLF LINKS DR	95666	033-780-013-000	SPA	PD/R1		7.26	0.29	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26261 GOLF VIEW LN	95666	033-790-004-000	SPA	PD/R1		7.26	0.21	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26291 GOLF VIEW LN	95666	033-790-007-000	SPA	PD/R1		7.26	0.24	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26250 SPYGLASS CT	95666	033-790-017-000	SPA	PD/R1		7.26	0.69	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26270 SPYGLASS CT	95666	033-790-019-000	SPA	PD/R1		7.26	0.84	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26321 GOLF VIEW LN	95666	033-790-022-000	SPA	PD/R1		7.26	0.32	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26340 HILLVIEW LN	95666	033-790-026-000	SPA	PD/R1		7.26	1.14	Vacant		No	Available		0	6	0	6	
AMADOR COUNTY	26621 GOLF LINKS DR	95666	033-790-028-000	SPA	PD/R1		7.26	0.33	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26601 GOLF LINKS DR	95666	033-790-029-000	SPA	PD/R1		7.26	0.27	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26581 GOLF LINKS DR	95666	033-790-030-000	SPA	PD/R1		7.26	0.27	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26541 GOLF LINKS DR	95666	033-790-036-000	SPA	PD/R1		7.26	0.52	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26011 GOLF LINKS DR	95666	033-810-007-000	SPA	PD/R1		7.26	0.25	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26061 GOLF LINKS DR	95666	033-810-009-000	SPA	PD/R1		7.26	0.29	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26131 GOLF LINKS DR	95666	033-810-012-000	SPA	PD/R1		7.26	0.34	Vacant		No	Available		0	0	1	1	

Amador County Annex Attachment A

JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL PLAN	ZONING	MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Total Capacity	Optional Info1
															Income Capacity	Income Capacity		
AMADOR COUNTY	26090 GOLF LINKS DR	95666	033-810-015-000	SPA	PD/R1		7.26	0.35	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16930 GOLF LINKS CT	95666	033-810-018-000	SPA	PD/R1		7.26	0.52	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16920 GOLF LINKS CT	95666	033-810-019-000	SPA	PD/R1		7.26	0.51	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16935 GOLF LINKS CT	95666	033-810-021-000	SPA	PD/R1		7.26	0.39	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16940 CASTLEWOOD CT	95666	033-810-022-000	SPA	PD/R1		7.26	0.59	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16920 CASTLEWOOD CT	95666	033-810-024-000	SPA	PD/R1		7.26	0.59	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	25890 GOLF LINKS DR	95666	033-810-025-000	SPA	PD/R1		7.26	0.46	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	25977 GOLF LINKS DR	95666	033-810-027-000	SPA	PD/R1		7.26	0.68	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2125 VILLAGE DR	95640	003-011-001-000	RR	R1		7.26	1.42	Vacant		No	Available		0	4	4	8	
AMADOR COUNTY	2135 VILLAGE DR	95640	003-011-002-000	RR	R1		7.26	1.06	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	2141 VILLAGE DR	95640	003-011-004-000	RR	R1		7.26	1.80	Vacant		No	Available		0	5	5	10	
AMADOR COUNTY	2165 VILLAGE DR	95640	003-011-005-000	RR	R1		7.26	1.42	Vacant		No	Available		0	4	4	8	
AMADOR COUNTY	2169 VILLAGE DR	95640	003-011-006-000	RR	R1		7.26	1.31	Vacant		No	Available		0	3	4	7	
AMADOR COUNTY	2209 VILLAGE DR	95640	003-011-009-000	RR	R1		7.26	1.35	Vacant		No	Available		0	3	4	7	
AMADOR COUNTY	2220 VILLAGE DR	95640	003-012-001-000	RR	R1		7.26	0.64	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2214 NEWMAN HILL DR	95640	003-012-002-000	RR	R1		7.26	0.54	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2222 NEWMAN HILL DR	95640	003-012-003-000	RR	R1		7.26	0.53	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2130 VILLAGE DR	95640	003-012-005-000	RR	R1		7.26	1.12	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	2268 VILLAGE DR	95640	003-012-006-000	RR	R1		7.26	0.55	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2270 VILLAGE DR	95640	003-022-001-000	RR	R1		7.26	0.54	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2310 VILLAGE DR	95640	003-022-004-000	RR	R1		7.26	0.65	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4531 NEWMAN CT	95640	003-022-007-000	RR	R1		7.26	0.50	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2374 VILLAGE DR	95640	003-022-008-000	RR	R1		7.26	0.47	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2501 VILLAGE DR	95640	003-031-002-000	RR	R1		7.26	9.38	Vacant		No	Available		0	27	27	54	
AMADOR COUNTY	2426 VILLAGE DR	95640	003-032-001-000	RR	R1		7.26	0.52	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2460 VILLAGE DR	95640	003-032-003-000	RR	R1		7.26	0.49	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2480 VILLAGE DR	95640	003-032-004-000	RR	R1		7.26	0.49	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2500 VILLAGE DR	95640	003-032-005-000	RR	R1		7.26	0.49	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4562 COYOTE DR	95640	003-040-001-000	RR	R1		7.26	0.55	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4566 COYOTE DR	95640	003-040-002-000	RR	R1		7.26	0.58	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2685 VILLAGE DR	95640	003-040-005-000	RR	R1		7.26	0.53	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2695 CHEYENNE CT	95640	003-040-011-000	RR	R1		7.26	0.53	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2705 CHEYENNE CT	95640	003-040-012-000	RR	R1		7.26	0.52	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2725 CHEYENNE CT	95640	003-040-013-000	RR	R1		7.26	0.52	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2773 CHEYENNE CT	95640	003-040-016-000	RR	R1		7.26	0.53	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2765 CHEYENNE CT	95640	003-040-017-000	RR	R1		7.26	0.50	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2781 CHEYENNE CT	95640	003-040-018-000	RR	R1		7.26	0.54	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4556 COYOTE DR	95640	003-050-001-000	RR	R1		7.26	0.88	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4548 COYOTE DR	95640	003-050-002-000	RR	R1		7.26	0.69	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4546 COYOTE DR	95640	003-050-003-000	RR	R1		7.26	0.62	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4544 COYOTE DR	95640	003-050-004-000	RR	R1		7.26	0.58	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2919 COYOTE CT	95640	003-050-008-000	RR	R1		7.26	0.54	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	3000 COYOTE CT	95640	003-050-015-000	RR	R1		7.26	0.56	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2910 COYOTE CT	95640	003-050-020-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4704 ROADRUNNER DR	95640	003-050-023-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4688 ROADRUNNER DR	95640	003-050-026-000	RR	R1		7.26	0.55	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4684 ROADRUNNER DR	95640	003-050-027-000	RR	R1		7.26	0.50	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4680 ROADRUNNER DR	95640	003-050-028-000	RR	R1		7.26	0.49	Vacant		No	Available		0	0	1	1	

Amador County Annex Attachment A

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				PLAN	ZONING										Income Capacity	Income Capacity		
AMADOR COUNTY	4664 ROADRUNNER DR	95640	003-061-004-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4616 ROADRUNNER DR	95640	003-061-018-000	RR	R1		7.26	0.49	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4612 ROADRUNNER DR	95640	003-061-019-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4647 ROADRUNNER DR	95640	003-062-003-000	RR	R1		7.26	0.52	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4629 ROADRUNNER DR	95640	003-062-006-000	RR	R1		7.26	0.55	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4609 ROADRUNNER DR	95640	003-062-007-000	RR	R1		7.26	0.64	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4665 ROADRUNNER DR	95640	003-062-010-000	RR	R1		7.26	0.55	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4585 ROADRUNNER DR	95640	003-071-003-000	RR	R1		7.26	0.53	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4556 ROADRUNNER CT	95640	003-071-005-000	RR	R1		7.26	0.52	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4567 ROADRUNNER DR	95640	003-071-012-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4490 COYOTE DR	95640	003-071-016-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4500 COYOTE DR	95640	003-071-017-000	RR	R1		7.26	0.50	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4510 COYOTE DR	95640	003-071-018-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4512 COYOTE DR	95640	003-071-019-000	RR	R1		7.26	0.50	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4695 ROADRUNNER DR	95640	003-071-020-000	RR	R1		7.26	0.52	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4689 ROADRUNNER DR	95640	003-071-021-000	RR	R1		7.26	0.61	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4683 ROADRUNNER DR	95640	003-071-022-000	RR	R1		7.26	0.54	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4677 ROADRUNNER DR	95640	003-071-023-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4671 ROADRUNNER DR	95640	003-071-024-000	RR	R1		7.26	0.64	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4584 ROADRUNNER DR	95640	003-072-003-000	RR	R1		7.26	0.53	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4588 ROADRUNNER DR	95640	003-072-004-000	RR	R1		7.26	0.53	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2765 VILLAGE DR	95640	003-081-001-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2705 VILLAGE DR	95640	003-081-006-000	RR	R1		7.26	0.52	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4565 COYOTE DR	95640	003-081-007-000	RR	R1		7.26	0.52	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4545 CHEYENNE DR	95640	003-081-008-000	RR	R1		7.26	0.52	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4535 CHEYENNE DR	95640	003-081-010-000	RR	R1		7.26	0.50	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4515 CHEYENNE DR	95640	003-081-011-000	RR	R1		7.26	0.50	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4499 CHEYENNE DR	95640	003-081-012-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4551 COYOTE DR	95640	003-082-002-000	RR	R1		7.26	0.48	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4535 COYOTE DR	95640	003-082-005-000	RR	R1		7.26	0.54	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4531 COYOTE DR	95640	003-082-006-000	RR	R1		7.26	0.49	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4511 COYOTE DR	95640	003-082-010-000	RR	R1		7.26	0.50	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4506 CHEYENNE DR	95640	003-082-017-000	RR	R1		7.26	0.50	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4540 CHEYENNE DR	95640	003-082-019-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4550 CHEYENNE DR	95640	003-082-020-000	RR	R1		7.26	0.54	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2660 VILLAGE DR	95640	003-090-003-000	RR	R1		7.26	0.56	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2714 VILLAGE DR	95640	003-090-007-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2235 NEWMAN HILL DR	95640	003-111-002-000	RR	R1		7.26	0.52	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2295 NEWMAN HILL DR	95640	003-111-003-000	RR	R1		7.26	0.60	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2325 NEWMAN HILL DR	95640	003-111-005-000	RR	R1		7.26	0.66	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2270 NEWMAN HILL DR	95640	003-112-001-000	RR	R1		7.26	0.53	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2290 NEWMAN HILL DR	95640	003-112-002-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2300 NEWMAN HILL DR	95640	003-112-003-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2320 NEWMAN HILL DR	95640	003-112-004-000	RR	R1		7.26	0.50	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2340 NEWMAN HILL DR	95640	003-112-005-000	RR	R1		7.26	0.50	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2360 NEWMAN HILL DR	95640	003-112-006-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2380 NEWMAN HILL DR	95640	003-112-007-000	RR	R1		7.26	0.55	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2380 NEWMAN HILL DR	95640	003-112-008-000	RR	R1		7.26	0.54	Vacant		No	Available		0	0	1	1	

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JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Total Capacity	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity		
AMADOR COUNTY	4407 NEWMAN CT	95640	003-112-009-000	RR	R1		7.26	0.54	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4400 NEWMAN CT	95640	003-112-010-000	RR	R1		7.26	0.54	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4404 NEWMAN CT	95640	003-112-011-000	RR	R1		7.26	0.54	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4416 NEWMAN CT	95640	003-112-012-000	RR	R1		7.26	0.60	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4430 NEWMAN CT	95640	003-112-013-000	RR	R1		7.26	0.58	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4464 NEWMAN CT	95640	003-112-015-000	RR	R1		7.26	0.49	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4496 NEWMAN CT	95640	003-112-017-000	RR	R1		7.26	0.57	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4516 NEWMAN CT	95640	003-112-018-000	RR	R1		7.26	0.53	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4492 NEWMAN CT	95640	003-112-019-000	RR	R1		7.26	0.84	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2109 VILLAGE DR	95640	003-121-001-000	RR	R1		7.26	3.86	Vacant		No	Available		0	11	11	22	
AMADOR COUNTY	2106 VILLAGE DR	95640	003-122-002-000	RR	R1		7.26	1.16	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	2110 VILLAGE DR	95640	003-122-004-000	RR	R1		7.26	1.08	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	2185 GRAPEVINE GULCH RD	95640	003-130-003-000	RR	R1		7.26	2.61	Vacant		No	Available		0	7	8	15	
AMADOR COUNTY	2235 GRAPEVINE GULCH RD	95640	003-130-004-000	RR	R1		7.26	2.42	Vacant		No	Available		0	7	7	14	
AMADOR COUNTY	2285 GRAPEVINE GULCH RD	95640	003-130-005-000	RR	R1		7.26	2.40	Vacant		No	Available		0	6	7	13	
AMADOR COUNTY	2355 GRAPEVINE GULCH RD	95640	003-130-006-000	RR	R1		7.26	2.61	Vacant		No	Available		0	7	8	15	
AMADOR COUNTY	2150 GRAPEVINE GULCH RD	95640	003-140-002-000	RR	R1		7.26	1.93	Vacant		No	Available		0	5	6	11	
AMADOR COUNTY	2170 GRAPEVINE GULCH RD	95640	003-140-003-000	RR	R1		7.26	2.12	Vacant		No	Available		0	6	6	12	
AMADOR COUNTY	2280 GRAPEVINE GULCH RD	95640	003-140-005-000	RR	R1		7.26	2.57	Vacant		No	Available		0	7	7	14	
AMADOR COUNTY	2470 GRAPEVINE GULCH RD	95640	003-150-004-000	RR	R1		7.26	2.73	Vacant		No	Available		0	7	8	15	
AMADOR COUNTY	2530 GRAPEVINE GULCH RD	95640	003-150-005-000	RR	R1		7.26	2.61	Vacant		No	Available		0	7	8	15	
AMADOR COUNTY	2600 GRAPEVINE GULCH RD	95640	003-160-001-000	RR	R1		7.26	2.50	Vacant		No	Available		0	7	7	14	
AMADOR COUNTY	2680 GRAPEVINE GULCH RD	95640	003-160-002-000	RR	R1		7.26	2.48	Vacant		No	Available		0	7	7	14	
AMADOR COUNTY	2726 VILLAGE DR	95640	003-170-001-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2736 VILLAGE DR	95640	003-170-002-000	RR	R1		7.26	0.52	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2748 VILLAGE DR	95640	003-170-003-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2770 VILLAGE DR	95640	003-170-005-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2780 VILLAGE DR	95640	003-170-006-000	RR	R1		7.26	0.52	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2715 GRAPEVINE GULCH RD	95640	003-170-010-000	RR	R1		7.26	3.15	Vacant		No	Available		0	9	9	18	
AMADOR COUNTY	2645 GRAPEVINE GULCH RD	95640	003-170-012-000	RR	R1		7.26	3.00	Vacant		No	Available		0	8	9	17	
AMADOR COUNTY	2841 VILLAGE DR	95640	003-181-001-000	RR	R1		7.26	0.86	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2795 VILLAGE DR	95640	003-181-004-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2785 VILLAGE DR	95640	003-181-005-000	RR	R1		7.26	0.49	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4475 CHEYENNE DR	95640	003-181-007-000	RR	R1		7.26	0.50	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4435 CHEYENNE DR	95640	003-181-010-000	RR	R1		7.26	0.50	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2861 VILLAGE DR	95640	003-182-001-000	RR	R1		7.26	0.53	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2980 SNOWBIRD DR	95640	003-182-003-000	RR	R1		7.26	0.52	Vacant		No	Available		0	1	2	3	
AMADOR COUNTY	2834 VILLAGE DR	95640	003-183-001-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2846 VILLAGE DR	95640	003-183-002-000	RR	R1		7.26	0.55	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4440 CHEYENNE DR	95640	003-190-001-000	RR	R1		7.26	0.49	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4406 CHEYENNE DR	95640	003-190-004-000	RR	R1		7.26	0.50	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4400 CHEYENNE DR	95640	003-190-006-000	RR	R1		7.26	0.52	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4370 CHEYENNE DR	95640	003-190-007-000	RR	R1		7.26	0.50	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4352 CHEYENNE DR	95640	003-190-008-000	RR	R1		7.26	0.50	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4320 CHEYENNE DR	95640	003-190-011-000	RR	R1		7.26	0.50	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4381 COYOTE DR	95640	003-190-012-000	RR	R1		7.26	0.50	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4395 COYOTE DR	95640	003-190-013-000	RR	R1		7.26	0.50	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4401 COYOTE DR	95640	003-190-014-000	RR	R1		7.26	0.49	Vacant		No	Available		0	0	1	1	

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JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Total Capacity	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity		
AMADOR COUNTY	4415 COYOTE DR	95640	003-190-015-000	RR	R1		7.26	0.50	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4435 COYOTE DR	95640	003-190-016-000	RR	R1		7.26	0.48	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4561 ROADRUNNER DR	95640	003-201-001-000	RR	R1		7.26	0.52	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4460 COYOTE DR	95640	003-201-002-000	RR	R1		7.26	0.53	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4564 ROADRUNNER DR	95640	003-202-003-000	RR	R1		7.26	0.50	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4552 ROADRUNNER DR	95640	003-202-004-000	RR	R1		7.26	0.50	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	3156 YOLO CT	95640	003-202-018-000	RR	R1		7.26	0.67	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4310 COYOTE DR	95640	003-202-019-000	RR	R1		7.26	0.61	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4300 CHEYENNE DR	95640	003-211-001-000	RR	R1		7.26	0.75	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4290 CHEYENNE DR	95640	003-211-002-000	RR	R1		7.26	0.62	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4270 CHEYENNE DR	95640	003-211-003-000	RR	R1		7.26	0.60	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4246 CHEYENNE DR	95640	003-211-004-000	RR	R1		7.26	0.59	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4226 CHEYENNE DR	95640	003-211-006-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4215 COYOTE DR	95640	003-211-008-000	RR	R1		7.26	0.56	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4301 COYOTE DR	95640	003-211-012-000	RR	R1		7.26	0.66	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4365 COYOTE DR	95640	003-211-015-000	RR	R1		7.26	0.47	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4310 COYOTE DR	95640	003-212-001-000	RR	R1		7.26	0.67	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4230 COYOTE DR	95640	003-212-004-000	RR	R1		7.26	0.76	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4244 COYOTE DR	95640	003-212-005-000	RR	R1		7.26	1.09	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4306 COYOTE DR	95640	003-212-007-000	RR	R1		7.26	0.80	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4308 COYOTE DR	95640	003-212-008-000	RR	R1		7.26	1.04	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2852 VILLAGE DR	95640	003-221-001-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2870 VILLAGE DR	95640	003-221-002-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2886 VILLAGE DR	95640	003-221-004-000	RR	R1		7.26	0.52	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2898 VILLAGE DR	95640	003-221-005-000	RR	R1		7.26	0.52	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2912 VILLAGE DR	95640	003-221-006-000	RR	R1		7.26	0.53	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2938 VILLAGE DR	95640	003-221-008-000	RR	R1		7.26	0.58	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4291 CHEYENNE DR	95640	003-222-006-000	RR	R1		7.26	0.64	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4271 CHEYENNE DR	95640	003-222-007-000	RR	R1		7.26	0.62	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4245 CHEYENNE DR	95640	003-222-008-000	RR	R1		7.26	0.68	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2939 VILLAGE DR	95640	003-222-009-000	RR	R1		7.26	0.54	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2935 VILLAGE DR	95640	003-222-010-000	RR	R1		7.26	0.60	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2925 VILLAGE DR	95640	003-222-011-000	RR	R1		7.26	0.56	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2923 VILLAGE DR	95640	003-222-012-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2911 VILLAGE DR	95640	003-222-013-000	RR	R1		7.26	0.52	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2897 VILLAGE DR	95640	003-222-014-000	RR	R1		7.26	0.50	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2885 VILLAGE DR	95640	003-222-015-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4345 CHEYENNE DR	95640	003-222-016-000	RR	R1		7.26	1.16	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	2794 GRAPEVINE GULCH RD	95640	003-230-001-000	RR	R1		7.26	2.59	Vacant		No	Available		0	7	8	15	
AMADOR COUNTY	2775 GRAPEVINE GULCH RD	95640	003-230-002-000	RR	R1		7.26	3.17	Vacant		No	Available		0	9	9	18	
AMADOR COUNTY	2791 GRAPEVINE GULCH RD	95640	003-230-003-000	RR	R1		7.26	2.59	Vacant		No	Available		0	7	8	15	
AMADOR COUNTY	2940 VILLAGE DR	95640	003-251-001-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2946 VILLAGE DR	95640	003-251-002-000	RR	R1		7.26	0.50	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2948 VILLAGE DR	95640	003-251-003-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2954 VILLAGE DR	95640	003-251-004-000	RR	R1		7.26	0.50	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2958 VILLAGE DR	95640	003-251-005-000	RR	R1		7.26	0.55	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2964 VILLAGE DR	95640	003-251-006-000	RR	R1		7.26	0.60	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2968 VILLAGE DR	95640	003-251-007-000	RR	R1		7.26	0.53	Vacant		No	Available		0	0	1	1	

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JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Total Capacity	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity		
AMADOR COUNTY	2947 VILLAGE DR	95640	003-252-001-000	RR	R1		7.26	0.60	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4161 COYOTE DR	95640	003-252-002-000	RR	R1		7.26	0.52	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4167 COYOTE DR	95640	003-252-003-000	RR	R1		7.26	0.53	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4177 COYOTE DR	95640	003-252-005-000	RR	R1		7.26	0.52	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2965 VILLAGE DR	95640	003-253-001-000	RR	R1		7.26	0.59	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4168 COYOTE DR	95640	003-253-003-000	RR	R1		7.26	0.45	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4178 COYOTE DR	95640	003-253-005-000	RR	R1		7.26	0.46	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4194 COYOTE DR	95640	003-260-004-000	RR	R1		7.26	0.55	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	4190 COYOTE DR	95640	003-260-005-000	RR	R1		7.26	0.50	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	4180 COYOTE DR	95640	003-260-007-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	3005 VILLAGE DR	95640	003-260-008-000	RR	R1		7.26	1.17	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3007 VILLAGE DR	95640	003-260-009-000	RR	R1		7.26	1.15	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3159 INYO CT	95640	003-260-012-000	RR	R1		7.26	1.06	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3158 INYO CT	95640	003-260-014-000	RR	R1		7.26	1.04	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3146 INYO CT	95640	003-260-016-000	RR	R1		7.26	1.11	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3101 INYO CT	95640	003-271-002-000	RR	R1		7.26	1.07	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3131 INYO CT	95640	003-271-003-000	RR	R1		7.26	1.12	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3140 INYO CT	95640	003-272-003-000	RR	R1		7.26	1.09	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3151 HOKO CT	95640	003-272-006-000	RR	R1		7.26	1.23	Vacant		No	Available		0	3	4	7	
AMADOR COUNTY	4090 BEAVER RD	95640	003-282-003-000	RR	R1		7.26	1.11	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	4110 BEAVER RD	95640	003-282-004-000	RR	R1		7.26	1.01	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	3040 VILLAGE DR	95640	003-282-006-000	RR	R1		7.26	1.17	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3054 VILLAGE DR	95640	003-282-007-000	RR	R1		7.26	1.11	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	2986 GRAPEVINE GULCH RD	95640	003-300-001-000	RR	R1		7.26	1.24	Vacant		No	Available		0	3	4	7	
AMADOR COUNTY	2946 GRAPEVINE GULCH RD	95640	003-300-002-000	RR	R1		7.26	2.74	Vacant		No	Available		0	7	8	15	
AMADOR COUNTY	3100 VILLAGE DR	95640	003-310-004-000	RR	R1		7.26	1.01	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	2901 GRAPEVINE GULCH RD	95640	003-310-008-000	RR	R1		7.26	1.52	Vacant		No	Available		0	4	4	8	
AMADOR COUNTY	3170 HOKO CT	95640	003-320-003-000	RR	R1		7.26	1.15	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3085 VILLAGE DR	95640	003-320-004-000	RR	R1		7.26	1.49	Vacant		No	Available		0	4	4	8	
AMADOR COUNTY	3141 VILLAGE DR	95640	003-330-002-000	RR	R1		7.26	1.09	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3151 VILLAGE DR	95640	003-330-003-000	RR	R1		7.26	1.07	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3159 VILLAGE DR	95640	003-330-005-000	RR	R1		7.26	1.13	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3171 VILLAGE DR	95640	003-330-006-000	RR	R1		7.26	1.10	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3043 GRAPEVINE GULCH RD	95640	003-341-003-000	RR	R1		7.26	1.05	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3144 VILLAGE DR	95640	003-342-005-000	RR	R1		7.26	1.18	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3785 CHARMSTONE WAY	95640	003-351-002-000	RR	R1		7.26	1.01	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	3760 GRAPEVINE CT	95640	003-351-005-000	RR	R1		7.26	1.02	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	3720 CHARMSTONE WAY	95640	003-352-003-000	RR	R1		7.26	0.98	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	3750 GRAPEVINE CT	95640	003-360-003-000	RR	R1		7.26	1.03	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	3630 CHARMSTONE WAY	95640	003-360-009-000	RR	R1		7.26	1.28	Vacant		No	Available		0	3	4	7	
AMADOR COUNTY	3195 VILLAGE DR	95640	003-370-001-000	RR	R1		7.26	1.13	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3665 TEEPEE CT	95640	003-370-004-000	RR	R1		7.26	1.11	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3646 TEEPEE CT	95640	003-370-007-000	RR	R1		7.26	1.68	Vacant		No	Available		0	4	5	9	
AMADOR COUNTY	3660 TEEPEE CT	95640	003-370-008-000	RR	R1		7.26	1.75	Vacant		No	Available		0	5	5	10	
AMADOR COUNTY	3680 TEEPEE CT	95640	003-370-009-000	RR	R1		7.26	1.36	Vacant		No	Available		0	3	4	7	
AMADOR COUNTY	3300 VILLAGE DR	95640	003-370-010-000	RR	R1		7.26	0.99	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	3225 VILLAGE DR	95640	003-380-001-000	RR	R1		7.26	1.14	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3309 VILLAGE DR	95640	003-380-003-000	RR	R1		7.26	1.09	Vacant		No	Available		0	3	3	6	

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JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Total Capacity	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity		
AMADOR COUNTY	3311 VILLAGE DR	95640	003-380-004-000	RR	R1		7.26	1.10	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3401 VILLAGE DR	95640	003-380-005-000	RR	R1		7.26	1.17	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3403 VILLAGE DR	95640	003-380-006-000	RR	R1		7.26	1.09	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3425 VILLAGE DR	95640	003-380-008-000	RR	R1		7.26	1.03	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	3381 VILLAGE DR	95640	003-380-009-000	RR	R1		7.26	1.03	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	3376 VILLAGE DR	95640	003-390-003-000	RR	R1		7.26	1.02	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	3396 VILLAGE DR	95640	003-390-004-000	RR	R1		7.26	1.07	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3665 CURRAN RD	95640	003-390-008-000	RR	R1		7.26	1.11	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3641 CURRAN RD	95640	003-390-011-000	RR	R1		7.26	1.14	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3365 FLINT TRL	95640	003-390-015-000	RR	R1		7.26	1.07	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	3295 FLINT TRL	95640	003-400-003-000	RR	R1		7.26	1.41	Vacant		No	Available		0	4	4	8	
AMADOR COUNTY	3186 HOKO CT	95640	003-420-128-000	RR	R1		7.26	1.14	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	2085 VILLAGE DR	95640	003-491-002-000	RR	R1		7.26	1.88	Vacant		No	Available		0	5	5	10	
AMADOR COUNTY	1999 VILLAGE DR	95640	003-491-004-000	RR	R1		7.26	1.47	Vacant		No	Available		0	4	4	8	
AMADOR COUNTY	1997 VILLAGE DR	95640	003-491-005-000	RR	R1		7.26	1.02	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	1991 VILLAGE DR	95640	003-491-006-000	RR	R1		7.26	1.08	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	1989 VILLAGE DR	95640	003-491-007-000	RR	R1		7.26	1.18	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	1992 VILLAGE DR	95640	003-492-001-000	RR	R1		7.26	1.06	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	1998 VILLAGE DR	95640	003-492-002-000	RR	R1		7.26	1.03	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	2030 VILLAGE DR	95640	003-492-004-000	RR	R1		7.26	1.04	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	1975 NABO CT	95640	003-500-002-000	RR	R1		7.26	0.84	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	1974 NABO CT	95640	003-500-004-000	RR	R1		7.26	0.67	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	1968 NABO CT	95640	003-500-005-000	RR	R1		7.26	0.53	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	1960 NABO CT	95640	003-500-006-000	RR	R1		7.26	0.69	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2035 FOX CT	95640	003-500-007-000	RR	R1		7.26	0.65	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	2045 FOX CT	95640	003-500-008-000	RR	R1		7.26	0.54	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	2055 FOX CT	95640	003-500-009-000	RR	R1		7.26	0.62	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	1973 VILLAGE DR	95640	003-511-005-000	RR	R1		7.26	0.66	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	1971 VILLAGE DR	95640	003-511-006-000	RR	R1		7.26	0.55	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	1974 VILLAGE DR	95640	003-512-001-000	RR	R1		7.26	0.50	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	1929 NABO CT	95640	003-512-002-000	RR	R1		7.26	0.50	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	1949 NABO CT	95640	003-512-003-000	RR	R1		7.26	0.60	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	1980 VILLAGE DR	95640	003-512-004-000	RR	R1		7.26	1.00	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	1986 VILLAGE DR	95640	003-512-005-000	RR	R1		7.26	1.07	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	1961 VILLAGE DR	95640	003-521-002-000	RR	R1		7.26	1.21	Vacant		No	Available		0	3	4	7	
AMADOR COUNTY	1959 VILLAGE DR	95640	003-521-003-000	RR	R1		7.26	1.00	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	1949 VILLAGE DR	95640	003-522-001-000	RR	R1		7.26	1.00	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	1945 VILLAGE DR	95640	003-522-002-000	RR	R1		7.26	1.01	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	1942 VILLAGE DR	95640	003-523-002-000	RR	R1		7.26	0.54	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	1964 VILLAGE DR	95640	003-524-001-000	RR	R1		7.26	0.55	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	1960 VILLAGE DR	95640	003-524-002-000	RR	R1		7.26	0.57	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	1958 VILLAGE DR	95640	003-524-003-000	RR	R1		7.26	0.54	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	1995 FOX CT	95640	003-524-007-000	RR	R1		7.26	1.80	Vacant		No	Available		0	5	5	10	
AMADOR COUNTY	2105 HOYA CT	95640	003-530-007-000	RR	R1		7.26	2.18	Vacant		No	Available		0	6	6	12	
AMADOR COUNTY	2034 FOX CT	95640	003-530-008-000	RR	R1		7.26	2.28	Vacant		No	Available		0	6	7	13	
AMADOR COUNTY	2045 MOHAWK CT	95640	003-540-004-000	RR	R1		7.26	1.12	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	2095 MOHAWK CT	95640	003-540-006-000	RR	R1		7.26	2.53	Vacant		No	Available		0	7	7	14	
AMADOR COUNTY	1916 VILLAGE DR	95640	003-550-004-000	RR	R1		7.26	1.10	Vacant		No	Available		0	3	3	6	

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				PLAN	ZONING										Income Capacity	Income Capacity		
AMADOR COUNTY	2090 MOHAWK CT	95640	003-550-006-000	RR	R1		7.26	2.54	Vacant		No	Available		0	7	7	14	
AMADOR COUNTY	2094 MOHAWK CT	95640	003-550-007-000	RR	R1		7.26	2.10	Vacant		No	Available		0	6	6	12	
AMADOR COUNTY	1835 GOOSE CREEK RD	95640	003-561-002-000	RR	R1		7.26	1.13	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	1951 GOOSE CREEK RD	95640	003-561-006-000	RR	R1		7.26	1.15	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	1810 GOOSE CREEK RD	95640	003-562-001-000	RR	R1		7.26	1.05	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	1800 GOOSE CREEK RD	95640	003-562-002-000	RR	R1		7.26	1.08	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	1820 GOOSE CREEK RD	95640	003-562-004-000	RR	R1		7.26	1.07	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	1860 GOOSE CREEK RD	95640	003-562-005-000	RR	R1		7.26	1.01	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	1995 VILLAGE CT	95640	003-571-005-000	RR	R1		7.26	0.56	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	1926 VILLAGE DR	95640	003-572-001-000	RR	R1		7.26	0.72	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	1999 MOHAWK CT	95640	003-572-005-000	RR	R1		7.26	0.54	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	1935 VILLAGE DR	95640	003-573-002-000	RR	R1		7.26	1.01	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	1715 GOOSE CREEK RD	95640	003-582-002-000	RR	R1		7.26	1.02	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	1741 GOOSE CREEK RD	95640	003-582-003-000	RR	R1		7.26	1.02	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	1765 GOOSE CREEK RD	95640	003-582-004-000	RR	R1		7.26	1.00	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	1795 GOOSE CREEK RD	95640	003-582-005-000	RR	R1		7.26	1.03	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	1640 GOOSE CREEK RD	95640	003-583-002-000	RR	R1		7.26	1.02	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	1700 GOOSE CREEK RD	95640	003-583-006-000	RR	R1		7.26	1.08	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	1515 GOOSE CREEK RD	95640	003-591-001-000	RR	R1		7.26	1.01	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	1400 GOOSE CREEK RD	95640	003-593-003-000	RR	R1		7.26	1.01	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	1440 GOOSE CREEK RD	95640	003-593-004-000	RR	R1		7.26	1.05	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	1490 GOOSE CREEK RD	95640	003-593-006-000	RR	R1		7.26	0.98	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	1540 GOOSE CREEK RD	95640	003-593-008-000	RR	R1		7.26	1.01	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	1353 GOOSE CREEK RD	95640	003-601-002-000	RR	R1		7.26	3.31	Vacant		No	Available		0	9	10	19	
AMADOR COUNTY	1330 DUCK CREEK RD	95640	003-602-001-000	RR	R1		7.26	1.14	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	1355 DUCK CREEK RD	95640	003-611-002-000	RR	R1		7.26	2.92	Vacant		No	Available		0	8	8	16	
AMADOR COUNTY	1341 DUCK CREEK RD	95640	003-611-003-000	RR	R1		7.26	2.33	Vacant		No	Available		0	6	7	13	
AMADOR COUNTY	1360 DUCK CREEK RD	95640	003-612-001-000	RR	R1		7.26	1.03	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	1551 GOOSE CREEK RD	95640	003-620-002-000	RR	R1		7.26	6.85	Vacant		No	Available		0	19	20	39	
AMADOR COUNTY	1561 GOOSE CREEK RD	95640	003-620-003-000	RR	R1		7.26	7.91	Vacant		No	Available		0	22	23	45	
AMADOR COUNTY	1681 GOOSE CREEK RD	95640	003-620-004-000	RR	R1		7.26	12.17	Vacant		No	Available		0	35	35	70	
AMADOR COUNTY	3428 CAMANCHE PKWY N	95640	003-661-006-000	RR	R1		7.26	0.63	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	3452 CAMANCHE PKWY N	95640	003-661-011-000	RR	R1		7.26	0.95	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	3430 LAKEVIEW DR	95640	003-662-004-000	RR	R1		7.26	0.72	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	3490 LAKEVIEW DR	95640	003-662-007-000	RR	R1		7.26	0.45	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	3440 LAKEVIEW DR	95640	003-662-017-000	RR	R1		7.26	0.26	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	3650 CAMANCHE PKWY N	95640	003-670-014-000	RR	R1		7.26	0.57	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	3660 CAMANCHE PKWY N	95640	003-670-015-000	RR	R1		7.26	0.38	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	3675 LAKEVIEW DR	95640	003-681-005-000	RR	R1		7.26	0.40	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	3715 LAKEVIEW DR	95640	003-681-008-000	RR	R1		7.26	0.26	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	3751 LAKEVIEW DR	95640	003-681-010-000	RR	R1		7.26	0.26	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	3795 LAKEVIEW DR	95640	003-681-013-000	RR	R1		7.26	0.24	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	3825 LAKEVIEW DR	95640	003-681-015-000	RR	R1		7.26	0.24	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	3746 CAMANCHE PKWY N	95640	003-681-019-000	RR	R1		7.26	0.42	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	3790 LAKEVIEW DR	95640	003-682-014-000	RR	R1		7.26	0.32	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	3836 LAKEVIEW DR	95640	003-682-016-000	RR	R1		7.26	0.27	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	3841 LAKEVIEW DR	95640	003-691-017-000	RR	R1		7.26	0.26	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	3871 LAKEVIEW DR	95640	003-691-019-000	RR	R1		7.26	0.26	Vacant		No	Available		0	0	1	1	

Amador County Annex Attachment A

JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity	
AMADOR COUNTY	3901 LAKEVIEW DR	95640	003-691-021-000	RR	R1		7.26	0.25	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	3935 LAKEVIEW DR	95640	003-691-023-000	RR	R1		7.26	0.33	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	3951 LAKEVIEW DR	95640	003-691-024-000	RR	R1		7.26	0.35	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	4035 LAKEVIEW DR	95640	003-691-030-000	RR	R1		7.26	0.36	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	4101 LAKEVIEW DR	95640	003-701-003-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	4100 LAKEVIEW DR	95640	003-702-015-000	RR	R1		7.26	0.54	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	4104 LAKEVIEW DR	95640	003-702-016-000	RR	R1		7.26	0.28	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	4095 YUMA CT	95640	003-762-006-000	RR	R1		7.26	0.28	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	4096 TETON CT	95640	003-762-016-000	RR	R1		7.26	0.26	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	4144 TETON CT	95640	003-762-020-000	RR	R1		7.26	0.29	Vacant		No	Available	In 2015 inventory	0	0	1	1
AMADOR COUNTY	4066 ZUMI CT	95640	003-772-018-000	RR	R1		7.26	0.30	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	4135 CAMANCHE PKWY N	95640	003-772-022-000	RR	R1		7.26	0.43	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	2487 QUIVER DR	95640	003-773-003-000	RR	R1		7.26	0.27	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	2383 QUIVER DR	95640	003-774-002-000	RR	R1		7.26	0.35	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	1301 GOOSE CREEK RD	95640	003-781-001-000	RR	R1		7.26	1.10	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	1301 GOOSE CREEK RD	95640	003-781-002-000	RR	R1		7.26	1.23	Vacant		No	Available		0	3	4	7
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-781-003-000	RR	R1		7.26	0.99	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-781-004-000	RR	R1		7.26	1.38	Vacant		No	Available		0	4	4	8
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-781-005-000	RR	R1		7.26	1.51	Vacant		No	Available		0	4	4	8
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-781-006-000	RR	R1		7.26	1.28	Vacant		No	Available		0	3	4	7
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-781-007-000	RR	R1		7.26	1.32	Vacant		No	Available		0	3	4	7
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-781-008-000	RR	R1		7.26	1.10	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-781-009-000	RR	R1		7.26	1.08	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	1528 GOOSE CREEK RD	95640	003-782-001-000	RR	R1		7.26	1.05	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-782-002-000	RR	R1		7.26	0.99	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-782-003-000	RR	R1		7.26	0.54	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-782-004-000	RR	R1		7.26	0.63	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-782-005-000	RR	R1		7.26	0.52	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-782-006-000	RR	R1		7.26	0.55	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-782-007-000	RR	R1		7.26	0.58	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-782-008-000	RR	R1		7.26	0.80	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-782-009-000	RR	R1		7.26	0.56	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-782-010-000	RR	R1		7.26	0.55	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-782-011-000	RR	R1		7.26	0.56	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-782-012-000	RR	R1		7.26	0.71	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-782-013-000	RR	R1		7.26	0.71	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	1368 GOOSE CREEK RD	95640	003-782-014-000	RR	R1		7.26	0.57	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	1368 GOOSE CREEK RD	95640	003-782-015-000	RR	R1		7.26	0.50	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	1300 GOOSE CREEK RD	95640	003-782-016-000	RR	R1		7.26	0.53	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	1300 GOOSE CREEK RD	95640	003-782-017-000	RR	R1		7.26	0.54	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-001-000	RR	R1		7.26	1.02	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-002-000	RR	R1		7.26	0.98	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-003-000	RR	R1		7.26	1.03	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-004-000	RR	R1		7.26	0.58	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-005-000	RR	R1		7.26	0.56	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-006-000	RR	R1		7.26	0.60	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-007-000	RR	R1		7.26	0.56	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-008-000	RR	R1		7.26	0.52	Vacant		No	Available		0	1	0	1

Amador County Annex Attachment A

JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Total Capacity	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity		
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-009-000	RR	R1		7.26	0.72	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-010-000	RR	R1		7.26	0.59	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-011-000	RR	R1		7.26	0.68	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-012-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-013-000	RR	R1		7.26	0.50	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-014-000	RR	R1		7.26	0.58	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-015-000	RR	R1		7.26	0.50	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-016-000	RR	R1		7.26	0.55	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-017-000	RR	R1		7.26	0.53	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-018-000	RR	R1		7.26	0.58	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-019-000	RR	R1		7.26	0.50	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-020-000	RR	R1		7.26	0.54	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-021-000	RR	R1		7.26	0.83	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-022-000	RR	R1		7.26	0.62	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-023-000	RR	R1		7.26	1.03	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-783-024-000	RR	R1		7.26	1.02	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-784-001-000	RR	R1		7.26	0.53	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-784-002-000	RR	R1		7.26	0.50	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-784-003-000	RR	R1		7.26	1.16	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-784-004-000	RR	R1		7.26	0.99	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-784-005-000	RR	R1		7.26	1.00	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-784-006-000	RR	R1		7.26	1.02	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-784-007-000	RR	R1		7.26	1.03	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-784-008-000	RR	R1		7.26	1.25	Vacant		No	Available		0	3	4	7	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-784-009-000	RR	R1		7.26	1.18	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-784-010-000	RR	R1		7.26	1.23	Vacant		No	Available		0	3	4	7	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-784-011-000	RR	R1		7.26	1.02	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-784-012-000	RR	R1		7.26	1.07	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-791-001-000	RR	R1		7.26	1.14	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-791-002-000	RR	R1		7.26	1.04	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-791-003-000	RR	R1		7.26	1.03	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-791-004-000	RR	R1		7.26	1.04	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-792-001-000	RR	R1		7.26	2.11	Vacant		No	Available		0	6	6	12	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-792-002-000	RR	R1		7.26	1.46	Vacant		No	Available		0	4	4	8	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-792-003-000	RR	R1		7.26	1.02	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-792-004-000	RR	R1		7.26	1.10	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-792-005-000	RR	R1		7.26	1.07	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-792-006-000	RR	R1		7.26	1.14	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-001-000	RR	R1		7.26	0.54	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-002-000	RR	R1		7.26	0.58	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-003-000	RR	R1		7.26	0.82	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-004-000	RR	R1		7.26	0.84	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-005-000	RR	R1		7.26	0.54	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-006-000	RR	R1		7.26	0.50	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-007-000	RR	R1		7.26	0.56	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-008-000	RR	R1		7.26	0.71	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-009-000	RR	R1		7.26	0.61	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-010-000	RR	R1		7.26	0.60	Vacant		No	Available		0	1	0	1	

Amador County Annex Attachment A

JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-011-000	RR	R1		7.26	0.61	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-012-000	RR	R1		7.26	0.98	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-013-000	RR	R1		7.26	1.35	Vacant		No	Available		0	3	4	7
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-014-000	RR	R1		7.26	1.41	Vacant		No	Available		0	4	4	8
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-015-000	RR	R1		7.26	1.26	Vacant		No	Available		0	3	4	7
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-016-000	RR	R1		7.26	0.60	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-017-000	RR	R1		7.26	0.63	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-018-000	RR	R1		7.26	1.39	Vacant		No	Available		0	4	4	8
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-019-000	RR	R1		7.26	0.62	Vacant		No	Available		0	1	2	3
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-020-000	RR	R1		7.26	1.11	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-021-000	RR	R1		7.26	1.02	Vacant		No	Available		0	2	3	5
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-022-000	RR	R1		7.26	1.07	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-023-000	RR	R1		7.26	1.01	Vacant		No	Available		0	2	3	5
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-024-000	RR	R1		7.26	1.00	Vacant		No	Available		0	2	3	5
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-025-000	RR	R1		7.26	1.00	Vacant		No	Available		0	2	3	5
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-026-000	RR	R1		7.26	1.06	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-027-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-028-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-029-000	RR	R1		7.26	0.53	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-030-000	RR	R1		7.26	0.52	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-031-000	RR	R1		7.26	0.56	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-032-000	RR	R1		7.26	0.49	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-033-000	RR	R1		7.26	0.59	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-034-000	RR	R1		7.26	0.74	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-035-000	RR	R1		7.26	0.81	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-036-000	RR	R1		7.26	0.70	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-037-000	RR	R1		7.26	0.79	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-038-000	RR	R1		7.26	0.68	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-039-000	RR	R1		7.26	0.60	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-040-000	RR	R1		7.26	0.57	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-041-000	RR	R1		7.26	0.55	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-042-000	RR	R1		7.26	0.60	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-043-000	RR	R1		7.26	0.67	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-044-000	RR	R1		7.26	0.78	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-793-045-000	RR	R1		7.26	0.85	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-794-001-000	RR	R1		7.26	1.02	Vacant		No	Available		0	2	3	5
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-794-002-000	RR	R1		7.26	1.02	Vacant		No	Available		0	2	3	5
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-794-003-000	RR	R1		7.26	1.26	Vacant		No	Available		0	3	4	7
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-794-004-000	RR	R1		7.26	1.04	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-794-005-000	RR	R1		7.26	0.55	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-794-006-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-794-007-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-794-008-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	1936 GOOSE CREEK RD	95640	003-801-001-000	RR	R1		7.26	1.09	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-002-000	RR	R1		7.26	1.02	Vacant		No	Available		0	2	3	5
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-003-000	RR	R1		7.26	1.13	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-004-000	RR	R1		7.26	1.04	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-005-000	RR	R1		7.26	1.06	Vacant		No	Available		0	3	3	6

Amador County Annex Attachment A

JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Total Capacity	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity		
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-006-000	RR	R1		7.26	1.03	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-007-000	RR	R1		7.26	1.03	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-008-000	RR	R1		7.26	1.02	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-009-000	RR	R1		7.26	1.04	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-010-000	RR	R1		7.26	1.04	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-011-000	RR	R1		7.26	0.57	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-012-000	RR	R1		7.26	0.52	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-013-000	RR	R1		7.26	0.50	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-014-000	RR	R1		7.26	0.52	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-015-000	RR	R1		7.26	0.50	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-016-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-017-000	RR	R1		7.26	0.52	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-018-000	RR	R1		7.26	0.52	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-019-000	RR	R1		7.26	1.02	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-020-000	RR	R1		7.26	1.00	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-021-000	RR	R1		7.26	1.00	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-022-000	RR	R1		7.26	1.01	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-023-000	RR	R1		7.26	1.03	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-024-000	RR	R1		7.26	1.03	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-025-000	RR	R1		7.26	1.05	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-026-000	RR	R1		7.26	1.04	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-027-000	RR	R1		7.26	1.15	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-028-000	RR	R1		7.26	1.14	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-801-029-000	RR	R1		7.26	1.07	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	1922 GOOSE CREEK RD	95640	003-801-030-000	RR	R1		7.26	1.17	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-001-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-002-000	RR	R1		7.26	0.54	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-003-000	RR	R1		7.26	1.02	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	1900 VILLAGE DR	95640	003-802-004-000	RR	R1		7.26	0.97	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-005-000	RR	R1		7.26	1.05	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-006-000	RR	R1		7.26	1.06	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-007-000	RR	R1		7.26	1.07	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-008-000	RR	R1		7.26	1.17	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-009-000	RR	R1		7.26	1.16	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-010-000	RR	R1		7.26	1.24	Vacant		No	Available		0	3	4	7	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-011-000	RR	R1		7.26	1.28	Vacant		No	Available		0	3	4	7	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-012-000	RR	R1		7.26	1.07	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-013-000	RR	R1		7.26	1.17	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-014-000	RR	R1		7.26	1.10	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-015-000	RR	R1		7.26	1.31	Vacant		No	Available		0	3	4	7	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-016-000	RR	R1		7.26	1.39	Vacant		No	Available		0	4	4	8	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-017-000	RR	R1		7.26	1.13	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-018-000	RR	R1		7.26	1.17	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-019-000	RR	R1		7.26	1.16	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-020-000	RR	R1		7.26	1.12	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-021-000	RR	R1		7.26	1.19	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-022-000	RR	R1		7.26	1.23	Vacant		No	Available		0	3	4	7	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-023-000	RR	R1		7.26	1.24	Vacant		No	Available		0	3	4	7	

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JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-024-000	RR	R1		7.26	1.16	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-025-000	RR	R1		7.26	1.71	Vacant		No	Available		0	4	5	9
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-026-000	RR	R1		7.26	1.94	Vacant		No	Available		0	5	6	11
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-027-000	RR	R1		7.26	1.50	Vacant		No	Available		0	4	4	8
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-028-000	RR	R1		7.26	2.44	Vacant		No	Available		0	7	7	14
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-029-000	RR	R1		7.26	2.10	Vacant		No	Available		0	6	6	12
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-030-000	RR	R1		7.26	1.54	Vacant		No	Available		0	4	4	8
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-031-000	RR	R1		7.26	1.17	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-032-000	RR	R1		7.26	1.06	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-033-000	RR	R1		7.26	1.01	Vacant		No	Available		0	2	3	5
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-034-000	RR	R1		7.26	1.00	Vacant		No	Available		0	2	3	5
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-035-000	RR	R1		7.26	0.58	Vacant		No	Available		0	1	0	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-802-036-000	RR	R1		7.26	0.57	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-811-001-000	RR	R1		7.26	1.01	Vacant		No	Available		0	2	3	5
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-811-002-000	RR	R1		7.26	1.18	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-811-003-000	RR	R1		7.26	1.17	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-811-004-000	RR	R1		7.26	1.28	Vacant		No	Available		0	3	4	7
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-811-005-000	RR	R1		7.26	1.63	Vacant		No	Available		0	4	5	9
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-811-006-000	RR	R1		7.26	1.15	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-811-007-000	RR	R1		7.26	1.13	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-811-008-000	RR	R1		7.26	1.52	Vacant		No	Available		0	4	4	8
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-811-009-000	RR	R1		7.26	1.09	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-811-010-000	RR	R1		7.26	1.03	Vacant		No	Available		0	2	3	5
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-811-011-000	RR	R1		7.26	1.03	Vacant		No	Available		0	2	3	5
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-811-012-000	RR	R1		7.26	1.03	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-811-013-000	RR	R1		7.26	1.05	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-811-014-000	RR	R1		7.26	1.04	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-811-015-000	RR	R1		7.26	1.02	Vacant		No	Available		0	2	3	5
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-811-016-000	RR	R1		7.26	1.05	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-811-017-000	RR	R1		7.26	1.05	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-001-000	RR	R1		7.26	1.03	Vacant		No	Available		0	2	3	5
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-002-000	RR	R1		7.26	1.03	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-003-000	RR	R1		7.26	0.52	Vacant		No	Available		0	1	2	3
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-004-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	1	2
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-005-000	RR	R1		7.26	1.06	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-006-000	RR	R1		7.26	1.16	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-007-000	RR	R1		7.26	1.45	Vacant		No	Available		0	4	4	8
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-008-000	RR	R1		7.26	1.10	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-009-000	RR	R1		7.26	1.04	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-010-000	RR	R1		7.26	1.65	Vacant		No	Available		0	4	5	9
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-011-000	RR	R1		7.26	1.18	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-012-000	RR	R1		7.26	1.02	Vacant		No	Available		0	2	3	5
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-013-000	RR	R1		7.26	1.05	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-014-000	RR	R1		7.26	1.14	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-015-000	RR	R1		7.26	1.10	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-016-000	RR	R1		7.26	1.09	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-017-000	RR	R1		7.26	1.12	Vacant		No	Available		0	3	3	6
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-018-000	RR	R1		7.26	1.45	Vacant		No	Available		0	4	4	8

Amador County Annex Attachment A

JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Total Capacity	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity		
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-019-000	RR	R1		7.26	1.07	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-020-000	RR	R1		7.26	1.05	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-021-000	RR	R1		7.26	1.04	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-022-000	RR	R1		7.26	1.08	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-023-000	RR	R1		7.26	1.04	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-024-000	RR	R1		7.26	1.17	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-025-000	RR	R1		7.26	1.14	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-812-026-000	RR	R1		7.26	1.15	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-821-001-000	RR	R1		7.26	1.06	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-821-002-000	RR	R1		7.26	1.04	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-821-003-000	RR	R1		7.26	1.01	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-821-004-000	RR	R1		7.26	1.06	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-821-005-000	RR	R1		7.26	1.06	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-821-006-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-821-007-000	RR	R1		7.26	0.52	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-001-000	RR	R1		7.26	0.70	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-002-000	RR	R1		7.26	0.63	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-003-000	RR	R1		7.26	1.07	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-004-000	RR	R1		7.26	0.56	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-005-000	RR	R1		7.26	0.54	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-006-000	RR	R1		7.26	1.05	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-007-000	RR	R1		7.26	1.00	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-008-000	RR	R1		7.26	1.00	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-009-000	RR	R1		7.26	1.02	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-010-000	RR	R1		7.26	1.00	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-011-000	RR	R1		7.26	1.05	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-012-000	RR	R1		7.26	1.01	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-013-000	RR	R1		7.26	1.17	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-014-000	RR	R1		7.26	1.05	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-015-000	RR	R1		7.26	1.03	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-016-000	RR	R1		7.26	1.01	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-017-000	RR	R1		7.26	0.53	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-018-000	RR	R1		7.26	0.54	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-019-000	RR	R1		7.26	1.08	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-020-000	RR	R1		7.26	1.01	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-021-000	RR	R1		7.26	1.03	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-022-000	RR	R1		7.26	1.02	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-023-000	RR	R1		7.26	1.18	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-024-000	RR	R1		7.26	1.15	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-025-000	RR	R1		7.26	1.04	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-026-000	RR	R1		7.26	1.07	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-027-000	RR	R1		7.26	0.97	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-028-000	RR	R1		7.26	1.03	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-029-000	RR	R1		7.26	1.01	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-030-000	RR	R1		7.26	0.99	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-822-031-000	RR	R1		7.26	1.01	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-823-001-000	RR	R1		7.26	1.03	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-823-002-000	RR	R1		7.26	0.98	Vacant		No	Available		0	1	0	1	

Amador County Annex Attachment A

JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Total Capacity	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity		
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-823-003-000	RR	R1		7.26	1.02	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-823-004-000	RR	R1		7.26	1.05	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-823-005-000	RR	R1		7.26	1.00	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-823-006-000	RR	R1		7.26	1.01	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-823-007-000	RR	R1		7.26	1.06	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-824-001-000	RR	R1		7.26	1.08	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	GOOSE CREEK RD / VILLAGE DR	95640	003-824-002-000	RR	R1		7.26	1.04	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	19665 MELLA DR	95689	021-230-005-000	RR	R1		7.26	0.59	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16796 DEER TRL	95666	023-150-010-000	RR	R1		7.26	1.17	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	26205 OXBOW RD	95666	023-160-027-000	RR	R1		7.26	0.69	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26302 ELKHORN CT	95666	023-160-028-000	RR	R1		7.26	0.48	Vacant		No	Water Agency	Available	0	0	1	1	
AMADOR COUNTY	25896 VIEW CT	95666	023-400-003-000	RR	R1		7.26	0.53	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	25865 RIDGE DR	95666	023-400-005-000	RR	R1		7.26	1.30	Vacant		No	Available		0	3	4	7	
AMADOR COUNTY	25775 RIDGE DR	95666	023-400-011-000	RR	R1		7.26	8.60	Vacant		No	Available		0	24	25	49	
AMADOR COUNTY	25776 RIDGE DR	95666	023-400-013-000	RR	R1		7.26	0.12	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	25858 RIDGE DR	95666	023-400-021-000	RR	R1		7.26	2.29	Vacant		No	Available		0	6	7	13	
AMADOR COUNTY	26080 MEADOW DR	95666	023-400-042-000	RR	R1		7.26	0.75	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26079 MEADOW DR	95666	023-400-050-000	RR	R1		7.26	2.42	Vacant		No	Available		0	7	7	14	
AMADOR COUNTY	26091 MEADOW DR	95666	023-400-057-000	RR	R1		7.26	1.58	Vacant		No	Available		0	4	5	9	
AMADOR COUNTY	25911 VIEW CT	95666	023-410-021-000	RR	R1		7.26	0.55	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	25881 VIEW CT	95666	023-410-024-000	RR	R1		7.26	5.63	Vacant		No	Available		0	16	16	32	
AMADOR COUNTY	26064 MEADOW DR	95666	023-410-031-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26061 MEADOW DR	95666	023-410-034-000	RR	R1		7.26	1.88	Vacant		No	Available		0	5	5	10	
AMADOR COUNTY	17969 RUGGLES CT	95666	023-410-040-000	RR	R1		7.26	1.35	Vacant		No	Available		0	3	4	7	
AMADOR COUNTY	17921 RUGGLES CT	95666	023-410-048-000	RR	R1		7.26	0.41	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	17961 RUGGLES CT	95666	023-410-050-000	RR	R1		7.26	0.37	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17967 RUGGLES CT	95666	023-410-051-000	RR	R1		7.26	0.75	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26025 RIDGE DR	95666	023-410-052-000	RR	R1		7.26	0.60	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	25870 CREEKSIDE DR	95666	023-450-012-000	RR	R1		7.26	1.29	Vacant		No	Available		0	3	4	7	
AMADOR COUNTY	25910 MEADOW DR	95666	023-450-013-000	RR	R1		7.26	0.41	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	25885 CREEKSIDE DR	95666	023-450-016-000	RR	R1		7.26	0.32	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	25764 MEADOW DR	95666	023-450-019-000	RR	R1		7.26	0.42	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	25805 CREEKSIDE DR	95666	023-450-024-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	25875 CREEKSIDE DR	95666	023-450-029-000	RR	R1		7.26	0.33	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	17881 MIRA VISTA CT	95666	023-460-002-000	RR	R1		7.26	0.41	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17872 MIRA VISTA CT	95666	023-460-006-000	RR	R1		7.26	0.36	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	25629 ALTA VISTA CT	95666	023-460-009-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	25705 ALTA VISTA CT	95666	023-460-015-000	RR	R1		7.26	0.47	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	25715 MEADOW DR	95666	023-460-024-000	RR	R1		7.26	0.46	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	25761 MEADOW DR	95666	023-460-026-000	RR	R1		7.26	0.42	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	25560 SUGAR PINE DR	95666	023-460-032-000	RR	R1		7.26	0.49	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	25615 MEADOW DR	95666	023-470-013-000	RR	R1		7.26	0.42	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	25624 MEADOW DR	95666	023-470-019-000	RR	R1		7.26	0.88	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	25674 MEADOW DR	95666	023-470-021-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	25515 MEADOW DR	95666	023-480-003-000	RR	R1		7.26	1.08	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	25525 MEADOW DR	95666	023-480-004-000	RR	R1		7.26	0.45	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	25576 MEADOW DR	95666	023-480-008-000	RR	R1		7.26	0.73	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	25530 MEADOW DR	95666	023-480-016-000	RR	R1		7.26	0.99	Vacant		No	Available		0	0	1	1	

Amador County Annex Attachment A

JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Total Capacity	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity		
AMADOR COUNTY	17899 WOODCREST DR	95666	023-520-009-000	RR	R1		7.26	3.98	Vacant		No	Available		0	11	12	23	
AMADOR COUNTY	17758 WOODCREST DR	95666	023-530-014-000	RR	R1		7.26	0.38	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	17801 N CREEKSIDE DR	95666	023-530-018-000	RR	R1		7.26	0.74	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17666 WOODCREST DR	95666	023-540-002-000	RR	R1		7.26	0.43	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	17620 WOODCREST DR	95666	023-540-004-000	RR	R1		7.26	0.39	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	25100 SUGAR PINE DR	95666	023-540-009-000	RR	R1		7.26	0.35	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	17675 WOODCREST DR	95666	023-540-011-000	RR	R1		7.26	0.28	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17619 WOODCREST DR	95666	023-540-013-000	RR	R1		7.26	0.28	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	25491 SUGAR PINE DR	95666	023-550-006-000	RR	R1		7.26	0.45	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17985 ACORN CT	95666	023-550-018-000	RR	R1		7.26	0.98	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	25500 SUGAR PINE DR	95666	023-550-019-000	RR	R1		7.26	0.90	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	25445 MEADOW DR	95666	023-550-020-000	RR	R1		7.26	1.18	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	25455 MEADOW DR	95666	023-560-001-000	RR	R1		7.26	0.47	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	25461 MEADOW DR	95666	023-560-002-000	RR	R1		7.26	0.41	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	25465 MEADOW DR	95666	023-560-003-000	RR	R1		7.26	0.63	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	25471 MEADOW DR	95666	023-560-004-000	RR	R1		7.26	0.68	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	25468 MEADOW DR	95666	023-560-008-000	RR	R1		7.26	0.80	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	25462 MEADOW DR	95666	023-560-009-000	RR	R1		7.26	0.79	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	25389 SUGAR PINE DR	95666	023-560-012-000	RR	R1		7.26	0.70	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	25350 SUGAR PINE DR	95666	023-570-004-000	RR	R1		7.26	0.73	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	25480 MEADOW DR	95666	023-570-006-000	RR	R1		7.26	0.62	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	25486 MEADOW DR	95666	023-570-007-000	RR	R1		7.26	0.57	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	25488 MEADOW DR	95666	023-570-008-000	RR	R1		7.26	0.58	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	25492 MEADOW DR	95666	023-570-009-000	RR	R1		7.26	0.57	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	25491 MEADOW DR	95666	023-570-019-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16335 CLAPBOARD RD	95689	029-022-006-000	RR	R1		7.26	0.30	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	CHURCH ST AND EMIGRANT TRL	95689	029-022-025-000	RR	R1		7.26	1.39	Vacant		No	Available		0	4	4	8	
AMADOR COUNTY	16380 CHURCH ST	95689	029-022-026-000	RR	R1		7.26	1.76	Vacant		No	Available		0	5	5	10	
AMADOR COUNTY	16308 EMIGRANT RD	95689	029-022-036-000	RR	R1		7.26	0.62	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16335 CLAPBOARD RD	95689	029-022-037-000	RR	R1		7.26	0.37	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16285 EMIGRANT RD	95689	029-032-004-000	RR	R1		7.26	0.16	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16237 EMIGRANT RD	95689	029-033-002-000	RR	R1		7.26	0.15	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16237 EMIGRANT RD	95689	029-033-005-000	RR	R1		7.26	0.17	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	21389 CONSOLATION RD	95689	029-034-006-000	RR	R1		7.26	0.24	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16308 EMIGRANT RD	95689	029-035-008-000	RR	R1		7.26	0.23	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16273 CHURCH ST	95689	029-035-010-000	RR	R1		7.26	0.30	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16256 PLUG ST	95689	029-035-013-000	RR	R1		7.26	0.15	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	21400 ST GEORGE ST	95689	029-045-001-000	RR	R1		7.26	0.14	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	21460 NATIONAL ST	95689	029-052-014-000	RR	R1		7.26	0.24	Vacant	owned	County-owned	Available		0	1	0	1	
AMADOR COUNTY	14049 CEDAR DR	95665	030-140-032-000	TC	R1		7.26	10.90	Vacant		No	Available		0	31	32	63	
AMADOR COUNTY	BERRY ST AND SPURLOCK LN	95665	030-140-080-000	TC	R1		7.26	15.91	Vacant		No	Available		0	46	46	92	
AMADOR COUNTY	19435 RIDGE RD	95665	030-154-004-000	TC	R1		7.26	2.44	Vacant		No	Available		0	7	7	14	
AMADOR COUNTY	19570 STATE HWY 88	95665	030-180-016-000	TC	R1		7.26	0.18	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	14031 GOLD MINE RD	95665	030-200-053-000	TC	R1		7.26	1.27	Vacant		No	Available		0	3	4	7	
AMADOR COUNTY	18954 RAINBOW MINE RD	95665	030-370-043-000	RR	R1		7.26	1.05	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	14003 GOLD MINE RD	95665	030-410-016-000	TC	R1		7.26	2.84	Vacant		No	Available		0	8	8	16	
AMADOR COUNTY	13990 CEDAR DR	95665	030-620-023-000	TC	R1		7.26	1.02	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	19525 BERRY ST	95665	030-650-034-000	RR	R1		7.26	1.49	Vacant		No	Available		0	4	4	8	

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JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Total Capacity	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity		
AMADOR COUNTY	13997 HILLTOP	95665	030-730-022-000	TC	R1		7.26	0.97	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	15583 PIONEER CREEK RD	95666	031-050-016-000	RR	R1		7.26	0.21	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	14346 WILLIAMS RD	95666	031-130-012-000	RR	R1		7.26	1.06	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	15441 EZELLA CT	95666	031-323-006-000	RR	R1		7.26	0.28	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	15439 EZELLA CT	95666	031-323-008-000	RR	R1		7.26	0.45	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	23832 MEADOW CREST DR	95666	031-342-003-000	RR	R1		7.26	0.29	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	23882 MEADOW CREST DR	95666	031-342-013-000	RR	R1		7.26	0.37	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	23914 CARSON DR	95666	031-343-010-000	RR	R1		7.26	0.50	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	23990 CARSON DR	95666	031-344-001-000	RR	R1		7.26	0.38	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	23974 OLD MADRONE RD	95666	031-344-002-000	RR	R1		7.26	0.52	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26640 SUGAR PINE DR	95666	032-330-010-000	RR	R1		7.26	0.41	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26401 SUGAR PINE DR	95666	032-340-002-000	RR	R1		7.26	0.42	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26419 SUGAR PINE DR	95666	032-340-003-000	RR	R1		7.26	0.42	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26539 SUGAR PINE DR	95666	032-340-009-000	RR	R1		7.26	0.38	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26559 SUGAR PINE DR	95666	032-340-011-000	RR	R1		7.26	0.43	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26599 SUGAR PINE DR	95666	032-340-017-000	RR	R1		7.26	0.37	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	18306 DEER CT	95666	032-430-001-000	RR	R1		7.26	0.90	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	18254 DEER CT	95666	032-430-003-000	RR	R1		7.26	0.66	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26093 SUGAR PINE DR	95666	032-430-010-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26030 SUNSET CT	95666	032-430-013-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26018 SUNSET CT	95666	032-430-014-000	RR	R1		7.26	0.66	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26027 SUNSET CT	95666	032-430-017-000	RR	R1		7.26	0.35	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26049 SUNSET CT	95666	032-430-018-000	RR	R1		7.26	0.37	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26129 SUGAR PINE DR	95666	032-430-022-000	RR	R1		7.26	0.40	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	25938 SUGAR PINE DR	95666	032-430-032-000	RR	R1		7.26	0.41	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	25692 ASHLAND VIEW CT	95666	032-440-004-000	RR	R1		7.26	0.74	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	25717 ASHLAND VIEW CT	95666	032-440-008-000	RR	R1		7.26	3.61	Vacant		No	Available		0	10	10	20	
AMADOR COUNTY	25749 ASHLAND VIEW CT	95666	032-440-009-000	RR	R1		7.26	1.72	Vacant		No	Available		0	5	5	10	
AMADOR COUNTY	25775 ASHLAND VIEW CT	95666	032-440-011-000	RR	R1		7.26	1.01	Vacant		No	Available		0	2	3	5	
AMADOR COUNTY	18233 CRYSTAL RIDGE CT	95666	032-440-013-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	18305 DEER CT	95666	032-440-018-000	RR	R1		7.26	0.79	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	18262 CRYSTAL RIDGE CT	95666	032-440-020-000	RR	R1		7.26	0.52	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	25691 SUGAR PINE DR	95666	032-450-003-000	RR	R1		7.26	0.44	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	25720 SUGAR PINE DR	95666	032-450-012-000	RR	R1		7.26	0.42	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	25752 SUGAR PINE DR	95666	032-450-014-000	RR	R1		7.26	0.59	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17745 CAMP DR	95666	033-120-009-000	RR	R1		7.26	1.22	Vacant		No	Available		0	3	4	7	
AMADOR COUNTY	26287 BUCKHORN RIDGE RD	95666	033-140-009-000	RR	R1		7.26	0.71	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26722 STATE HIGHWAY 88	95666	033-170-007-000	TC	R1		7.26	0.18	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16450 CEDAR HEIGHTS DR	95666	033-240-011-000	RR	R1		7.26	0.58	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16592 CEDAR HEIGHTS DR	95666	033-250-012-000	RR	R1		7.26	0.44	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16660 ALPINE LN	95666	033-250-022-000	RR	R1		7.26	0.60	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16405 MCKENZIE DR	95666	033-300-003-000	RR	R1		7.26	1.84	Vacant		No	Available		0	5	5	10	
AMADOR COUNTY	16435 EVELYN WAY	95666	033-310-001-000	RR	R1		7.26	1.32	Vacant		No	Available		0	3	4	7	
AMADOR COUNTY	16455 MCKENZIE DR	95666	033-310-014-000	RR	R1		7.26	0.44	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16445 MCKENZIE DR	95666	033-310-015-000	RR	R1		7.26	0.43	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16520 CAROLYN CT	95666	033-320-008-000	RR	R1		7.26	1.12	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	29216 TIGER CREEK RD	95666	033-330-004-000	RR	R1		7.26	4.12	Vacant		No	Available		0	11	12	23	
AMADOR COUNTY	16636 CAROLYN CT	95666	033-340-011-000	RR	R1		7.26	0.56	Vacant		No	Available		0	0	1	1	

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JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Total Capacity	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity		
AMADOR COUNTY	16585 EVELYN WAY	95666	033-350-002-000	RR	R1		7.26	0.47	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16625 EVELYN WAY	95666	033-350-004-000	RR	R1		7.26	0.58	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27606 GRETCHEN LN	95666	033-350-006-000	RR	R1		7.26	0.90	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16600 EVELYN WAY	95666	033-350-009-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27585 GRETCHEN LN	95666	033-360-001-000	RR	R1		7.26	0.63	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	27726 GRETCHEN LN	95666	033-360-008-000	RR	R1		7.26	0.55	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27614 GRETCHEN LN	95666	033-360-012-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16496 MEADOW VISTA DR	95666	033-370-002-000	RR	R1		7.26	0.43	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16482 MEADOW VISTA DR	95666	033-370-004-000	RR	R1		7.26	0.52	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16474 MEADOW VISTA DR	95666	033-370-005-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16459 MEADOW VISTA DR	95666	033-370-011-000	RR	R1		7.26	0.36	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16448 MEADOW VISTA DR	95666	033-370-016-000	TC	R1		7.26	0.36	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16434 MEADOW VISTA DR	95666	033-380-016-000	TC	R1		7.26	0.47	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16652 MEADOW VISTA DR	95666	033-390-006-000	RR	R1		7.26	0.35	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16680 MEADOW VISTA DR	95666	033-390-010-000	RR	R1		7.26	0.34	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16700 MEADOW VISTA DR	95666	033-390-013-000	RR	R1		7.26	0.35	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16661 MEADOW VISTA DR	95666	033-390-024-000	RR	R1		7.26	0.37	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16538 MEADOW VISTA DR	95666	033-400-012-000	RR	R1		7.26	0.58	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16525 MEADOW VISTA DR	95666	033-400-018-000	RR	R1		7.26	0.45	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16547 MEADOW VISTA DR	95666	033-400-022-000	RR	R1		7.26	0.42	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16670 DELORES CT	95666	033-420-007-000	RR	R1		7.26	0.56	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16746 DELORES CT	95666	033-420-011-000	RR	R1		7.26	0.52	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27880 DEBBIE CT	95666	033-420-018-000	RR	R1		7.26	0.72	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	27900 DEBBIE CT	95666	033-420-019-000	RR	R1		7.26	0.83	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27891 DEBBIE CT	95666	033-420-020-000	RR	R1		7.26	0.58	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16789 BONNIE WAY	95666	033-420-024-000	RR	R1		7.26	0.41	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26473 MEADOW DR	95666	033-480-009-000	RR	R1		7.26	0.45	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26487 MEADOW DR	95666	033-480-010-000	RR	R1		7.26	0.45	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26452 FAIRWAY DR	95666	033-480-042-000	RR	R1		7.26	0.23	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16935 MCKENZIE DR	95666	033-491-001-000	RR	R1		7.26	0.54	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16931 MCKENZIE DR	95666	033-492-001-000	RR	R1		7.26	0.62	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16924 MCKENZIE DR	95666	033-493-006-000	RR	R1		7.26	0.42	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16918 MCKENZIE DR	95666	033-493-008-000	RR	R1		7.26	0.54	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16996 MCKENZIE DR	95666	033-502-001-000	RR	R1		7.26	1.23	Vacant		No	Available		0	3	4	7	
AMADOR COUNTY	16916 MCKENZIE DR	95666	033-502-004-000	RR	R1		7.26	0.73	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16912 MCKENZIE DR	95666	033-502-009-000	RR	R1		7.26	1.42	Vacant		No	Available		0	4	4	8	
AMADOR COUNTY	17065 MCKENZIE DR	95666	033-510-009-000	RR	R1		7.26	0.71	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26339 MEADOW DR	95666	033-520-003-000	RR	R1		7.26	0.44	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26186 PARKWOOD DR E	95666	033-520-009-000	RR	R1		7.26	0.36	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26194 FAIRWAY DR	95666	033-520-010-000	RR	R1		7.26	0.37	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26252 PARKWOOD DR E	95666	033-520-013-000	RR	R1		7.26	0.27	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26385 PARKWOOD DR	95666	033-520-021-000	RR	R1		7.26	0.24	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26275 PARKWOOD DR	95666	033-520-026-000	RR	R1		7.26	0.33	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26280 FAIRWAY DR	95666	033-520-034-000	RR	R1		7.26	0.23	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16732 ALPINE DR	95666	033-530-023-000	RR	R1		7.26	2.02	Vacant		No	Available		0	5	6	11	
AMADOR COUNTY	26853 SILVER DR	95666	033-541-002-000	RR	R1		7.26	0.51	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26995 SILVER DR	95666	033-542-001-000	RR	R1		7.26	0.34	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16859 SILVER DR S	95666	033-551-005-000	RR	R1		7.26	0.48	Vacant		No	Available		0	1	0	1	

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JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Total Capacity	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity		
AMADOR COUNTY	16896 SILVER DR S	95666	033-552-002-000	RR	R1		7.26	0.44	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27140 SILVER DR	95666	033-552-009-000	RR	R1		7.26	0.37	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	27154 SILVER DR	95666	033-552-010-000	RR	R1		7.26	0.36	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27055 OAK LEAF CT	95666	033-561-002-000	RR	R1		7.26	0.38	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	27077 OAK LEAF CT	95666	033-561-005-000	RR	R1		7.26	0.39	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27076 OAK LEAF CT	95666	033-561-006-000	RR	R1		7.26	0.56	Vacant		owned	Available		0	1	0	1	
AMADOR COUNTY	16802 SILVER DR S	95666	033-562-002-000	RR	R1		7.26	0.71	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16774 SILVER DR S	95666	033-562-003-000	RR	R1		7.26	0.42	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16734 SILVER DR S	95666	033-562-005-000	RR	R1		7.26	0.44	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16843 SILVER DR S	95666	033-563-002-000	RR	R1		7.26	0.65	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16835 SILVER DR S	95666	033-563-003-000	RR	R1		7.26	0.45	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16735 SILVER DR S	95666	033-563-007-000	RR	R1		7.26	0.75	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16806 MCKENZIE DR	95666	033-571-006-000	RR	R1		7.26	0.96	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16885 MCKENZIE DR	95666	033-572-002-000	RR	R1		7.26	0.47	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16869 MCKENZIE DR	95666	033-572-004-000	RR	R1		7.26	0.69	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16950 ALPINE DR	95666	033-583-001-000	RR	R1		7.26	0.36	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16890 ALPINE DR	95666	033-583-008-000	RR	R1		7.26	0.47	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16725 ALPINE DR	95666	033-590-020-000	RR	R1		7.26	0.82	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26929 BARTON RD	95666	033-601-005-000	RR	R1		7.26	0.33	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26844 BARTON RD	95666	033-602-001-000	RR	R1		7.26	0.40	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	27166 BARTON RD	95666	033-612-010-000	RR	R1		7.26	0.48	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27113 LAKE DR	95666	033-621-007-000	RR	R1		7.26	1.55	Vacant		No	Available		0	4	4	8	
AMADOR COUNTY	26844 LAKE DR	95666	033-631-001-000	RR	R1		7.26	0.36	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26838 LAKE DR	95666	033-631-003-000	RR	R1		7.26	0.45	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26828 LAKE DR	95666	033-631-004-000	RR	R1		7.26	0.77	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	26885 LAKE DR	95666	033-632-002-000	RR	R1		7.26	0.50	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26931 LAKE DR	95666	033-632-005-000	RR	R1		7.26	0.75	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16100 PINEWOOD DR	95666	033-640-026-000	RR	R1		7.26	0.24	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16685 SILVER DR S	95666	033-651-003-000	RR	R1		7.26	0.73	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16667 SILVER DR S	95666	033-651-004-000	RR	R1		7.26	0.73	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27140 FORREST OAK RD	95666	033-652-006-000	RR	R1		7.26	0.49	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	27221 FORREST OAK RD	95666	033-653-003-000	RR	R1		7.26	0.45	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27181 FORREST OAK RD	95666	033-653-005-000	RR	R1		7.26	0.48	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	27075 FORREST OAK RD	95666	033-653-013-000	RR	R1		7.26	0.59	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16633 SILVER DR S	95666	033-661-002-000	RR	R1		7.26	0.68	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16596 SILVER DR S	95666	033-662-005-000	RR	R1		7.26	0.45	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27274 FORREST OAK RD	95666	033-662-015-000	RR	R1		7.26	0.48	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	27276 FORREST OAK RD	95666	033-662-016-000	RR	R1		7.26	0.63	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27289 FORREST OAK RD	95666	033-671-001-000	RR	R1		7.26	0.45	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	27275 FORREST OAK RD	95666	033-671-003-000	RR	R1		7.26	0.34	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27269 FORREST OAK RD	95666	033-671-004-000	RR	R1		7.26	0.37	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	27263 FORREST OAK RD	95666	033-671-005-000	RR	R1		7.26	0.42	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27255 FORREST OAK RD	95666	033-671-006-000	RR	R1		7.26	0.42	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16671 SILVER PINE RD	95666	033-671-009-000	RR	R1		7.26	0.42	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16629 SILVER PINE RD	95666	033-671-011-000	RR	R1		7.26	0.42	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16586 SILVER PINE RD	95666	033-672-005-000	RR	R1		7.26	0.41	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16598 SILVER PINE RD	95666	033-672-006-000	RR	R1		7.26	0.46	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16610 SILVER PINE RD	95666	033-672-008-000	RR	R1		7.26	0.39	Vacant		No	Available		0	0	1	1	

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JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Total Capacity	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity		
AMADOR COUNTY	27160 SILVER DR	95666	033-681-001-000	RR	R1		7.26	0.41	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	27278 MEADOW MOSS RD	95666	033-682-001-000	RR	R1		7.26	0.53	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27345 SILVER DR	95666	033-682-003-000	RR	R1		7.26	0.42	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	16675 SILVER PINE RD	95666	033-682-005-000	RR	R1		7.26	0.48	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27417 SILVER DR	95666	033-683-001-000	RR	R1		7.26	0.53	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	27335 SILVER DR	95666	033-683-006-000	RR	R1		7.26	0.42	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16821 BARTON CT	95666	033-683-014-000	RR	R1		7.26	0.64	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	27161 SILVER DR	95666	033-684-002-000	RR	R1		7.26	0.43	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27397 BARTON RD	95666	033-693-001-000	RR	R1		7.26	0.63	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	27355 BARTON RD	95666	033-693-003-000	RR	R1		7.26	0.44	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27337 CEDAR BOW CT	95666	033-702-010-000	RR	R1		7.26	0.41	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	27371 PINE NEEDLE CT	95666	033-702-019-000	RR	R1		7.26	0.68	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26995 MEADOWMONT DR	95666	033-730-023-000	RR	R1		7.26	0.61	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	13734 IRISHTOWN RD	95665	038-150-031-000	RR	R1		7.26	0.29	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	MEADOWBROOK DR AND HWY 88	95665	038-210-068-000	RR	R1		7.26	147.39	Vacant		No	Available		0	428	428	856	
AMADOR COUNTY	12966 PINE GROVE TABEAUD RD	95665	038-270-026-000	RR	R1		7.26	0.56	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	COUNTRY CT & GARBO LN	95665	038-270-047-000	RR	R1		7.26	0.30	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	12820 OLD SPRING RD	95665	038-270-060-000	RR	R1		7.26	1.18	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	12959 ELDEL RD	95665	038-270-066-000	RR	R1		7.26	1.17	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	20591 LIVE OAK LN	95665	038-280-010-000	RR	R1		7.26	1.25	Vacant		No	Available		0	3	4	7	
AMADOR COUNTY	20611 LIVE OAK LN	95665	038-280-021-000	RR	R1		7.26	0.97	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	KIMBER CT AND ELDEL RD	95665	038-300-011-000	RR	R1		7.26	2.03	Vacant		No	Available		0	5	6	11	
AMADOR COUNTY	20695 KIMBER CT	95665	038-310-005-000	RR	R1		7.26	1.04	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	12676 ELDEL RD	95665	038-320-002-000	RR	R1		7.26	1.04	Vacant		No	Available		0	3	3	6	
AMADOR COUNTY	12593 ELDEL RD	95665	038-320-026-000	RR	R1		7.26	0.53	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	12840 ELDEL RD	95665	038-330-017-000	RR	R1		7.26	0.57	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	20732 PALAMINO RD	95665	038-330-020-000	RR	R1		7.26	0.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	12810 TABEAUD RD	95665	038-360-013-000	RR	R1		7.26	0.37	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	20841 FRENCH GULCH RD	95665	038-370-001-000	RR	R1		7.26	0.59	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	20881 FRENCH GULCH RD	95665	038-370-002-000	RR	R1		7.26	0.63	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	13840 SHADOW GLENN CT	95665	038-390-016-000	RR	R1		7.26	0.72	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	CEDAR PINE LN AND HWY 88	95665	038-500-047-000	RR	R1		7.26	3.23	Vacant		No	Available		0	9	9	18	
AMADOR COUNTY	20258 CA-88	95665	038-500-048-000	TC	R1		7.26	2.24	Vacant		No	Available		0	6	6	12	
AMADOR COUNTY	12890 WILDWOOD CT	95665	038-630-005-000	RR	R1		7.26	0.65	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	12824 BURNT CEDAR LN	95665	038-630-027-000	RR	R1		7.26	0.40	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	21130 VISTA SIERRA CT	95665	038-630-033-000	RR	R1		7.26	0.65	Vacant		No	Available		0	1	0	1	
AMADOR COUNTY	12970 BURNT CEDAR LN	95665	038-630-040-000	RR	R1		7.26	4.39	Vacant		Water Agency	Available		0	12	13	25	
AMADOR COUNTY	21120 VISTA SIERRA CT	95665	038-630-046-000	RR	R1		7.26	7.34	Vacant		No	Available		0	21	21	42	
AMADOR COUNTY	13010 RIDGE VIEW DR	95685	042-120-006-000	RR	R1		7.26	1.28	Vacant		No	Available		0	3	4	7	
AMADOR COUNTY	12454 KENNEDY FLAT RD	95642	044-040-033-000	RSC	R1		7.26	0.29	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	20080 TELLURIUM DR	95665	030-390-024-000	TC	R1/B2			0.38	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26661 MASON CT	95666	033-200-007-000	RR	R1/B2			0.39	Vacant		Water agency	Available		0	0	1	1	
AMADOR COUNTY	18012 N MACE DR	95666	033-200-010-000	RR	R1/B2			0.56	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17916 TIMBER CT	95666	033-200-019-000	RR	R1/B2			0.47	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	18081 N MACE DR	95666	033-200-027-000	RR	R1/B2			0.49	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	19020 N MACE DR	95666	033-210-001-000	RR	R1/B2			0.45	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17840 S MACE DR	95666	033-210-009-000	RR	R1/B2			0.61	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17664 S MACE DR	95666	033-220-005-000	RR	R1/B2			0.54	Vacant		No	Available		0	0	1	1	

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JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity	
AMADOR COUNTY	17686 S MACE DR	95666	033-220-006-000	RR	R1/B2			0.51	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	17724 STELLA CT	95666	033-220-008-000	RR	R1/B2			0.62	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	17636 CANYON VIEW CT	95666	033-220-012-000	RR	R1/B2			0.33	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	17675 CANYON VIEW CT	95666	033-220-016-000	RR	R1/B2			0.52	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	17495 CANYON VIEW CT	95666	033-230-018-000	RR	R1/B2			0.49	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	17505 CANYON VIEW CT	95666	033-230-019-000	RR	R1/B2			0.51	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	24893 SUNRISE TER	95666	023-090-003-000	RR	R1/B3			0.53	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	24889 SUNRISE TER	95666	023-090-004-000	RR	R1/B3			1.04	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	24865 SUNRISE TER	95666	023-090-005-000	RR	R1/B3			1.02	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	23083 CREEKSIDE LN	95666	023-090-009-000	RR	R1/B3			1.13	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	25091 CREEK SIDE LN	95666	023-090-011-000	RR	R1/B3			1.11	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	MESA DR AND PIONEER CREEK RD	95666	023-100-004-000	RR	R1/B3			2.68	Vacant		No	Available		0	0	2	2
AMADOR COUNTY	16520 PIONEER CREEK RD	95666	023-100-006-000	RR	R1/B3			0.35	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	16281 PEYUS RD	95666	023-120-008-000	RR	R1/B3			1.35	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	24570 MESA DR	95666	023-130-003-000	RR	R1/B3			2.61	Vacant		No	Available		0	0	2	2
AMADOR COUNTY	24580 MESA DR	95666	023-130-004-000	RR	R1/B3			4.51	Vacant		No	Available		0	0	3	3
AMADOR COUNTY	24890 RIDGE CREST DR	95666	023-140-006-000	RR	R1/B3			1.13	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	24870 RIDGE CREST DR	95666	023-140-012-000	RR	R1/B3			1.57	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	16760 ANTELOPE CT S	95666	023-150-004-000	RR	R1/B3			1.20	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	25980 BUCKHORN RIDGE RD	95666	023-190-010-000	RR	R1/B3			0.71	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	16100 PARADISE RD	95666	023-230-017-000	RR	R1/B3			1.12	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	16200 PARADISE RD	95666	023-230-018-000	RR	R1/B3			1.00	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	15909 PARK CT	95666	023-260-014-000	RR	R1/B3			0.48	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	16057 CEDAR HEIGHTS DR N	95666	023-260-017-000	RR	R1/B3			1.05	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	25608 KLY CT	95666	023-420-005-000	RR	R1/B3			1.35	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	25684 BUCKEYE RD	95666	023-420-008-000	RR	R1/B3			1.78	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	16556 CALYPSO CT	95666	023-440-001-000	RR	R1/B3			3.77	Vacant		No	Available		0	0	3	3
AMADOR COUNTY	16401 CALYPSO CT	95666	023-440-003-000	RR	R1/B3			3.76	Vacant		No	Available		0	0	3	3
AMADOR COUNTY	16454 CALYPSO CT	95666	023-440-007-000	RR	R1/B3			1.70	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	16501 CALYPSO CT	95666	023-440-008-000	RR	R1/B3			1.03	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	16451 CALYPSO CT	95666	023-440-009-000	RR	R1/B3			1.04	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	16351 CALYPSO CT	95666	023-440-013-000	RR	R1/B3			1.14	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	25725 BUCKEYE RD	95666	023-490-002-000	RR	R1/B3			4.75	Vacant		No	Available		0	0	4	4
AMADOR COUNTY	25770 BUCKEYE RD	95666	023-490-004-000	RR	R1/B3			4.49	Vacant		No	Available		0	0	3	3
AMADOR COUNTY	25750 BUCKEYE RD	95666	023-490-005-000	RR	R1/B3			4.32	Vacant		No	Available		0	0	3	3
AMADOR COUNTY	25696 BUCKEYE RD	95666	023-490-008-000	RR	R1/B3			2.03	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	16275 PIONEER CREEK RD	95666	023-640-002-000	RR	R1/B3			0.91	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	CREEKSIDE LN AND BUCKHORN RIDGE RD	95666	023-640-005-000	RR	R1/B3			16.60	Vacant		No	Available		0	0	14	14
AMADOR COUNTY	CREEKSIDE LN AND BUCKHORN RIDGE RD	95666	023-640-006-000	RR	R1/B3			2.52	Vacant		No	Available		0	0	2	2
AMADOR COUNTY	26143 PARKWOOD DR E	95666	023-710-011-000	RR	R1/B3			1.03	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	19297 RIDGE RD	95665	030-151-007-000	TC	R1/B3			2.11	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	21660 OHLS RD	95689	030-230-010-000	RR	R1/B3			5.56	Vacant		No	Available		0	0	4	4
AMADOR COUNTY	14570 PIONEER VOLCANO RD	95666	030-230-016-000	RR	R1/B3			0.98	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	14495 PIONEER VOLCANO RD	95666	030-230-020-000	RR	R1/B3			2.10	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	22355 MADRONE DR	95666	030-250-002-000	RR	R1/B3			2.46	Vacant		No	Available		0	0	2	2
AMADOR COUNTY	14300 PIONEER VOLCANO RD	95666	030-250-042-000	RR	R1/B3			1.15	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	22592 MADRONE DR	95666	030-250-049-000	RR	R1/B3			1.01	Vacant		No	Available		0	0	1	1

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AMADOR COUNTY	22991 ALAIRE LN	95666	030-260-047-000	RR	R1/B3			4.01	Vacant		No	Available		0	0	3	3	
AMADOR COUNTY	23161 RED CORRAL RD	95666	030-260-055-000	RR	R1/B3			2.38	Vacant		No	Available		0	0	2	2	
AMADOR COUNTY	22851 RED CORRAL RD	95666	030-260-057-000	RR	R1/B3			1.70	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	22611 STATE HWY 26	95666	030-290-022-000	RR	R1/B3			1.16	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	22577 CA-26	95666	030-290-028-000	RR	R1/B3			1.73	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	18965 RIDGE RD	95665	030-380-010-000	RR	R1/B3			0.80	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	23379 VALLEY VIEW DR	95666	030-520-038-000	RR	R1/B3			1.23	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	13981 DRUID LN	95665	030-530-033-000	RR	R1/B3			1.22	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	23181 FORTRESS CT	95666	030-720-002-000	RR	R1/B3			0.93	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	23241 FORTRESS CT	95666	030-720-005-000	RR	R1/B3			0.89	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	23321 FORTRESS CT	95666	030-720-009-000	RR	R1/B3			0.94	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	030-740-001-000	RL	R1/B3			1.70	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	030-740-002-000	RL	R1/B3			1.37	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	030-740-003-000	RL	R1/B3			0.88	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	14068 LOGANS ALY	95665	030-740-004-000	RL	R1/B3			0.86	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	030-740-005-000	RL	R1/B3			3.12	Vacant		No	Available		0	0	2	2	
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	030-740-006-000	RL	R1/B3			1.01	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	030-740-007-000	RL	R1/B3			1.09	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	030-740-008-000	RL	R1/B3			0.82	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	030-740-009-000	RL	R1/B3			0.73	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	030-740-010-000	RL	R1/B3			0.72	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	030-740-011-000	RL	R1/B3			0.74	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	030-740-012-000	RL	R1/B3			1.68	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	030-740-013-000	RL	R1/B3			1.68	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	14090 LOGANS ALY	95665	030-740-023-000	RL	R1/B3			0.71	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	14120 LOGANS ALY	95665	030-740-024-000	RL	R1/B3			0.87	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	030-740-025-000	RL	R1/B3			0.99	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	030-740-026-000	RL	R1/B3			0.90	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	19088 RIDGE RD	95665	030-740-027-000	RL	R1/B3			1.17	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	19126 RIDGE RD	95665	030-740-028-000	RL	R1/B3			1.21	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	030-740-029-000	RL	R1/B3			1.14	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	030-740-030-000	RL	R1/B3			1.76	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	19210 RIDGE RD	95665	030-740-031-000	RL	R1/B3			1.61	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	19172 RIDGE RD	95665	030-740-032-000	RL	R1/B3			1.14	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	030-740-033-000	RL	R1/B3			1.02	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	030-740-034-000	RL	R1/B3			1.11	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	030-740-035-000	RL	R1/B3			1.49	Vacant		No	Available		0	0	1	1	

Amador County Annex Attachment A

JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL PLAN	ZONING	MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate Income Capacity	Above Mod. Income Capacity	Total Capacity	Optional Info1
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	030-740-036-000	RL	R1/B3			1.42	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	030-740-037-000	RL	R1/B3			1.21	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	CARSON DR	95666	031-010-065-000	RR	R1/B3			20.02	Vacant		No	Available		0	0	17	17	
AMADOR COUNTY	24152 CARSON DR	95666	031-010-095-000	RR	R1/B3			8.06	Vacant		No	Available		0	0	7	7	
AMADOR COUNTY	CARSON DR AND MEADOW CREST DR	95666	031-010-104-000	RR	R1/B3			29.12	Vacant		No	Available		0	0	25	25	
AMADOR COUNTY	23668 CA-88	95666	031-020-002-000	RR	R1/B3			1.75	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	23223 CA-88	95666	031-020-008-000	RR	R1/B3			2.75	Vacant		No	Available		0	0	2	2	
AMADOR COUNTY	23350 VALLEY VIEW DR	95666	031-020-017-000	RR	R1/B3			1.38	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	23407 STATE HWY 88	95666	031-020-024-000	RR	R1/B3			1.79	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	23615 STATE HWY 88	95666	031-020-025-000	RR	R1/B3			1.75	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	14899 OLD EMIGRANT RD	95666	031-020-028-000	RR	R1/B3			0.46	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	24680 BUCKHORN RIDGE RD	95666	031-030-041-000	RR	R1/B3			1.13	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	24800 RIDGE CREST DR	95666	031-030-047-000	RR	R1/B3			1.36	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	15994 PIONEER CREEK RD	95666	031-030-048-000	RR	R1/B3			1.00	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	15854 SUNNY DR	95666	031-040-013-000	RR	R1/B3			1.24	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	24890 BUCKHORN RIDGE RD	95666	031-040-028-000	RR	R1/B3			0.50	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16025 ALBERTSON LN	95666	031-040-065-000	RR	R1/B3			14.52	Vacant		No	Available		0	0	12	12	
AMADOR COUNTY	15964 BUCKHORN CT	95666	031-040-071-000	RR	R1/B3			0.87	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	24661 STATE HWY 88	95666	031-050-037-000	RR	R1/B3			0.60	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	24929 STATE HWY 88	95666	031-060-006-000	RR	R1/B3			1.26	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	25403 CA-88	95666	031-080-008-000-A	RR	R1/B3			1.92	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	14481 BOBBIE LN	95666	031-120-010-000	RR	R1/B3			4.39	Vacant		No	Available		0	0	3	3	
AMADOR COUNTY	23795 RED CORRAL RD	95666	031-130-010-000	RR	R1/B3			1.05	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	23541 CA-26	95666	031-130-025-000	RR	R1/B3			1.08	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	23374 RED CORRAL RD	95666	031-150-005-000	RR	R1/B3			2.05	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	23835 ROCK DR	95666	031-150-039-000	RR	R1/B3			1.62	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	23337 ROBIN RD	95666	031-190-002-000	RR	R1/B3			1.05	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	23382 ROBIN RD	95666	031-190-014-000	RR	R1/B3			1.01	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	14968 RAVEN RD	95666	031-200-018-000	RR	R1/B3			1.04	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	23732 CA-26	95666	031-210-002-000	RR	R1/B3			1.05	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	23774 PINE RIDGE RD	95666	031-210-005-000	RR	R1/B3			2.33	Vacant		No	Available		0	0	2	2	
AMADOR COUNTY	14650 WILLIAMS RD	95666	031-230-040-000	RR	R1/B3			0.59	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	14548 RAVEN RD	95666	031-240-013-000	RR	R1/B3			1.00	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	23634 FORTRESS WAY	95666	031-250-026-000	RR	R1/B3			1.35	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16039 CEDAR HEIGHTS DR N	95666	031-270-003-000	RR	R1/B3			1.20	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16030 CEDAR HEIGHTS DR N	95666	031-270-008-000	RR	R1/B3			1.10	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16021 CEDAR HEIGHTS DR N	95666	031-270-016-000	RR	R1/B3			0.46	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16195 ALBERTSON LN	95666	031-270-018-000	RR	R1/B3			1.05	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16075 CEDAR HEIGHTS DR N	95666	031-270-020-000	RR	R1/B3			0.84	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	25350 JUNIPER CT	95666	031-270-021-000	RR	R1/B3			1.03	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	15330 DIAMOND CT	95666	031-290-001-000	RR	R1/B3			0.37	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	24299 CARSON DR	95666	031-290-007-000	RR	R1/B3			0.56	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	24204 GOLD CIR	95666	031-300-015-000	RR	R1/B3			0.98	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	24216 GOLD CIR	95666	031-300-016-000	RR	R1/B3			0.88	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	24228 GOLD CIR	95666	031-300-017-000	RR	R1/B3			0.54	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	24197 GOLD CIR	95666	031-300-021-000	RR	R1/B3			0.40	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	24540 DEFENDER GRD	95666	031-310-009-000	RR	R1/B3			2.65	Vacant		No	Available		0	0	2	2	

Amador County Annex Attachment A

JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Total Capacity	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity		
AMADOR COUNTY	WILLIAMS RD AND DUSTY WAY	95666	031-310-015-000	RR	R1/B3			6.48	Vacant		No	Available		0	0	5	5	
AMADOR COUNTY	24220 STATE HWY 88	95666	031-310-021-000-A	RR	R1/B3			12.22	Vacant		No	Available		0	0	9	9	
AMADOR COUNTY	WILLIAMS RD AND DUSTY WAY	95666	031-310-030-000	RR	R1/B3			8.07	Vacant		No	Available		0	0	7	7	
AMADOR COUNTY	24200 PINE RIDGE RD	95666	031-330-002-000	RR	R1/B3			14.07	Vacant		No	Available		0	0	12	12	
AMADOR COUNTY	PINE RIDGE RD AND ROCK DR	95666	031-330-004-000	RR	R1/B3			6.46	Vacant		No	Available		0	0	5	5	
AMADOR COUNTY	23859 MEADOW CREST DR	95666	031-341-007-000	RR	R1/B3			0.38	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	23817 MEADOW CREST DR	95666	031-341-015-000	RR	R1/B3			0.32	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	23779 MEADOW CREST DR	95666	031-360-034-000	RR	R1/B3			0.26	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	23421 FORTRESS WAY	95666	031-360-063-000	RR	R1/B3			1.04	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	23481 FORTRESS WAY	95666	031-360-064-000	RR	R1/B3			1.14	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	23325 FORTRESS WAY	95666	031-360-071-000	RR	R1/B3			0.87	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	18241 CONIFER CT	95666	032-480-010-000	RR	R1/B3			0.92	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26650 MASON CT	95666	032-480-016-000	RR	R1/B3			0.89	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26750 SUGAR PINE DR	95666	032-480-021-000	RR	R1/B3			1.54	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26757 COLUMBIA DR	95666	033-020-002-000	RR	R1/B3			1.48	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26741 COLUMBIA DR	95666	033-030-003-000	RR	R1/B3			1.09	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26850 COLUMBIA DR	95666	033-030-007-000	RR	R1/B3			1.01	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26871 COLUMBIA DR	95666	033-040-001-000	RR	R1/B3			1.03	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26947 COLUMBIA DR	95666	033-040-002-000	RR	R1/B3			2.20	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17411 UPPER BARTON RD	95666	033-040-009-000	RR	R1/B3			1.90	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27174 COLUMBIA DR	95666	033-050-004-000	RR	R1/B3			1.08	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27243 COLUMBIA DR	95666	033-060-001-000	RR	R1/B3			1.26	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27225 COLUMBIA DR	95666	033-060-002-000	RR	R1/B3			1.21	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27200 COLUMBIA DR	95666	033-060-004-000	RR	R1/B3			1.02	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17465 ANTELOPE DR	95666	033-060-009-000	RR	R1/B3			0.94	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17435 E ANTELOPE DR	95666	033-060-010-000	RR	R1/B3			0.91	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17508 ANTELOPE DR E	95666	033-060-012-000	RR	R1/B3			1.10	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17450 ANTELOPE DR E	95666	033-060-014-000	RR	R1/B3			1.24	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17372 BARTON RD	95666	033-060-015-000	RR	R1/B3			0.63	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27265 COLUMBIA DR	95666	033-070-001-000	RR	R1/B3			1.36	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17539 ANTELOPE DR E	95666	033-070-005-000	RR	R1/B3			0.47	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17556 ANTELOPE DR E	95666	033-070-006-000	RR	R1/B3			1.17	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27333 SUSAN CT	95666	033-080-002-000	RR	R1/B3			1.19	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27380 WHITMORE DR	95666	033-080-003-000	RR	R1/B3			1.11	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17630 ANTELOPE DR E	95666	033-080-005-000	RR	R1/B3			0.96	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27320 WHITMORE DR	95666	033-080-006-000	RR	R1/B3			1.22	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27360 WHITMORE DR	95666	033-080-007-000	RR	R1/B3			1.09	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27321 SUSAN CT	95666	033-080-008-000	RR	R1/B3			1.06	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17675 DEBBIE CT N	95666	033-080-010-000	RR	R1/B3			1.62	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17725 DEBBIE CT N	95666	033-080-011-000	RR	R1/B3			1.05	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27451 WHITMORE DR	95666	033-100-001-000	RR	R1/B3			1.09	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27441 WHITMORE DR	95666	033-100-002-000	RR	R1/B3			0.98	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	27431 WHITMORE DR	95666	033-100-003-000	RR	R1/B3			1.07	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17851 CAMP DR	95666	033-100-004-000	RR	R1/B3			1.46	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17710 CAMP DR	95666	033-110-004-000	RR	R1/B3			2.99	Vacant		No	Available		0	0	2	2	
AMADOR COUNTY	17660 DEBBIE CT N	95666	033-120-002-000	RR	R1/B3			1.34	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17709 CAMP DR	95666	033-120-006-000	RR	R1/B3			1.72	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	17001 ANTELOPE DR E	95666	033-120-007-000	RR	R1/B3			1.27	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	16955 ANTELOPE DR E	95666	033-120-008-000	RR	R1/B3			1.11	Vacant		No	Available		0	0	1	1	

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				PLAN	ZONING										Income Capacity	Income Capacity	
AMADOR COUNTY	17675 CAMP DR	95666	033-120-010-000	RR	R1/B3			2.20	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	16915 ANTELOPE DR E	95666	033-120-011-000	RR	R1/B3			1.15	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	17028 ANTELOPE DR E	95666	033-120-012-000	RR	R1/B3			0.46	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	26905 WAGON WHEEL DR	95666	033-170-008-000	TC	R1/B3			0.98	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	26780 STATE HWY 88	95666	033-410-007-000	TC	R1/B3			2.97	Vacant		No	Available		0	0	2	2
AMADOR COUNTY	26885 ANTELOPE DR	95666	033-440-003-000	RR	R1/B3			0.46	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	26929 JACQUELINE DR	95666	033-440-005-000	RR	R1/B3			0.52	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	26826 ANTELOPE DR	95666	033-440-007-000	RR	R1/B3			0.95	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	26924 ANTELOPE DR	95666	033-440-009-000	RR	R1/B3			0.96	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	26909 ANTELOPE DR	95666	033-440-010-000	RR	R1/B3			0.56	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	26880 NOBB HILL CT	95666	033-450-001-000	RR	R1/B3			1.37	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	26885 NOBB HILL CT	95666	033-450-003-000	RR	R1/B3			1.02	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	26875 NOBB HILL CT	95666	033-450-004-000	RR	R1/B3			0.74	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	26938 ANTELOPE DR	95666	033-450-005-000	RR	R1/B3			0.69	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	26950 ANTELOPE DR	95666	033-450-006-000	RR	R1/B3			0.68	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	27059 ANTELOPE DR	95666	033-460-003-000	RR	R1/B3			0.51	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	27028 ANTELOPE DR	95666	033-460-008-000	RR	R1/B3			0.59	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	27068 ANTELOPE DR	95666	033-460-011-000	RR	R1/B3			0.56	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	27185 ANTELOPE DR	95666	033-460-019-000	RR	R1/B3			0.88	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	27108 SKYVIEW CT	95666	033-470-008-000	RR	R1/B3			1.00	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	17670 CIRCLE VIEW DR	95666	033-470-024-000	RR	R1/B3			0.36	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	26800 TIGER CREEK RD	95666	033-640-020-000	RR	R1/B3			19.10	Vacant		No	Available		0	0	16	16
AMADOR COUNTY	17770 CIRCLE VIEW DR	95666	033-713-002-000	RR	R1/B3			1.71	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	17820 CIRCLE VIEW DR	95666	033-713-004-000	RR	R1/B3			1.08	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	11756 CLINTON BAR RD	95665	036-090-037-000	RR	R1/B3			1.08	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	QUAIL DR AND DOVE CT	95665	036-180-016-000	RR	R1/B3			0.48	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	21355 GOLD NUGGET CT	95665	036-260-001-000	RR	R1/B3			0.74	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	21390 GOLD NUGGET CT	95665	036-260-005-000	RR	R1/B3			1.26	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	11581 GOLD STRIKE RD	95665	036-260-017-000	RR	R1/B3			0.54	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	11371 GOLD STRIKE RD	95665	036-270-007-000	RR	R1/B3			0.53	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	11456 GOLD STRIKE RD	95665	036-270-011-000	RR	R1/B3			0.86	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	12475 ARROWHEAD RD	95665	038-400-002-000	RR	R1/B3			0.40	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	12501 ARROWHEAD RD	95665	038-400-003-000	RR	R1/B3			0.39	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	11930 GOLD VIEW WAY	95665	038-480-006-000	RR	R1/B3			0.74	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	13803 PONDEROSA WAY	95665	038-670-005-000	RR	R1/B3			2.00	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	13768 PONDEROSA WAY	95665	038-670-006-000	RR	R1/B3			2.08	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	13764 PONDEROSA WAY	95665	038-670-007-000	RR	R1/B3			3.52	Vacant		No	Available		0	0	3	3
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	038-670-013-000	RR	R1/B3			1.40	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	038-670-014-000	RR	R1/B3			2.39	Vacant		No	Available		0	0	2	2
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	038-670-015-000	RR	R1/B3			2.83	Vacant		No	Available		0	0	2	2
AMADOR COUNTY	RIDGE RD AND MINERAL RIDGE RD	95665	038-670-016-000	RR	R1/B3			3.53	Vacant		No	Available		0	0	3	3
AMADOR COUNTY	CLIMAX RD	95665	038-670-018-000	RR	R1/B3			4.63	Vacant		No	Available		0	0	4	4
AMADOR COUNTY	19110 MINERAL RIDGE CT	95665	038-670-019-000	RR	R1/B3			1.87	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	13748 PETERSEN RANCH DR	95665	038-670-020-000	RR	R1/B3			1.66	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	13754 PETERSEN RANCH DR	95665	038-670-021-000	RR	R1/B3			2.17	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	13772 PETERSEN RANCH DR	95665	038-670-022-000	RR	R1/B3			1.52	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	13778 PETERSEN RANCH DR	95665	038-670-024-000	RR	R1/B3			2.14	Vacant		No	Available		0	0	1	1

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JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity	
AMADOR COUNTY	13789 PETERSEN RANCH DR	95665	038-670-025-000	RR	R1/B3			1.46	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	13777 PETERSEN RANCH DR	95665	038-670-026-000	RR	R1/B3			2.21	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	18893 FREDERICK DR	95665	038-690-001-000	RR	R1/B3			2.08	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	13694 PONDEROSA WAY	95665	038-690-002-000	RR	R1/B3			1.05	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	13765 PETERSEN RANCH DR	95665	038-690-005-000	RR	R1/B3			1.78	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	13751 PETERSEN RANCH DR	95665	038-690-006-000	RR	R1/B3			2.14	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	13727 PETERSEN RANCH DR	95665	038-690-007-000	RR	R1/B3			2.47	Vacant		No	Available		0	0	2	2
AMADOR COUNTY	19123 CLIMAX RD	95665	038-690-011-000	RR	R1/B3			3.62	Vacant		No	Available		0	0	3	3
AMADOR COUNTY	18991 CLIMAX RD	95665	038-690-012-000	RR	R1/B3			4.69	Vacant		No	Available		0	0	4	4
AMADOR COUNTY	13559 PONDEROSA WAY	95665	038-690-013-000	RR	R1/B3			1.89	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	13594 PONDEROSA WAY	95665	038-690-016-000	RR	R1/B3			2.58	Vacant		No	Available		0	0	2	2
AMADOR COUNTY	13709 PETERSEN RANCH DR	95665	038-690-018-000	RR	R1/B3			2.15	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	18520 CIRCLE VIEW DR	95666	033-750-013-000	RR	R1/B4			2.10	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	19020 CIRCLE VIEW DR	95666	033-760-007-000	RR	R1/B4			0.91	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	18910 CIRCLE VIEW DR	95666	033-760-016-000	RR	R1/B4			2.69	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	15898 HAPPIE LOU LN	95666	031-360-048-000	RR	R1/B5			2.49	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	17460 SILVER POINTE DR	95666	033-800-007-000	RR	R1/B5			3.97	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	17486 SILVER POINTE DR	95666	033-800-008-000	RR	R1/B5			4.30	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	17516 SILVER POINTE DR	95666	033-800-009-000	RR	R1/B5			4.44	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	17572 SILVER POINTE DR	95666	033-800-010-000	RR	R1/B5			3.89	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	MEADOW DR AND HWY 88	95666	033-800-011-000	RR	R1/B5			5.36	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	CA-88 AND COLUMBIA DR	95666	033-800-012-000	RR	R1/B5			5.10	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	26550 POINTE CT	95666	033-800-014-000	RR	R1/B5			5.26	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	26554 POINTE CT	95666	033-800-015-000	RR	R1/B5			4.35	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	20000 SILVER POINTE DR	95666	033-800-016-000	RR	R1/B5			4.34	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	17565 SILVER POINTE DR	95666	033-800-017-000	RR	R1/B5			3.61	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	17549 SILVER POINTE DR	95666	033-800-018-000	RR	R1/B5			5.27	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	17515 SILVER POINTE DR	95666	033-800-019-000	RR	R1/B5			4.42	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	21810 HOMESTEAD RD	95665	038-600-008-000	RR	R1/B5			1.59	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	14201 PINE PARK LOOP	95665	038-600-028-000	RR	R1/B5			1.34	Vacant		No	Available		0	0	1	1
AMADOR COUNTY	WICKLOW WAY AND HWY 88	95642	044-100-027-000A1	RSC/RM	R1/R3			201.68	Vacant		No	Pending project		80	80	120	280 WICKLOW SPECIFIC PLAN
AMADOR COUNTY	1690 LONG GATE RD	95669	001-140-020-000	AG	R1A			40.93	Agricultural.op en space		No	Available		1	0	0	1 Proposed ADU (very low)
AMADOR COUNTY	14401 EMIGRANT TRL	95675	014-030-036-000	AG	R1A			43.14	Residential		No	Pending project		1	0	0	1 ADU (with completed ADU & MH) - VL
AMADOR COUNTY	23080 HORSESHOE LN	95675	014-053-001-000	RL	R1A			0.06	Residential		No	Pending project		1	0	0	1 SFD (with completed ADU) - L
AMADOR COUNTY	16050 MEADOW LARK LN	95685	015-230-076-000	AT	R1A			22.48	Vacant		No	Pending project		0	0	0	1 ADU (with completed 0 SFD) - VL
AMADOR COUNTY	14385 STATE HWY 88	95642	044-120-009-000	AT	R1A			5.87	Vacant		No	Pending project		0	1	0	1 pending Mobile Home - moderate
AMADOR COUNTY	3786 CAMANCHE PKWY N	95640	003-681-027-000	SPA	R2			0.27	Vacant		No	Available		0	6	0	6
AMADOR COUNTY	4046 CAMANCHE PKWY N	95640	003-691-002-000	SPA	R2			0.41	Vacant		No	Available		0	9	0	9
AMADOR COUNTY	4026 CAMANCHE PKWY N	95640	003-691-004-000	SPA	R2			0.42	Vacant		No	Available		0	9	0	9
AMADOR COUNTY	3986 CAMANCHE PKWY N	95640	003-691-007-000	SPA	R2			0.41	Vacant		No	Available		0	9	0	9
AMADOR COUNTY	3966 CAMANCHE PKWY N	95640	003-691-008-000	SPA	R2			0.40	Vacant		No	Available		0	9	0	9
AMADOR COUNTY	3950 CAMANCHE PKWY N	95640	003-691-009-000	SPA	R2			0.39	Vacant		No	Available		0	9	0	9
AMADOR COUNTY	3900 CAMANCHE PKWY N	95640	003-691-012-000	SPA	R2			0.26	Vacant		No	Available		0	5	0	5
AMADOR COUNTY	3890 CAMANCHE PKWY N	95640	003-691-013-000	SPA	R2			0.26	Vacant		No	Available		0	5	0	5
AMADOR COUNTY	3996 CAMANCHE PKWY N	95640	003-691-041-000-A	SPA	R2			0.52	Vacant		No	Available		0	10	0	10
AMADOR COUNTY	4171 LAKEVIEW DR	95640	003-701-009-000	SPA	R2			0.31	Vacant		No	Available		0	7	0	7

Amador County Annex Attachment A

JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Total Capacity	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity		
AMADOR COUNTY	2045 CAMANCHE RD	95640	003-702-006-000	SPA	R2			0.30	Vacant		No	Available		0	6	0	6	
AMADOR COUNTY	4180 LAKEVIEW DR	95640	003-702-027-000	SPA	R2			0.26	Vacant		No	Available		0	5	0	5	
AMADOR COUNTY	4050 CAMANCHE PKWY N	95640	003-711-001-000	SPA	R2			0.51	Vacant		No	Available	2015	11	0	0	11	
AMADOR COUNTY	4100 QUAIL HILL CT	95640	003-711-003-000	SPA	R2			0.50	Vacant		No	Available	2015	11	0	0	11	
AMADOR COUNTY	4160 QUAIL HILL CT	95640	003-711-007-000	SPA	R2			0.38	Vacant		No	Available		0	8	0	8	
AMADOR COUNTY	4201 LAKEVIEW DR	95640	003-711-010-000	SPA	R2			0.38	Vacant		No	Available		0	8	0	8	
AMADOR COUNTY	4135 QUAIL HILL CT	95640	003-711-018-000	SPA	R2			0.42	Vacant		No	Available		0	9	0	9	
AMADOR COUNTY	4070 CAMANCHE PKWY N	95640	003-711-022-000	SPA	R2			0.47	Vacant		No	Available		0	11	0	11	
AMADOR COUNTY	4224 LAKEVIEW DR	95640	003-712-004-000	SPA	R2			0.29	Vacant		No	Available		0	6	0	6	
AMADOR COUNTY	4214 LAKEVIEW DR	95640	003-712-006-000	SPA	R2			0.28	Vacant		No	Available		0	6	0	6	
AMADOR COUNTY	4210 LAKEVIEW DR	95640	003-712-007-000	SPA	R2			0.27	Vacant		No	Available		0	6	0	6	
AMADOR COUNTY	4190 LAKEVIEW DR	95640	003-712-011-000	SPA	R2			0.26	Vacant		No	Available		0	6	0	6	
AMADOR COUNTY	4249 LAKEVIEW DR	95640	003-721-003-000	SPA	R2			0.51	Vacant		No	Available	In 2015 inventory	11	0	0	11	
AMADOR COUNTY	4281 LAKEVIEW DR	95640	003-721-009-000	SPA	R2			0.25	Vacant		No	Available		0	5	0	5	
AMADOR COUNTY	4094 CAMANCHE PKWY N	95640	003-721-026-000	SPA	R2			0.93	Vacant		No	Available	In 2015 inventory	21	0	0	21	
AMADOR COUNTY	4084 CAMANCHE PKWY N	95640	003-721-028-000	SPA	R2			0.46	Vacant		No	Available		0	10	0	10	
AMADOR COUNTY	2365 CAMANCHE RD	95640	003-722-006-000	SPA	R2			0.24	Vacant		No	Available		0	5	0	5	
AMADOR COUNTY	4291 FEATHER CT	95640	003-730-005-000	SPA	R2			0.68	Vacant		No	Available	element	11	0	0	11	
AMADOR COUNTY	4265 CHOCTAW CT	95640	003-730-020-000	SPA	R2			0.51	Vacant		No	Available	In 2015 inventory	11	0	0	11	
AMADOR COUNTY	23026 HORSESHOE LN	95675	014-053-012-000	TC	R2			0.18	Vacant		No	Available		0	4	0	4	
AMADOR COUNTY	1835 GOOSE CREEK CT	95640	003-630-002-000	RR	R2A			6.76	Vacant		No	Available		0	0	2	2	
AMADOR COUNTY	1880 GOOSE CREEK CT	95640	003-630-005-000	RR	R2A			2.62	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	1580 DUCK CREEK RD	95640	003-642-001-000	RR	R2A			2.53	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	1650 DUCK CREEK RD	95640	003-642-003-000	RR	R2A			2.51	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	1720 DUCK CREEK RD	95640	003-642-005-000	RR	R2A			2.54	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	1381 DUCK CREEK RD	95640	003-651-001-000	RR	R2A			2.78	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	1395 DUCK CREEK RD	95640	003-651-002-000	RR	R2A			2.93	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	1485 DUCK CREEK RD	95640	003-651-009-000	RR	R2A			2.99	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	1570 DUCK CREEK RD	95640	003-651-011-000	RR	R2A			2.49	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	1390 DUCK CREEK RD	95640	003-652-001-000	RR	R2A			6.94	Vacant		No	Available		0	0	2	2	
AMADOR COUNTY	1450 DUCK CREEK RD	95640	003-652-003-000	RR	R2A			3.05	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	1510 DUCK CREEK RD	95640	003-652-004-000	RR	R2A			2.49	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	1540 DUCK CREEK RD	95640	003-652-005-000	RR	R2A			2.46	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	26497 FAIRWAY DR	95666	033-480-046-000	RL	R3/X			1.60	Vacant		No	Available	element	34	0	0	34	
AMADOR COUNTY	26604 MEADOW DR	95666	033-480-047-000	RL	R3/X			2.44	Vacant		No	Available	element	53	0	0	53	
AMADOR COUNTY	5056 CARBONDALE RD	95669	008-391-006-000	AT	RE/5			5.15	Vacant		No	Pending project		0	0	1	1 SFD (with completed 1 ADU) - AM	
AMADOR COUNTY	5580 OVERLOOK CT	95669	008-412-003-000	AT	RE/5			5.13	Vacant		No	Pending project		0	1	0	1 1 SFD - M	
AMADOR COUNTY	18600 MOUNTAIN VIEW DR	95665	038-100-005-000	RR	RE/5			1.25	Vacant		No	Available		0	0	1	1	
AMADOR COUNTY	RIDGE RD AND HWY 88	95665	030-140-079-000	TC	RE/6			35.73	Vacant		No	Available		0	0	5	5	
AMADOR COUNTY	4866 CURRAN RD	95640	003-420-075-000	AT	X			4.95	Vacant		No	Pending project		0	0	0	0 1 SFD (with completed 0 ADU) - L	
AMADOR COUNTY	3996 CAMANCHE PKWY N	95640	003-691-041-000-B	SPA	X			0.52	Vacant		No	Available		0	1	0	1	

CITY OF AMADOR CITY ANNEX

Annex to the Background Report

CITY OF AMADOR CITY ANNEX

This Annex provides information specific to the Amador City regarding governmental constraints and the City’s inventory of residential sites. This Annex supplements the information in the Background Report and contains the following:

Chapter III, Section B – Governmental Constraints – Amador City.

Chapter IV – Inventory of Residential Sites – Amador City.

B. GOVERNMENTAL CONSTRAINTS – AMADOR CITY

1. LAND USE CONTROLS

Land use controls guide local growth and development. Amador City applies land use controls through its General Plan, Community/Area Plans, and Zoning Ordinance. All residential land use classifications pose a constraint on residential development in the sense that various conditions, building requirements, and limitations restrict a pure free market ability to construct housing. Land use regulations also have the potential of adding costs to construction, which indirectly may constrain housing. These impacts are measured against the general health and public safety served in the adoption of such regulations. Standards have been determined by Amador City to establish minimum constraints to provide for adequate separation of buildings for fire protection, air and light between structures, and the intensity of development. Implementation of these standards has not resulted in a serious constraint in providing housing to the various income levels.

a. GENERAL PLAN LAND USE DESIGNATIONS

By definition, local land use controls constrain housing development by restricting housing to certain sections of Amador City and by limiting the number of housing units that can be built on a given parcel of land. The Amador City General Plan (General Plan) establishes land use designations for all land within Amador City’s area and defines community growth boundaries. The Land Use Element also includes a land use map that establishes the location of each of these designations. Table III-AC-1 identifies the different land use designations in Amador City’s General Plan that accommodate residential development.

Land Use Category	Description	Residential Density	Implementing Zoning District(s)
Agriculture (A)	The A designation is applied to those lands adjacent to the developed portions of the City which are in transition to a developed use; to lands used for agricultural (grazing) purposes; to areas which have significant mineral resource values where mining operations may occur (so recognized in order to minimize any conflict between incompatible land uses; or to undeveloped lands exhibiting environmental characteristics requiring lower densities. The A-designation is intended to carry out policies which protect undeveloped lands from premature development, minimize erosion potential, minimize water pollution, and maximize the preservation of wildlife habitat.	1.0 dwelling unit/acre	A-T Agricultural Transition
Residential Single Family (RS)	Lands carrying the RS designation are intended to preserve established single-family neighborhoods, and to reserve lands best suited for future single-family development. The RS designation is also applied to those lands where lower density residential development is preferred. Generally, RS areas should develop only when and where adequate facilities and services can	6.25 dwelling unit/acre	R-1 One-Family Dwelling Zone R-2 Two-Family Dwelling Zone

	be provided to serve them economically. They should be kept free of activities that produce excessive noise, air pollution; odor, or heavy traffic. Development should be guided by design principles which serve to enhance the rural character of the planning area.		
Residential Multiple Family (RM)	The areas designated RM are intended to provide opportunities for development of multifamily dwellings, as well as single family uses. The RM designation is typically located near other centers of activity, such as the commercial district, which would allow for easier access to primary circulation routes, and would place a greater number of persons at a convenient distance to facilities.	44 dwelling unit/acre	R-3 Limited Multiple Family Zone R-4 Multiple Family Zone
Commercial (C)	The C designation indicates areas in the City where a broad range of light and heavy commercial activities would be desired. Types of uses being considered as commercial for the purposes of this' designation generally include retail sales, eating and drinking establishments, professional or business offices, automotive sales and service, hotels and motels, storage, wholesaling, processing services, and similar development or activity normally considered to be "commercial."	44 dwelling unit/acre	C-1 Limited Commercial Zone C-2 Commercial Zone
Special Planning (SP)	This classification is assigned to those lands where a particular use (or uses) may be established in a controlled and regulated manner so as to ensure neighborhood compatibility, where architectural control may be desirable, or where conventional development regulations would both inhibit flexibility of design and allow uses which could prove objectionable and detrimental to the surrounding area. The SP designation may be applied to areas where small developments may be oriented toward a single purpose, or to a multi-use type of development which features mixed land use types in a controlled and harmonious manner.	No specified limit	SP Special Planning Zone
Source: Amador City General Plan			

As described above, the Land Use Element of the Amador City General Plan establishes the location and intensity of planned land uses. According to the State of California General Plan Guidelines, a buildout analysis or development capacity analysis represents “an estimate of the total amount of development that may be built in an area under a certain set of assumptions, including applicable land use laws and policies (e.g., zoning), environmental constraints, etc.” This is done through calculating the acreage within each land use category and multiplying that number by the applicable density and intensity factor to estimate a theoretical development capacity¹.

b. ZONING ORDINANCE

The Zoning Ordinance is among the chief implementing tools for the General Plan. The Zoning Ordinance specifies development standards for all applications such as setbacks, parking requirements, height limits, and lot coverage for individual zoning districts. Periodically, the Zoning Ordinance is reviewed to ensure its consistency with the policies of the General Plan, as required by Government Code Section 65860, and amendments are initiated to enhance its value in accommodating new development. The Zoning Ordinance provides for an array of residential districts throughout Amador City that allow a variety of different residential uses.

¹ Office of Planning and Research (OPR). 2020. State of California General Plan Guidelines [Chapter 4: Required Elements, pg. 48]. Available at: https://opr.ca.gov/docs/OPR_C4_final.pdf

Table III-AC-2 shows the allowed densities, setback, coverage, and height requirements for zoning districts within Amador City which allow for residential development. To provide for additional flexibility, Amador City has Special Planning Zones (SP) that allow for minimum parcel size requirements and other standards to be modified through site-specific evaluation.

Table III-AC-2. Zoning District Density, Lot Size, Setback, Height, and Open Space Standards							
Zone District	Maximum Density (units/acre)	Minimum Lot Sizes	Maximum Lot Coverage	Front Setback	Side Setback	Rear/Alley Setback	Maximum Height
A-T Agricultural Transition Zone	1.0	1 acre	750 s.f. minimum floor area	50 feet	20 feet	50 feet	2.5 stories/ 30 feet
AE Agricultural Estate Zone	0.025	40 Acres	750 s.f. minimum floor area	50 feet	20 feet	50 feet	2.5 stories/ 30 feet
R-1 One-Family Residential	6.22	7,000 square feet	35%	20 feet ¹	5 feet (interior lots) 12 feet (corner lots)	10 feet	2.5 stories/ 30 feet
R-2 Two-Family Residential	12.45	3,500 square feet/unit	35%	20 feet ¹	5 feet (interior lots) 12 feet (corner lots)	10 feet	2.5 stories/ 30 feet
R-3 Limited-Family Residential	29.04	1,500 square feet/unit	35%	15 feet ¹	5 feet (interior lots) 12 feet (corner lots)	10 feet	2.5 stories/ 30 feet
R-4 Multifamily-Family Residential	43.56	1,000 square feet/unit	35%	10 feet ¹	5 feet (interior lots) 12 feet (corner lots)	10 feet	2.5 stories/ 30 feet
C-1 Limited Commercial Zone	43.56	1,000 square feet/unit	75%	10 feet ¹	10 feet ¹	5 feet (interior lots) 12 feet (corner lots)	2 stories/ 35 feet
C-2 Commercial Zone	43.56	1,000 square feet/unit	75%	10 feet ¹	10 feet ¹	5 feet (interior lots) 12 feet (corner lots)	2 stories/ 35 feet
MH Manufactured Home Combining Zone	May be combined with the R-1, R-2, R-3, or R-4 zones subject to Zoning Ordinance provisions						
SP Special Planning Zone	The maximum height and bulk, and minimum lot size, density, setback, yard, parking and loading requirements shall be established for each SP zone by the development plan approved by the council.						
Amador City Zoning Ordinance (Title 17)							
<p>1 Except where lots comprising forty (40) percent or more of the frontage on one side of a street between intersecting streets are developed with buildings having an average yard with a variation of not more than ten (10) feet, no buildings hereafter erected or structurally altered shall project beyond the average front yard line so established.</p> <p>Applies only to all buildings used exclusively for dwelling purposes.</p>							

Special Planning Zone

Chapter 17.44 of the Zoning Code establishes the Special Planning (SP) zone was established in the city to accommodate various types of single purpose or multi-use development projects. The SP zone allows for minor flexibility in land and structure

regulations for projects demonstrating features beneficial to the city or its residents and property owners. The SP zone may be applied as its own primary zone, or may be combined with other primary zoning districts.

Parking Requirements

Amador City’s parking regulations are set forth in Chapter 17.64 of the Zoning Ordinance, which identifies the number of spaces required for each land use. Table III-AC-4 below shows the parking regulations pertaining to the development of residential units. The City’s parking requirements are low in comparison with regional jurisdictions, which typically average more than 1 space per unit. Parking for accessory dwelling units and emergency shelters are discussed separately.

Residential Use	Minimum Off-Street Parking
Second Dwelling Unit	1 space/unit
Single-Family and Two-Family	1 space/unit
Multifamily	1 space/unit
Rooming houses, lodging houses, clubs, fraternity houses, dormitories, and hotels	1 space/unit
Auto courts, tourist courts, and motels	1 space/unit
Hospitals, sanitariums, convalescent homes, and homes for the aged	1 space/1,000 s.f. of floor space

Source: Amador City Zoning Ordinance (Chapter 17.64)

Allowed and Conditional Uses

To promote higher densities and mixed land uses, Amador City allows various uses within a range of zoning districts to accommodate a variety of housing types. As shown on Table III-AC-5, a number of zoning districts in Amador City allow a range of residential uses that are permitted by-right and subject solely to a zoning clearance or site plan review.

Uses	A-T	AE	R-1	R-2	R-3	R-4	C-1	C-2	SP	-MH
One-family Dwelling	P	P	P	P	P	P	P	P	Any and all uses are allowed when SP is primary zone	All uses in underlying zone allowed
Second Dwelling Units	N	N	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP		
Two-family dwelling or two one-family dwellings	N	N	N	P	P	P	P	P		
Three-family dwellings, four-family dwellings, and bungalow court	N	N	N		P	P	P	P		
Group dwellings	N	N	N	N	N	P	P	P		
Multi-family dwellings/Apartments	N	N	N	N	N	P	P	P		
Boarding and rooming houses	N	N	N	N	N	P	P	P		
Caretaker/Employee Housing	N	N	N	N	N	N				
Manufactured/mobile home	-	-	Permitted with -MH combining zone				-	-	P	

Notes: P = Permitted Use CUP (m) = Conditional Use Permit N = Not Allowed
¹ When applied as a primary zone, any and all uses are permitted, provided such use or uses are shown on the development plan for the particular SP zone

Source: Amador City Zoning Ordinance (Title 17)

The following describes the allowed and conditional uses allowed by the Zoning Ordinance and their consistency with current State laws and regulations:

One- and Two-Family Dwellings

One-family dwelling is defined in Chapter 17.04 of the Zoning Ordinance as a detached building designed for or occupied exclusively by one family. Two family dwellings are defined as a detached building designed for or occupied exclusively by two families living independently of each other. Single family units are allowed in all residential districts and the C-1, C-2, and SP zones. Allowing single family units in the R3 and R4 units may result in reduced densities and reduce the variety of housing types in the city, by reducing availability of land in these zoning districts to accommodate duplex and multifamily units. Program 17 in the Housing Plan reduces this constraint by limiting development of single-family units in the R3 and R4 zones.

Multi-family Dwellings

Multiple-family dwellings are defined in Chapter 17.04 of the Zoning Ordinance as a building, or portion thereof, designed for or occupied by three or more families living independently of each other. Multifamily structures with 3 or 4 units are allowed as a permitted use in the R-3, R-4, C-1, C-2, M-1, and SP zones and multifamily buildings with more than 4 units are allowed as a permitted use in the R-4, C-1, C-2, M-1, and SP zones.

Accessory Dwelling Units

Government Code Section 65852.2 establishes State standards for accessory dwelling units (ADUs). Jurisdictions may adopt local ordinances that meet the state standards; however, without a local ordinance, state ADU regulations apply and local governments cannot preclude ADUs. The purpose of an ADU is to provide additional housing options for family members, students, the elderly, in-home health care providers, the disabled, veterans and others, in existing urban, suburban, and rural residential areas without substantially changing the use, appearance, or character of a neighborhood.

In 2019, the Governor signed a series of bills that significantly limit local jurisdiction's ability to restrict the development of ADUs. Assembly Bill (AB) 68, AB 587, AB 670, AB 671, AB 881, and Senate Bill (SB) 13 provide revisions to Government Code Section 65852.2 to further lift constraints on ADUs. These recent laws also provide numerous other standards, addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADUs. In general, under these new laws:

- A Junior ADU and ADU are allowed on the same property;
- A local jurisdiction must ministerially approve a detached ADU that is less than 800 feet, is shorter than 16 feet, and has at least four-foot rear and side-yard setbacks;
- A local jurisdiction must review and approve compliant ADUs within 60 days instead of 120 days;
- A local jurisdiction is prohibited from imposing development impact fees, excluding connect fee or capacity charges on ADUs smaller than 750 feet;
- A local jurisdiction is prohibited from establishing a minimum square footage requirement for either an attached or detached ADU that prohibits an efficiency unit.
- A local jurisdiction is prohibited from establishing a maximum square footage requirement for either an attached or detached ADU that is less than 850 s.f. and 1,000 s.f. if the ADU contains more than 1 bedroom.
- A local jurisdiction may now choose to allow the sale of an ADU in certain circumstances; and
- Home Owner Associations and other common interest developments are prohibited from not allowing or unreasonably restricting the development of ADUs.

Section 17.60.140 of the Zoning Ordinance provides general provisions for ADUs in Amador City. However, the City 's requirements do not address several recent provisions of State law:

- One ADU and one Junior ADU must be allowed on lots with an existing or concurrently built single family unit and ADUs shall be allowed with multifamily buildings pursuant to Government Code Section 65852.2. The ordinance may designate areas where ADUs may be permitted, and designation of areas may be based on the adequacy of water and sewer service and the impact of ADUs on traffic flow and public safety.
- A detached ADU that is less than 800 feet, is shorter than 16 feet, and has at least four-foot rear and side-yard setbacks must be ministerially approved.
- Compliant ADUs must be reviewed and approved within 60 days.
- Development impact fees, excluding connect fee or capacity charges, shall not be required on ADUs smaller than 750 feet.
- Parking shall not exceed 1 space per ADU or 1 space per bedroom, whichever is less.
- Junior ADUs shall be allowed as identified at Government Code Section 65852.2

Program 4 in the Housing Plan requires the Zoning Ordinance to be revised to accommodate ADUs and Junior ADUs consistent with the requirements of State law.

Residential Care Facilities

California Health and Safety Code (HSC) Section 1566.3 establishes requirements for the local zoning standards for residential facilities that serve 6 or fewer persons. Section 1566.3(e) specifies that no conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility that serves 6 or fewer persons that is not required of a family dwelling of the same type in the same zone while paragraph (g) indicates “family dwelling,” includes, but is not limited to, single-family dwellings, units in multifamily dwellings, including units in duplexes and units in apartment dwellings, mobile homes, including mobile homes located in mobile home parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned unit developments. HSC Section 1569.85 further specifies these same requirements for residential care facilities for the elderly that serve 6 or fewer persons. The Zoning Ordinance of Amador City does not define or address group homes or residential care facilities. Program 17 requires the Zoning Ordinance to be updated to accommodate residential care facilities consistent with the requirements of State law.

Single-Room Occupancy Units

The Zoning Ordinance does not define single-room occupancy units (SROS) and SROs are not stated within the permitted residential uses in the Zoning Ordinance as shown in Table III-AC-5. Program 17 in the Housing Plan will allow SROs as a permitted use in the R-4, C-1, and C-2 zoning districts to accommodate and encourage a greater variety of housing types.

Employee Housing

Employee housing is not defined by the Zoning Ordinance. HSC Section 17021.5 requires that employee housing serving 6 or fewer employees shall be deemed a single-family structure and shall be treated subject to the standards for a family dwelling in the same zone. Employee housing for 6 or fewer persons is not addressed in the Zoning Ordinance.

HSC Section 17021.6 requires that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses, with exceptions related to various health, safety, and resource conservation provisions identified in HSC Section 17021.8. Agricultural uses are allowed in the A, A-T, and M-1 zones; however, the zoning district does not address agricultural employee housing in these districts.

Further, HSC Section 17021.8 requires streamlined, ministerial approval and application of reasonable objective development standards for eligible agricultural employee housing, which must not contain dormitory-style housing and must be 36 or fewer units or spaces designed for use by a single family or household. To qualify for the streamlined, ministerial approval process, an eligible agricultural housing development must meet the health, safety, and resource conservation provisions HSC 17021.8(a).

The Zoning Ordinance currently does not provide for ministerial approval of eligible developments as required by HSC 17021.8 and is therefore, inconsistent with the state requirements related to employee housing. Program 17 in the Housing Plan will update the Zoning Ordinance to address employee housing and agricultural employee housing consistent with the requirements of HSC 17021.5, 17021.6, and 17021.8.

Emergency Shelters

Government Code Section 65583 requires each jurisdiction to identify 1 or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. California HSC Section 50801(e) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of 6 months or less by a homeless person.

The State’s regulatory requirements for emergency shelters are outlined in Government Code Section 65583(a)(4), which establishes objective standards for emergency shelters. The objective standards address parking, proximity (no closer than 300 feet of any other emergency shelter unless such shelter is located on the same lot or within the same building), receiving and reception area, a security plan, and a management plan. The zoning code does not define emergency shelters or include emergency shelters within the allowed uses of the zone districts within the City. The Zoning Ordinance does not address emergency shelters and thus does not meet the requirements for emergency shelters established by Government Code Section 65583(a)(4). Religious institutions are allowed with a conditional use permit in the A, RR, and P districts. The Zoning Code does not identify that emergency shelters are allowed as ancillary uses to permitted places of worship and churches, as required by the federal Religious Land Use and Institutionalized Persons Act.

Program 17 in the Housing Plan will update the Zoning Ordinance to address emergency shelters consistent with the requirements of State Law and the federal Religious Land Use and Institutionalized Persons Act.

Recent California Legislation (AB 761) has provided an update to Government Code Section 65583 to authorize vacant armories to be used as emergency shelters; however, there are no armories located in Amador City.

Transitional and Supportive Housing

Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and HSC 50675.2(h)) as “buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.” Supportive housing is defined (Government Code Section 65582(g) and HSC 50675.14(b)) as “housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist 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.”

Government Code Section 65583(c)(3) and Government Code Article 11 (commencing with Section 65650) were revised in 2019 to implement AB 2162 which requires that specified supportive housing developments shall be a use by right in multifamily and mixed-use zones with a streamlined and ministerial review and not be subject to discretionary review (e.g.: use permit, etc.). For a project to be eligible for the streamlined and ministerial AB 2162 process, it is required to meet specific criteria, including, but not limited to, the following:

- Units within the development are subject to a recorded affordability restriction for 55 years;
- 100% of the units within the development, excluding managers’ units, are dedicated to lower-income households and are receiving public funding to ensure affordability of the housing to lower-income Californians;
- A specified number of units are designated as supportive housing;

- Nonresidential floor areas are used for onsite supportive services in specified amounts; and
- Units within the development, excluding managers' units, include at least 1 bathroom and a kitchen or other cooking facilities.

The City may require a supportive housing development subject to this article to comply with objective, written development standards and policies; provided, however, the development shall only be subject to the objective standards and policies that apply to other multifamily development within the same zone.

The Zoning Ordinance does not address transitional or supportive housing. Program 17 will revise the Zoning Ordinance to identify transitional housing and supportive housing as individual uses and clarify that these uses are an allowed use in all zoning districts where residential uses are allowed and are only subject to the requirements and restrictions that apply to other residential dwellings of the same type in the same zone and will allow eligible supportive housing developments by right in multifamily and mixed use zones pursuant to the requirements of State law.

Low Barrier Navigation Centers

A "low barrier navigation center" is housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. Assembly Bill (AB) 101 was approved on July 31, 2019, which added Article 12 (commencing with Section 65660) to Chapter 3 of Division 1 of Title 7 of the Government Code to address "low barrier navigation centers". Government Code Section 65660 requires a low barrier navigation center use to be allowed by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Additionally, AB 101 defines "low barrier navigation center" as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low barrier navigation center developments are essential tools for alleviating the homelessness crisis and are considered a matter of statewide concern. "Low barrier navigation centers" are a "by right use" in areas "zoned for mixed use and nonresidential zones permitting multifamily uses."

The Amador City General Plan and Zoning Ordinance do not address or define low barrier navigation centers; therefore, Housing Plan Program 17 will update the Zoning Ordinance to address low barrier navigation centers consistent with Government Code Sections 65660 through 65668.

Mobile Home Park and Manufactured Homes

A manufactured home or a mobile home located outside a mobile home park shall conform to all of the residential use development standards for the zoning district in which it is located. Government Code Section 65583 requires that manufactured homes attached to a permanent solid foundation system be allowed on lots zoned for single-family residential dwellings and, except for architectural requirements for the roof overhang, roofing material, and siding material, shall only be subject to the same development standards applicable to a single-family residential dwelling on the same lot.

Manufactured home or mobile home is defined in Section 17.04.030 as a structure used as semi-permanent housing and designed for human habitation, with or without a permanent foundation and can be transported by a motor vehicle. In addition, the City contains the manufactured home (MH) combining zone district. The purpose of the manufactured home combining zone is to allow the placement of manufactured homes not qualifying as modular homes as defined in this code on designated single family dwelling lots that have been determined to be compatible for such use. This zone is to be applied in accordance with Section 65852.3 of the California Government Code. The MH combining zone may be combined with the R-1, R-2, R-3 or R-4 zone districts. This requirement however does not appear to address mobile homes on a permanent versus temporary foundation and is inconsistent with the above-stated requirement of Government Code Section 65583. Program 17 in the Housing Plan ensures that the Zoning Ordinance will be updated to clarify that a mobile home on a permanent foundation to be treated in the same manner as a single-family home pursuant to Government Code Section 65583.

Persons with Disabilities (Reasonable Accommodation)

On January 1, 2002, SB 520 became effective and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a) (7) Amador City recognizes the importance of providing housing for persons with disabilities. Additionally, Government Code Section 65008 requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for disabled persons. As part of the Housing Element update process, Amador City analyzed the Zoning Ordinance, permitting procedures, development standards, and building codes to identify potential constraints. This analysis represented a comprehensive review of Amador City's regulatory requirements and their potential impact on reasonable accommodations for persons with disabilities.

The City's analysis included an evaluation of zoning standards, building code interpretation and enforcement, other regulatory standards, and permit processes for compliance with the State of California accessibility standards. The City determined whether these requirements are constraints to special housing accommodations for persons with disabilities (such as handicapped access within required set-backs or yards), whether Amador City facilitates alternative housing types with supportive services for persons with disabilities who cannot live independently and whether conditions for approval are reasonable.

The Lanterman Development Disabilities Act (Lanterman Act) is that part of California law that sets out rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local Zoning Ordinances by requiring the use of property for the care of 6 or fewer disabled persons to be classified as a residential use under zoning, subject only to the single family or multifamily permit processing requirements and standards applicable to housing of the same type.

Compliance with provisions of the federal ADA is assessed and enforced by the Building Official in the City. 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 Zoning Ordinance to create a reasonable accommodation procedure. The definition of "family" in the Zoning Code means an individual or two or more persons related by blood or marriage, or a group of not to exceed five persons, (excluding servants) living together as a single housekeeping unit in a dwelling unit." The definition will be updated to reflect fair housing laws, removing references to related persons and removing the limitation on family size.

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; as previously discussed, Program 17 will ensure that group homes are allowed consistent with the requirements of State law.

The City has adopted 2019 California Building Standards 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. The City uses the Title 15, Buildings and Construction, and Title 17, Zoning Ordinance, of the Municipal Code, and Title 24 of the California Building Code to ensure new construction meets accessibility requirements. As discussed below, the City has adopted several amendments to the building code to address health and safety and to provide flexibility with interior finishes.

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City consistently applies the requirements of the Development Code to all residential projects and has not noted any impacts which suggest a limitation on the construction of housing units designed for persons with disabilities. The City has received no complaints from local building contractors or lower-income and/or senior citizen housing advocates regarding any impacts on the construction or rehabilitation of housing for persons with physical disabilities created as a result of 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. While staff works with the public to address accommodation requests, the City has not adopted a reasonable accommodation program to ensure that requests for reasonable accommodation are addressed in compliance with ADA and fair housing laws. Program 17 in the Housing Plan requires the City to adopt a reasonable accommodation program consistent with the HCD Reasonable Accommodation Model Ordinance

Zoning and Land Use

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. As previously described, single family homes, multifamily homes, single room occupancies, emergency shelters, transitional housing, supportive housing, employee and agricultural employee housing, accessory dwelling units, residential care facilities, mobile/manufactured homes, and mobile home parks are accommodated by the Zoning Ordinance.

The Zoning Ordinance does not define family, thus there are no restrictions on family residences regarding particular numbers of related or unrelated individuals. Since Amador City does not require persons in a family to be related, this definition does not pose a constraint to the provisions of housing for persons with disabilities in those zoning districts which allow for residential uses or any type of household that is not a related family. Additionally, the Zoning Ordinance does not establish specific site planning requirements for residential care facilities. Residential care facilities housed in single family or multifamily homes are subject to the relevant site planning requirements.

C. OTHER DEVELOPMENT PROVISIONS

Building Codes

Amador City has adopted the 2019 California Building Standards Code (CBSC) by ordinance (Ordinance 180). The CBSC establishes administrative, building, electrical, plumbing, fire safety, accessibility, and green building requirements. State law affords local government some flexibility when adopting the uniform codes; the building codes can be amended based on geographical, topological, or climate considerations. Further, State Housing law provides that local building departments can authorize the use of materials and construction methods other than those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes. The City adopted the 2019 CBSC with amendments to address roof snow loads, reinforced concrete or reinforced masonry construction of foundation systems, and to allow wood products of equal thickness as the interior wall and ceiling gypsum board or plaster coverings required under Chapter 25 of the California Building Code. These requirements address public health and safety (roof snow loads and reinforced foundations) and provide flexibility in interior finishes by allowing wood covering as an alternative to the California Building Code standards. The City's amendments do not constrain residential development.

Density Bonus

Currently, the Amador City Municipal Code does not address the provisions of California Government Code sections 65915 and 69517, to facilitate the development of affordable housing to serve families of moderate and less-than-moderate incomes within Amador City through density bonus and other incentives.

In October 2019, the Governor approved AB 1763, which revised the existing density bonus law found in Government Code Section 65915. In general, AB 1763 provides an 80% density bonus and 4 incentives or concessions for housing projects that contain 100% affordable units (including the density bonus units but excluding manager's units) for low and very low income households. If the project is located within a half-mile of a major transit stop, all restrictions on density are eliminated and a height increase of up to 3 stories or 33 feet is allowed. For housing projects that qualify as a special needs or supportive housing development, the legislation eliminates all local parking requirements. The Zoning Ordinance currently does not comply with these

most recent revisions to Government Code Section 65915. Program 17 in the Housing Plan will update the Zoning Ordinance to reflect the requirements of State density bonus law and to ensure projects requesting a density bonus are processed consistent with the requirements of State law.

Inclusionary Housing

The City does not have any inclusionary requirements that address affordable units in new residential development.

Streamlined Review and Objective Design Standards

California legislation has been adopted to address the housing shortage within the State, requiring a streamlined and ministerial process for specific residential developments. SB 35 (Government Code Section 65913.4), which went into effect on January 1, 2018, was part of a comprehensive package aimed at addressing the State's housing shortage and high costs. SB 35 requires the availability of a streamlined ministerial approval process for developments located in jurisdictions that have not yet made sufficient progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35, it must:

- Contain at least 2 multifamily units;
- Provide a specified level of affordability;
- Be located on an eligible site in an urbanized area or urban cluster;
- Comply with residential and mixed-use General Plan or Zoning provisions; and
- Comply with other requirements, such as locational and/or demolition restrictions.

A streamlined and ministerial review, per State legislation, requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, in specified timeframes. Residential development that is a permitted use by right is not required to go through a discretionary process. However, there is potential for multifamily projects with an affordable component to be eligible for the streamlining provisions of SB 35 that require a degree of discretionary review under current zoning requirements. The Zoning Ordinance does not define or describe compatible or compatibility and thus such standards cannot be enforced through a streamlined ministerial process. Consistent with existing State Law, objective standards are those that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark.

While Amador City has not adopted objective zoning standards and design standards to allow eligible projects to be permitted through a streamlined ministerial review, Amador City has not received any applications for processing pursuant to SB 35. A streamlined and ministerial review removes multiple constraints to residential development including, financial, time, and environmental constraints. As part of the Zoning Ordinance Update, a streamlined, ministerial (by-right) approval process will be established for eligible projects and objective standards will be developed to ensure that all eligible projects are reviewed in a consistent manner consistent with the requirements of State law.

Subdivision Ordinance

The City's Subdivision Ordinance defines Amador City's official requirements governing the division of land into separate parcels for future development. The County's Subdivision Ordinance is patterned after the model version recommended by the State Office of Planning and Research and adheres to the requirements of the State Subdivision Map Act. The requirement for adequate roads, lot size dimensions, provisions for water supply and sewage disposal and drainage improvements are among the key factors addressed in the Subdivision Ordinance. The Ordinance has proven valuable in sustaining a cohesive pattern of development with unified street standards that are coordinated with the existing City street network. These regulations ensure that residential building sites can exist in a safe environment to accommodate a wide range of residential building options desired by the public. Annual monitoring of the effectiveness of these regulations is achieved through input received from Amador City's Department of

Community Services, including the Building Division, Planning Division, Public Works Division, and Amador County's Environmental Health Division, and Amador County's fire protection districts.

Short-term Rentals

Chapter 5.16 of the Zoning Code requires a permit, which must be renewed on an annual basis, for the operation of a short-term rental.

d. CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT) AND RELATED CONSULTATION

Section 21082 of the Public Resources Code, referred to as the California Environmental Quality Act of 1970, or "CEQA" requires all projects subject to discretionary review to comply with State requirements, including the Public Resources Code and the CEQA Guidelines, pertaining to environmental review. Since there is uncertainty as to what specific environmental impacts a development might have there is also a lack of predictability of how long it can take to negotiate this process before a project can be approved by Amador City. In some instances, a project can be exempt from environmental review which has very little impact on the timing or costs of review. However, in other instances, where a project may be found to have a potential adverse impact on the environment, the environmental review process can take over a year to complete, undergoing thousands of dollars in environmental analysis, before it is ready to be approved.

2. FEES AND EXACTIONS

The City of Amador City collects deposits prior to plan submittal to process permits and provide services and infrastructure related to new development. The City requires the developer to construct all internal streets, curb, and gutter, affected portions of off-street arterials, and other standard conditions. Table III-AC-6 identifies the building and planning fees and development impact fees for residential development that have been established by the City of Amador City.

Table III-AC-6. Development Project – Planning Entitlement Fees	
Fee Title	Fee
Building Fees	
Single Family Dwelling	\$500
Garages	\$50
Decks	\$100
Additions & remodels	\$100
Planning and Entitlement Fees	
Tentative Map	\$300 + costs + \$20 per lot
Final Parcel Map	\$450 + costs + \$25 per lot
Final Subdivision Map	\$550 + costs + \$25 per lot
Extension of Expired Tentative Map	\$150 + costs
Initial Environmental Study	\$200 + costs
Negative Declaration	\$250 + costs
EIR (Draft EIR, Public Hearing, Revised EIR, Final EIR)	\$2,800 + costs
Rezoning	\$500 + costs
Conditional Use Permit	\$300 + costs
Design review (plan check)	\$75
Development Impact Fees	
Park	\$100 per dwelling unit
Source: Amador City Planning Review Fees List	

Applicants will be required to pay the actual cost of processing the planning entitlements. Actual City staff time (i.e., Planning and Building Department) spent during the processing/review of the project is calculated and an invoice is prepared. The invoice amount is then deducted from the deposit amount, and any unspent remainder is refunded. If the invoice exceeds the deposit, the project applicant will be required to pay the outstanding fees.

Table III-AC-7 compares the estimated total City fees, including planning, building, engineering, and development impact fees for a single-family unit and multi-family unit. Additionally, the calculations assume that the single-family residential homes average 1,750 square feet while the multifamily development averages 925 square feet per unit. Residential projects in Amador City would be required to pay fees ranging from approximately \$41,465 for a single-family unit (built on an existing lot), \$41,545 per unit in a single family 50-unit subdivision, and \$21,336 per unit in a 48-unit multifamily subdivision.

Table III-AC-7. Total Fees for Typical Single- and Multi-Family Units					
Development Assumptions					
Development Type		Single Family unit		Single Family Subdivision	Multifamily Project
Number of Units		1		50	48
Square Feet per Unit		1,750		1,750	925
Estimated Construction Cost		\$262,500.00		\$13,125,000.00	\$6,937,500.00
Residential Valuation		\$354,506.50		\$17,725,325.00	\$8,349,352.00
Total Square Feet		1,750		87,500	46,250
Planning and Engineering Entitlement Fees					
Design Review		\$75.00		\$75.00	\$75.00
Tentative Map		\$0.00		\$20,000.00	\$0.00
CEQA Negative Declaration		\$0.00		\$15,000.00	\$15,000.00
Final Map		\$0.00		\$1,500.00	\$0.00
Subtotal Planning and Engineering Entitlement Fees		\$75.00		\$36,575.00	\$15,075.00
Building Permit Fees					
CA Building Standards Fee		\$14.18		\$709.01	\$333.97
Electrical, Mechanical, Plumbing		\$471.50		\$23,575.00	\$26,535.60
Building Permit Fees		\$1,604.15		\$62,750.95	\$40,558.00
Plan Check Fee		\$1,042.70		\$40,788.12	\$26,362.70
Strong Motion Fee		\$46.09		\$2,304.29	\$1,085.42
Subtotal Building Permit Fees		\$3,178.61		\$130,127.37	\$94,875.69
Development Impact Fees					
City Impact Fees	Single Family Unit	Multifamily Unit	Single Family unit	Single Family Subdivision	Multifamily Project
County Impact Fees					
Parks	\$100.00	\$100.00	\$100.00	\$5,000.00	\$4,800.00
Subtotal City Impact Fees			\$100.00	\$5,000.00	\$4,800.00
Other Agency Impact Fees					
School Fees (s.f.)	\$4.08	\$4.08	\$7,140.00	\$357,000.00	\$188,700.00
Amador Water Agency (meter size)	\$23,800.00	\$380,305.00	\$23,800.00	\$1,190,000.00	\$380,305.00
County Regional Traffic Impact Fee (unit)	\$3,878.00	\$3,878.00	\$3,878.00	\$193,900.00	\$186,144.00
County Recreation Agency Park Impact Fee (unit)	\$3,293.00	\$3,085.00	\$3,293.00	\$164,650.00	\$154,250.00
Subtotal Other Agency Impact Fees			\$38,111.00	\$1,905,550.00	\$909,399.00

TOTAL FEES	\$41,464.61	\$2,077,252.37	\$1,024,149.69
TOTAL FEES PER UNIT	\$41,464.61	\$41,545.05	\$21,336.45

Table III-AC-8 identifies the typical fees that would be collected for the development of single-family and multi-family projects in the region, based on the fees for each jurisdiction as calculated in its respective section of this Background Report. As shown in Table III-AC-8 below, the combination of the City's fees and those of other agencies and service providers are significantly less than other jurisdictions in Amador County; this is largely due to the City only having a single modest development impact fee for parks.

Due to the relatively low fees, fees applicable to residential development are not anticipated to pose a significant constraint to the development of affordable housing. The City also recognizes that developers can not as easily pass the cost of fees, as well as other costs, to the renter or buyer homeowner when providing deed-restricted housing that is affordable to lower and moderate-income households. Program 9 ensures the City offers incentives to developers, such as such as reduced development fees, in exchange for a commitment to provide affordable or special needs housing at levels that exceed County requirements.

Jurisdiction	Single-Family Unit 1,750 s.f.	Single Family Unit – 50- unit subdivision, 1,750 s.f. average size	Multi-Family Unit – 48- unit apartment, 925 s.f. average size
Unincorporated Amador County ¹	\$50,879.01	\$50,057.97	\$26,887.06
City of Amador City	\$41,464.61	\$41,545.05	\$21,336.45
City of Ione ²	\$58,559.27	\$63,357.78	\$40,567.57
City of Jackson ³	\$92,641.56	\$92,849.71	\$42,752.52
City of Plymouth ⁴	\$81,369.27	\$81,362.00	\$50,662.54
City of Sutter Creek ⁵	\$71,769.15	\$71,951.88	\$46,642.78

Source:

1. Amador County Fee Schedule, Amador County Single Family Unit Example Fee Calculation, De Novo Planning Group
2. City of Ione Fee Schedule, De Novo Planning Group
3. City of Jackson Fee Schedule, De Novo Planning Group
4. City of Plymouth Fee Schedule, De Novo Planning Group
5. City of Sutter Creek Fee Schedule, De Novo Planning Group

3. PROCESSING AND PERMIT PROCEDURES

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. The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the selling price of the home. The City Council govern the review process in Amador City, or depending on the project, it might be reviewed by the Planning Department.

The City can encourage the construction, maintenance, and improvement of housing by also decreasing, to the extent possible, the time and uncertainty involved in obtaining permit approval. Based on the Permit Streamlining Act, governmental delays can be reduced in two key ways: (1) limiting the processing time for development, in most cases to one year; and (2) requiring public agencies to specify the required information to complete an acceptable application.

The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table III-AC-8 identifies the typical processing times for most entitlements and the reviewing body for each entitlement. It is noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with general plan and zoning designations do not generally require Environmental Impact Reports (EIR), General Plan Amendments, Rezones, or Variances).

Also, certain review and approval procedures may run concurrently. For example, a ministerial review for a single-family home would be processed as a Zoning Clearance for the building permit.

Table III-AC-8 identifies the approximate time necessary to process residential development applications. As the City has not implemented any of the following development permits or processes, these are anticipated time frames. In general, it is expected that small developments would be processed in three to four weeks. Larger development applications may take between two and four months to process.

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 III-AC-8 provides schedule for residential processing times in the City of Amador City.

Type of Approval or Permit	Review Body	Typical Processing Time
Tentative Parcel Map	Planning Commission	4 Months
Final Parcel Map	City Council	2 Months
Subdivisions	Planning Commission	4–12 Months
Annexation	City Council with Planning Commission Recommendation	4–12 Months
Boundary Line Adjustment	Planning Commission	4–8 Weeks
Site Plan Review	Staff	2–4 Weeks
Conditional Use Permit	City Council with Planning Commission Recommendation	1–4 Months
Variance/ and Zone Changes	City Council with Planning Commission Recommendation	1–4 Months
Building Permit	Staff	2–4 Weeks
Negative Declaration	Planning Commission and/or City Council	2–6 Months
Environmental Impact Report	Planning Commission and/or City Council	6–12 Months

Source: Amador City, 2021.

PROCESSING PROCEDURES

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 Department and then the application is sent to City Planning to ensure that the development conforms to the required standards for that district. The Building Department 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 constraint 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 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. The City utilizes an efficient and comprehensive approach toward development review and permitting that allows for quick response to developer applications. Increased development costs resulting from delays in the City's development review and permitting process are not considered a constraint on housing development.

Review of residential projects such as a subdivision or multifamily project would typically involve the determination of conformance with the City's General Plan, site improvement standards, development standards and design guidelines, and environmental compliance in accordance with CEQA and CEQA Guidelines. The time frames for these processes are largely dictated by state planning law and CEQA; the time period necessary for environmental review may vary substantially depending on whether an environmental impact report, negative declaration, or categorical exemption is required. The project is also reviewed to determine if the type and amount of residential development is consistent with the zoning for the site; otherwise, a zone change would be required.

As indicated above, a project does not necessarily have to complete each step in the process (e.g., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports (EIRs), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. Since a majority of EIRs are prepared in response to a General Plan Amendment request, these 2 actions are often processed simultaneously. It is

important to note that some processing timelines cannot be made shorter without violating State laws, particularly as they relate to public noticing, compliance with CEQA, etc.

PROCESSING PROCEDURES

The following is a summary of the steps involved with the planning entitlement process.

Step 1– Application Submitted. The applicant submits a completed Amador City Building Permit application along with the necessary plans, materials, and fee deposits as identified on the submittal checklist, to the staff.

Step 2 – Application Completeness/Incompleteness Review/Early Request for Comments to Agencies. Upon receipt of an application, the Department of Community Services conducts a completeness review to ensure all required items have been submitted with the application.

Concurrently with the completeness review, the Planning Department will route the project plans and materials to multiple City departments and local agencies for their concurrent review and comment. In some cases, due to environmental regulations, the project may also be routed to State and Federal agencies such as the Army Corps of Engineers, U.S. Fish & Wildlife, and California Department of Transportation or others for review and comment.

Within 30 days of submitting an application, the Planning Department provides written comments from each department (engineering, building, etc.) on the project as well as a draft set of recommended conditions of approval. If the application contains all required items, Amador City will issue a completeness letter and prepare the application for routing.

Conversely, if the application is missing items or information required for review or requires modifications to the project plans, City staff will issue an incompleteness letter requesting the items be submitted. If modifications to the project plans are required, the applicant is responsible for responding to each department’s comments and making sure that each department’s comments are adequately addressed before submitting revised plans.

Once the applicant submits revised plans to the Planning Department, City staff will redistribute the revised application to the applicable Departments for their review and approval that all necessary modifications have been addressed. The City has 30 days to determine whether the application as amended is complete.

<p><i>Steps 3 through 5: Projects Involving Design Review</i></p> <p><i>Step 3 – Presentation to the Design Review Committee.</i> During this step, the complete project application is presented to the Design Review Committee.</p> <p><i>Step 4 – Preparation of the Staff Report.</i> Once the Design Review Committee recommendation is provided, the Planning Department prepares a staff report that describes the project, identifies the Design Review Committee recommendation, and includes any changes or additional information submitted by the applicant. Additionally, City staff will prepare all necessary resolutions and ordinances.</p> <p><i>Step 8 – City Council.</i> The project is presented to the City Council for consideration of the Design Review Committee recommendation and the City Council takes final action on the project.</p>	<p><i>Steps 3 through 9: Projects Involving a Subdivision Map, Conditional Use Permit, or Rezone</i></p> <p><i>Step 3 – Preparation of Environmental Review Documents.</i> The next step in the process is the preparation of the applicable environmental review documents, pursuant to the CEQA Guidelines. As previously discussed, the appropriate CEQA document may be a Categorical or Statutory Exemption, an Initial Study/(Mitigated) Negative Declaration, or an Environmental Impact Report.</p> <p><i>Step 4 – Public Review Period of Environmental Document.</i> Once the appropriate environmental document has been completed and reviewed by City staff, the document is released for public review and comment. This step also includes all necessary noticing with the Amador City Clerk and (if necessary) the State Clearinghouse.</p>
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	<p><i>Step 5 – Response to Comments.</i> During this step, responses to all comments received on the environmental document are prepared and reviewed by City staff.</p> <p><i>Step 6 – Preparation of Draft Conditions of Approval and Applicant Review.</i> During this step, the Conditions of Approval provided by Amador City are consolidated and submitted to the applicant for review. The applicant may discuss specific Conditions of Approval with appropriate City staff and work with departments/divisions to revise them, as appropriate.</p> <p><i>Step 7 – Preparation of the Staff Report.</i> Once the Conditions of Approval are finalized by City staff, the Planning Department prepares a staff report that describes the project, identifies whether the project makes the appropriate findings, and provides a recommendation to the appropriate approval body. Additionally, City staff will prepare all necessary resolutions and ordinances.</p> <p><i>Step 8 – Public Hearing Notice and Staff Report Mailing.</i> At this step, Planning Department staff prepare the necessary public hearing notices for the appropriate approval body (this notice will include the environmental determination). Additionally, the Department of Community Services will forward the staff report to the approving authority for their review and consideration.</p> <p><i>Step 9 – Planning Commission, and/or City Council.</i> At the Public Hearing, testimony is heard on the project and the approving authority takes final action on the project.</p>
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Building Permit

Development of a single-family home or multifamily project on an appropriately zoned lot requires a building permit. The application for the permit must be filed with City Building Department and then the application is sent to the Planning Department, to ensure that the development conforms to the required standards for that district. City Building then issues the permit to the developer. This process takes approximately 5 to 10 days for a single-family unit.

Design Review

The Design Review Ordinance applies to all new construction and exterior alteration work that significantly affects the exterior appearance of a property, and demolitions within the Amador City. The City adopted an updated Design Review Ordinance (Ordinance 169) in June 2021, which repealed the previous Design Review Ordinance, and established new Design Review provisions that are intended to provide subjective standards. The City has not yet updated the Municipal Code to reflect Ordinance 169.

The Design Review Ordinance states that no required permit for construction or exterior alteration of any property within the city of Amador City will be issued until the plans have been reviewed by the Design Review Committee of the city of Amador City and approved by the City Council.

The considerations for Design Review established by Ordinance 169 are summarized below:

- A. Plans shall be in accordance with the adopted building codes, state historical preservation code, historical building preservation, landscape ordinance, and zoning requirements, as established by the Municipal Code.
- B. All structures, driveways, and retaining walls shall be positioned to minimize removal of mature trees and preserve the natural topography. Installation of underground utilities is encouraged.
- C. Exterior materials:

Exterior Materials	Approved	Not Approved
Roofs	Plain or corrugated metal 40-year composition Solar tiles	Tile
Siding	Board and batten Horizontal siding Corrugated metal Brick or stone Steel-troweled plaster	Vinyl or aluminum Concrete block Slump stone Stucco
Doors & Windows	Vertically rectangular Proportional scale Single or double-hung	
Color	Exterior colors of the structure, as well as retaining and garden walls and fences should blend with, and/or compliment their surroundings. Palettes should be simple.	

- D. Landscaping: See Ordinance 168.
- E. Retaining walls: Exposed aggregate lightly tinted to look aged (black or dark gray), stacked stone walls, stone walls, and plastered block allowed. Allen blocks not approved.
- F. Lighting: No unnecessary glare and lighting to face downward.
- G. Porches: Stylistically with the structure to which it is associated.
- H. Roof pitch: All roofs except for porches, shed roofs, and roofs of minor outbuildings, shall not exceed 12:12 slope or less than 6:12. Porch roofs should match or be less than that of the main roof and shall not exceed 4.5:12 slope nor less than 1:12.
- I. Building height is limited to 30 feet for residential uses.

The City's Design Review standards are objective and straightforward to implement, with the exception that the color palette should blend with and/or compliment their surroundings, as whether colors are complementary is a subjective determination. This can be a constraint upon development. Program 17 will identify sample palettes that the City can provide applicants to demonstrate acceptable color palettes.

The Design Review process includes a presentation to the Design Review Committee, a 5-member committee appointed by the City Council. The presentation is not held as a public hearing. The Design Review Committee recommends "approval as is",

“approval subject to specified modifications”, or “disapproval” and the recommendation is forwarded to the City Council for the final decision.

As the City’s design review requirements are objective (with the exception of the color palette), the design review process as updated in 2021 is not considered a constraint for residential subdivisions or multifamily projects. However, the requirement that small-scale projects, including individual single-family homes, duplexes, triplexes, and fourplexes, must go to City Council for discretionary review and approval can constrain residential development. Program 17 in the Housing Plan requires that the Design Review process be updated to provide for ministerial review of single-family homes by City staff and provide for Design Review Committee approval of projects with 4 or fewer units.

Use Permit Process

According to Chapter 17.80 of the Zoning Ordinance, uses may be permitted with a CUP by the Planning Commission (the City Council acts as Planning Commission) in zones from which they are prohibited where such uses are deemed essential or desirable to the public convenience or welfare, and are in harmony with the various elements or objectives of the comprehensive general plan. The Planning Commission is responsible for reviewing and approving CUPs. The Planning Commission may approve CUPs when the proposed use complies with the provisions of the General Plan and the Zoning Ordinance. Conditional Use Permits require public hearings. This process necessitates public noticing in accordance with the Brown Act and noticing of property owners within 300 feet of the project.

Subdivision Maps

For subdivision maps, it is usually a four- to six-month process, which includes Planning Commission (the City Council acts as Planning Commission) review and approval. Improvement plan review takes about three to four weeks and final maps usually take 60 to 90 days. For a residential subdivision, the Planning Department 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. Increased development costs resulting from delays in the City’s development review and permitting process are not considered a constraint on housing development

4. TRANSPARENCY

Government Code Section 65940.1 requires Amador City to make the following available on its website:

- A current schedule of fees, exactions, and affordability requirements applicable to a proposed housing development project, presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection.

- All zoning ordinances and development standards adopted by the city or county presenting the information, which shall specify the zoning, design, and development standards that apply to each parcel.
- The list(s) that specify in detail the information that will be required from any applicant for a development project, pursuant to Government Code Section 65940.
- The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by that city, county, or special district on or after January 1, 2018.

The City's building permit application and Municipal Code are available online. The General Plan, Design Review Ordinance, fee schedule, budgets, consolidated annual financial reports, fee reports, and impact fee studies are not readily available on the City website. Program 24 in the Housing Plan ensures that the City will provide fiscal information on its website pursuant to Government Code Section 65940.1.

IV. INVENTORY OF RESIDENTIAL SITES – AMADOR CITY

This section of the Housing Element describes resources available for housing development, rehabilitation, and preservation in Amador City. Resources include land designated for housing development, financial resources to assist with the development, rehabilitation, and preservation of housing, and resources for energy conservation.

A. AVAILABILITY OF SITES FOR HOUSING

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction’s share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section documents the availability of sites for future residential development and the adequacy of these sites to accommodate Amador City’s 6th Cycle RHNA. In addition to assessing the quantity of land available to accommodate the City’s total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs. Amador City will fulfill its share of regional housing needs using a combination of the methods below, as further described in this section:

- Sites with zoning in place
 - Vacant and underutilized sites with a proposed project
 - Vacant sites with zoning in place:
 - Residential sites (R-1 and R-2) are assumed to develop at 80% of capacity,
 - Mixed use (C-2) sites are assumed to develop with residential uses at 50% of capacity, and
 - Realistic capacity assumptions anticipate up to 20% of a residential site may accommodate infrastructure and right-of-way consistent.

Table IV-AC-1 summarizes the residential unit potential from the above methods and provides a comparison with Amador City’s RHNA and inventory parcels are shown on Figure Amador City-1. Parcel-specific site inventories are included in Attachment A. Amador City did not adopt a 5th Cycle Housing Element, so its 5th Cycle RHNA is carried over to the 6th Cycle.

Category	Maximum Density	Acres	Realistic Capacity				
			Very Low	Low	Moderate	Above Moderate	Total
2014-2019 RHNA			1	1	0	0	2
2021-2029 RHNA (Table II-39)			1	1	1	2	5
Units Constructed in 5 th and 6 th Cycle RHNA Projection Period (2014 – 2021) ¹			0	0	0	1	1
NET REMAINING RHNA			2	2	1	1	4
Vacant Sites by Zoning District							
R-1	R-1	6.22	7.35	0	0	0	34
R-2	R-2	12.45	0.16	0	0	1	0

Category	Maximum Density	Acres	Realistic Capacity				
			Very Low	Low	Moderate	Above Moderate	Total
C-2	43.56	2.17	17	11	17	0	45
Total Capacity		9.68	17	11	18	34	80
Shortfall			--	--	--	--	
Excess Capacity			15	9	17	33	

¹1 unit reported by the City as constructed in 2015
 Source: Amador City, 2022; Amador County Assessor Data, 2021; De Novo Planning Group, 2022

As shown in Table IV-AC-1, Amador City has a total realistic capacity for 80 units, with an excess capacity of 15 very low, 9 low, 17 moderate, and 33 above moderate income units to accommodate the RHNA.

1. REALISTIC CAPACITY AND AFFORDABILITY

To evaluate the adequacy of the sites identified to address the affordability levels established by the RHNA, State law (Government Code Section 65583.2(c)(3)) provides for the use of “default densities” to assess affordability. Based on its population and location within Amador County, Amador City falls within the default density of at least 15 units per acre for providing sites affordable to very low and low income households.

All identified developable land designated for residential use (all residential land use designations in the General Plan) that is proximate to roadways and existing water and sewer infrastructure is considered available for residential development. Additionally, land within the C-2 zoning districts is also considered available for residential development as the Zoning Code permits residential uses on these sites and does not require a non-residential component. All sites included in the inventory are vacant.

Realistic capacity was calculated at 80% of maximum density for residential zoning districts and 50% of maximum density for commercial and mixed use districts that allow residential development. The realistic capacity assumptions anticipate that residential sites may be reduced by up to 20% to provide for infrastructure and that mixed use sites may be reduced by up to 50% to accommodate non-residential uses and infrastructure. In order to encourage efficient use of land and development at the upper end of the permitted densities, Program 17 in the Housing Plan requires sites identified to accommodate the very low, low, and moderate income need to develop at 80% or more of the permitted density with certain exceptions.

Sites suitable for very low and low income households are sites zoned C-2 that are sized from 0.5 to 10 acres, based on Government Code Section 65583.2(c)(2). Lower income sites are assumed to develop with 60% very low and 40% low income units as the majority of lower income projects receive tax credits and other subsidies typically emphasize very low income units and have a majority of units affordable to very low income households.

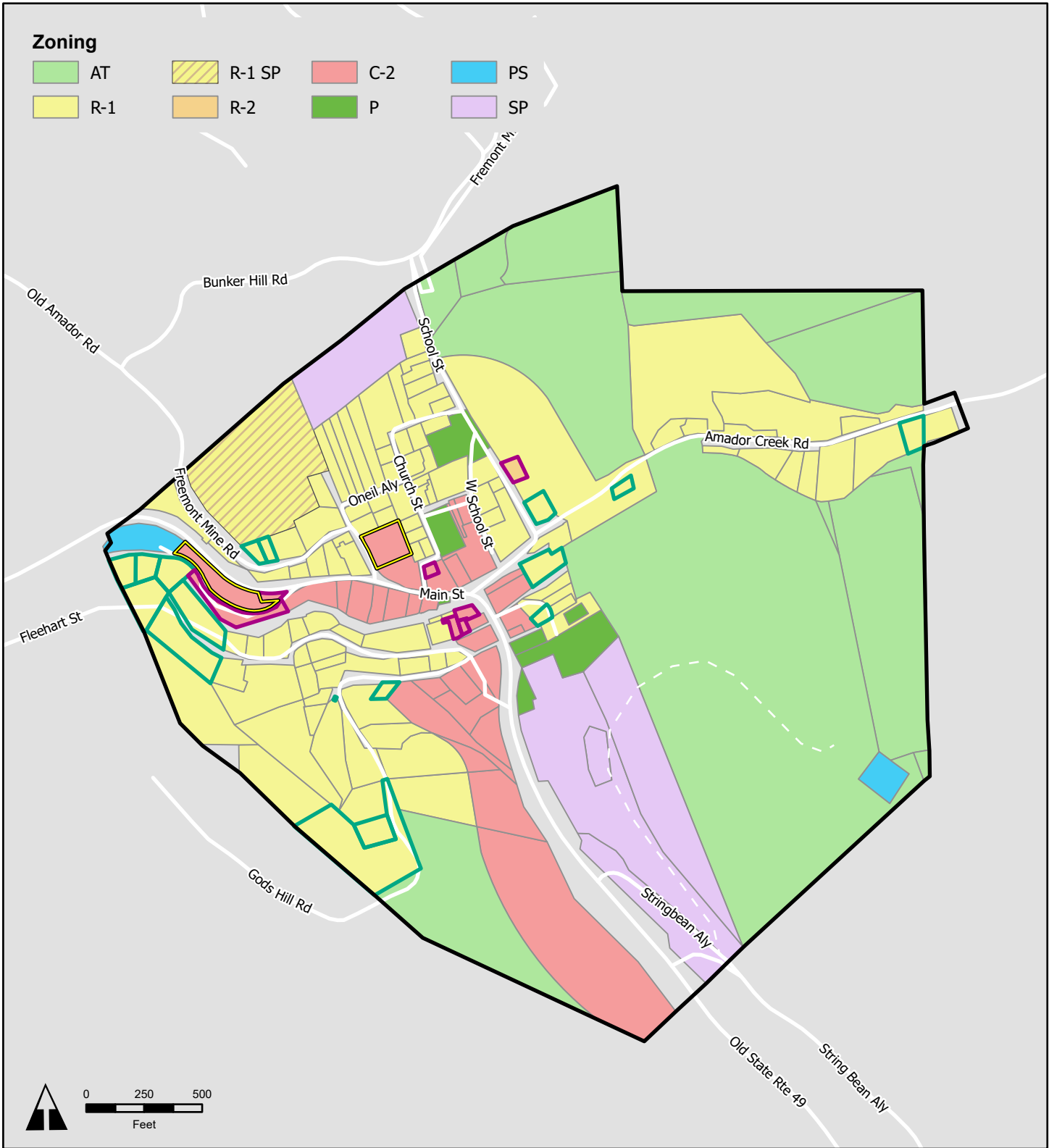
Sites suitable for moderate income households are C-2 sites that are <0.5 acre, which can be developed with duplex through fourplex or attached single family units and able to accommodate moderate incomes. The City has used these density thresholds as a guide in allocating its sites inventory by income category, as presented in Table IV-AC-1 and detailed by site in Attachment A.

2. SIZE OF SITES

As shown in Table IV-AC-2, the City has vacant sites in a range of sizes. Sites available for single-family development appropriate for above moderate income households range from small lots of less than 0.25 acres in existing and approved subdivisions to infill lots of up to 2.5 acres in size. Lots for moderate income households accommodate higher density single-family (e.g.,

townhomes, attached single-family, cluster housing) and medium/high density multi-family units, primarily in the C-2 zones on lots less than 0.5 acre. Lots appropriate for lower income units are between 0.5 and 1 acre in size in the C-2 zone.

Table IV-AC-2: Vacant and Underdeveloped Parcels by Size							
Zoning District	<0.25	<0.5	<1	<2.5	<5	<10	Total Parcels
Vacant Sites							
R-1	8	5	3	1	--	--	17
R-2	1	--	--	--	--	--	1
C-2	5	1	2	--	--	--	8
Total Vacant	14	6	5	1	--	--	26



AMADOR COUNTYWIDE HOUSING ELEMENT

**Figure Amador City-1.
Amador City Inventory of Sites Zoning
Map**

Sources: Amador County GIS; USGS Roads Database. Map date: October 14, 2022.

Amador City Annex Attachment A

GENERAL PLAN	ZONING	MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate Income Capacity	Above Mod. Income Capacity	Total Capacity	Optional Info1
C	C-2		43.56	0.05	Vacant	Yes - Planned	No	Available		0	1	0	1	
C	C-2		43.56	0.09	Vacant	Yes - Planned	No	Available		0	2	0	2	
RS	R-1		6.22	0.10	Vacant	Yes - Planned	No	Available		0	0	1	1	
C	C-2		43.56	0.10	Vacant	Yes - Planned	No	Available		0	2	0	2	
RS	R-2		12.45	0.16	Vacant	Yes - Planned	No	Available		0	1	0	1	
RS	R-1		6.22	0.37	Vacant	Yes - Planned	No	Available		0	0	1	1	
RS	R-1		6.22	2.38	Vacant	Yes - Planned	No	Available		0	0	11	11	
RS	R-1		6.22	0.00	Vacant	Yes - Planned	No	Available		0	0	1	1	
RS	R-1		6.22	0.11	Vacant	Yes - Planned	No	Available		0	0	1	1	
RS	R-1		6.22	0.97	Vacant	Yes - Planned	No	Available		0	0	4	4	
RS	C-2		43.56	0.08	Vacant	Yes - Planned	No	Available		0	1	0	1	
RS	R-1		6.22	0.67	Vacant	Yes - Planned	No	Available		0	0	3	3	
RS	R-1			0.58	Vacant	Yes - Planned	No	Available		0	0	2	2	
C	C-2		6.22	0.06	Vacant	Yes - Planned	No	Available		0	1	0	1	
RS	R-1		6.22	0.36	Vacant	Yes - Planned	No	Available		0	0	1	1	
RS	C-2		43.56	0.48	Vacant	Yes - Planned	No	Available		0	10	0	10	
RS	R-1		6.22	0.28	Vacant	Yes - Planned	No	Available		0	0	1	1	
RS	R-1		6.22	0.24	Vacant	Yes - Planned	No	Available		0	0	1	1	
RS	R-1		6.22	0.40	Vacant	Yes - Planned	No	Available		0	0	2	2	
RS	C-2		43.56	0.71	Vacant	Yes - Planned	No	Available		15	0	0	15	
RS	R-1			0.13	Vacant	Yes - Planned	No	Available		0	0	1	1	
RS	R-1		6.22	0.12	Vacant	Yes - Planned	No	Available		0	0	1	1	
C	C-2		43.56	0.60	Vacant	Yes - Planned	No	Available		13	0	0	13	
RS	R-1		6.22	0.25	Vacant	Yes - Planned	No	Available		0	0	1	1	
RS	R-1		6.22	0.11	Vacant	Yes - Planned	YES - City-owned	Available		0	0	1	1	
RS	R-1		6.22	0.28	Vacant	Yes - Planned	No	Available		0	0	1	1	

CITY OF IONE ANNEX

Annex to the Background Report

CITY OF IONE ANNEX

This Annex provides information specific to the City of Ione regarding governmental constraints and Ione’s inventory of residential sites. This Annex supplements the information in the Background Report and contains the following:

Chapter III, Section B – Governmental Constraints – Ione

Chapter IV – Inventory of Residential Sites – Ione

CHAPTER III. HOUSING CONSTRAINTS

B. GOVERNMENTAL CONSTRAINTS – IONE

1. LAND USE CONTROLS

Land use controls guide local growth and development. The City of Ione (Ione) applies land use controls through its General Plan, Community/Area Plans, and Zoning Code. All residential land use classifications pose a constraint on residential development in the sense that various conditions, building requirements, and limitations restrict a pure free market ability to construct housing. Land use regulations also have the potential of adding costs to construction, which indirectly may constrain housing. These impacts are measured against the general health and public safety served in the adoption of such regulations. Standards have been determined by Ione to establish minimum constraints to provide for adequate separation of buildings for fire protection, air and light between structures, and the intensity of development. Implementation of these standards has not resulted in a serious constraint in providing housing to the various income levels.

a. GENERAL PLAN LAND USE DESIGNATIONS

By definition, local land use controls constrain housing development by restricting housing to certain sections of Ione and by limiting the number of housing units that can be built on a given parcel of land. The City’s General Plan (General Plan) establishes land use designations for all land within Ione’s area and defines community growth boundaries. The Land Use Element also includes a land use map that establishes the location of each of these designations. Table III-I-1 identifies the different land use designations in Ione’s General Plan that accommodate residential development.

Land Use Category	Description	Minimum Residential Density (du/ac)	Maximum Residential Density (du/ac)
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.	0.1 Dwelling Units/Acre	2.0 Dwelling Units/Acre
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.	2.1 Dwelling Units/Acre	7.0 Dwelling Units/Acre
	The Medium Density Residential category is characterized by small lot single- family detached or attached (e.g., town homes,	7.1 Dwelling Units/Acre	15 Dwelling Units/Acre

Table III-I-1. Residential Land Use Categories and Density			
Land Use Category	Description	Minimum Residential Density (du/ac)	Maximum Residential Density (du/ac)
Medium Density Residential (RM)	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.	15.1 Dwelling Units/Acre	25.0 ¹ Dwelling Units/Acre
Special Planning Area (SPA)	The Special Planning Area designation represents potential areas of new growth within lone. 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.	-- ²	--2 Dwelling Units/Acre
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.	7.1 Dwelling Units/Acre	25.0 ¹ Dwelling Units/Acre
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.	3.1 Dwelling Units/Acre	25.0 ¹ Dwelling Units/Acre
Notes: 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. Source: City of Lone General Plan 2009 Land Use Element			

As described above, the Land Use Element of the Lone General Plan establishes the location and intensity of planned land uses. Additionally, the Land Use Element also includes a buildout analysis (or development capacity analysis) to determine the maximum number of potential residential units and maximum amount of commercial, industrial, and non-residential square footage that are anticipated to be built during the planning period of the General Plan. According to the State of California

General Plan Guidelines, a buildout analysis or development capacity analysis represents “an estimate of the total amount of development that may be built in an area under a certain set of assumptions, including applicable land use laws and policies (e.g., zoning), environmental constraints, etc.” This is done through calculating the acreage within each land use category and multiplying that number by the applicable density and intensity factor to estimate a theoretical development capacity¹.

b. ZONING CODE

The Zoning Code is among the chief implementing tools for the General Plan. The Zoning Code specifies development standards for all applications such as setbacks, parking requirements, height limits, and lot coverage for individual zoning districts. Periodically, the Zoning Code is reviewed to ensure its consistency with the policies of the General Plan, as required by Government Code Section 65860, and amendments are initiated to enhance its value in accommodating new development. The Zoning Code provides for an array of residential districts throughout lone that allow a variety of different residential uses. Table III-I-2 identifies the zoning districts in lone that allow residential uses and the appropriate General Plan land use designations.

Land Use Category	Zone Districts
Rural Residential (RR)	Agricultural (A)
Low Density Residential (RL)	R-1a One-Family R-1b One-Family R-1c One-Family
Medium Density Residential (RM)	R-2 Limited Multiple Family Dwelling R-3 Multiple-family Dwelling Mobile Home Park (MP)
High Density Residential (RH)	R-4 High Density Multiple Family
Special Planning Area (SPA)	Specific Plan Planned Development (PD)
Central Business District (CBD)	C-2 Central Business District C-3 Heavy Commercial
Downtown Transition (DT)	C-T Commercial-Transition Zoning District C-1 Light Commercial Zoning District

Source: lone Zoning Code (Title 17)

Development Standards

The Zoning Code prescribes minimum standards for residential lot sizes, yards, and lot coverage. Minimum lot size and permitted density are shown in Table III-I-3. These standards 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.

Zone District	Minimum Density	Maximum Density	Minimum Lot Size
Agriculture (A)	-	1 du/parcel	10 acres

¹ Office of Planning and Research (OPR). 2020. State of California General Plan Guidelines [Chapter 4: Required Elements, pg. 48]. Available at: https://opr.ca.gov/docs/OPR_C4_final.pdf

Zone District	Minimum Density	Maximum Density	Minimum Lot Size
Residential Suburban (R-1a)	2.1 du/acre	7.0 du/acre	5,000 sf ⁵
Residential Low Density (R-1b)	2.1 du/acre	7.0 du/acre	6,000 sf ⁵
Residential Single Family (R-1c)	0.1 du/acre	2.0 du/acre	20,000 sf ⁵
Residential Duplex (R-2)	3.1 du/acre	15.0 du/acre	More than one unit per parcel: 4,000 sf One unit per parcel (condominium, townhome, etc.): 2,600 sf
Residential Medium Density (R-3)	7.1 du/acre	15.0 du/acre	More than one unit per parcel: 4,000 sf One unit per parcel (condominium, townhome, etc.): 2,600 sf
Residential High Density (R-4)	15.1 du/acre	25.0 du/acre	More than one unit per parcel: 6,000 sf One unit per parcel (condominium, townhome, etc.): 1,570 sf
Mobile Park (MP)	7.1 du/acre	15.0 du/acre	3 acres
Commercial Transition (C-T)	3.1 du/ac	25.0 du/ac	Residential: 5,000 s.f. Commercial: No minimum
Light Commercial (C-1)	-	-	Residential not permitted
Central Business District (C-2)	7.1 du/ac	25.0 du/ac	Residential: 5,000 sf. Commercial: No minimum
Heavy Commercial (C-3)	-	-	Residential not permitted
Source: Ione Zoning Code (Title 17)			

Table III-I-4 provides setback, coverage, and height requirements for various zoning districts within Ione which allow for residential development. The setbacks and height requirements are comparable to other communities throughout the State. In contrast with many communities throughout the State, the City's Zoning Code does not establish open space requirements.

Zone District	Front Setback	Side Setback	Side—Street	Side—Second Story	Rear	Minimum Lot Size	Between Dwellings	Between Accessory Buildings	Height
Agriculture (A)	25 ft.	5 ft. ^{1,2}	12 ft.	13 ft.	25 ft.	10 acres	6 ft.	6 ft.	35 ft./2.5 stories
Residential Suburban (R-1a)	20 ft.	5 ft. ^{1,2}	12 ft.	13 ft.	20 ft. or 25% of the depth of the lot, whichever is less	5,000 sf ⁵	6 ft.	6 ft.	35 ft./2.5 stories

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Residential Low Density (R-1b)	25 ft.	5 ft. ^{1,2}	12 ft.	13 ft.	25 ft. or 25% of the depth of the lot, whichever is less	6,000 sf ⁵	6 ft.	6 ft.	35 ft./2.5 stories
Residential Single Family (R-1c)	25 ft.	15 ft. ²	12 ft.	13 ft.	25 ft.	More than one unit per parcel: 4,000 sf One unit per parcel (condominium, townhome, etc.): 2,600 sf	6 ft.	6 ft.	35 ft./2.5 stories
Residential Duplex (R-2)	20 ft.	8 ft. ²	12 ft.	13 ft.	20 ft. or 20% of the depth of the lot, whichever is less	More than one unit per parcel : 4,000 sf One unit per parcel (condominium, townhome, etc.): 2,600 sf	10 ft.	6 ft.	35 ft./2.5 stories
Residential Medium Density (R-3) ⁽⁴⁾	20 ft.	5 ft. ²	12 ft.	⁴	15 ft.	More than one unit per parcel: 4,000 sf One unit per parcel (condominium, townhome, etc.): 2,600 sf	10 ft.	4 ft.	45 ft./3 stories
Residential High Density (R-4)	20 ft.	10 ft.	8 ft.	15 ft.	20 ft.	More than one unit per parcel: 6,000 sf One unit per parcel (condominium, townhome, etc.): 1,570 sf	10 ft.	10 ft.	45 ft./3 stories
Mobile Park (MP)	20 ft.	--	n/a	n/a	10 ft.	3 acres	n/a	n/a	n/a
Commercial Transition (C-T)	15 ft.	5 ft.	15 ft.	--	0 ft.	Residential: 5,000 sf.	0 ft.	--	45 ft./3 stories

						Commercial: No minimum			
Light Commercial (C-1)	10 ft.	0 ft.	10 ft.	--	0 ft. ^{1,2}	No Minimum	0 ft.	--	50 ft./4 stories
Central Business District (C-2)	0 ft.	0 ft.	0 ft.	--	0 ft. ^{1,2}	Residential: 5,000 sf. Commercial: No minimum	0 ft.	--	50 ft./4 stories
Heavy Commercial (C-3)	20 ft.	0 ft.	20 ft.	--	0 ft. ^{1,2}	No Minimum	0 ft.	--	50 ft./4 stories
Notes:									
1. As determined through site plan review, the city may require additional setbacks to ensure the general health, safety, and welfare of the community.									
2. When the rear property line abuts a residential Zoning District, there shall be a 25-foot rear yard setback required. When there is an alley at the rear of such a lot, such a rear yard may be measured from the centerline of said alley.									
3. Properties within the C-2 and C-3 zones and also within the historic overlay zone shall comply with the development standards provided in the downtown master plan.									
4. When the side property line abuts a residential Zoning District, there shall be a 7-foot side yard required.									
Ione Zoning Code (Title 17)									

Parking Requirements

Ione’s parking regulations are set forth in Chapter 17.40, which identifies the number of spaces required for each land use. Table III-I-5 below shows the parking regulations pertaining to the development of residential units. As part of development review process, each new or modified land use is required to provide a parking plan using the standard number of off-street vehicle parking spaces identified in Section 17.40.050 (Number of Parking Spaces Required) and Section 17.40.060 (Parking requirements for the disabled). While Ione’s parking requirements are comparable to regional jurisdictions, the City has not established parking requirements for mixed use developments which can lead to uncertainty for developers. Program 17 requires the Zoning Code to be updated to establish parking requirements for mixed use developments and to allow for shared parking between residential and non-residential uses. Parking for accessory dwelling units and emergency shelters are discussed separately.

Table III-I-5. Residential Parking Requirements	
Residential Use	Vehicle Spaces Required
Boarding and Rooming Houses	1/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 + bedroom units	2 spaces/dwelling unit
Senior units, studio, one and two bedroom units	1 space/dwelling unit
Senior units, three+ bedroom units	2 spaces/dwelling unit
Mobile Home Park	2 parking spaces/home site
Source: Ione Zoning Code (Chapter 17.40)	

Allowed and Conditional Uses

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, accessory dwelling units, single room occupancy units, and emergency shelters. Table III-I-6 shows the housing types that are permitted by Zoning District.

Uses	A	R-1a	R-1b	R-1c	R-2	R-3	R-4	MP	C-T	C-1	C-2	C-3	B-P	M-1	M-2
Adult Day Care Home	N	SP	SP	SP	SP	SP	SP	N	SP	N	N	N	N	N	N
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Caretaker Housing	N	N	N	N	N	N	N	N	P	P	P	N	N	P	P
Dwelling, Multi-family	N	N	N	N	SP	SP	SP	N	SP	N	SP	N	N	N	N
Dwelling, Single-Family	SP ¹	SP ¹	SP ¹	SP ¹	SP ^{1,2}	SP ^{1,2}	SP ^{1,2}	N	SP ^{1,2}	N	N	N	N	N	N
Dwelling, Two-Family	N	SP ¹	SP ¹	SP ¹	SP ¹	SP ¹	SP ¹	N	SP ³	N	SP	N	N	N	N
Dwelling, Three- and Four-Family	N	N	N	N	SP ¹	SP	SP	N	SP	N	SP	N	N	N	N
Emergency Shelter	N	N	N	N	N	N	C	N	N	N	N	N	N	P	P
Agricultural Employee Housing	P	N	N	C	N	N	N	N	N	N	N	N	N	N	N
Employee Housing	N	N	N	N	N	N	N	N	SP	N	SP	N	N	SP	SP
Caretaker Housing	N	N	N	N	N	N	N	N							
Family Day Care Home, Large	C	C	C	C	C	C	C	C	C	N	N	N	N	SP	SP
Family Day Care Home, Small	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	SP	N	N	N	N
Guest House	T	T	T	T	T	T	T	P	SP	N	SP	N	N	N	N
Home Occupations	P	P	P	P	P	P	P	P	P	N	P	N	N	N	N
Live-Work Facility	N	N	N	N	C	C	C	N	SP	N	SP ¹	N	N	N	N
Low Barrier Navigation Center	N	N	N	N	SP	SP	SP	N	SP(a)	N	SP(a)	N	N	N	N
Mobile Home Park	N	N	N	N	N	N	N	SP	N	N	N	N	N	N	N
Manufactured Home, Permanent	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	N	N	N
Manufactured Home, Non-Permanent	T	T	T	T	T	T	T	P	N	N	N	N	N	N	N
Residential Care Home	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	SP	N	N	N	N
Single Room Occupancy (SRO) Facilities	N	N	N	N	N	C	C	N	C	N	SP	N	N	N	N
Supportive Housing	Allowed subject to the restrictions applicable to a dwelling unit of the same type in the same zone, except as where allowed by-right pursuant to by Section 17.116.050.														
Transitional Housing	Allowed subject to the restrictions applicable to a dwelling unit of the same type in the same zone.														
Qualified Streamlined Housing	N	SM	SM	SM	SM	SM	SM	SM	SM	N	SM	N	N	N	N

Notes:
 P= permitted by right
 SP(a) = Permitted, Administrative Site Plan Review
 SP= permitted, administrative or discretionary site plan review based on Site Plan review requirements and regulations applicable to individual use
 C = conditional use permit
 SM = Streamlined Ministerial Review
 N = not permitted
 1. Developments of up to two single family units, a duplex, a triplex, or a fourplex are permitted with Administrative Site Plan Review.
 2. Single family dwellings are permitted provided the lot size does not exceed 4,000 square feet.

Source: Ione Zoning Code (Title 17)

The Zoning Code permits a variety of housing types and densities. The following describes the allowed and conditional uses allowed by the Zoning Code:

Single Family and Two Family-Dwelling Units

Single family units are defined in 17.310.020 of the Zoning Code as a building designed exclusively for occupancy by one family on a single lot. This classification includes manufactured homes (defined in California Health and Safety Code Section 18007) and model homes for the first sale of homes within the subdivision. Single family units may include the rental of rooms within a dwelling also occupied by the property owner or a primary tenant. A Two-Family Dwelling is defined as an attached building (e.g. duplex) designed for occupancy by two families living independently of each other, where both dwellings are located on a single lot. This definition also includes half-plexes (two attached units, each with a separate lot). More than one two-family dwelling may be located on a single lot consistent with the density provisions of the general plan. The definition for Two-Family Dwellings does not include accessory dwelling units. Single family units are allowed in all residential districts except R4 and MP as a permitted use with administrative plan review and allowed in the C-T zone district with site plan review. Single family units in the R-3 zoning district are limited to units on lot sizes of 4,000 s.f. or less to ensure that minimum densities of 10.89 units per acre are achieved and to promote a variety of housing types and lot sizes. Two units, either a two-family dwelling or two detached units, are allowed ministerially in all single family residential zones subjective to Chapter 17.118 of the Zoning Code. Chapter 17.118 establishes standards consistent with SB 9.

Multi-family Units

Multi-family units are defined in 17.310.020 of the Zoning Code as a building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord (e.g., apartment, apartment house, townhouse, condominium). Multifamily units are allowed as a permitted use in the R-2, R-3, R-4, C-T, and C-2 zones with Site Plan Review.

Accessory Dwelling Units

Government Code Section 65852.2 establishes State standards for accessory dwelling units (ADUs). Jurisdictions may adopt local ordinances that meet the state standards; however, without a local ordinance, state ADU regulations apply and local governments cannot preclude ADUs. The purpose of an ADU is to provide additional housing options for family members, students, the elderly, in-home health care providers, the disabled, veterans and others, in existing urban, suburban, and rural residential areas without substantially changing the use, appearance, or character of a neighborhood.

In 2019, the Governor signed a series of bills that significantly limit local jurisdiction's ability to restrict the development of ADUs. Assembly Bill (AB) 68, AB 587, AB 670, AB 671, AB 881, and Senate Bill (SB) 13 provide revisions to Government Code Section 65852.2 to further lift constraints on ADUs. These recent laws also provide numerous other standards, addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADUs. Ione has implemented the provisions of State law, including allowing junior ADUs and ADUs as a permitted, ministerial use, including the following provisions:

- One ADU is allowed on a lot zoned for single family or multifamily use and contains a single-family dwelling that is existing or will be constructed concurrently with the ADU;
- An ADU shall be within or attached to the primary structure with a common wall, and shall not exceed 50 percent of the existing living area, with a maximum increase in floor area of 1,200 square feet, nor be less than 150 square feet in size. Alternatively, the accessory dwelling unit may be detached from the primary structure and shall not exceed 1,200 square feet, nor be less than 150 square feet in size.
- No setback shall be required for an existing garage that is converted to an accessory dwelling unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage.
- The exterior design, building materials, colors, window style, and exterior finishes shall be substantially the same as those on the existing dwelling.

- No passageway shall be required in conjunction with the construction of an ADU and outside access t shall be located or screened so as not to be visible from the abutting street.
- A new or separate utility connection directly between the accessory dwelling unit and the utility may be required. The connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its size or the number of its plumbing fixtures, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.
- One parking space is required for ADUs with no bedroom and one parking space per bedroom is required for ADUs with one or more bedrooms.
- Parking requirements are exempted if the ADU is within ½-mile of public transit, located within an architecturally and historically significant historic district, is part of the existing primary residence or accessory structure, when on-street parking permits are required but no offered to the occupant of the ADU, or if there is a care share vehicle within one block of the ADU.
- If the existing primary dwelling unit is a legally nonconforming unit, an ADU may be constructed only if the nonconformity is not expanded and the ADU meets all current applicable zoning and building standards.

The City 's Chapter 17.112 Accessory Dwelling Units standards were updated and adopted in 2022 and are compliant with the provisions of State law.

Residential Care Homes

California Health and Safety Code (HSC) Section 1566.3 establishes requirements for the local zoning standards for residential facilities that serve 6 or fewer persons. Section 1566.3(e) specifies that no conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility that serves 6 or fewer persons that is not required of a family dwelling of the same type in the same zone while paragraph (g) indicates "family dwelling," includes, but is not limited to, single-family dwellings, units in multifamily dwellings, including units in duplexes and units in apartment dwellings, mobile homes, including mobile homes located in mobile home parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned unit developments. HSC Section 1569.85 further specifies these same requirements for residential care facilities for the elderly that serve 6 or fewer persons.

The Zoning Code defines "residential care home" as a residential care home is a home that provides 24-hour non-medical care for six or fewer persons 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 residents and operators of the facility shall be considered a family for the purposes of this title. Residential care homes are subject to the same standards and requirements that apply to a dwelling unit of the same type (i.e., single family dwelling, a unit in a multifamily dwelling, and mobile homes) in the same zone. A residential care facility is defined as facility that provides 24-hour non-medical care for more than six persons 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, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California.

Single-Room Occupancy Units

The Zoning Code defines Single-Room Occupancy Units (SROs) as a multi-unit housing for very low-income persons that typically consists of a single room and shared bath and also may include a shared common kitchen and common activity area. SROs may be restricted to seniors or be available to persons of all ages. Subsidized versions may be supervised by a

government housing agency. SROs are allowed with a conditional use permit in the R-3, R-4, and C-T and permitted in C-2 zones with a site plan review.

Caretaker and Employee Housing

The Zoning Code defines “caretaker housing” as a residence that is accessory to a site with a non-residential primary use, that is needed for security, 24-hour care or supervision, or monitoring of facilities, equipment, or other conditions on the site. “Employee Housing is defined as Housing accommodation or property for use by employees that meets the definition of employee housing in California Health and Safety Code Section 17008.

HSC Section 17021.5 requires that employee housing serving 6 or fewer employees shall be deemed a single-family structure and shall be treated subject to the standards for a family dwelling in the same zone. Section 17.116.020 of the Zoning Code permits employee housing as provided by State law and is consistent with this standard.

HSC Section 17021.6 requires that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses, with exceptions related to various health, safety, and resource conservation provisions identified in HSC Section 17021.8. 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. Further, HSC Section 17021.8 requires streamlined, ministerial approval and application of reasonable objective development standards for eligible agricultural employee housing, which must not contain dormitory-style housing and must be 36 or fewer units or spaces designed for use by a single family or household. To qualify for the streamlined, ministerial approval process, an eligible agricultural housing development must meet the health, safety, and resource conservation provisions HSC 17021.8(a). The Zoning Code addresses agricultural housing for employee and agricultural employee housing consistent with the requirements of State law.

Emergency Shelters

Government Code Section 65583 requires each jurisdiction to identify 1 or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. California HSC Section 50801(e) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of 6 months or less by a homeless person. The Zoning Code defines emergency shelters 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 household may be denied emergency shelter because of an inability to pay.

The State’s regulatory requirements for emergency shelters are outlined in Government Code Section 65583(a)(4), which establishes objective standards for emergency shelters. The objective standards address parking, proximity (no closer than 300 feet of any other emergency shelter unless such shelter is located on the same lot or within the same building), receiving and reception area, a security plan, and a management plan. The city allows emergency shelters with a conditional use permit in the R-4 zone and with an administrative Site Plan Review in the out discretionary review in the M-1 and M-2 zones.

Zoning Code 17.116.040 provides operating standards for emergency shelters:

1. Capacity. The facility shall not exceed a maximum of 40 persons served nightly.
2. Parking. Parking shall be provided to accommodate all staff working in the emergency shelter, provided that the parking requirement does not exceed the parking requirement for other residential or commercial uses within the same zone.
3. Size and Location of Exterior and Interior Onsite Waiting Areas. The facility shall provide exterior client waiting areas at a ratio of not less than fifteen (15) square feet per client and shall provide interior client waiting areas at a ratio of not less than fifteen (15) square feet per client. The exterior waiting area shall not be located adjacent to the public right-of-way, shall be located behind a minimum six-foot-tall mature landscaping or a minimum six-foot-tall

decorative masonry wall that separates the waiting area from public view, and shall be located in an area with provisions for shade protection and rain protection.

4. Size of Intake Areas. The facility shall provide an intake area of a minimum of 200 square feet.
5. Onsite management and security. The facility shall provide on-site management 24 hours and shall provide on-site security for all hours that the emergency shelter is in operation, including all times that staff is present. A management plan shall be submitted detailing how the shelter will provide onsite management and security.
6. Proximity. The emergency shelter shall be at least 300 feet from any other emergency shelter.
7. Length of stay. The maximum length of stay at the facility shall not exceed one hundred twenty days in a three-hundred-sixty-five-day period.
8. Lighting. Adequate exterior lighting shall be provided for security purposes. The lighting shall be stationary and shielded/downlit away from adjacent properties and public rights-of-way.

State law requires that emergency shelter parking requirements shall accommodate sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential and commercial uses within the same zone. The Zoning Code requires sufficient parking to accommodate all staff working in the emergency shelter. This is consistent with the requirements of State law.

Recent California Legislation (AB 761) has provided an update to Government Code Section 65583 to authorize vacant armories to be used as emergency shelters; however, there are no armories located in lone.

Transitional and Supportive Housing

Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and HSC 50675.2(h)) as “buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.” Supportive housing is defined (Government Code Section 65582(g) and HSC 50675.14(b)) as “housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist 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.”

The Zoning Code defines supportive housing as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite 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. Additionally, the Zoning Code defines transitional housing as Housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and service fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development’s requirements for subsidized housing for low -income persons. The definition of transitional housing also includes 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.

Government Code Section 65583(c)(3) and Government Code Article 11 (commencing with Section 65650) were revised in 2019 to implement AB 2162 which requires that specified supportive housing developments shall be a use by right in multifamily and mixed-use zones with a streamlined and ministerial review and not be subject to discretionary review (e.g.:

use permit, etc.). For a project to be eligible for the streamlined and ministerial AB 2162 process, it is required to meet specific criteria.

The Zoning Code addresses transitional and supportive housing in Section 17.116.050, which requires that transitional and supportive housing shall be allowed consistent with the requirements of Government Code Section 65650 through 65656. The Zoning Code allows eligible supportive housing developments by right in multifamily and mixed-use zones (Section 17.116.050.B. and C.).

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 multifamily development, which can include units affordable to extremely low income households through various funding sources including Low Income Housing Tax Credits and either portable or project-based Housing Choice Vouchers, in the R-2, R-3, R-4, C-T, and C-2 zones as a permitted use with Site Plan Review. SRO units can provide another lower cost housing option for extremely low -income households; the City allows SROs in the R-3, R-4, and C-T zones as a permitted use with Site Plan Review.

Low Barrier Navigation Centers

A “low barrier navigation center” is housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. Assembly Bill (AB) 101 was approved on July 31, 2019, which added Article 12 (commencing with Section 65660) to Chapter 3 of Division 1 of Title 7 of the Government Code to address “low barrier navigation centers”. Government Code Section 65660 requires a low barrier navigation center use to be allowed by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Additionally, AB 101 defines “low barrier navigation center” as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low barrier navigation center developments are essential tools for alleviating the homelessness crisis and are considered a matter of statewide concern. The Zoning Code currently permits Low Barrier Navigation Centers in R-2, R-3, R-4, C-T, and C-2 zoning districts, consistent with the requirements of State law.

Mobile Home Park and Manufactured Homes

A manufactured home or a mobile home located outside a mobile home park shall conform to all of the residential use development standards for the zoning district in which it is located. Government Code Section 65583 requires that manufactured homes attached to a permanent solid foundation system be allowed on lots zoned for single-family residential dwellings and, except for architectural requirements for the roof overhang, roofing material, and siding material, shall only be subject to the same development standards applicable to a single-family residential dwelling on the same lot.

Manufactured home is defined by the California Health and Safety Code, Section 18007 which defines a manufactured home as a structure that meets the following criteria:

1. Transportable in one or more sections;
2. When in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet;
3. Is built on a permanent chassis;
4. Designed to be used as a residential dwelling;

5. Erected with or without a permanent foundation when connected to the required utilities;
6. Includes the plumbing, heating, air conditioning, and electrical systems contained therein.

"Manufactured home" includes a mobile home subject to the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Section 5401, et seq.). "Manufactured Home, Permanent" refers to a manufactured home on a foundation system, pursuant to California Health and Safety Code Section 18551. "Manufactured Home, Non-Permanent" means a manufactured home that is not affixed to a permanent foundation.

The Zoning Code specifies that in accordance with Government Code Section 65852.3, the siting and permit process for manufactured housing is provided in the same manner as a conventional or stick-built structure. The City allows mobile homes in all residential zones with comply with citywide architectural regulations. The Zoning Code is consistent with State laws and regulations pertaining to manufactured housing and factory-built homes and do not constrain the development of manufactured and factory-built homes.

C. PERSONS WITH DISABILITIES (REASONABLE ACCOMMODATION)

In accordance Government Code 65583(a)(7), Lone recognizes the importance of providing housing for persons with disabilities. AAs part of the Housing Element update process, Lone analyzed the Zoning Code, permitting procedures, development standards, and building codes to identify potential constraints. This analysis represented a comprehensive review of Lone's regulatory requirements and their potential impact on reasonable accommodations for persons with disabilities.

The City's analysis included an evaluation of zoning standards, building code interpretation and enforcement, other regulatory standards, and permit processes for compliance with the State of California accessibility standards. The City determined whether these requirements are constraints to special housing accommodations for persons with disabilities (such as handicapped access within required set-backs or yards), whether Lone facilitates alternative housing types with supportive services for persons with disabilities who cannot live independently and whether conditions for approval are reasonable.

The Lanterman Development Disabilities Act (Lanterman Act) is that part of California law that sets out rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local Zoning Codes by requiring the use of property for the care of 6 or fewer disabled persons to be classified as a residential use under zoning, subject only to the single family or multifamily permit processing requirements and standards applicable to housing of the same type.

Compliance with provisions of the federal ADA is assessed and enforced by the Building Official in the City of Lone. 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 has adopted a Reasonable Accommodation ordinance. The purpose of allowing reasonable accommodations is to provide a process for individuals with disabilities to make requests for reasonable accommodations for relief from the various land use, zoning, or rules, policies, practices, and/or procedures of the city.

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 Zoning Code does not differentiate between related and unrelated persons in the occupancy of residential units. The Zoning Code defines a residential care home as a dwelling and allows residential care homes in the same manner as a single family, multifamily, or other dwelling of the same type. There is no restriction as to minimum distances between residential care facilities.

The City implements the 2019 edition of the California Building Standards Code, including Chapter 11 of the California Building Code which establishes accessibility requirements. This chapter incorporates provisions from the ADA and specifies the number of the residential units in new multi-family construction, care facilities, SROs, and emergency shelters, that must be accessible or adaptable. The California Building Standards Code does not address accessibility in single family developments. Lone has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs and capabilities change. Program 17 of the Housing Plan requires new residential development projects to include accessibility options as part of each home plan.

The universal design principles include visibility accommodations for interior features, hardware, and bathroom grab bars, as well as widened halls and doorways, no-step entrances, and sufficient bathroom features and floorspace to accommodate wheelchairs. The City uses the Title 15, Land Buildings and Construction, and Title 17, Zoning Code, of the Municipal Code, and Title 24 of the California Building Code to ensure universal design principles are being considered for all new construction.

The City enforces the development standards and building codes, which are minimum standards for health and safety. Planning staff works 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. While staff works with the public to address accommodation requests, as mentioned earlier, the City has adopted a reasonable accommodation program to ensure that requests for reasonable accommodation are addressed in compliance with ADA and fair housing laws.

Zoning and Land Use Provisions for a Range of Housing Types

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. As previously described, single family homes, multifamily homes, single room occupancies, residential care facilities, emergency shelters, transitional housing, supportive housing, caretaker and employee housing, accessory dwelling units, mobile/manufactured homes, and mobile home parks are accommodated by the City's Zoning Code. Whereas discussed in Chapter IV, there are a number of sites in the City 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 Zoning Code does not have a restrictive definition of family; as previously identified a "family" is 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. Since Lone does not require persons in a family to be related, this definition does not pose a constraint to the provisions of housing for persons with disabilities in those zoning districts which allow for residential uses or any type of household that is not a related family. Additionally, the Zoning Code does not establish specific site planning requirements for residential care facilities. Residential care facilities housed in single family or multifamily homes are subject to the relevant site planning requirements.

Permits and Processing

The City does not impose special permit procedures or requirements that could impede the construction or retrofitting of homes for accessibility or that would constrain affordable units, multifamily units, or other development types necessary to accommodate households with special needs. The City consistently applies the requirements of the Zoning Code to all residential projects and has not noted any impacts which suggest a limitation on the construction of housing units designed for persons with disabilities or persons with other housing needs. The City has received no complaints from local building contractors or lower-income and/or senior citizen housing advocates regarding any impacts on the construction or rehabilitation of housing for persons with physical disabilities created as a result of building codes.

The City does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential uses serving persons with a disability.

Building Codes

Ione has adopted and enforces the 2019 California Building Standards Code. The City has not adopted any amendments to the California Building Standards Code, meaning that the California Building Code, California Electric Code, California Plumbing Code, CalGreen, and other state building codes are applied uniformly in Ione. As previously described, the adopted California Building Code includes Chapter 11A which addresses the provisions for housing accessibility for people with disabilities and Chapter 11B which addresses the provisions for accessibility to public buildings, public accommodations, commercial buildings, and public housing for people with disabilities.

DENSITY BONUS

California Government Code sections 65915 and 65917 facilitate the development of affordable housing to serve families of moderate, low, and very low incomes through density bonus and other incentives, including an 80% density bonus and 4 incentives or concessions for housing projects that contain 100% affordable units. State density bonus law also establishes limitations on parking requirements for affordable housing projects. The City's Zoning Code provides for a density bonus consistent with state law. The City of Ione offers a housing density bonus (Chapter 17.110 of the City's Zoning 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.

INCLUSIONARY HOUSING PROGRAM

The City of Ione has an Affordable Housing Program that includes inclusionary requirements. 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 and land dedication.

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 setbacks and parking standards on a case-by-case basis.
- Density bonuses

The City did not have any projects subject to the inclusionary requirement during the 5th Cycle and has not had units constructed through the Inclusionary Housing Program. In order to ensure that affordable units are incorporated into new developments, the City will update the Land Use Element of the General Plan to include affordability targets by area to ensure that as new subdivisions, master plans, specific plans, and planned developments are proposed, each area is required to include housing affordable at a range of income levels.

PLANNED DEVELOPMENT OVERLAY ZONE

The purpose of the PD overlay 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. The PD zoning district provides developers with flexibility in order to encourage a broader variety of housing types and densities, by allowing projects to implement modified development standards (e.g., reduced setbacks, parking, and lot sizes) and to allow land uses not otherwise allowed in the zoning district. The PD overlay requires development projects to receive City Council approval of development plans that show how projects in these areas will conform to all general plan goals, policies, objectives and design guidelines.

STREAMLINED REVIEW AND OBJECTIVE DESIGN STANDARDS

California legislation has been adopted to address the housing shortage within the State, requiring a streamlined and ministerial process for specific residential developments. SB 35 (Government Code Section 65913.4), which went into effect on January 1, 2018, was part of a comprehensive package aimed at addressing the State's housing shortage and high costs. SB 35 requires the availability of a streamlined ministerial approval process for developments located in jurisdictions that have not yet made sufficient progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35, it must:

- Contain at least 2 multifamily units;
- Provide a specified level of affordability;

- Be located on an eligible site in an urbanized area or urban cluster;
- Comply with residential and mixed-use General Plan or Zoning provisions; and
- Comply with other requirements, such as locational and/or demolition restrictions.

A streamlined and ministerial review, per State legislation, requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, in specified timeframes. Residential development that is a permitted use by right is not required to go through a discretionary process. A streamlined and ministerial review removes multiple constraints to residential development including, financial, time, and environmental constraints. The city's zoning code ensures that all eligible projects are reviewed in a manner consistent with the requirements of State law.

Ione has adopted objective design and development standards to allow eligible projects to be permitted through a streamlined ministerial review. The City's standards, located at Chapter 17.114 (Multifamily Standards) apply to all residential buildings with two or more dwelling units. Single family dwellings are exempt.

The standards address the following:

- **Neighborhood compatibility:** Establishes standards for projects located adjacent single-family neighborhoods and establishes noise standards, including compliance with General Plan noise standards.
- **Building design:** Addresses color palette, exterior appearance of market rate and affordable units, and establishes standards for exterior elevations.
- **Massing/articulation:** Establishes requirements for entries, design features, minor and major massing breaks, and vertical articulation of rooflines.
- **Outdoor/common space:** Establishes private (100 s.f. per unit) and common outdoor space (180 s.f. per unit) requirements, including outdoor seating, recreational areas including child play areas, shading, and public art requirements.
- **Site design:** Establishes requirements for window orientation related to common areas, garage/carport color palettes, parking entrances, signage for bicycle parking, and screening of parking areas from public street frontages.
- **Accessory elements:** Addresses perimeter fencing and screening of rooftop equipment, storage utility boxes, electric and gas meters, and fire sprinkler valves.
- **Refuse containers:** Addresses location, screening, lighting, and accommodating recycling containers in relation to refuse.
- **Natural resources:** Requires a biological resources assessment and avoidance of habitat, or preservation of comparable habitat for projects that would not achieve maximum allowable density with avoidance, for special-status species and sensitive habitats.
- **Cultural resources:** Requires a cultural resources assessment to be conducted and avoidance of sensitive cultural resources.
- **Water infrastructure and capacity:** Requires a letter from the water provider demonstrating adequate infrastructure and capacity prior to issuance of building permits.
- **Sewer infrastructure and capacity:** Requires a letter from the sewer provider demonstrating adequate infrastructure and capacity prior to issuance of building permits.

- **Street standards:** Requires public streets to be improved consistent with Chapter 12.08 of the Municipal Code.
- **Downtown Master Plan:** Requires compliance with the Downtown Master Plan for projects subject to the DMP, except where the DMP establishes subjective requirements or does not establish standards; in either of those instances, the standards at Chapter 17.114 apply.

All standards are objective standards and none of the standards include subjective requirements.

No applications for processing pursuant to SB 35 have been submitted yet.

SUBDIVISION ORDINANCE

The City's Land Division Ordinance defines lone's official requirements governing the division of land into separate parcels for future development. The City's Subdivision Ordinance is patterned after the model version recommended by the State Office of Planning and Research and adheres to the requirements of the Subdivision Map Act. The requirement for adequate roads, lot size dimensions, provisions for water supply and sewage disposal and drainage improvements are among the key factors addressed in the Land Division Ordinance. The Ordinance has proven valuable in sustaining a cohesive pattern of development with unified street standards that are coordinated with the existing City street network. These regulations ensure that residential building sites can exist in a safe environment to accommodate a wide range of residential building options desired by the public. Annual monitoring of the effectiveness of these regulations is achieved through input received from lone's Building Department, Planning Department, Public Works Department, and lone's fire department.

BUILDING CODES AND ENFORCEMENT

Building Codes regulate the physical construction of dwellings and include plumbing, electrical, and mechanical divisions. The purpose of the Building Code and its enforcement is to protect the public from unsafe conditions associated with construction. The City adopted (see Title 15 of the Municipal Code) and enforces the 2019 California Building Code Standards (Title 24) for existing units, new construction, and residential rehabilitation. State law affords local government some flexibility when adopting the uniform codes; the building codes can be amended based on geographical, topological, or climate considerations. Further, State Housing law provides that local building departments can authorize the use of materials and construction methods other than those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT) AND RELATED CONSULTATION

Section 21082 of the Public Resources Code, referred to as the California Environmental Quality Act of 1970, or "CEQA" requires all projects subject to discretionary review to comply with State requirements, including the Public Resources Code and the CEQA Guidelines, pertaining to environmental review. Since there is uncertainty as to what specific environmental impacts a development might have there is also a lack of predictability of how long it can take to negotiate this process before a project can be approved by lone. In some instances, a project can be exempt from environmental review which has very little impact on the timing or costs of review. However, in other instances, where a project may be found to have a potential adverse impact on the environment, the environmental review process can take over a year to complete, undergoing thousands of dollars in environmental analysis, before it is ready to be approved.

2. FEES AND EXACTIONS

The City requires a number of permits and development fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are necessary to provide services necessary for health and safety and to meet State environmental mitigation requirements, they can have a substantial impact on the cost of housing, particularly affordable housing.

Residential development is assessed fees by lone and applicable school and fire protection districts to cover the costs of infrastructure improvements and maintenance, and the provision of services. The largest fees are related to sewer and water service, and reflect the cost of providing, improving and expanding these utilities. Fees are also charged to cover the costs of

City staff's review and processing of applications and permits related to housing development. A number of the project's application fees are estimated upon submittal and the developer pays a deposit covering the estimate. Actual staff time spent in the project is then deducted from the deposit amount and any unspent remainder is refunded.

Other types of exactions include land dedication, which may be required of residential development for right-of-ways or as an alternative to the park development fee, in addition to on-site improvements that are necessary for the public health, safety and welfare. On-site improvements may include water, sewer and other utility line extensions, street construction and traffic control device installations that are reasonably related to a project.

In 2018, Lone released a revised master fee schedule updating a number of City Department fees, including Building Permit Fees, Planning Fees, and Public Works and Engineering Fees. Table III-I-7 details Lone's current processing fees for project entitlements based on the level of approval required. One or more of the entitlements would be required to process a residential project and a building permit is required for each residential structure.

Fee Title	Fee
Planning & Land Use	
Encroachment Permit	\$270.00
Demolition / Residential	\$275.00
Tentative Map	\$540.00 + direct costs
Final parcel Map	\$540.00 + direct costs
Final Subdivision Map	\$540.00 + direct costs
Map Modification	\$360.00
Boundary Line Adjustment	\$450.00
Site Development Plan (Non-residential and multi-low residential)	2% of estimated construction costs with \$180 minimum
Improvement Plan	2% of estimated construction costs with \$180 minimum
Rezoning/Pre-zoning	\$630.00
Variance	\$540.00 + direct costs
General Plan Amendment	\$1,080.00 + direct costs
Use Permit	\$450.00
Appeal	\$270.00
California Environmental Quality Act (CEQA) Review	
Initial Environmental Study	\$360.00
Environmental Impact Report	\$1,080.00
Source: City of Lone Master Fee Schedule, 2018	

In addition to entitlement fees, residential fees are also subject to development impact fees. Table III-I-8 identifies the typical fees that would be collected for the development of single-family and multi-family projects in Lone.

Impact Fee	Residential	Commercial
Regional Traffic Impact Fee	\$3,878/unit	\$419/1,000 sq. ft.
Local Traffic Impact Fee	\$3,074/unit	\$612/1,000 sq. ft.
Fire Service	\$1,302/new unit \$0.25/sf for additions	\$12,760/acre of building (\$0.29/ sq. ft.)
Police Service	\$1,263/unit	\$12,377/acre of building (\$0.28/ sq. ft.)
Park & Recreation	\$3,284/unit	\$32,183/acre of building (\$0.74/ sq. ft.)
Sewer Connection Fee	\$7,640/equivalent unit	Determined by Building Department
City Administration Fee	\$1,056/unit	\$10,349/acre of building (\$0.24/ sq. ft.)

Impact Fee	Residential	Commercial
General Plan Service	\$0.22/ sq. ft.	\$0.22/ sq. ft.
Amador County Recreation Agency	\$3,293/ EDU	
School Fees (Amador County Unified School District)	\$4.08/ sq. ft.	\$0.54/ sq. ft.
<i>Source: City of Ione 2020</i>		

Table III-I-9 compares the estimated total City fees, including planning, building, engineering, and development impact fees for a single-family unit and multi-family unit. Additionally, the calculations assume that the single-family residential homes average 1,750 square feet while the multifamily development averages 925 square feet per unit. Residential projects in Ione would be required to pay fees ranging from approximately \$58,559 for a single-family unit (built on an existing lot), \$63,358 per unit in a single family 50-unit subdivision, and \$40,568 per unit in a 48-unit multifamily subdivision.

Development Assumptions					
Development Type	Single Family unit		Single Family Subdivision	Multifamily Project	
Number of Units	1		50	48	
Square Feet per Unit	1,750		1,750	925	
Estimated Construction Cost	\$262,500.00		\$1,312,500.00	\$6,937,500.00	
Residential Valuation	\$200,834.40		\$10,041,720.00	\$5,908,000.00	
Total Square Feet	1,750		87,500	46,250	
Planning and Engineering Entitlement Fees					
Tentative Map	\$0.00		\$1,800.00	\$0.00	
Development/Improvement/Grading Plan Review	\$0.00		\$200,834.40	\$118,160.00	
Comprehensive Planning Fee	\$1,312.50		\$65,625.00	\$34,687.50	
Subtotal Planning and Engineering Entitlement Fees	\$1,312.50		\$268,259.40	\$152,847.50	
Building Permit Fees					
CA Building Standards Fee	\$8.03		\$401.67	\$236.32	
Electrical, Mechanical, Plumbing	\$73.37		\$3,668.50	\$11,514.80	
Building Permit Fees	\$20.08		\$1,004.17	\$590.80	
Plan Check Fee	\$1,004.17		\$87,500.00	\$16,000.00	
Strong Motion Fee	\$26.11		\$1,305.42	\$768.04	
Subtotal Building Permit Fees	\$1,131.77		\$93,879.76	\$29,109.96	
Development Impact Fees					
Fee	Single Family Unit	Multifamily Unit	Single Family unit	Single Family Subdivision	Multifamily Project
City Impact Fees					
Police	\$1,263.00	\$1,263.00	\$1,263.00	\$63,150.00	\$60,624.00
Fire	\$1,302.00	\$1,302.00	\$1,302.00	\$65,100.00	\$62,496.00
Local Traffic	\$3,074.00	\$3,074.00	\$3,074.00	\$153,700.00	\$147,552.00

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Parks & Recreation	\$3,284.00	\$3,284.00	\$3,284.00	\$164,200.00	\$157,632.00
Sewer Connection	\$7,640.00	\$7,640.00	\$7,640.00	\$382,000.00	\$366,720.00
City Administration	1,056.00	1,056.00	1,056.00	\$52,800.00	\$50,688.00
General Plan Services	\$0.22 per s.f.	\$0.22 per s.f.	\$385.00	\$19,250.00	\$10,175.00
Subtotal City Impact Fees			\$18,004.00	\$900,200.00	\$855,887.00
Other Agency Impact Fees					
School Fees (s.f.)	\$4.08	\$4.08	\$7,140.00	\$357,000.00	\$188,700.00
Amador Water Agency (meter size)	\$23,800.00	\$380,305.00	\$23,800.00	\$1,190,000.00	\$380,305.00
County Regional Traffic Impact Fee (unit)	\$3,878.00	\$3,878.00	\$3,878.00	\$193,900.00	\$186,144.00
County Recreation Agency Park Impact Fee (unit)	\$3,293.00	\$3,085.00	\$3,293.00	\$164,650.00	\$154,250.00
Subtotal Other Agency Impact Fees			\$38,111.00	\$1,905,550.00	\$909,399.00
TOTAL FEES			\$58,559.27	\$3,167,889.16	\$1,947,243.46
TOTAL FEES PER UNIT			\$58,559.27	\$63,357.78	\$40,567.57

Table III-I-10 identifies the typical fees that would be collected for the development of single-family and multi-family projects in the region, based on the fees for each jurisdiction as calculated in its respective section of this Background Report. As shown in Table III-I-10, the combination of lone’s fees and those of other agencies and service providers are higher than Amador County and Amador City, but lower in comparison to other Amador County jurisdictions.

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. The City also recognizes that developers can not as easily pass the cost of fees, as well as other costs, to the buyer or future homeowner when providing deed-restricted housing that is affordable to lower and moderate income households. Program 9 in the Housing Plan ensures the City promotes and offers incentives to developers, such as reduced or deferred development fees, in exchange for a commitment to provide affordable or special needs housing.

Jurisdiction	Single-Family Unit 1,750 s.f.	Single Family Unit – 50-unit subdivision, 1,750 s.f. average size	Multi-Family Unit – 48- unit apartment, 925 s.f. average size
Unincorporated Amador County ¹	\$50,879.01	\$50,057.97	\$26,887.06
City of Amador City ²	\$41,464.61	\$41,545.05	\$21,336.45
City of lone	\$58,559.27	\$63,357.78	\$40,567.57
City of Jackson ³	\$92,641.56	\$92,849.71	\$42,752.52
City of Plymouth ⁴	\$81,369.27	\$81,362.00	\$50,662.54
City of Sutter Creek ⁵	\$71,769.15	\$71,951.88	\$46,642.78

Source:

1. Amador County Fee Schedule, Amador County Single Family Unit Example Fee Calculation, De Novo Planning Group
2. City of Amador Fee Schedule, De Novo Planning Group
3. City of Jackson Fee Schedule, De Novo Planning Group
4. City of Plymouth Fee Schedule, De Novo Planning Group
5. City of Sutter Creek Fee Schedule, De Novo Planning Group

3. PROCESSING AND PERMIT PROCEDURES

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. Table III-I-11 identifies the typical processing times for the City’s development approvals and permits.

Type of Approval or Permit	Review Body	Typical Processing Time
Building Permit	Staff	5 days
Site Plan Review	Staff	5-10 days: single family unit 3-6 months: multifamily project
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 with Planning Commission Recommendation	2-4 Months
Annexation	City Council with Planning Commission Recommendation	4-6 Months
Boundary Line Adjustment	Planning Commission	4-6 Weeks
Conditional Use Permit	Planning Commission with Staff Recommendation	2-4 Months
Variance/Exception	Staff/Planning Commission	1-2 Months
Architectural Design Review	Staff/Planning Commission	
Negative Declaration	Planning Commission and/or City Council	2-4 Months
Environmental Impact Report	Planning Commission and/or City Council	6-12 Months
Rezone/General Plan Amendment	City Council with Planning Commission Recommendation	4-8 Months

Source: Ione, 2021.

PROCESSING PROCEDURES

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.

The permitting and review process for all project types in Jackson includes:

- An optional pre-application review meeting (to identify issues early on, thereby expediting application processing).
- Submittal of the application.

- Review for completeness by the City Departments.
- A letter to the applicant specifying in detail what additional information is needed to complete the application—this would include information about the project and environmental background reports, if applicable (traffic and noise studies, soils reports, etc.).
- Internal review of all application materials, site plan, maps, and design by Planning staff, City Engineer, and Building Inspector.
- Additional meetings (phone and/or in person) with the applicant, if necessary.
- Project consideration (see Table III-I-11):
 - Ministerial, by-right approval: Decision by the City Planner
 - Discretionary review: Decision by the Planning Commission or City Council
- Public hearing by the Planning Commission or City Council for review and approval due to the type of permit required, if necessary.

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 the Planning Department 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 six 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 seven months. The City does not see this as a constraint to the development of housing.

The costs associated with development project review will vary between projects. Lone 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.

Building Permit

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 City Building/Engineering and then the application is sent to City Planning to ensure that the development conforms to the required standards for that district. City Building/Engineering then issues the permit to the developer. This process takes approximately 5 to 10 days for a single-family unit.

Site Plan Review

The City of Lone 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 purpose 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 established by the Zoning Code is intended to provide a process for consideration of development proposals to ensure that the design and layout of commercial, retail, industrial or institutional uses or multifamily residential development will constitute suitable development and will not result in a detriment to the city or to the environment. There are two types of site plan review:

1. **Administrative Site Plan Review – SP(a).** An Administrative Site Plan Review is a ministerial, non-discretionary review by the decision-making authority of a project application to determine compliance with the provisions of this Code and the Lone General Plan.
2. **Discretionary Site Plan Review – SP(d).** A Discretionary Site Plan Review is a discretionary review by the decision-making authority of a project application to determine compliance with the provisions of this Code and the Lone General Plan.

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:

- The proposed project is consistent with the objectives of the general plan, complies with applicable zoning regulations, planned development master plan or specific plan provisions, improvements standards, and other applicable standards and regulations adopted by the city;
- The proposed project will not create safety conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation;
- The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features are compatible with adjacent residential and non-residential uses; and
- The proposed project will not have an adverse impact on public health or safety.

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.

Architectural 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:

- a. Installation of new features on existing structures/facades.
- b. Additions to existing structures.
- c. Placement, alteration, or relocation of signs.
- d. New development.
- e. 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.

Subdivision Maps

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.

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.

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). The costs associated with development project review will vary between projects. 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.

Conditional Use Permit Process

According to Chapter 17.10.060 of the Zoning Code the purpose of the conditional use permit is for the individual review of uses, typically having unusual site development features or operating characteristics, to ensure compatibility with surrounding areas and uses where such uses are deemed essential or desirable to the various elements of objectives of the general plan. The review process begins with the evaluation of the proposed use/construction to determine if the activity should be allowed on the subject site. The process includes the review of the configuration, design, location, and potential impact(s) of the proposed use/construction by comparing it to established development standards and design guidelines.

Conditional use permits are quasi-judicial and shall be granted only when the planning commission determines that the proposed use or activity complies with all of the following findings. The planning commission may impose conditions and require guarantees for the conditional use permit to ensure compliance with the Zoning Code and to prevent adverse or detrimental impact to the surrounding neighborhood.

All residential sites included in the Inventory of Residential Sites in Chapter IV allow development to accommodate the Regional Housing Needs Allocation (RHNA) without a Conditional Use Permit. Further, the variety of housing types described earlier in this chapter are all allowed in multiple zoning districts without a Conditional Use Permit, so the Conditional Use Permit requirement is not anticipated to constrain the development or rehabilitation of housing.

4. LOCAL EFFORTS TO REMOVE GOVERNMENTAL BARRIERS

In an effort to reduce potential governmental constraints and provide for a variety of housing types, lone amended its Zoning Code in 2022 to ensure provisions for residential care homes, emergency shelters, low barrier navigational centers, and transitional and supportive housing are consistent with the requirements of State law, establish objective design standards for multifamily housing, and establish a ministerial (by-right) streamlined permit process for eligible projects.

5. TRANSPARENCY

Government Code Section 65940.1 requires lone to make the following available on its website:

- A current schedule of fees, exactions, and affordability requirements applicable to a proposed housing development project, presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection.
- All zoning ordinances and development standards adopted by the city presenting the information, which shall specify the zoning, design, and development standards that apply to each parcel.
- The list(s) that specify in detail the information that will be required from any applicant for a development project, pursuant to Government Code Section 65940.
- The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by the city on or after January 1, 2018.

To provide financial transparency, Ione also provides current budget and rate information, including the archived City budget and comprehensive annual financial report of the previous four years to the current recommended budget and previous fiscal year's comprehensive annual financial report. The City's current fee schedules, development application and permit forms, General Plan, Downtown Specific Plan, Zoning Map, a link to the Zoning Code, and other applicable planning-related documents are also available on its website to assist interested parties in understanding the fees and requirements associated with development of a parcel (or parcels). However, the City does not have the five previous annual fee reports or the archive of impact fee nexus studies, cost of service studies, or equivalent, conducted on or after January 1, 2018 available on its website. Program 24 in the Housing Plan ensures that the City will provide fiscal information on its website pursuant to Government Code Section 65940.1.

CHAPTER IV. INVENTORY OF RESIDENTIAL SITES – IONE

Chapter IV of the Housing Element Background Report describes resources available for housing development, rehabilitation, and preservation in Ione. The Ione Annex describes land designated for housing development and evaluates the capacity of the City’s inventory of residential sites to accommodate the RHNA.

A. AVAILABILITY OF SITES FOR HOUSING

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction’s share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section documents the availability of sites for future residential development and the adequacy of these sites to accommodate Ione’s 6th Cycle RHNA. In addition to assessing the quantity of land available to accommodate the City’s total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs. Ione will fulfill its share of regional housing needs using a combination of the methods below, as further described in this section:

- Units constructed/permited during the 6th Cycle RHNA projection period in 2019 through 2021
- Residential projects with development entitlements with anticipated development post January 1, 2022
- Sites with zoning in place
 - Vacant sites with zoning in place (R-1a, R-1b, R-1c, R-2, R-3, R-4, C-T, and C-2 zoned sites):
 - Residential sites (R-1a, R-1b, R-1c, R-2, R-3, and R-4) are assumed to develop at 80% of capacity,
 - Mixed use (C-T and C-2) sites are assumed to develop with residential uses at 50% of capacity, and
 - Realistic capacity assumptions anticipate up to 20% of a residential site may accommodate infrastructure and right-of-way consistent with approved and built densities shown in Table III-3.

Table IV-I-1 summarizes the residential unit potential from the above methods and provides a comparison with Ione’s RHNA and inventory parcels are shown on Figure Ione-1. Parcel-specific site inventories are included in Attachment A. As shown in Table IV-I-1, Ione has met its moderate and above moderate RHNA and has adequate capacity to accommodate the remaining very low and low income RHNA.

Category	Maximum Density	Acres	Realistic Capacity				
			Very Low	Low	Moderate	Above Moderate	Total
2021-2029 RHNA (Table II-39)			30	20	25	42	117
Units Constructed/Permitted in 6 th Cycle RHNA Projection Period (2019 – 2021) ¹			0	0	41	80	121
NET REMAINING RHNA			30	20	0 (16 excess units)	0 (38 excess units)	50
Approved Projects							
Approved Projects		60.6	0	2	2	251	255

Table IV-I-1: Comparison of RHNA to Inventory of Sites and Approved Projects							
Category	Maximum Density	Acres	Realistic Capacity				
			Very Low	Low	Moderate	Above Moderate	Total
Subtotal Projects		60.6	0	0	0	255	255
Inventory of Residential Sites (All Vacant) by Zoning District							
Residential Suburban (R-1a)	7	1.9	0	0	0	9	9
Residential Low Density (R-1b)	7	2.2	0	0	0	10	10
Residential Duplex (R-2)	15	2.3	10	6	9	0	25
Residential High Density (R-4)	25	8.7	104	69	0	0	173
Commercial Transition (C-T)	25	1.1	0	0	10	0	10
Central Business District (C-2)	25	0.1	0	0	1	0	1
Planned Development (PD)	-	19.8	11	17	0	42	70
Subtotal Vacant Sites		96.6	125	92	20	316	553
Total Capacity (Inventory plus Approved/Pending Projects)							
TOTAL CAPACITY			125	94	22	567	808
Shortfall			-	-	-	-	
Excess Capacity			95	74	22	567	
<small>¹HCD APR Table A2, California Open Data Portal, Accessed 10/14/2022 Source: Ione, 2022; Amador County Assessor Data, 2021; De Novo Planning Group, 2022</small>							

As shown in Table IV-I-1, Ione has a total realistic capacity for 808 units, with an excess capacity of 95 very low, 72 low, 20 moderate and 571 above moderate income units to accommodate the RHNA.

1. REALISTIC CAPACITY AND AFFORDABILITY

To evaluate the adequacy of the sites identified to address the affordability levels established by the RHNA, State law (Government Code Section 65583.2(c)(3)) provides for the use of “default densities” to assess affordability. Based on its population and location within Amador County, Ione falls within the default density of at least 15 units per acre for providing sites affordable to very low and low income households.

All identified developable land designated for residential use (all residential land use designations in the General Plan) is considered available for residential development; however, large sites that are not proximate to roadways and existing/planned water and sewer infrastructure are not included in the 6th Cycle inventory as such sites are more likely to develop in the 7th or future cycles. Additionally, land within the C-T and C-2 districts is also considered available for residential development as the Zoning Code permits residential uses on these sites, does not have a maximum allowed density, and does not require a non-residential component. All sites included in the inventory are vacant.

Realistic capacity was calculated at 80% of maximum density for residential zoning districts and 50% of maximum density for commercial and mixed use districts that allow residential development. The realistic capacity assumptions anticipate that residential sites may be reduced by up to 20% to provide for infrastructure and that mixed use sites may be reduced by up to 50% to accommodate non-residential uses and infrastructure. However, it is noted that affordable projects typically develop at the upper end of the density range or with a density bonus, so it is likely that very low and low income developments on these sites will yield a higher amount of units than reflected in the inventory.

Sites suitable for very low and low income households are sites zoned R-4 and PD that are sized from 0.5 to 10 acres, based on Government Code Section 65583.2(c)(2). Lower income sites are assumed to develop with 60% very low and 40% low income units as the majority of lower income projects receive tax credits and other subsidies typically emphasize very low income units and have a majority of units affordable to very low income households. It is noted that the PD site identified for very low and low income is designated Medium Density Residential by the General Plan, which allows up to 15 units per acre and is owned by a non-profit that serves the developmentally disabled population, so it is realistic to anticipate that this PD site will develop with housing for lower income households and persons with special housing needs. In order to encourage efficient use of land, affordable housing, and development at the upper end of the permitted densities, Program 17 in the Housing Plan requires zoning districts identified to accommodate the very low and low income need to develop at 75% or more of the permitted density with certain exceptions.

The City has met its moderate income RHNA. Additional capacity for moderate income households can be provided at 10 or more units per acre (R-2 and R-3 districts). During the 5th Cycle, a number of market rate single family homes were affordable to moderate income households, so there is also potential for a number of the above moderate sites to produce moderate or above moderate income units.

The City has used the above-described density thresholds as a guide in allocating its sites inventory by income category, as presented in Table IV-I-1 and detailed by site in Attachment A.

2. PROJECTS WITH ENTITLEMENTS

The City has two projects with development entitlements that are anticipated to be permitted and occupied during the 6th Cycle and will contribute towards addressing its 6th Cycle RHNA, as described below:

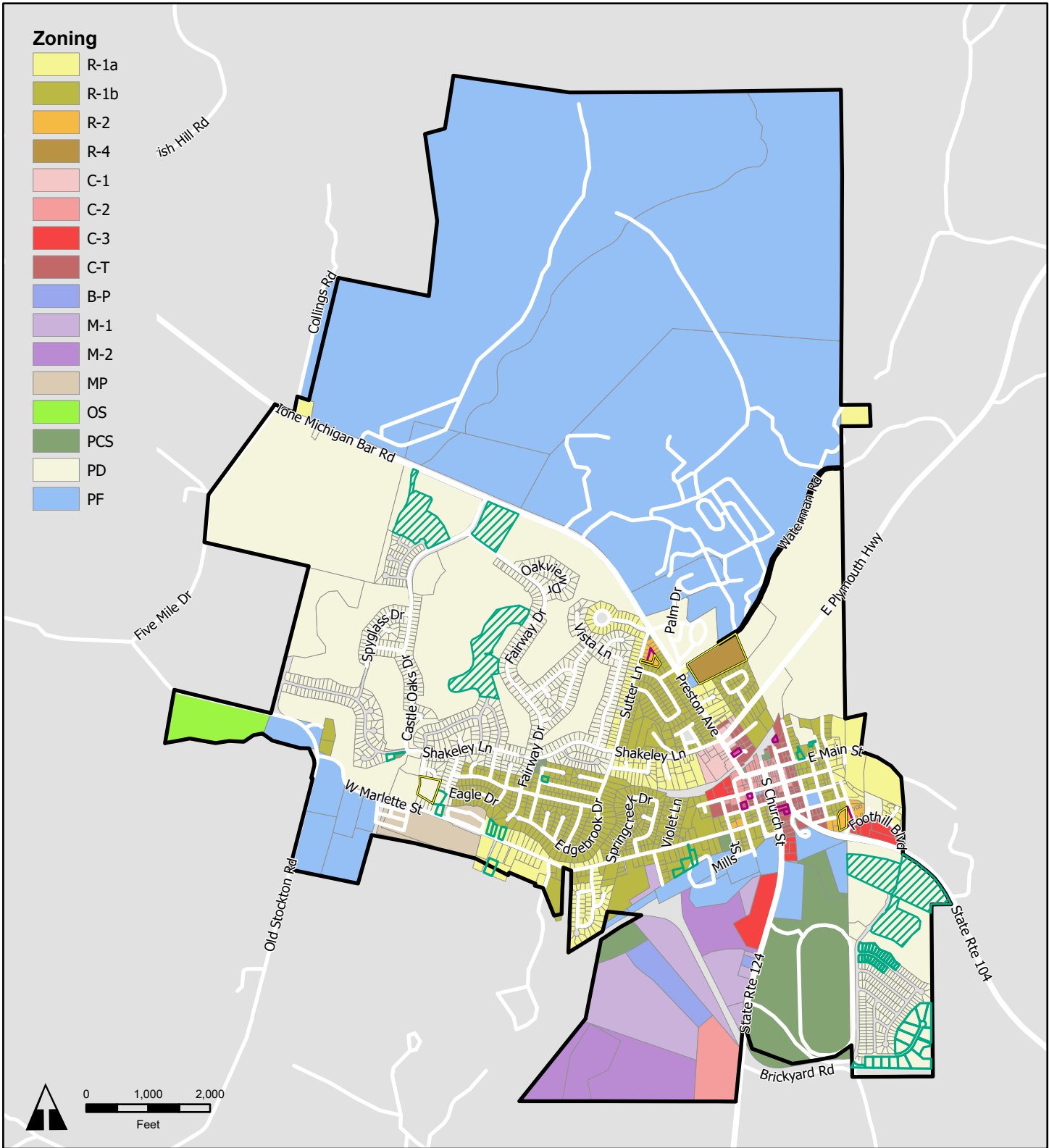
- **Castle Oaks** – This is an approved, master-planned community that has been mostly developed. The final single family components, Villages 9 and 10, are anticipated to be developed during the 6th Cycle. The remaining 146 single family units are anticipated to be developed during the 6th Cycle.
- **Wildflower** – This is an approved, single family subdivision that is mostly developed. The remaining 30 units are anticipated to be developed during the 6th Cycle.
- **Gold Village** – This is an approved 79-unit single family subdivision. The project has not requested building permits and the site is currently for sale. The Gold Village project includes 2 low and 2 moderate income units.

3. SIZE OF SITES

As shown in Table IV-I-2, the City has vacant sites in a range of sizes. Sites available for single-family development appropriate for above moderate income households range from small lots of less than 0.25 acres in existing and approved subdivisions to infill lots over acres in size. Vacant lots for moderate income households accommodate higher density single-family (e.g., townhomes, attached single-family, and cluster housing) and medium/high density multi-family units, primarily in the R-2 zone that are less than 0.5 or larger than 10 acres and in the C-T and C-2 zones on lots of any size. Vacant lots for lower income housing include lots that are 0.5 to 10 acres in size in the R-2 (2 lots), R-4 (1 lot), and PD (1 lot designated RM by the General Plan) zones.

Zoning District	<0.25	<0.5	<1	<2.5	<5	<10	>10	Total Parcel
Approved Projects								
PD	-	-	-	-	-	-	6	6
Vacant Sites								
Residential Suburban (R-1a)	-	3	1	-	-	-	-	4

Table IV-I-2: Vacant and Underdeveloped Parcels by Size								
Zoning District	<0.25	<0.5	<1	<2.5	<5	<10	>10	Total Parcel
Residential Low Density (R-1b)	2	2	2	-	-	-	-	6
Residential Duplex (R-2)	-	2	2	-	-	-	-	4
Residential High Density (R-4)	-	-	-	-	-	1	-	1
Commercial Transition (C-T)	25	2	11	4	-	-	1	43
Central Business District (C-2)	3	2	-	-	-	-	-	5
Planned Development (PD)	1		-	-	-	-	-	1
<i>Subtotal Vacant</i>	31	11	16	4	-	1	1	64



AMADOR COUNTYWIDE HOUSING ELEMENT

**Figure Ione-1
Ione Inventory of Sites
Zoning Map**

Legend

- City Boundary
- Vacant Sites**
- Above Moderate
- Moderate
- Very Low/Low
- Pending/Approved Project Sites**
- Above Moderate
- Very Low/Low

Sources: Amador County GIS; USGS Roads Database. Map date: November 2, 2022.

Ione Annex Attachment A

JURISDICTI	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity	
IONE	105 BUENA VISTA ST	95640	004-146-002-000	CBD	C-2	7.1	25	0.13	VACANT	Yes - Planned	No	Available		0	1	0	1
IONE	462 W MARLETTE ST	95640	004-220-025-000	RL	R-1b	2.1	7	0.68	VACANT	Yes - Planned	No	Available		0	0	3	3
IONE	1500 SHAKELEY LN	95640	005-480-022-000	RL	PD	2.1	7	0.31	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	412 DEPOT RD	95640	004-220-023-000	RL	R-1b	2.1	7	0.40	VACANT	Yes - Planned	No	Available		0	0	2	2
IONE	432 W MARLETTE ST	95640	004-220-018-000	RL	R-1b	2.1	7	0.51	VACANT	Yes - Planned	No	Available		0	0	2	2
IONE	1141 W MARLETTE ST	95640	004-181-015-000	RL	R-1a	2.1	7	0.37	VACANT	Yes - Planned	No	Available		0	0	2	2
IONE	1141 W MARLETTE ST	95640	004-181-013-000	RL	R-1a	2.1	7	0.29	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	1217 W MARLETTE ST	95640	004-181-012-000	RL	R-1a	2.1	7	0.36	VACANT	Yes - Planned	No	Available		0	0	2	2
IONE	217 IONE ST	95640	004-241-013-000	DT	C-T	3.1	25	0.15	VACANT	Yes - Planned	No	Available		0	1	0	1
IONE	311 FOOTHILL BLVD	95640	004-262-002-000	DT	R-2	3.1	15	0.91	VACANT	Yes - Planned	No	Available	Included in 1 previous Housing Element	10	0	0	10
IONE	321 FOOTHILL BLVD	95640	004-262-003-000	DT	R-2	3.1	15	0.46	VACANT	Yes - Planned	No	Available		0	5	0	5
IONE	1411 W MARLETTE ST	95640	004-170-020-000	RL	PD	2.1	7	0.36	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	210 CHURCH ST	95640	004-241-012-000	DT	C-T	3.1	25	0.30	VACANT	Yes - Planned	No	Available		0	3	0	3
IONE	125 W MARKET ST	95640	004-146-006-000	DT	C-T	3.1	25	0.23	VACANT	Yes - Planned	No	Available		0	2	0	2
IONE	408 EAGLE DR	95640	005-355-010-000	RL	PD	2.1	7	0.73	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	ST ANDREWS LN	95640	005-320-038-501	RM	PD	2.1	7	2.38	VACANT	Yes - Planned	No	Available		28	0	0	28
IONE	675 OAKSHIRE DR	95640	005-337-025-000	RL	R-1b	2.1	7	0.19	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	326 PRESTON AVE	95640	004-090-022-000	DT	C-T	3.1	25	0.25	VACANT	Yes - Planned	No	Available		0	3	0	3
IONE	215 E MAIN ST	95640	004-106-021-000	RL	R-1b	2.1	7	0.28	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	15 MAPLE ST	95640	004-106-015-000	RL	R-1b	2.1	7	0.11	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	115 CLAY ST	95640	004-106-001-000	DT	C-T	3.1	25	0.14	VACANT	Yes - Planned	City-owned	Available		0	1	0	1
IONE	731 PRESTON AVE	95640	004-010-039-000	RL	R-2	3.1	15	0.52	VACANT	Yes - Planned	No	Available		0	0	0	0
IONE	826 SUTTER LN	95640	004-010-038-000	RL	R-2	3.1	15	0.37	VACANT	Yes - Planned	No	Available		0	4	0	4
IONE	401 WATERMAN RD	95640	004-030-009-000	RH	R-4	7.1	25	8.69	VACANT	Yes - Planned	No	Available		173	0	0	173
IONE	BRICKYARD RD	95640	011-350-041-000	RR	PD	2.1	7	0.24	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	426 SAGE CT	95640	011-360-001-000	RR	PD	2.1	7	0.53	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	500 SAGE CT	95640	011-360-002-000	RR	PD	2.1	7	0.53	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	502 SAGE CT	95640	011-360-003-000	RR	PD	2.1	7	0.54	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	504 SAGE CT	95640	011-360-004-000	RR	PD	2.1	7	0.58	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	506 SAGE CT	95640	011-360-005-000	RR	PD	2.1	7	0.79	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	602 SAGE CT	95640	011-360-006-000	RR	PD	2.1	7	1.89	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	604 SAGE CT	95640	011-360-007-000	RR	PD	2.1	7	0.91	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	603 SAGE CT	95640	011-360-013-000	RR	PD	2.1	7	1.11	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	608 SAGE CT	95640	011-360-008-000	RR	PD	2.1	7	0.83	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	610 SAGE CT	95640	011-360-009-000	RR	PD	2.1	7	0.79	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	609 SAGE CT	95640	011-360-010-000	RR	PD	2.1	7	0.90	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	607 SAGE CT	95640	011-360-011-000	RR	PD	2.1	7	1.01	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	605 SAGE CT	95640	011-360-012-000	RR	PD	2.1	7	1.04	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	601 SAGE CT	95640	011-360-014-000	RR	PD	2.1	7	0.81	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	502 LUPINE DR	95640	011-370-001-000	RL	PD	2.1	7	0.20	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	504 LUPINE DR	95640	011-370-002-000	RL	PD	2.1	7	0.17	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	506 LUPINE DR	95640	011-370-003-000	RL	PD	2.1	7	0.17	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	508 LUPINE DR	95640	011-370-004-000	RL	PD	2.1	7	0.20	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	510 LUPINE DR	95640	011-370-005-000	RL	PD	2.1	7	0.19	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	512 LUPINE DR	95640	011-370-006-000	RL	PD	2.1	7	0.15	VACANT	Yes - Planned	No	Available		0	0	1	1
IONE	514 LUPINE DR	95640	011-370-007-000	RL	PD	2.1	7	0.13	VACANT	Yes - Planned	No	Available		0	0	1	1

JURISDICTI	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL PLAN	ZONING	MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate Income Capacity	Above Mod. Income Capacity	Total Capacity	Optional Info1
IONE	516 LUPINE DR	95640	011-370-008-000	RL	PD	2.1	7	0.15	VACANT	Yes - Planned	No	Available		0	0	1	1	
IONE	518 LUPINE DR	95640	011-370-009-000	RL	PD	2.1	7	0.16	VACANT	Yes - Planned	No	Available		0	0	1	1	
IONE	520 LUPINE DR	95640	011-370-010-000	RL	PD	2.1	7	0.18	VACANT	Yes - Planned	No	Available		0	0	1	1	
IONE	522 LUPINE DR	95640	011-370-011-000	RL	PD	2.1	7	0.16	VACANT	Yes - Planned	No	Available		0	0	1	1	
IONE	524 LUPINE DR	95640	011-370-012-000	RL	PD	2.1	7	0.14	VACANT	Yes - Planned	No	Available		0	0	1	1	
IONE	526 LUPINE DR	95640	011-370-013-000	RL	PD	2.1	7	0.13	VACANT	Yes - Planned	No	Available		0	0	1	1	
IONE	528 LUPINE DR	95640	011-370-014-000	RL	PD	2.1	7	0.13	VACANT	Yes - Planned	No	Available		0	0	1	1	
IONE	501 LUPINE DR	95640	011-370-092-000	RL	PD	2.1	7	0.15	VACANT	Yes - Planned	No	Available		0	0	1	1	
IONE	503 LUPINE DR	95640	011-370-091-000	RL	PD	2.1	7	0.13	VACANT	Yes - Planned	No	Available		0	0	1	1	
IONE	505 LUPINE DR	95640	011-370-090-000	RL	PD	2.1	7	0.13	VACANT	Yes - Planned	No	Available		0	0	1	1	
IONE	507 LUPINE DR	95640	011-370-089-000	RL	PD	2.1	7	0.13	VACANT	Yes - Planned	No	Available		0	0	1	1	
IONE	509 LUPINE DR	95640	011-370-088-000	RL	PD	2.1	7	0.13	VACANT	Yes - Planned	No	Available		0	0	1	1	
IONE	511 LUPINE DR	95640	011-370-087-000	RL	PD	2.1	7	0.12	VACANT	Yes - Planned	No	Available		0	0	1	1	
IONE	513 LUPINE DR	95640	011-370-086-000	RL	PD	2.1	7	0.13	VACANT	Yes - Planned	No	Available		0	0	1	1	
IONE	515 LUPINE DR	95640	011-370-085-000	RL	PD	2.1	7	0.13	VACANT	Yes - Planned	No	Available		0	0	1	1	
IONE	517 LUPINE DR	95640	011-370-084-000	RL	PD	2.1	7	0.13	VACANT	Yes - Planned	No	Available		0	0	1	1	
IONE	519 LUPINE DR	95640	011-370-083-000	RL	PD	2.1	7	0.13	VACANT	Yes - Planned	No	Available		0	0	1	1	
IONE	PARK MOBILE HOME PARK	95640	004-190-015-000	RL	R-1a	2.1	7	0.86	VACANT	Yes - Planned	No	Available		0	0	4	4	

CITY OF JACKSON ANNEX

Annex to the Background Report

CITY OF JACKSON ANNEX

This Annex provides information specific to the City of Jackson regarding governmental constraints and the City’s inventory of residential sites. This Annex supplements the information in the Background Report and contains the following:

Chapter III, Section B – Governmental Constraints – Jackson.

Chapter IV – Inventory of Residential Sites – Jackson.

CHAPTER III, SECTION B – GOVERNMENTAL CONSTRAINTS – JACKSON

B. GOVERNMENTAL CONSTRAINTS – JACKSON

1. LAND USE CONTROLS

Land use controls guide local growth and development. City of Jackson (Jackson) applies land use controls through the City’s General Plan, Community/Area Plans, and Development Code. All residential land use classifications pose a constraint on residential development in the sense that various conditions, building requirements, and limitations restrict a pure free market ability to construct housing. Land use regulations also have the potential of adding costs to construction, which may indirectly constrain the housing inventory. These impacts are measured against the general health and public safety served in the adoption of such regulations. Standards have been determined by Jackson to establish minimum constraints to provide for adequate separation of buildings for fire protection, air and light between structures, and the intensity of development. Implementation of these standards has not resulted in a serious constraint in providing housing to the various income levels.

a. GENERAL PLAN LAND USE DESIGNATIONS

By definition, local land use controls constrain housing development by restricting housing to certain sections of Jackson and by limiting the number of housing units that can be built on a given parcel of land. The City’s 2008 General Plan (General Plan) establishes land use designations for all land within Jackson’s area and defines community growth boundaries. The Land Use Element also includes a land use map that establishes the location of each of these designations. Table III-J-1 identifies the different land use designations in Jackson’s General Plan that accommodate residential development.

Land Use Category	Description	Residential Density	Implementing Zoning District(s)
Residential Suburban (RS)	The “RS” designation is applied to lands for residential use, but with large lot sizes in order to promote and maintain the rural character of the zoned area. The “RS” designation is also applied to areas characterized by terrain which is less suitable for higher residential densities. Minimum lot size is 1 acre. Population density and building intensity is one household and one single family dwelling per acre.	1 dwelling unit/acre	Residential Suburban (RS)
Residential Low Density (RL)	The “RL” designation is intended to provide a semi-rural residential land use. The minimum lot size is ½ acre. Population density and building intensity is one household and one single family dwelling unit per ½ acre.	2 dwelling units/acre	Residential Low Density (RL)
Residential Single Family (RSF)	Residential Single Family - The “RSF” designation has been applied to areas in which urban services already exist or where	5.445 dwelling units/acre or 7.26	Residential Single Family (RSF)

AMADOR COUNTYWIDE 2021-2029 HOUSING ELEMENT

	<p>they can easily be extended. The minimum lot size for “RSF” is 8,000 square feet. The population density and building intensity is one household and one single family dwelling per 8,000 square feet. When combined with the Planned Development (PD) designation the Planning Commission, at their discretion, may reduce the minimum lot size to 6,000 square feet as long as the following findings are made:</p> <ol style="list-style-type: none"> 1. Average slopes per lot are less than 15%; 2. Surrounding transportation infrastructure can accommodate the increased density; and 3. Surrounding land uses are compatible with more dense single family residential. 	dwelling units/acre with PD combining designation	
Residential Duplex (RD)	The “RD” designation is intended to be applied to properties predominately with duplexes, however, two detached residential units would also be allowed. The minimum lot size for “RD” development is 8,000 square feet. Population density and building intensity is one dwelling unit per 4,000 square feet of lot area.	10.89 dwelling units/acre	Residential Duplex (RD)
Residential Medium Density (RM)	The “RM” designation is placed on lands where more intense residential uses, such as four-plexes, would be acceptable. The minimum parcel or lot size for “RM” development is 8,000 square feet with the building intensity limited to one dwelling unit per 3,000 square feet.	14.52 dwelling units/acre	Residential Medium Density (RM)
Residential High Density (RH)	The “RH” designation is placed on lands which are suitable for multi-family housing. Minimum parcel or lot size is 4,000 square feet. The maximum allowable density and building intensity is one dwelling unit per 2,000 square feet.	21.78 dwelling units/acre	Residential High Density (RH)
Professional Office (PO)	The professional office designation is intended for low intensity “soft commercial” land uses. A more detailed list of allowable uses is specified in the City’s Title 17 Development Code. Minimum parcel or lot size is 8,000 square feet. Dwelling units shall be allowed within this designation.	No specified limit	Professional Office (PO)
Limited Commercial (LC)	The “LC” designation is intended to accommodate existing business within predominantly residential neighborhoods. Limited Commercial allows for any use allowed in the Commercial (C) designation, except certain businesses over 3,000 s.f., automobile services, banks, bowling alleys, department, grocery, and furniture stores, medical laboratories, vehicle sales, theaters, and other specified commercial uses. Minimum parcel or lot size is 8,000 square feet. Dwelling units are allowed in areas with the “LC” designation.	No specified limit	Limited Commercial (LC)

AMADOR COUNTYWIDE 2021-2029 HOUSING ELEMENT

Historic Commercial (HC)	The “HC” designation is applied to the downtown area of the City where the bulk of the commercial activities are related to tourism and the buildings are historic. Proposed uses in the HC land use designation would include any use allowed in the Neighborhood Commercial and Professional Office designations along with retail or wholesale stores or businesses not involving any kind of manufacture, processing or treatment of products other than that which is clearly incidental to the retail business conducted on the premises. Residential uses are allowed within this designation. A more detailed list of acceptable land uses are in the City’s Development Code. Also in the zoning code, there are development standards regarding set-backs and parking that are intended to be less stringent than those for the Commercial Designation. Additionally the zoning for Historic Commercial includes guidelines (voluntary) for architectural design intended to maintain/restore the historic nature of the downtown area. No minimum lot size is required.	No specified limit	Historic Commercial (HC)
Commercial (C)	The “C” designation is applied to those areas of the City where retail, commercial and professional business services are acceptable. Minimum lot size is 8,000 square feet. Residential uses are allowed only with a Conditional Use Permit.	No specified limit	Commercial (C)
Industrial (I)	The industrial designation is intended for land which is suitable for manufacturing and light industrial uses. Commercial and residential uses may be allowed in an area designated industrial with a Conditional Use Permit. Minimum lot size is 8,000 square feet.	No specified limit	Industrial (I)
Public (P)	The “P” designation applies to lands with public or quasi-public uses such as schools, hospitals, churches, and County offices.	No specified limit	Public (P)
Recreation (R)	The recreation designation is applied to lands where recreational facilities are to be located and protected from conflicting uses.	No specified limit	Recreation (R)
Open Space (OS)	Areas with an “OS” designation are intended to be undeveloped and left in a natural state. Some landscaped areas, pedestrian pathways and plazas may be allowed.	No specified limit	Open Space (OS)
Source: City of Jackson General Plan 2008 Land Use Element			

As described above, the Land Use Element of the Jackson General Plan establishes the location and intensity of planned land uses. Additionally, the Land Use Element also includes a buildout analysis (or development capacity analysis) to determine the maximum number of potential residential units and maximum amount of commercial, industrial, and non-residential square footage that are anticipated to be built during the planning period of the General Plan. According to the State of California General Plan Guidelines, a buildout analysis or development capacity analysis represents “an estimate of the total amount of development that may be built in an area under a certain set of assumptions, including applicable land use laws and policies (e.g., zoning), environmental constraints, etc.” This is done through calculating the acreage within each land use category and multiplying that number by the applicable density and intensity factor to estimate a theoretical development capacity¹.

¹ Office of Planning and Research (OPR). 2020. State of California General Plan Guidelines [Chapter 4: Required Elements, pg. 48]. Available at: https://opr.ca.gov/docs/OPR_C4_final.pdf

b. DEVELOPMENT CODE

The Development Code is among the chief implementing tools for the General Plan. The Development Code specifies development standards for all applications such as setbacks, parking requirements, height limits, and lot coverage for individual zoning districts. Periodically, the Development Code is reviewed to ensure its consistency with the policies of the General Plan, as required by Government Code Section 65860, and amendments are initiated to enhance its value in accommodating new development. The Development Code provides for an array of residential districts throughout Jackson that allow a variety of different residential uses. Table III-J-2 identifies the zoning districts in Jackson that allow residential uses and the appropriate General Plan land use designations.

Land Use Category	Zone Districts
Residential Suburban (RS)	Residential Suburban (RS)
Residential Low Density (RL)	Residential Low Density (RL)
Residential Single Family (RSF)	Residential Single Family (RSF)
Residential Duplex (RD)	Residential Duplex (RD)
Residential Medium Density (RM)	Residential Medium Density (RM)
Residential High Density (RH)	Residential High Density (RH)
Professional Office (PO)	Professional Office (PO)
Limited Commercial (LC)	Limited Commercial (LC)
Historic Commercial (HC)	Historic Commercial (HC)
Commercial (C)	Commercial (C)
Industrial (I)	Industrial (I)
Source: Jackson Development Code (Title 17)	

Development Standards

The Development Code prescribes minimum standards for residential lot sizes, yards, and lot coverage. Minimum lot size and permitted density are shown in Table III-J-3. These standards contribute to the protections of public health, safety, and welfare, and the maintenance of the City’s quality of life while not being an obstacle to the development of affordable units.

Zone District	Permitted Density	Minimum Lot Size
Residential Suburban (RS)	1 du/acre	1 acre
Residential Low Density (RL)	2 dwelling units/ acre	½ acre
Residential Single Family (RSF)	5.445 dwelling units/acre	8,000 sq. ft. ⁽¹⁾
Residential Duplex (RD)	10.9 dwelling units/acre	8,000 sq. ft.
Residential Medium Density (RM)	14.5 dwelling units/acre	8,000 sq. ft.
Residential High Density (RH)	21.8 dwelling units/acre	4,000 sq. ft.
Professional Office (PO)	N/A	8,000 sq. ft.
Limited Commercial (LC)	N/A	8,000 sq. ft.
Historic Commercial (HC)	N/A	None
Commercial (C)	N/A	8,000 sq. ft.
Industrial (I)	N/A	8,000 sq. ft.
(1) Per Section 17.07.020(C) (Purposes of Residential Zoning District) the RSF minimum lot size may be reduced to 6,000 square feet if meeting the requirements.		
Source: Jackson Development Code (Title 17)		

Table III-J-4 provides setback, coverage, and height requirements for various zoning districts within Jackson which allow for residential development. The setbacks and height requirements are comparable to other communities throughout the State. In contrast with many communities throughout the State, the City's Development Code does not establish lot width or open space requirements and only applies site coverage requirements to the commercial, office, and industrial districts.

Zone District	Front Setback	Side Setback	Rear Setback	Maximum Height	Site Coverage
Residential Suburban (RS)	25 ft.	5 ft.	10.ft.	2.5 stories and 35 feet	--
Residential Low Density (RL)	25 ft.	5 ft.	10.ft.	2.5 stories and 35 feet	--
Residential Single Family (RSF)	10 or 15 ⁽¹⁾ ⁽²⁾	5 ft.	10.ft.	2.5 stories and 35 feet	--
Residential Duplex (RD) ⁽³⁾	10 or 15 ⁽¹⁾	5 ft.	10.ft.	2.5 stories and 35 feet	--
Residential Medium Density (RM) ⁽⁴⁾	15 ft.	5 ft.	10.ft.	2.5 stories and 35 feet	--
Residential High Density (RH) ⁽⁴⁾	10 ft.	5 ft.	10.ft.	4 stories and 50 feet	--
Professional Office (PO)	10 ft.	5 ft.	10.ft.	2 stories or 35 ft.	70%
Limited Commercial (LC)	10 ft.	5 ft.	10.ft.	2 stories or 35 ft.	80%
Historic Commercial (HC)	None	None	10.ft.	4 stories or 70 ft.	100%
Commercial (C)	10 ft.	None	10.ft.	Wall height not greater than 30 ft. ⁽⁵⁾	100%
Industrial (I)	10 ft.	None	10.ft.	4 stories or 70 ft	100%
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 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) Six-foot setback between dwelling unit and accessory buildings.					
(4) Ten-foot setback between dwelling structures and six foot setback between dwellings and accessory buildings.					
(5) Wall height excludes architectural features. Exceptions to this development standard may be allowed by the Planning Commission if the overall architectural design is superior with a taller wall.					
Jackson Development Code (Title 17)					

Parking Requirements

Jackson's parking regulations are set forth in Chapter 17.48 of the Jackson Development Code, which identifies the number of spaces required for each land use. Table III-J-5 below shows the parking regulations pertaining to the development of residential units. As part of development review process, each new or modified land use is required to provide a parking plan using the standard number of off-street vehicle parking spaces identified in Section 17.48.040 (Number of Parking Spaces Required) and Section 17.48.060 (Disabled/Handicapped Parking Requirements). While Jackson's parking requirements are comparable to regional jurisdictions, the City has not established parking requirements for mixed use developments which can lead to uncertainty for developers. The City's requirements also include 1 garage space per multifamily and duplex units to be in a fully enclosed garage, which can constrain multifamily and duplex development. Program 17 requires the Development Code to be updated to: 1) establish parking requirements for mixed use developments and to allow for shared parking between residential and non-residential uses, 2) remove the parking requirement for secondary residential units as Chapter 17.58 establishes parking

requirements for ADUs, and 3) allow a carport rather than a garage for duplexes and multi-family dwellings. Parking for accessory dwelling units and emergency shelters are discussed separately.

Residential Use	Vehicle Spaces Required
Accessory dwelling units	No bedrooms: 1 space; otherwise 1 space per bedroom; exemptions provided pursuant to State law
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 M.H. parks)	2 spaces per each mobile home (tandem parking allowed in an attached carport), plus 1 guest parking space for each 4 units.
Multifamily 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. 2 bedrooms or more - 2 spaces per each unit, with 1 space per unit in a fully enclosed garage. No garage is required for affordable housing units.
Multifamily dwelling, condominiums and other attached dwellings	Guest parking - 25% of total required spaces.
Mixed-use developments	Determined by 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: Jackson Development Code (Chapter 17.48)	

Allowed and Conditional Uses

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 III-J-6 shows the housing types that are permitted by Zoning District.

Uses	RS	RL	RSF	RD	RM	RH	PO	LC	HC	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
Caretaker and Employee Housing	N	N	N	N	N	P	P	P	P	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
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

Uses	RS	RL	RSF	RD	RM	RH	PO	LC	HC	C	I
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
Notes: P= permitted by right C = conditional use permit N = not permitted											
Source: Jackson Development Code											

The Development Code permits a variety of housing types and densities. The following describes the allowed and conditional uses allowed by the Development Code:

Single Family Units and Duplexes

Single family units are defined in 17.220.020 of the Development Code as a building designed for and/or occupied by one family. Also includes factory-built, modular housing units, constructed in compliance with the Building Code, and mobile homes/manufactured housing on permanent foundations. Single family units may include the rental of rooms within a dwelling also occupied by the property owner or a primary tenant. A duplex is defined as a detached residential structure under single ownership containing two dwellings. Single family units are allowed in all residential districts and the PO, LC, and HC districts as a permitted use and subject to a conditional use permit in the C and I zones. Allowing single family units in the RD, RM, and RH units may result in reduced densities and reduce the variety of housing types in the City, by reducing availability of land in these zoning districts to accommodate duplex and multifamily units. Program 17 in the Housing Plan reduces this constraint by limiting development of single-family units in the RD, RM, and RH zones.

Multi-family Units

Multi-family units are defined in 17.220.020 of the Development Code as a building or a portion of a building used and/or designed as residences for three or more families living independently of each other. Includes: triplexes, fourplexes (buildings under one ownership with three or four dwelling units, respectively, in the same structure) and apartments (five or more units under one ownership in a single building); townhouse development (three or more attached single-family dwellings where no unit is located over another unit); senior citizen multifamily housing; apartments above commercial space in commercial zoning districts; and common ownership, attached unit projects such as condominiums. Multifamily units are allowed as a permitted use in the RH, PO, LC, and HC zones and subject to a conditional use permit in the C and I zones.

Accessory Dwelling Units

Government Code Section 65852.2 establishes State standards for accessory dwelling units (ADUs). Jurisdictions may adopt local ordinances that meet the state standards; however, without a local ordinance, state ADU regulations apply and local governments cannot preclude ADUs. The purpose of an ADU is to provide additional housing options for family members, students, the elderly, in-home health care providers, the disabled, veterans and others, in existing urban, suburban, and rural residential areas without substantially changing the use, appearance, or character of a neighborhood.

In 2019, the Governor signed a series of bills that significantly limit local jurisdiction’s ability to restrict the development of ADUs. Assembly Bill (AB) 68, AB 587, AB 670, AB 671, AB 881, and Senate Bill (SB) 13 provide revisions to Government Code Section 65852.2 to further lift constraints on ADUs. These recent laws also provide numerous other standards, addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADUs. Jackson has implemented the provisions of State law, including allowing junior ADUs and ADUs as a permitted, ministerial use, including the following provisions:

- One ADU is allowed on a lot zoned for single family or multifamily use and contains a single-family dwelling that is existing or will be constructed concurrently with the ADU;
- An ADU shall be within or attached to the primary structure with a common wall, and shall not exceed 50 percent of the existing living area, with a maximum increase in floor area of 1,200 square feet, nor be less than 150 square feet in size. Alternatively, the accessory dwelling unit may be detached from the primary structure and shall not exceed 1,200 square feet, nor be less than 150 square feet in size.
- No setback shall be required for an existing garage that is converted to an accessory dwelling unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage.
- The exterior design, building materials, colors, window style, and exterior finishes shall be substantially the same as those on the existing dwelling.
- No passageway shall be required in conjunction with the construction of an ADU and outside access shall be located or screened so as not to be visible from the abutting street.
- A new or separate utility connection directly between the accessory dwelling unit and the utility may be required. The connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its size or the number of its plumbing fixtures, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.
- One parking space is required for ADUs with no bedroom and one parking space per bedroom is required for ADUs with one or more bedrooms.
- Parking requirements are exempted if the ADU is within ½-mile of public transit, located within an architecturally and historically significant historic district, is part of the existing primary residence or accessory structure, when on-street parking permits are required but not offered to the occupant of the ADU, or if there is a care share vehicle within one block of the ADU.
- If the existing primary dwelling unit is a legally nonconforming unit, an ADU may be constructed only if the nonconformity is not expanded and the ADU meets all current applicable zoning and building standards.

The City's requirements do not address several provisions of State law:

- One ADU and one JADU must be allowed on lots with an existing or concurrently built single family unit and ADUs shall be allowed with multifamily buildings.
- A detached ADU that is less than 800 feet, is shorter than 16 feet, and has at least four-foot rear and side-yard setbacks must be ministerially approved.
- Compliant ADUs must be reviewed and approved within 60 days.
- Development impact fees, excluding connect fee or capacity charges, shall not be required on ADUs smaller than 750 feet.
- Parking shall not exceed 1 space per ADU or 1 space per bedroom, whichever is less.
- Junior ADUs shall be allowed as identified at Government Code Sections 65852.2 and 65852.22.

Program 17 in the Housing Plan ensures the City will update the Development Code to accommodate ADUs and JADUs consistent with the requirements of State law.

Residential Care Homes

California Health and Safety Code (HSC) Section 1566.3 establishes requirements for the local zoning standards for residential facilities that serve 6 or fewer persons. Section 1566.3(e) specifies that no conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility that serves 6 or fewer persons that is not required of a family dwelling of the same type in the same zone while paragraph (g) indicates “family dwelling,” includes, but is not limited to, single-family dwellings, units in multifamily dwellings, including units in duplexes and units in apartment dwellings, mobile homes, including mobile homes located in mobile home parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned unit developments. HSC Section 1569.85 further specifies these same requirements for residential care facilities for the elderly that serve 6 or fewer persons.

The Development Code defines “residential care home” as a dwelling unit licensed or supervised by any Federal, State, or local health/welfare agency which provides 24-hour nonmedical care of unrelated persons who are handicapped and need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment, including but not limited to residential care facilities for the elderly and persons with chronic life-threatening illness, foster care homes, alcoholism or drug abuse recovery or treatment facilities, pediatric day health and respite care facilities, intermediate care facilities for the developmentally disabled, and congregate living health facilities. For the purposes of this definition, a “family dwelling unit” includes a single-family dwelling, a unit in a multifamily dwelling, including a unit in a duplex and a unit in an apartment building, a mobile home, including a mobile home located in a mobile home park, a unit in a cooperative, a unit in a condominium development, a unit in a townhouse development, and a unit in a planned development. A residential care facility is defined as a dwelling unit and permitted in the same manner as a dwelling unit of the same type. The Development Code does not place limitations on the number of beds or persons served by a residential care home.

Single-Room Occupancy Units

The Development Code defines Single-Room Occupancy Units as a compact dwelling unit with limited cooking and living facilities designed primarily for one individual, within a multiple-unit structure. SROs are a permitted use in the RH, PO, LC, and HC zones and allowed with a conditional use permit in the C and I zones.

Caretaker and Employee Housing

The Development Code defines “caretaker and employee housing” as a temporary or permanent residence that is accessory to a nonresidential primary use of the site, where needed for security, or 24-hour care or supervision. This does not include living quarters within a single-family dwelling for domestic staff, which are included under the definition of “Single-Family Dwelling.” This definition does not address the requirements of State law related to employee housing as listed below.

HSC Section 17021.5 requires that employee housing serving 6 or fewer employees shall be deemed a single-family structure and shall be treated subject to the standards for a family dwelling in the same zone. The Development Code does not treat caretaker and employee housing serving 6 or fewer employees as a single-family structure.

HSC Section 17021.6 requires that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses, with exceptions related to various health, safety, and resource conservation provisions identified in HSC Section 17021.8. 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. Further, HSC Section 17021.8 requires streamlined, ministerial approval and application of reasonable objective development standards for eligible agricultural employee housing, which must not contain dormitory-style housing and must be 36 or fewer units or spaces designed for use by a single family or household. To qualify for the streamlined, ministerial approval process, an eligible agricultural housing development must meet the health, safety, and resource conservation provisions HSC 17021.8(a). The Development Code does not address agricultural housing for employees.

Program 17 in the Housing Plan ensures that the Development Code will be updated to address employee housing and agricultural employee housing consistent with the requirements of State law.

Emergency Shelters

Government Code Section 65583 requires each jurisdiction to identify 1 or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. California HSC Section 50801(e) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of 6 months or less by a homeless person. The Development Code defines emergency shelters as a facility for the temporary shelter and feeding of indigents or disaster victims, operated by a public or non-profit agency.

The State’s regulatory requirements for emergency shelters are outlined in Government Code Section 65583(a)(4), which establishes objective standards for emergency shelters. The objective standards address parking, proximity (no closer than 300 feet of any other emergency shelter unless such shelter is located on the same lot or within the same building), receiving and reception area, a security plan, and a management plan. The City allows emergency shelters without discretionary review in the RH, HC, PO and LC zones.

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.
6. 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.

State law requires that emergency shelter parking requirements shall accommodate sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential and commercial uses within the same zone. The Development Code requires parking for employees as well as 1 space per every 4 beds. This exceeds the requirements of State law. Program 17 in the Housing Plan will amend the Development Code to limit parking requirements for emergency shelters to the amount allowed by State law.

Recent California Legislation (AB 761) has provided an update to Government Code Section 65583 to authorize vacant armories to be used as emergency shelters; however, there are no armories located in Jackson.

Transitional and Supportive Housing

Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and HSC 50675.2(h)) as “buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.” Supportive housing is defined (Government Code Section 65582(g) and HSC 50675.14(b)) as “housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist

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.”

The Development Code defines supportive housing as Housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite 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. Additionally, The Development Code defines transitional housing as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating 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.

Government Code Section 65583(c)(3) and Government Code Article 11 (commencing with Section 65650) were revised in 2019 to implement AB 2162 which requires that specified supportive housing developments shall be a use by right in multifamily and mixed-use zones with a streamlined and ministerial review and not be subject to discretionary review (e.g.: use permit, etc.). For a project to be eligible for the streamlined and ministerial AB 2162 process, it is required to meet specific criteria.

The Development Code addresses transitional and supportive housing in Section 17.07.035, which requires that transitional and supportive housing shall be allowed in all residential zoning districts and not subject to any restrictions not imposed on similar dwellings in the same zone. However, State law requires that transitional and supportive housing require that transitional and supportive housing be treated as a residential use and only subject to standards for a residential use in the same zone and does not allow transitional and supportive housing to be limited to residential zones. The Development Code does not address the requirement to allow eligible supportive housing developments by right in multifamily and mixed-use zones. Program 17 in the Housing Plan requires the Development Code to be modified to allow supportive and transitional housing consistent with the requirements of State law.

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 multifamily development, which can include units affordable to extremely low income households through various funding sources including Low Income Housing Tax Credits and either portable or project-based Housing Choice Vouchers, in the RH, PO, HC, and LC zones as a permitted use. SRO units can provide another lower cost housing option for extremely low-income households; the City allows SROs in the RH, PO, HC and LC zones as a permitted use.

Low Barrier Navigation Centers

A “low barrier navigation center” is housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. Assembly Bill (AB) 101 was approved on July 31, 2019, which added Article 12 (commencing with Section 65660) to Chapter 3 of Division 1 of Title 7 of the Government Code to address “low barrier navigation centers”. Government Code Section 65660 requires a low barrier navigation center use to be allowed by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Additionally, AB 101 defines “low barrier navigation center” as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low barrier navigation center developments are essential tools for alleviating the homelessness crisis and are considered a matter of statewide concern. “Low barrier navigation centers” are a “by right use” in areas “zoned for mixed use and nonresidential zones permitting multifamily uses.” The Development Code currently does not address or define low barrier navigation centers. Program 17 in the Housing Plan requires the Development Code to be modified to allow low barrier navigation centers consistent with the requirements of State law.

Mobile Home Park and Manufactured Homes

A manufactured home or a mobile home located outside a mobile home park shall conform to all of the residential use development standards for the zoning district in which it is located. Government Code Section 65583 requires that manufactured homes attached to a permanent solid foundation system be allowed on lots zoned for single-family residential dwellings and, except for architectural requirements for the roof overhang, roofing material, and siding material, shall only be subject to the same development standards applicable to a single-family residential dwelling on the same lot.

Manufactured home is defined by the Development Code as a residential building, dwelling unit, or an individual dwelling room or combination of rooms thereof, or building component, assembly, or system manufactured in such a manner that all concealed parts or processes of manufacture cannot be inspected before installation at the building site without disassembly, damage, or destruction of the part which is either wholly manufactured or is in substantial part manufactured at an off-site location to be wholly or partially assembled on-site in accordance with building standards published in the State Building Standards Code. Manufactured homes does include a mobile home which was constructed after July 1, 1976, and was issued an insignia of approval by the U.S. Department of Housing and Urban Development. A Mobile Home is defined by the Development Code as a trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, with or without a permanent foundation and not including recreational vehicle, commercial coach or factory-built housing. A mobile home on a permanent foundation is included under the definition of “Single-Family Dwellings.”

The Development Code specifies that in accordance with Government Code Section 65852.3, the siting and permit process for manufactured housing is provided in the same manner as a conventional or stick-built structure. The City allows mobile homes in all residential zones with comply with citywide architectural regulations. The Development Code is consistent with State laws and regulations pertaining to manufactured housing and factory-built homes and do not constrain the development of manufactured and factory-built homes.

Persons with Disabilities (Reasonable Accommodation)

In accordance with Government Code 65583(a)(7), Jackson recognizes the importance of providing housing for persons with disabilities. As part of the Housing Element update process, Jackson analyzed the Development Code, permitting procedures, development standards, and building codes to identify potential constraints. This analysis represented a comprehensive review of Jackson’s regulatory requirements and their potential impact on reasonable accommodations for persons with disabilities.

The City’s analysis included an evaluation of zoning standards, building code interpretation and enforcement, other regulatory standards, and permit processes for compliance with the State of California accessibility standards. The City determined whether these requirements are constraints to special housing accommodations for persons with disabilities (such as handicapped access within required set-backs or yards), whether Jackson facilitates alternative housing types with supportive services for persons with disabilities who cannot live independently and whether conditions for approval are reasonable.

The Lanterman Development Disabilities Act (Lanterman Act) is that part of California law that sets out rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local Zoning Codes by requiring the use of property for the care of 6 or fewer disabled persons to be classified as a residential use under zoning, subject only to the single family or multifamily permit processing requirements and standards applicable to housing of the same type.

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 a 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. 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.”

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 defines a residential care home as a dwelling and allows residential care homes in the same manner as a single family, multifamily, or other dwelling of the same type. There is no restriction as to minimum distances between residential care facilities.

The City implements the 2019 edition of the California Building Standards Code, including Chapter 11 of the California Building Code (CBC) which establishes accessibility requirements. The adopted CBC includes Chapter 11A which addresses the provisions for housing accessibility for people with disabilities; this chapter incorporates provisions from the ADA and specifies the number of the residential units in new multi-family construction, care facilities, SROs, and emergency shelters, that must be accessible or adaptable. Chapter 11B addresses the provisions for accessibility to public buildings, public accommodations, commercial buildings, and public housing for people with disabilities.

The universal design principles include visibility accommodations for interior features, hardware, and bathroom grab bars, as well as widened halls and doorways, no-step entrances, and sufficient bathroom features and floor space to accommodate wheelchairs. The City uses the Title 14, Land Buildings and Construction, and Title 17, Development Code, of the Municipal Code, and Title 24 of the CBC to ensure universal design principles are being considered for all new construction.

The City does not impose special permit procedures or requirements that could impede the construction or retrofitting of homes for accessibility or that would constrain affordable units, multifamily units, or other development types necessary to accommodate households with special needs. The City consistently applies the requirements of the Development Code to all residential projects and has not noted any impacts which suggest a limitation on the construction of housing units designed for persons with disabilities or persons with other housing needs. The City has received no complaints from local building contractors or lower-income and/or senior citizen housing advocates regarding any impacts on the construction or rehabilitation of housing for persons with physical disabilities created as a result of building codes.

The City does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential uses serving persons with a disability.

The City enforces the development standards and building codes, which are minimum standards for health and safety. Planning staff works 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. While staff works with the public to address accommodation requests, the City has not adopted a reasonable accommodation program to ensure that requests for reasonable accommodation are addressed in compliance with ADA and fair housing laws. Program 17 in the Housing Plan requires the City to adopt a reasonable accommodation program consistent with the HCD Reasonable Accommodation Model Ordinance.

Zoning and Land Use Provisions for a Range of Housing Types

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. As previously described, single family homes, multi-family homes, single room occupancies, residential care facilities, emergency shelters, transitional housing, supportive housing, caretaker and employee housing, accessory dwelling units, mobile/manufactured homes, and mobile home parks are accommodated by the City's Development Code. As discussed in Chapter IV, there are a number of sites in the City 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 Development Code does not have a restrictive definition of family; as previously identified a “family” is 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. Since Jackson does not require persons in a family to be related, this definition does not pose a constraint to the provisions of housing for persons with disabilities in those zoning districts which allow for residential uses or any type of household that is not a related family. Additionally, the Development Code does not establish specific site planning requirements for residential care facilities. Residential care facilities housed in single family or multifamily homes are subject to the relevant site planning requirements.

C. OTHER DEVELOPMENT PROVISIONS

DENSITY BONUS

California Government Code sections 65915 and 69517 facilitate the development of affordable housing to serve families of moderate, low, and very low incomes through density bonus and other incentives, including an 80% density bonus and 4 incentives or concessions for housing projects that contain 100% affordable units. State density bonus law also establishes limitations on parking requirements for affordable housing projects. The Development Code does not establish any procedures for implementing State density bonus law. Program 17 in the Housing Plan will update the Development Code to reflect the requirements of State density bonus law and to ensure projects requesting a density bonus are processed consistent with the requirements of State law.

AFFORDABLE HOUSING REQUIREMENT

Chapter 17.32 of the Development Code establishes affordable housing requirement, which requires all residential developments of 10 or more units to provide 10% of units (inclusionary units) affordable to lower income households, including 2.5% affordable to extremely low-income households, 2.5% affordable to very low-income households, and 5% affordable to lower income households. Inclusionary units 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. Projects must enter into an Inclusionary Housing Plan that specifies the location, income levels, mechanisms to ensure affordability for the required term, phasing, requested incentives, and other information necessary to evaluate the plan.

Inclusionary units must be comparable in infrastructure (including sewer, water and other utilities), construction quality, and exterior design to the Market-rate Residential Units. Inclusionary 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 inclusionary units need not provide more than three bedrooms.

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

The City provides incentives for on-site construction of affordable units, including use of density bonus provisions to increase the density of a development, modified development standards to increase density, allowing mixed use zoning if such uses are compatible with existing or planned development in the area, 50% fee reduction of the City’s Schedule of Charges for the portion of the development providing inclusionary units and up to 75% fee reduction for extremely low income units, and, to the extent available, financial assistance in the form of loans or grants.

To provide an alternative to onsite construction, the City allows developers to propose off-site construction if the City Manager finds that there is a greater need in the area proposed for off-site construction than in the proposed development. The City Manager has the discretion to approve, conditionally approve, or reject any alternative proposed by a developer as part of the Affordable Housing Plan.

Inclusionary housing requirements are a common mechanism of cities and counties throughout the State to ensure that new development provides a share of affordable housing and to ensure that new affordable housing opportunities are integrated into all communities. Affordable housing requirements generally range from 5 to 20%. The City's affordable housing requirement is below the State average and is not anticipated to significantly constrain the production of housing. However, in the event on-site production of affordable units is not feasible for a project, the City's affordable housing requirement provides limited alternatives to on-site units and does not address the steps necessary for a project to demonstrate that it is infeasible to provide on-site units. Program 17 in the Housing Plan ensures that the Development Code is updated to allow additional alternatives to on-site production, including dedication of land, payment of in-lieu fees, and a reduced requirement to the extent that a development project demonstrates it is infeasible to meet the affordable housing requirement. Program 18 further ensures that the affordable housing requirement is reviewed every 5 years to ensure that it does not constrain housing production.

PLANNED DEVELOPMENT OVERLAY ZONE

Within the Development Code (Section 17.20.030), the Planned Development Overlay Zone (PD) classification provides a mechanism to allow flexibility in project design. The PD Overlay is intended to encourage planned developments with a mixture of land uses including different densities of residential units, professional office uses, commercial uses, and public and recreational uses. The PD overlay is applied to lands that are presently largely undeveloped where planned unit developments or neighborhood developments are encouraged. The PD overlay may be combined with any residential, commercial, manufacturing/industrial, or special purpose zoning district established by Section 17.06.020 (Zoning Districts Established). The PD overlay provides developers with flexibility in order to encourage a broader variety of housing types and densities, by allowing projects to implement modified development standards (e.g., reduced setbacks, parking, and lot sizes) and to allow land uses not otherwise allowed in the zoning district. The PD overlay requires development projects to receive Planning Commission approval of development plans that show how projects in these areas will conform to all general plan goals, policies, objectives and design guidelines.

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 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, childcare availability, fire and police services, etc. and establish the number of housing units that should be available without over-burdening those resources. Additionally, the City Council establishes 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 and existing infrastructure.
- Protection of open space and oak woodlands.
- Contribute to the restoration and revitalization of downtown Jackson.

Once the Housing Equivalent Unit (HEU) 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. 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.

The Resource Constraints and Priority Allocation Ordinance HEU allocation process was suspended by the City Council in 2012. In 2019, the City Council determined that the Resource Constraints and Priority Allocation Ordinance HEU allocation process would continue to be suspended indefinitely.

STREAMLINED REVIEW AND OBJECTIVE DESIGN STANDARDS

California legislation has been adopted to address the housing shortage within the State, requiring a streamlined and ministerial process for specific residential developments. SB 35 (Government Code Section 65913.4), which went into effect on January 1, 2018, was part of a comprehensive package aimed at addressing the State's housing shortage and high costs. SB 35 requires the availability of a streamlined ministerial approval process for developments located in jurisdictions that have not yet made sufficient progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35, it must:

- Contain at least 2 multifamily units;
- Provide a specified level of affordability;
- Be located on an eligible site in an urbanized area or urban cluster;
- Comply with residential and mixed-use General Plan or Zoning provisions; and
- Comply with other requirements, such as locational and/or demolition restrictions.

A streamlined and ministerial review, per State legislation, requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, in specified timeframes. Residential development that is a permitted use by right is not required to go through a discretionary process. However, there is potential for multifamily projects with an affordable component to be eligible for the streamlining provisions of SB 35 that require a degree of discretionary review under current zoning requirements. The Development Code does not define or describe compatible or compatibility and thus such standards cannot be enforced through a streamlined ministerial process. Consistent with existing State Law, objective standards are those that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark.

While Jackson has not adopted objective zoning standards and design standards to allow eligible projects to be permitted through a streamlined ministerial review, Jackson has not received any applications for processing pursuant to SB 35. A streamlined and ministerial review removes multiple constraints to residential development including, financial, time, and environmental constraints. Program 17 in the Housing Plan provides for a streamlined, ministerial (by-right) approval process to be established for projects eligible for streamlined ministerial review under State law and objective standards will be developed to ensure that all eligible projects are reviewed in a consistent manner consistent with the requirements of State law.

AFFORDABLE HOUSING ORDINANCE

Chapter 17.32 requires all residential developments of 10 or more units to provide at least 10% of the total units as inclusionary units restricted for occupancy by extremely low (2.5%), very low (2.5%), and low (5%) income households. Inclusionary units must be comparable in infrastructure, construction quality, and exterior design to market rate units, but may be smaller in aggregate size and have different interior finishes and features. The inclusionary units must be constructed and occupied concurrently with or prior to the construction of market rate units and may be proportionate to market rate units in phased development. Rental units must be affordable for 55 years and owner units for 45 years. Developers may propose off-site construction as an alternative means of compliance. The Affordable Housing Ordinance provides incentives for rental and on-site housing, including density

increase (20% over maximum), reductions in parking and setback requirements, and fee reductions (50% of City fees for very-low and low-income units and 75% for extremely low income units). Affordable, or inclusionary, housing requirements are common in California and generally range from 10% to 20%. While the 10% requirement is not anticipated to constrain housing development, the City could offer additional alternatives such as land dedication or payment of in-lieu fees for projects that demonstrate it is not feasible to provide the units on- or off-site. Further, the City could provide for exceptions from the requirement for projects that demonstrate that it is not financially feasible for the development to comply with the inclusionary requirement. Program 17 in the Housing Plan requires Chapter 17.32 to be revised to provide additional alternatives for compliance with the affordable housing requirement and to establish a process for projects to be exempted from all or a portion of the requirement upon demonstration that compliance would render the development infeasible.

SUBDIVISION ORDINANCE

The City's Subdivision Ordinance defines Jackson's official requirements governing the division of land into separate parcels for future development. The City's Subdivision Ordinance is patterned after the model version recommended by the State Office of Planning and Research and adheres to the requirements of the Subdivision Map Act. The requirement for adequate roads, lot size dimensions, provisions for water supply and sewage disposal and drainage improvements are among the key factors addressed in the Subdivision Ordinance. The Ordinance has proven valuable in sustaining a cohesive pattern of development with unified street standards that are coordinated with the existing City street network. These regulations ensure that residential building sites can exist in a safe environment to accommodate a wide range of residential building options desired by the public. Annual monitoring of the effectiveness of these regulations is achieved through input received from Jackson's Department of Community Services, including the Building Division, Planning Division, Public Works Division, and Jackson's fire protection districts.

SHORT-TERM RENTALS

Section 17.58.075 establishes the City's short-term rental ordinance, which is intended to protect the character of the City's residential and mixed-use neighborhoods by limiting and regulating short-term rental of dwelling units. This section requires that no person shall occupy, use, operate or manage, nor offer or negotiate to use, lease or rent, a dwelling unit for short-term rental occupancy unless issued a short-term rental permit or exempted.

BUILDING CODES AND ENFORCEMENT

Building Codes regulate the physical construction of dwellings and include plumbing, electrical, and mechanical divisions. The purpose of the Building Code and its enforcement is to protect the public from unsafe conditions associated with construction. The City adopted (see Title 14 of the Municipal Code) and enforces the 2019 California Building Code Standards (Title 24) for existing units, new construction, and residential rehabilitation. State law affords local government some flexibility when adopting the uniform codes; the building codes can be amended based on geographical, topological, or climate considerations. Further, State Housing law provides that local building departments can authorize the use of materials and construction methods other than those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes.

Jackson has adopted and enforces the 2019 California Building Standards Code. The City has not adopted any amendments to the California Building Standards Code, meaning that the California Building Code, California Electric Code, California Plumbing Code, CalGreen, and other state building codes are applied uniformly in Jackson. As previously described, the adopted California Building Code includes Chapter 11A which addresses the provisions for housing accessibility for people with disabilities and Chapter 11B which addresses the provisions for accessibility to public buildings, public accommodations, commercial buildings, and public housing for people with disabilities.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT) AND RELATED CONSULTATION

Section 21082 of the Public Resources Code, referred to as the California Environmental Quality Act of 1970, or "CEQA" requires all projects subject to discretionary review to comply with State requirements, including the Public Resources Code and the CEQA Guidelines, pertaining to environmental review. Since there is uncertainty as to what specific environmental impacts a development might have, there is a lack of predictability of how long it can take to negotiate this process before a project can be approved by

Jackson. In some instances, a project can be exempt from environmental review which has very little impact on the timing or costs of review. However, in other instances, where a project may be found to have a potential adverse impact on the environment, the environmental review process can take over a year to complete, undergoing thousands of dollars in environmental analysis, before it is ready to be approved.

2 . FEES AND EXACTIONS

The City requires a number of permits and development fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are necessary to provide services necessary for health and safety and to meet State environmental mitigation requirements, they can have a substantial impact on the cost of housing, particularly affordable housing.

Residential development is assessed fees by Jackson and applicable school and fire protection districts to cover the costs of infrastructure improvements and maintenance, and the provision of services. The largest fees are related to sewer and water service, and reflect the cost of providing, improving and expanding these utilities. Fees are also charged to cover the costs of City staff’s review and processing of applications and permits related to housing development. A number of the project’s application fees are estimated upon project submittal and the developer pays a deposit covering the estimate. Actual staff time spent in the project is then deducted from the deposit amount and any unspent remainder is refunded.

Other types of exactions include land dedication, which may be required of residential development for right-of-ways or as an alternative to the park development fee, in addition to on-site improvements that are necessary for the public health, safety and welfare. On-site improvements may include water, sewer and other utility line extensions, street construction and traffic control device installations that are reasonably related to a project.

In 2019, Jackson released a revised master fee schedule updating a number of City Department fees, including Building Permit Fees, Planning Fees, and Public Works and Engineering Fees . Table III-J-7 details Jackson’s current planning processing fees for project entitlements based on the level of approval required. The fees in Table II-J-7 represents the total anticipated cost from the Planning, Public Works, and Environmental Health Divisions to process the entitlement. One or more of the entitlements would be required to process a residential project and a building permit is required for each residential structure.

Table III-J-7. Development Project – Planning Entitlement Fees	
Fee Title	Fee¹
Development Participation Charges	
Encroachment Permit	\$40.00 plus 4% of estimated cost of work
Demolition	\$40.00 plus 4% of estimated cost of work
Tentative Map	\$500 plus 10.00/lot deposit + direct costs
Final parcel Map	\$500 plus 20.00/lot deposit + direct costs
Final Subdivision Map	\$500 plus 10.00/lot deposit + direct costs
Map Modification	\$500 deposit + direct costs
Boundary Line Adjustment	\$500 deposit + direct costs
Site Development Plan (Non-residential and multi-low residential)	\$75.00 + 2% of construction cost (estimated)
Site Development Plan (Individual house/plot plan)	\$50.00 + \$25.00 each time after 2 nd day submittal
Improvement Plan	2% of estimated construction costs with \$100 minimum
Mining Use Permit	\$1,500 / deposit + direct costs
Rezoning/Pre-zoning	\$250 / deposit + direct costs
Variance	\$250 / deposit + direct costs
General Plan Amendment	\$500 / deposit + direct costs
PD Amendment	\$250 / deposit + direct costs
Appeal	\$200
California Environmental Quality Act (CEQA) Review	

Table III-J-7. Development Project – Planning Entitlement Fees	
Fee Title	Fee¹
Exemption	\$50.00
Initial Study / (Mitigated) Negative Declaration	\$300.00 / deposit + direct costs
Environmental Impact Report	\$500 / deposit + direct costs
Source: City of Jackson, Schedule of Charges for Special Service Fees, September 1, 2021.	

In addition to entitlement fees, residential fees are also subject to development impact fees. Table III-J-8 illustrates the City’s adopted Impact Fees for residential development.

Table III-J-8. Estimated Fees for Typical Single- and Multi-Family Units					
Housing Type	Essential Services	Wastewater	Water	Parkland Dedication In-Lieu Fees	Local Traffic
Single-Family Unit ¹	\$2,8390	\$7,262	\$2,101	\$1,641	\$3,465
Multi-family Unit ²	\$2,705	\$6,826	\$1,975	\$1,634	\$2,495
Source: City of Jackson, Schedule of Local Development Impact Fees, September 1, 2021.					
1. Typical single-family unit estimated at 1,600 square feet.					
2. Typical multi-family unit of 900 square feet.					

Table III-J-9 compares the estimated total City fees, including planning, building, engineering, and development impact fees for a single-family unit and multi-family unit. Additionally, the calculations assume that the single-family residential homes average 1,750 square feet while the multifamily development averages 925 square feet per unit. Residential projects in Jackson would be required to pay fees ranging from approximately \$92,642 for a single-family unit (built on an existing lot), \$92,850 per unit in a single family 50-unit subdivision, and \$42,753 per unit in a 48-unit multifamily subdivision.

Table III-J-9. Total Fees for Typical Single- and Multi-Family Units			
Development Assumptions			
Development Type	Single Family unit	Single Family Subdivision	Multifamily Project
Number of Units	1	50	48
Square Feet per Unit	1,750	1,750	925
Estimated Construction Cost	\$262,500.00	\$13,125,000.00	\$6,937,500.00
Residential Valuation	\$200,834.40	\$10,041,720.00	\$5,908,000.00
Total Square Feet	1,750	70,000	46,250
Planning and Engineering Entitlement Fees			
Site Development Plan	\$75.00	\$200,075.00	\$150,075.00
Tentative Map	\$0.00	\$0.00	\$0.00
Final Map	\$0.00	\$1,500.00	\$0.00
CEQA	\$0.00	\$50,000.00	\$25,000.00
Subtotal Planning and Engineering Entitlement Fees	\$75.00	\$201,575.00	\$150,075.00
Building Permit Fees			
CA Building Standards Fee	\$8.03	\$401.67	\$236.32
Electrical, Mechanical, Plumbing	\$73.37	\$3,668.50	\$11,514.80
Building Permit Fees	\$4,418.36	\$220,917.84	\$129,976.00
Plan Check	\$54.00	\$2,700.00	\$2,592.00
Strong Motion Fee	\$26.11	\$1,305.42	\$768.04

Subtotal Building Permit Fees		\$4,579.87	\$228,993.43	\$145,087.16	
Development Impact Fees					
City Impact Fees	Single Family Unit	Multifamily Unit	Single Family unit	Single Family Subdivision	Multifamily Project
City Impact Fees					
Essential Services	\$28,390.00	\$2,705.00	\$28,390.00	\$1,419,500.00	\$129,840.00
Wastewater	\$7,262.00	\$6,826.00	\$7,262.00	\$363,100.00	\$327,648.00
Water	\$2,101.00	\$1,975.00	\$2,101.00	\$105,050.00	\$94,800.00
Parkland Dedication In-Lieu	\$1,641.00	\$1,634.00	\$1,641.00	\$82,050.00	\$78,432.00
Local Traffic	\$3,465.00	\$2,495.00	\$3,465.00	\$173,250.00	\$119,760.00
Subtotal City Impact Fees		\$42,859.00	\$2,142,950.00	\$750,480.00	
Other Agency Impact Fees					
School Fees (s.f.)	\$4.08	\$4.08	\$7,140.00	\$357,000.00	\$188,700.00
Amador Water Agency (meter size)	\$23,800.00	\$380,305.00	\$23,800.00	\$1,190,000.00	\$380,305.00
County Regional Traffic Impact Fee (unit)	\$3,878.00	\$3,878.00	\$3,878.00	\$193,900.00	\$186,144.00
County Recreation Agency Park Impact Fee (unit)	\$3,293.00	\$3,085.00	\$3,293.00	\$164,650.00	\$154,250.00
Subtotal Other Agency Impact Fees		\$38,111.00	\$1,905,550.00	\$909,399.00	
TOTAL FEES		\$92,641.56	\$4,642,485.63	\$2,052,121.16	
TOTAL FEES PER UNIT		\$92,641.56	\$92,849.71	\$42,752.52	

Table III-J-10 identifies the typical fees that would be collected for the development of single-family and multi-family projects in the region, based on the fees for each jurisdiction as calculated in its respective section of this Background Report. Jackson’s fees are higher in comparison to other Amador County jurisdictions.

While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to provide City facilities and services and regional services necessary for health, safety, and quality of life desired by residents. The City also recognizes that developers can not as easily pass the cost of fees, as well as other costs, to the buyer or future homeowner when providing deed-restricted housing that is affordable to lower and moderate income households. Program 9 in the Housing Plan ensures the City promotes and offers incentives to developers, such as such as reduced or deferred development fees, in exchange for a commitment to provide affordable or special needs housing.

Jurisdiction	Single-Family Unit 1,750 s.f.	Single Family Unit – 50- unit subdivision, 1,750 s.f. average size	Multi-Family Unit – 48- unit apartment, 925 s.f. average size
Unincorporated Amador County ¹	\$50,879.01	\$50,057.97	\$26,887.06
City of Amador City ²	\$41,464.61	\$41,545.05	\$21,336.45
City of Lone ³	\$58,559.27	\$63,357.78	\$40,567.57
City of Jackson	\$92,641.56	\$92,849.71	\$42,752.52
City of Plymouth ⁴	\$81,369.27	\$81,362.00	\$50,662.54
City of Sutter Creek ⁵	\$71,769.15	\$71,951.88	\$46,642.78

Source:
 1. Amador County Fee Schedule, Amador County Single Family Unit Example Fee Calculation, De Novo Planning Group

Table III-J-10. Estimated Fees Compared to Amador County Jurisdictions	
2.	City of Amador Fee Schedule, De Novo Planning Group
3.	City of Ione Fee Schedule, De Novo Planning Group
4.	City of Plymouth Fee Schedule, De Novo Planning Group
5.	City of Sutter Creek Fee Schedule, De Novo Planning Group

3. PROCESSING AND PERMIT PROCEDURES

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. Table III-J-10 identifies the typical processing times for the City's development approvals and permits.

Table III-J-10. Application Processing Times		
Type of Approval or Permit	Review Body	Typical Processing Time
Building Permit	Staff	2-4 Weeks
Site Plan Review	Staff	2-4 Weeks
Development Permit	Planning Commission	2-3 Months
Tentative Parcel Map	Planning Commission	3-4 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
Conditional Use Permit	Planning Commission	2-4 Months
Variance/Exception	Planning Commission	2-3 Months
Negative Declaration	Planning Commission and/or City Council	2-4 Months
Environmental Impact Report	Planning Commission and/or City Council	9 -12 Months
Rezone/General Plan Amendment	City Council with Planning Commission Recommendation	4 -6 Months
Source: City of Jackson, 2021		

Type of Approval or Permit	Single-Family Unit	Subdivision	Multi-Family
Approval Requirements	<ul style="list-style-type: none"> • Building permit review • Zoning Clearance • CEQA Exemption 	<ul style="list-style-type: none"> • Tentative/final subdivision map • Site Development Plan/Architectural Design Review • CEQA – anticipate Initial Study/Mitigated Negative Declaration • Building permit review/Zoning clearance 	<ul style="list-style-type: none"> • Site Development Plan/Architectural Design Review • CEQA – anticipate Initial Study/Mitigated Negative Declaration or exemption if eligible affordable or infill project • Building permit review/zoning clearance
Processing Time	5-15 days (no design review) 30-90 days (design review)	6 – 12 months	3 – 4 months 6-8 months if Mitigated Negative Declaration required
Source: City of Jackson, 2022			

PROCESSING PROCEDURES

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. Review of residential projects typically involves the determination of conformance with the City's General Plan, Zoning requirements, site improvement standards, development standards and design guidelines, and environmental compliance in accordance with CEQA and CEQA Guidelines. The time frames for these processes are largely dictated by state planning law and CEQA; the time period necessary for environmental review may vary substantially depending on whether an Environmental Impact Report, a Mitigated Negative Declaration, or a Categorical Exemption is required. The project is also reviewed to determine if the type and amount of residential development is consistent with the zoning for the site; otherwise, a zoning change would be required. The permitting and review process for all project types in Jackson includes:

- An optional pre-application review meeting (to identify issues early on, thereby expediting application processing).
- Submittal of the application.
- Review for completeness by the City Departments.
- A letter to the applicant specifying in detail what additional information is needed to complete the application—this would include information about the project and environmental background reports, if applicable (traffic and noise studies, soils reports, etc.).
- Internal review of all application materials, site plan, maps, and design by Planning staff, City Engineer, and Building Inspector.
- Additional meetings (phone and/or in person) with the applicant, if necessary.
- Public hearing by the Planning Commission or City Council for review and approval due to the type of permit required, if necessary.

Building Permit

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 City Building/Engineering and then the application is sent to City Planning to ensure that the development conforms to the required standards for that district. City Building/Engineering then issues the permit to the developer. This process takes approximately 5 to 10 days for a single-family unit.

Site Plan Review

Smaller single family and multifamily developments of 10 units or less, 7,500 square feet or less, or 26,000 s.f. or less of site disturbance require a Site Plan Review which takes approximately 2 to 4 weeks and building permit review which takes an additional 5 to 25 days. The Site Plan Review process is performed by the Site Plan Review Committee, comprised of the City Planner, City Engineer, and City Building Inspector. The Site Plan Review Committee meets every Thursday, when site plans are submitted for review. Site Plan Review is a ministerial process that does not require a public hearing. A Site Plan Review must be approved if the following findings are made:

- A. The proposed development is:
 - 1. An allowed use within the applicable zoning district, and complies with all applicable provisions of this Title, the Development Code, and the Standard Specifications; and
 - 2. Consistent with the General Plan, and any Specific or Master Plan.
- B. The Site Plan is in compliance with the requirements of the California Environmental Quality Act (CEQA); and
- C. There are adequate provisions for public and emergency vehicle access, pedestrian access, fire protection, sanitation, water, drainage, erosion control, and public utilities to ensure that the proposed development would not be detrimental to public health and safety. Adequate provisions shall mean that distribution and collection facilities and other infrastructure are installed at the time of development and in operation prior to occupancy of buildings and the land, and all development fees have been paid prior to occupancy of buildings and the land.

The Site Plan Review Committee may impose conditions to protect the surrounding neighborhood and the public health, safety, and welfare consistent with the standards established by the General Plan and Development Code. Conditions and requirements beyond the standards specified by the General Plan and Development Code cannot be imposed as part of Site Plan Review as it is not a discretionary process. The entire process for a small single family or multi-family development takes up to one month and does not constrain the development of housing.

Development Permits

A development permit is required for uses permitted within a zoning district that are more than 10 units or 7,500 s.f. of development or require more than 26,000 s.f. of site disturbance. A development permit requires review of a site plan to verify compliance with all applicable development standards, any applicable design guidelines, and the requirements of City departments. Development permits are reviewed by the Planning Commission, require a public hearing, and require the following findings to be made:

- A. The proposed development is:
 - 1. Allowed by Article II within the applicable zoning district with the approval of a Development Permit, and complies with all applicable provisions of this Development Code, the Municipal Code, and the Public Improvement and Engineering Standards; and
 - 2. Consistent with the General Plan, and any applicable Specific Plan.

- B. The proposed development is consistent with the design guidelines, achieves the overall design objectives of the design guidelines, and would not impair the design and architectural integrity and character of the surrounding neighborhood;
- C. The Development Permit approval is in compliance with the requirements of CEQA and there would be no potential significant adverse effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted; and
- D. There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water, and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety. Adequate provisions shall mean that distribution and collection facilities and other infrastructure are installed at the time of development and in operation prior to occupancy of buildings and the land, and all development fees have been paid prior to occupancy of buildings and the land;
- E. The subject site is:
 - 1. Physically suitable for the type and density/intensity of development being proposed;
 - 2. Adequate in size and shape to accommodate the use and all fences and walls, landscaping, loading, parking, yards, and other features required by this Development Code; and
 - 3. Served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development.
- F. The proposed development is consistent with all applicable regulations of the Amador County Department of Environmental Health and the City of Jackson Fire Department for the transport, use, and disposal of hazardous materials.

In approving a Development Permit, the Planning Commission may impose specific development conditions relating to the construction (both on- and off-site improvements), establishment, maintenance, location, and operation of the proposed activity, as it finds are reasonable and necessary to ensure that the approval will be in compliance with the above-findings. While the Development Permit findings reference design guidelines, these refer to the City's Architectural Regulations, which are described below.

Design Guidelines/Architectural Regulations

The City's Architectural Regulations apply to all new and redevelopment projects. The Architectural Regulations include objectives that must be met, including keeping development simple, keeping development in scale for the City, respecting all historic resources, making new development compatible with its existing context, and using all applicable design standards.

Site planning standards are established in Chapter 17.30 for all projects that address:

- 1. Considering adjacent development, including land uses, site organization, and architectural character of neighboring uses, existing natural features, views, privacy and solar access, links to adjacent development, and use of construction/restoration materials.
- 2. Building and parking location, including the general placement of buildings and parking inconsideration of protection of views and natural features, the relationship of multiple buildings in a single project, open space areas, pedestrian walkways, off-site views/solar access, building on slopes, parking facilities, and fence and wall design, include requirements for multifamily residential uses.
- 3. Landscaping, including use of landscaping to define outdoor spaces and to screen parking, loading, storage, and equipment areas, use of on-site pedestrian amenities, and compliance with Development Code requirements for landscaping.

4. Solar exposure and orientation, including accommodating solar designs, orienting to maximize solar access, and ensuring solar panels and skylights are unobtrusive.
5. On-site lighting, including compliance with Development Code lighting standards, hierarchy of lighting fixtures, use of exterior lighting to accent architecture, and lighting in parking areas.
6. Screening to separate protect and separate uses and to decrease adverse noise, wind, or visual impacts, and to provide privacy.
7. Location of refuse, storage, and equipment areas.

Architectural standards are also established in Chapter 17.24 to ensure project architecture is consistent with Jackson's context and the Mother Lode character of the community and area. The Section on Mother Lode Style provides photos of buildings that demonstrate various concepts identified in the Regulations.

Design Standards for Historic Residential areas are established that address compatibility of materials, building design, exterior spaces, fences, and garages and outbuildings with historic structures and the neighborhood. This chapter describes the historic styles in Jackson, including the National and Shotgun, Greek Revival, Victorian and Queen Anne, and Craftsman/California Bungalow architectural styles, and provides examples of single-family homes constructed in those styles.

Design Standards for Single Family Residential Construction and Remodels are applicable to single family development throughout the City's non-historic areas. This chapter encourages compatibility of building size, scale, proportion, and style with neighboring buildings and encourages conservation of natural resources through building method and materials choices. Standards for new construction address consistency with the Mother Lode context and ensure front yards, building scale, building heights, roof forms, garages, and outbuildings are similar to the neighborhood. Additions to structures are required to be compatible and in context with the general scale, proportion, massing, and detailing as the original structure.

Design Standards for New Subdivisions address the architectural styles to be employed, building design orientation, and layout, exterior architectural treatments, building massing, scale, and proportion, garages and driveways, projections and bays, roof form, windows and doors, and materials and features.

Specific requirements are also established for a range of uses, which include multifamily development. Multifamily residential standards address:

1. Site organization, including clustering of units, orientation of living spaces to one another to maximize privacy and to create common open areas.
2. Building design, indicating that no specific architectural style is proposed for multi-family clustered residential structures and providing requirements for the form and massing of buildings, inclusion of architectural features (balconies, porches, arcades, dormers, and cross gables, access to stairways and elevators, and ensuring support structures are consistent with the rest of the complex.
3. Parking and circulation, including the project entry, principal vehicle access, and standards for parking driveways, courts, and garages.
4. Open space areas, including taking advantage of sunlight, sheltering open space from noise and traffic of adjacent streets and other incompatible uses, conveniently locating common open space areas, and ensuring visibility of children's play areas.

While the Architectural Regulations include definitions for some of the terminology, many of the standards are subjective, with language like "should" and "encourage" and "may" and do not include specific, quantitative requirements. While the Regulations include pictures of buildings that are consistent with some of the terms and concepts used in the Regulations, the accompanying

text does not always identify what components of the buildings are used to determine consistency. For example, there are pictures of buildings that are “compatible” with the surrounding neighborhood, but the text does not identify the features or characteristics of the buildings that have resulted in compatibility. There are also conflicts within the Regulations; for example, Chapters 3 and 4 indicate that the Mother Lode Style is required for residential buildings while Chapter 9 indicates that no specific style is proposed for multifamily buildings. This makes it difficult to ensure that the Regulations are applied consistently and may pose a constraint to development projects by not providing certainty in interpreting and applying the Regulations. Program 17 in the Housing Plan ensures that the Architectural Regulations will be updated to provide objective standards for residential uses and to define subjective terms.

Subdivision Maps

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 120 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 of the CEQA document is no less than 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. Jackson 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.

Historic 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 Historic Design Review.

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 17.20.060 (Historic Corridor (HC) Overlay) in order to provide guidance to applicants seeking to comply with the requirements of Historic Design Review.

Use Permit Process

According to Chapter 17.76 of the Development Code, the purpose of a use permit establishes procedures which are required by Article IV (Zoning Districts and Allowable Land Uses) for land use activities which may be desirable in the applicable zoning district and compatible with adjacent land uses, but whose effects on site and surroundings cannot be determined before being proposed for a particular location. The review process begins with the evaluation of the proposed use/construction to determine if the activity should be allowed on the subject site. The process includes the review of the design, location, and potential impact(s) of the proposed use/construction by comparing it to established development standards and design guidelines.

Following a public hearing, the Site Plan Review Committee (Minor Use Permit) or Planning Commission (Use Permit), as applicable, shall record the decision in writing with the findings upon which the decision is based. The Site Plan Review Committee may refer the application to the Planning Commission for review and decision. The Site Plan Review Committee or Planning Commission may approve a Use Permit application, with or without conditions, only if all of the following findings can be made:

1. The proposed development is:
 - a) Allowed by Article II (Zoning Districts and Allowable Land Uses) within the applicable zoning district with the approval of a Use Permit and complies with all other applicable provisions of this Development Code, the Municipal Code, and the Public Improvement and Engineering Standards; and
 - b) Consistent with the General Plan and any applicable Specific Plan.
2. The proposed development is consistent with the design guidelines, achieves the overall design objectives of the design guidelines, and would not impair the design and architectural integrity and character of the surrounding neighborhood;
3. The Use Permit approval is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there would be no potential significant adverse effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted;
4. The design, location, size, and operating characteristics of the proposed development would be compatible with the existing and future land uses in the vicinity;
5. Granting the Use Permit would not be detrimental to the public health, safety, or welfare of the City, or injurious to the property or improvements in the vicinity and zoning district in which the property is located;
6. The site for the proposed use is:
 - c) Physically suitable for the type and density/intensity of development being proposed;
 - d) Adequate in size and shape to accommodate the use and all fences and walls, landscaping, loading, parking, yards, and other features required by this Development Code; and

- e) Served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development.
7. There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water, and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety. Adequate provisions shall mean that distribution and collection facilities and other infrastructure are installed at the time of development and in operation prior to occupancy of buildings and the land, and all development fees have been paid prior to occupancy of buildings and the land.
8. The proposed development is consistent with all applicable regulations of the Amador County Department of Environmental Health and the City of Jackson Fire Department for the transport, use, and disposal of hazardous materials.

All residential sites included in the Inventory of Residential Sites in Chapter IV allow development to accommodate the Regional Housing Needs Allocation (RHNA) without a Use Permit. Further, the variety of housing types described earlier in this chapter are all allowed in multiple zoning districts without a Use Permit, so the Use Permit requirement is not anticipated to constrain the development or rehabilitation of housing.

4. TRANSPARENCY

Government Code Section 65940.1 requires Jackson to make the following available on its website:

- A current schedule of fees, exactions, and affordability requirements applicable to a proposed housing development project, presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection.
- All zoning ordinances and development standards adopted by the city presenting the information, which shall specify the zoning, design, and development standards that apply to each parcel.
- The list(s) that specify in detail the information that will be required from any applicant for a development project, pursuant to Government Code Section 65940.
- The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by the city on or after January 1, 2018.

To provide financial transparency, the City of Jackson also provides current budget and rate information, including the archived City budget and Comprehensive Annual Financial Report of the previous four years to the current recommended budget and previous fiscal year's comprehensive annual financial report. The City's current fee schedules, development application and permit forms, General Plan, including all its Community Plans, General/Specific Plans, or Area Plans for the City, Zoning Map, a link to the Zoning Ordinance, and other applicable planning-related documents are also available on its website to assist interested parties in understanding the fees and requirements associated with development of a parcel (or parcels). However, the City does not have the five previous annual fee reports or the archive of impact fee nexus studies, cost of service studies, or equivalent, conducted on or after January 1, 2018 available on its website. Program 17 in the Housing Plan ensures that the City will provide fiscal information on its website pursuant to Government Code Section 65940.1.

CHAPTER IV. INVENTORY OF RESIDENTIAL SITES – JACKSON

This section of the Jackson Annex describes sites available for housing development in Jackson.

A. AVAILABILITY OF SITES FOR HOUSING

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction’s share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section documents the availability of sites for future residential development and the adequacy of these sites to accommodate Jackson’s 6th Cycle RHNA. In addition to assessing the quantity of land available to accommodate the City’s total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs. Jackson will fulfill its share of regional housing needs using a combination of the methods below, as further described in this section:

- Units constructed/permitted during the 6th Cycle RHNA projection period in 2019 through 2021
- Residential projects with development entitlements with anticipated development post January 1, 2022
- Sites with zoning in place
 - Vacant and underutilized sites with a proposed project
 - Vacant sites with zoning in place (RR, SR, SC, VC, and VC-HDO zoned sites):
 - Residential sites (RS, RL, RSF, RD, RM, and RH) are assumed to develop at 80% of capacity,
 - Mixed use (C) sites are assumed to develop with residential uses at 50% of capacity, and
 - Realistic capacity assumptions anticipate up to 20% of a residential site may accommodate infrastructure and right-of-way consistent with approved and built densities shown in Table III-18.

Table IV-J-1 summarizes the residential unit potential from the above methods and provides a comparison with Jackson’s RHNA and inventory parcels are shown on Figure Jackson-1. Parcel-specific site inventories are included in Attachment A.

Category	Maximum Density	Acres	Realistic Capacity				
			Very Low	Low	Moderate	Above Moderate	Total
2021-2029 RHNA (Table II-39)			27	23	24	64	138
Units Constructed/Permitted in 6 th Cycle RHNA Projection Period (2019 – 2021) ¹			0	0	0	77	49
NET REMAINING RHNA			27	23	24	0 (13 excess units)	89
Approved and Pending Projects							
Approved Projects		12.5	0	0	0	61	61
Pending Projects		16.2	0	0	121	121	242
Subtotal Projects		28.7	0	0	121	182	303
Inventory of Residential Sites (All Vacant) by Zoning District							

Category	Maximum Density	Acres	Realistic Capacity				
			Very Low	Low	Moderate	Above Moderate	Total
Residential Suburban (RS)	1	156.3	0	0	0	123	123
Residential Low Density (RL)	2	0.4	0	0	0	1	1
Residential Single Family (RSF)	5.4	54.2	0	0	0	220	220
Residential Duplex (RD)	10.9	3.3	0	0	27	0	27
Residential Medium Density (RM)	14.5	4.0	0	0	43	0	43
Residential High Density (RH)	21.8	3.2	27	18	7	0	52
Commercial	34.8	23.9	237	158	16	0	411
Subtotal Vacant Sites		245.3	264	176	93	344	877
Total Capacity (Inventory plus Approved/Pending Projects)							
TOTAL CAPACITY			264	176	214	526	1,180
Shortfall			-	-	-	-	
Excess Capacity			237	153	190	539	

¹HCD APR Table A2, California Open Data Portal, Accessed 10/14/2022
 Source: Jackson, 2022; Amador County Assessor Data, 2021; De Novo Planning Group, 2022

As shown in Table IV-J-1, Jackson has a total realistic capacity for 1,180 units, with an excess capacity of 237 very low, 153 low, 190 moderate and 539 above moderate income units to accommodate the RHNA.

A. REALISTIC CAPACITY AND AFFORDABILITY

To evaluate the adequacy of the sites identified to address the affordability levels established by the RHNA, State law (Government Code Section 65583.2(c)(3)) provides for the use of “default densities” to assess affordability. Based on its population and location within Amador County, Jackson falls within the default density of at least 15 units per acre for providing sites affordable to very low and low income households.

All identified developable land designated for residential use (all residential land use designations in the General Plan) is considered available for residential development; however, large sites that are not proximate to roadways and existing/planned water and sewer infrastructure are not included in the 6th Cycle inventory as such sites are more likely to develop in the 7th or future cycles. Additionally, land within the commercial zoning districts is also considered available for residential development as the Development Code permits residential uses on these sites, does not have a maximum allowed density, and does not require a non-residential component. All sites included in the inventory are vacant.

Realistic capacity was calculated at 80% of maximum density for residential zoning districts and 50% of maximum density for commercial and mixed use districts that allow residential development. The realistic capacity assumptions anticipate that residential sites may be reduced by up to 20% to provide for infrastructure and that mixed use sites may be reduced by up to 50% to accommodate non-residential uses and infrastructure. However, it is noted that affordable projects typically develop at the upper end of the density range or with a density bonus, so it is likely that very low and low income developments on these sites will yield a higher amount of units than reflected in the inventory.

Sites suitable for very low and low income households are sites that are RH and Commercial zones, sized from 0.5 to 10 acres, based on Government Code Section 65583.2(c)(2). Lower income sites are assumed to develop with 60% very low and 40% low income units as the majority of lower income projects receive tax credits and other subsidies typically emphasize very low income units and have a majority of units affordable to very low income households. In order to encourage efficient use of land, affordable

housing, and development at the upper end of the permitted densities, Program 17 in the Housing Plan requires zoning districts identified to accommodate the very low and low income need to develop at 75% or more of the permitted density with certain exceptions.

Sites suitable for moderate income households can be provided at 10 or more units per acre (RD and RM districts). The City has used these default density thresholds as a guide in allocating its sites inventory by income category, as presented in Table IV-J-1 and detailed by site in Attachment A.

B. PROJECTS WITH ENTITLEMENTS

The City has 1 project with development entitlements that are anticipated to be permitted and occupied during the 6th Cycle and will contribute towards addressing its 6th Cycle RHNA, as described below:

- **Jackson View** – APNs 044-470-038, 61-unit single family subdivision, above moderate

C. PENDING PROJECT

The City has 3 pending residential projects that are anticipated to be entitled and under development during the 6th Cycle and contribute toward addressing its 6th Cycle RHNA, as summarized below. Additional information regarding each site is provided in Appendix A.

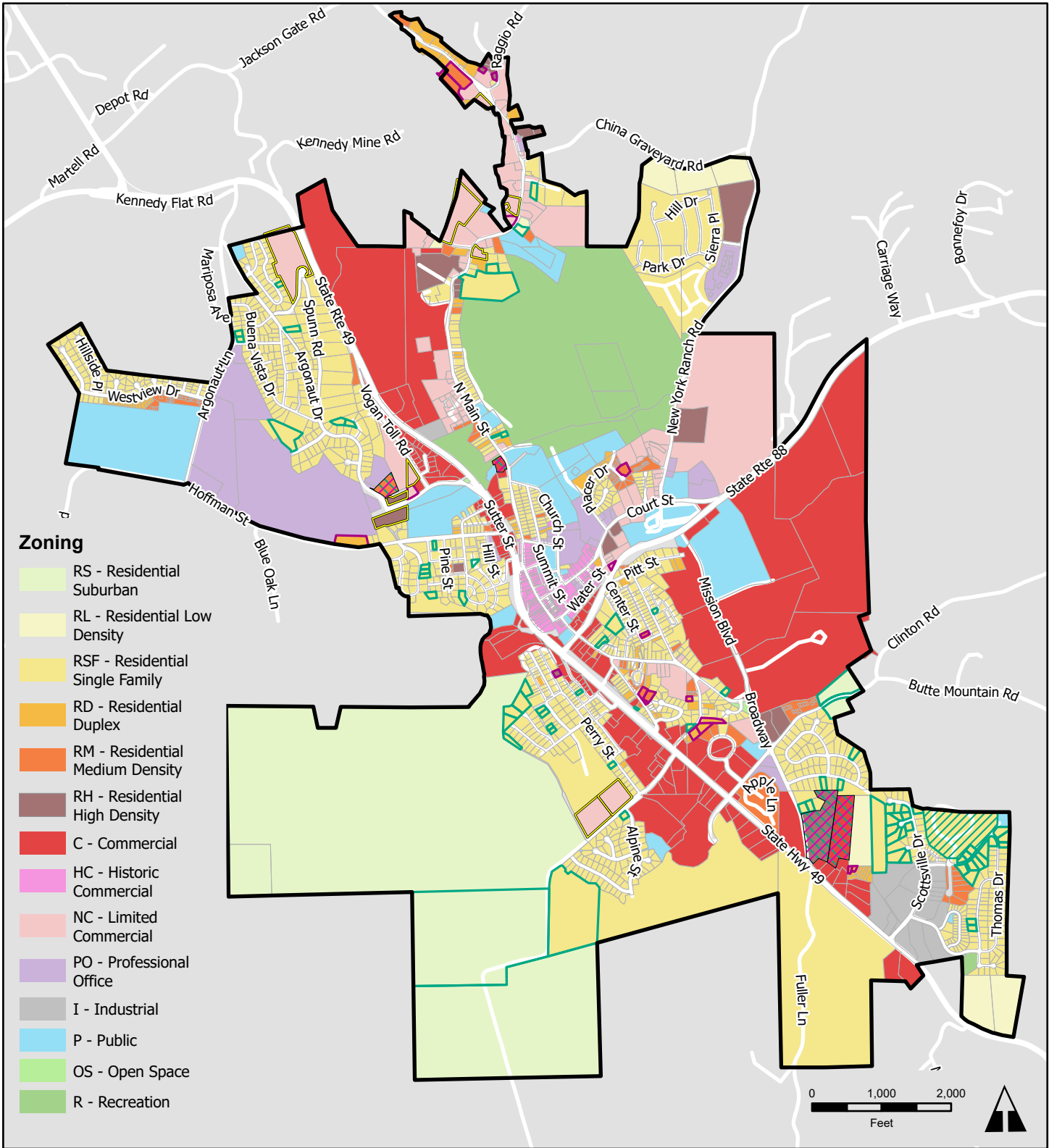
- **Tunnel Hill** –APN 020-420-031, 200 multi-family units (moderate/above moderate) proposed on a 7.9-acre site zoned RH.
- **Sun View**–APN 044-090-038, 30 multi-family units (above moderate) proposed on a 1.6-acre site zoned RM.
- **Park View** –APN 020-171-014, 12 multi-family units (above moderate) proposed on a 0.7-acre site zoned C.

D. SIZE OF SITES

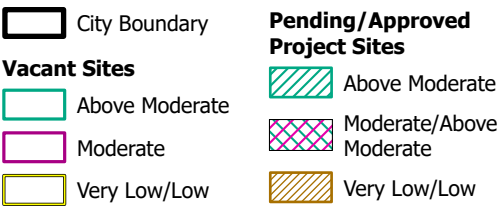
As shown in Table IV-J-2, the City has vacant sites in a range of sizes. Sites available for single-family development appropriate for above moderate income households range from small lots of less than 0.4 acres in existing and approved subdivisions to infill lots over acres in size. Vacant lots for moderate income households accommodate higher density single-family (e.g., townhomes, attached single-family, and cluster housing) and medium/high density multi-family units, primarily in the RD and RM zones on lots of any size and in the RH and C zones on lots of less than 0.5 acre and lots larger than 10 acres. Vacant lots for lower income housing include lots that are 0.5 to 10 acres in size in the RH zone (2 lots) and in the C zone (8 lots).

Zoning District	<0.25	<0.5	<1	<2.5	<5	<10	>10	Total Parcel
Approved and Pending Projects								
RSF	-	-	-	-	-	-	1	1
RM	-	-	-	1	-	-	-	1
RH	-	-	-	-	-	1	-	1
C	-	-	1	-	-	-	-	1
Vacant Sites								
RS	--	--	--	1	1	--	2	4
RSF	23	31	11	2	1	1	1	70
RL	--	1	--	--	--	--	--	1

Table IV-J-2: Vacant and Underdeveloped Parcels by Size								
Zoning District	<0.25	<0.5	<1	<2.5	<5	<10	>10	Total Parcel
RD	3	2	1	1	--	--	--	7
RM	2	3	--	2	--	--	--	7
RH	3	--	1	1	--	--	--	5
C	1	2	3	1	2	2	--	11
<i>Subtotal Vacant</i>	<i>32</i>	<i>39</i>	<i>17</i>	<i>9</i>	<i>4</i>	<i>5</i>	<i>4</i>	<i>110</i>



Legend



AMADOR COUNTYWIDE HOUSING ELEMENT

Figure Jackson-1. Jackson Inventory of Sites Zoning Map

Sources: Amador County GIS; USGS Roads Database. Map date: October 17, 2022.

Jackson Annex Attachment A

JURISDICTI	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Optional Info1	
				PLAN	ZONING										Income Capacity	Income Capacity		Total Capacity
JACKSON	2181 THOMAS DR	95642	044-530-008-000	RSF	R-1			0.42	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	1992 GOLD STONE AVE	95642	044-530-009-000	RSF	R-1			0.52	Vacant	Yes - Planned	No	Available		0	0	2	2	
JACKSON	1571 NEVILL CT	95642	044-460-036-000	RSF	R-1			0.66	Vacant	Yes - Planned	No	Available		0	0	2	2	
JACKSON	1583 NEVILL CT	95642	044-460-035-000	RSF	R-1			0.27	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	1565 NEVILL CT	95642	044-460-037-000	RSF	R-1			0.50	Vacant	Yes - Planned	No	Available		0	0	2	2	
JACKSON	1591 NEVILL CT	95642	044-460-034-000	RSF	R-1			0.28	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	215 BOARMAN ST	95642	020-390-010-000	RSF	R-1			0.43	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	72 FRENCH BAR RD	95642	020-333-004-000	RD	R-2			0.40	Vacant	Yes - Planned	No	Available		0	3	0	3	
JACKSON	229 ENDICOTT AVE	95642	020-354-008-000	RSF	R-1			0.14	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	306 SIERRA VIEW DR	95642	020-214-019-000	RSF	R-1			0.19	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	126 BROADWAY	95642	020-292-014-000	RSF	R-1			0.25	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	314 CENTER ST	95642	020-282-034-000	RM	R-3			0.15	Vacant	Yes - Planned	No	Available		0	1	0	1	
JACKSON	8781 FRENCH BAR RD	95642	044-180-016-000	RS	RA			94.71	Vacant	Yes - Planned	No	Available		0	0	75	75	General Plan PD overlay
JACKSON	118 EMERALD LN	95642	044-520-027-000	RSF	R-1			0.25	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	142 EMERALD LN	95642	044-520-028-000	RSF	R-1			0.26	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	FRENCH BAR RD AND HWY 49	95642	044-180-021-000	RS	RA			56.61	Vacant	Yes - Planned	No	Available		0	0	45	45	General Plan PD overlay
JACKSON	FRENCH BAR RD AND HWY 49	95642	020-500-023-501	RSF	RA			17.39	Vacant	Yes - Planned	No	Available		0	0	75	75	General Plan PD overlay
JACKSON	1534 SUTTER ST	95642	020-420-052-000	RD	C-2			0.12	Vacant	Yes - Planned	No	Available		0	1	0	1	
JACKSON	1825 GOLD STONE AVE	95642	044-530-028-000	RSF	R-1			0.20	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	1585 KILHAM CT	95642	044-460-028-000	RSF	R-1			0.45	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	1839 GOLD STONE AVE	95642	044-530-027-000	RSF	R-1			0.24	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	1575 KILHAM CT	95642	044-460-029-000	RSF	R-1			0.88	Vacant	Yes - Planned	No	Available		0	0	3	3	
JACKSON	1853 GOLD STONE AVE	95642	044-530-026-000	RSF	R-1			0.29	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	2171 THOMAS DR	95642	044-530-007-000	RSF	R-1			0.23	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	1562 NEVILL CT	95642	044-460-038-000	RSF	R-1			0.54	Vacant	Yes - Planned	No	Available		0	0	2	2	
JACKSON	1574 NEVILL CT	95642	044-460-039-000	RSF	R-1			0.30	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	1586 NEVILL CT	95642	044-460-040-000	RSF	R-1			0.28	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	701 ALPINE ST	95642	020-560-017-000	RSF	R-1			0.22	Vacant	Yes - Planned	YES - City-Owned	Available		0	0	1	1	
JACKSON	528 SCOTTSVILLE BLVD	95642	044-460-006-000	RSF	R-1			0.30	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	533 SCOTTSVILLE BLVD	95642	044-460-041-000	RSF	R-1			0.25	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	581 SCOTTSVILLE BLVD	95642	044-460-043-000	RSF	R-1			0.37	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	1120 BROADWAY	95642	020-420-039-000	RSF	R-4			0.39	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	1120 BROADWAY	95642	020-420-040-000	RSF	R-4			0.33	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	BROADWAY AND HWY 49	95642	020-420-049-000	C	C-2			6.09	Vacant	Yes - Planned	No	Proposed Project		0	0	0	0	General Plan PD overlay. Tunnel Hill project. Used in only 1 prior Housing Element.
JACKSON	445 FRENCH BAR RD	95642	020-390-036-000	NC	C-2			3.68	Vacant	Yes - Planned	No	Available	Not used in prior Housing Element	64	0	0	64	Housing Element.
JACKSON	BROADWAY AND HWY 49	95642	020-420-036-000	RSF	R-1			5.00	Vacant	Yes - Planned	No	Available		0	0	21	21	
JACKSON	1154 BROADWAY	95642	020-420-031-000	RH	C-2			7.90	Vacant	Yes - Planned	No	Available		0	100	100	200	General Plan PD/C overlay. Tunnel Hill Used in only 1 prior Housing Element.
JACKSON	401 FRENCH BAR RD	95642	020-390-035-000	NC	C-2			2.98	Vacant	Yes - Planned	No	Available	Not Used in Prior Housing Element	51	0	0	51	Housing Element.
JACKSON	152 FRONTIER DR	95642	020-454-010-000	RSF	R-1			0.27	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	78 FRONTIER DR	95642	020-454-007-000	RSF	R-1			0.34	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	505 PERRY ST	95642	020-390-025-000	RSF	R-1			0.16	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	143 QUARTZ CIR	95642	020-441-021-000	RSF	R-1			0.39	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	110 GORDON PL	95642	020-332-004-000	RSF	C-2			0.18	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	227 ENDICOTT AVE	95642	020-354-006-000	RSF	R-1			0.13	Vacant	Yes - Planned	No	Available		0	0	1	1	

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JURISDICTI	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Optional Info1	
				PLAN	ZONING										Income Capacity	Income Capacity		Total Capacity
JACKSON	101 SHOPPING DR	95642	020-333-005-000	RD	R-2			0.46	Vacant	Yes - Planned	No	Available		0	4	0	4	
JACKSON	28 FRENCH BAR RD	95642	020-322-028-000	RD	R-2			0.52	Vacant	Yes - Planned	No	Available		0	4	0	4	
JACKSON	211 BOARMAN ST	95642	020-341-015-000	RSF	R-1			0.63	Vacant	Yes - Planned	No	Available		0	0	2	2	
JACKSON	215 ENDICOTT AVE	95642	020-354-011-000	RSF	R-1			0.22	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	214 KERN ST	95642	020-354-010-000	RSF	R-1			0.20	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	201 KERN ST	95642	020-341-016-000	RSF	R-1			0.72	Vacant	Yes - Planned	No	Available		0	0	3	3	
JACKSON	625 HOFFMAN ST	95642	044-190-001-000	RD	R-2			1.57	Vacant	Yes - Planned	District-Owned	Available		0	13	0	13	
JACKSON	400 SOUTH AVE	95642	020-311-022-000	RM	R-3			0.07	Vacant	Yes - Planned	No	Available		0	1	0	1	
JACKSON	14420 CLINTON RD	95642	020-441-023-000	RS	RA			1.88	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	7 FRENCH BAR RD	95642	020-312-038-000	RD	R-3			0.14	Vacant	Yes - Planned	No	Available		0	1	0	1	
JACKSON	127 GORDON PL	95642	020-312-020-000	RM	C-2			0.40	Vacant	Yes - Planned	No	Available		0	4	0	4	
JACKSON	210 KERN ST	95642	020-341-017-000	RSF	R-1			1.05	Vacant	Yes - Planned	No	Available		0	0	4	4	
JACKSON	213 PEEK ST	95642	020-364-003-000	RSF	R-1			0.10	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	618 BROADWAY	95642	020-321-003-000	RSF	R-1			0.19	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	340 SOUTH AVE	95642	020-312-022-000	RM	C-2			0.30	Vacant	Yes - Planned	No	Available		0	3	0	3	
JACKSON	117 BUFFINGTON ST	95642	020-341-008-000	RSF	R-1			0.53	Vacant	Yes - Planned	No	Available		0	0	2	2	
JACKSON	124 ALLEN ST	95642	020-344-007-000	RH	R-4			0.21	Vacant	Yes - Planned	No	Available		0	3	0	3	
JACKSON	14427 CLINTON RD	95642	020-441-022-000	RS	RA			3.13	Vacant	Yes - Planned	No	Available		0	0	2	2	
JACKSON	120 WEST LN	95642	020-281-018-000	RSF	R-1			0.94	Vacant	Yes - Planned	No	Available		0	0	4	4	
JACKSON	428 MCGEE AVE	95642	020-430-004-000	RSF	R-1			0.30	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	120 PINE ST	95642	020-430-006-000	RSF	R-1			0.37	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	300 SIERRA VIEW DR	95642	020-214-020-000	RSF	R-1			0.22	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	312 SIERRA VIEW DR	95642	020-214-018-000	RSF	R-1			0.19	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	424 WATER ST	95642	020-200-029-000	NC	C-2			0.12	Vacant	Yes - Planned	No	Available		0	2	0	2	
JACKSON	420 HOFFMAN ST	95642	020-215-005-000	RSF	R-1			0.15	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	JACKSON GATE RD AND STARK WAY	95642	020-020-027-000	NC	C-2			5.04	Vacant	Yes - Planned	No	Available	Not used in prior Housing Element	87	0	0	87	
JACKSON	521 HOFFMAN ST	95642	044-010-084-000	RH	R-3			1.99	Vacant	Yes - Planned	No	Available	Not used in prior Housing Element	34	0	0	34	
JACKSON	770 SUTTER ST	95642	044-010-083-000	RH	R-4			0.67	Vacant	Yes - Planned	No	Available	Not used in prior Housing Element	11	0	0	11	
JACKSON	740 SUTTER ST	95642	020-150-010-000	NC	C-1			0.49	Vacant	Yes - Planned	No	Available Proposed		0	8	0	8	
JACKSON	640 ARGONAUT DR	95642	044-090-038-000	RM	R-3			1.55	Vacant	Yes - Planned	No	Project		0	15	15	30 Sun View project.	
JACKSON	109 AGATE PL	95642	020-530-053-501	RM	R-3			0.50	Vacant	Yes - Planned	No	Available		0	5	0	5	
JACKSON	735 VOGAN TOLL RD	95642	044-090-008-000	NC	R-4			0.84	Vacant	Yes - Planned	No	Available Proposed		14	0	0	14	
JACKSON	615 N MAIN ST	95642	020-171-014-000	C	C-2			0.70	Vacant	Yes - Planned	No	Project		0	6	6	12 Park View project.	
JACKSON	638 N MAIN ST	95642	020-132-012-000	RSF	R-1			0.21	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	198 DETERT LN	95642	044-090-064-000	RSF	R-3			2.24	Vacant	Yes - Planned	No	Available		0	0	9	9	
JACKSON	111 QUE SERA SERA	95642	044-090-025-000	RSF	R-1			0.25	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	121 QUE SERA SERA	95642	044-090-023-000	RSF	R-1			0.37	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	10408 ARGONAUT LN	95642	044-071-002-000	RSF	R-1			0.21	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	10386 ARGONAUT DR	95642	044-075-010-000	RSF	R-1			0.37	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	10379 BUENA VISTA DR	95642	044-071-003-000	RSF	R-1			0.18	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	10524 RIDGECREST DR	95642	044-440-001-000	RSF	R-1			0.16	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	WAY	95642	020-090-011-000	RSF	R-1			6.60	Vacant	Yes - Planned	No	Available		0	0	28	28	
JACKSON	1060 JACKSON GATE RD	95642	020-090-019-000	RSF	R-1			0.51	Vacant	Yes - Planned	No	Available		0	0	2	2	
JACKSON	1104 JACKSON GATE RD	95642	020-090-014-000	NC	C-2			0.64	Vacant	Yes - Planned	No	Available	Not Used in Prior Housing Element	11	0	0	11	

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JURISDICTI	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Total Capacity	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity		
JACKSON	10399 SPUNN RD	95642	044-360-018-000	NC	C-2			7.99	Vacant	Yes - Planned	No	Available		139	0	0	139	
JACKSON	1140 JACKSON GATE RD	95642	020-060-027-000	RL	C-2			0.43	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	1228 JACKSON GATE RD	95642	020-060-035-000	RSF	R-1			0.47	Vacant	Yes - Planned	No	Available		0	0	2	2	
JACKSON	1355 JACKSON GATE RD	95642	020-020-039-000	NC	C-2			0.65	Vacant	Yes - Planned	No	Available		11	0	0	11	
JACKSON	1419 JACKSON GATE RD	95642	020-020-034-000	RM	R-3			1.02	Vacant	Yes - Planned	No	Available		0	11	0	11	
JACKSON	9 RAGGIO RD	95642	020-040-012-000	RH	R-4			0.15	Vacant	Yes - Planned	No	Available		0	2	0	2	
JACKSON	29 RAGGIO RD	95642	020-040-015-000	RH	R-4			0.17	Vacant	Yes - Planned	No	Available		0	2	0	2	
JACKSON	1419 JACKSON GATE RD	95642	020-020-035-000	RM	R-3			1.56	Vacant	Yes - Planned	No	Available		0	18	0	18	
JACKSON	1175 JACKSON GATE RD	95642	020-060-044-000	NC	C-2			1.05	Vacant	Yes - Planned	No	Available	Not Used in Prior Housing Element	18	0	0	18	
JACKSON	1544 SUTTER ST	95642	020-420-053-000	RD	C-2			0.11	Vacant	Yes - Planned	No	Available		0	1	0	1	
JACKSON	221 MOUNTAIN VIEW DR	95642	020-221-029-000	RSF	R-1			0.15	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	152 BRIGHT AVE	95642	020-283-008-000	RSF	R-1			0.11	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	1219 JACKSON GATE RD	95642	020-060-046-000	NC	C-2			0.40	Vacant	Yes - Planned	No	Available		0	6	0	6	
JACKSON	178 EMERALD LN	95642	044-530-037-000	RSF	R-1			0.73	Vacant	Yes - Planned	No	Available		0	0	3	3	
JACKSON	2178 THOMAS DR	95642	044-530-033-000	RSF	R-1			0.34	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	1858 GOLD STONE AVE	95642	044-530-041-000	RSF	R-1			0.43	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	1870 GOLD STONE AVE	95642	044-530-042-000	RSF	R-1			0.54	Vacant	Yes - Planned	No	Available		0	0	2	2	
JACKSON	1842 GOLD STONE AVE	95642	044-530-040-000	RSF	R-1			0.39	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	1834 GOLD STONE AVE	95642	044-530-039-000	RSF	R-1			0.37	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	1824 GOLD STONE AVE	95642	044-530-038-000	RSF	R-1			0.40	Vacant	Yes - Planned	No	Available		0	0	1	1	
JACKSON	345 SOUTH AVE	95642	020-311-025-000-B	RSF	R-3			0.08	Vacant	Yes - Planned	No	Available		0	0	1	1	

CITY OF PLYMOUTH ANNEX

Annex to the Background Report

CITY OF PLYMOUTH ANNEX

This Annex provides information specific to the City of Plymouth regarding governmental constraints and the City’s inventory of residential sites. This Annex supplements the information in the Background Report and contains the following:

Chapter III, Section B – Governmental Constraints – Plymouth

Chapter IV – Inventory of Residential Sites – Plymouth

CHAPTER III. HOUSING CONSTRAINTS

B. GOVERNMENTAL CONSTRAINTS – PLYMOUTH

1. LAND USE CONTROLS

Land use controls guide local growth and development. Plymouth applies land use controls through its General Plan, Community/Area Plans, and Zoning Code. All residential land use classifications pose a constraint on residential development in the sense that various conditions, building requirements, and limitations restrict a pure free market ability to construct housing. Land use regulations also have the potential of adding costs to construction, which indirectly may constrain housing. These impacts are measured against the general health and public safety served in the adoption of such regulations. Standards have been determined by Plymouth to establish minimum constraints to provide for adequate separation of buildings for fire protection, air and light between structures, and the intensity of development. Implementation of these standards has not resulted in a serious constraint in providing housing to the various income levels.

a. GENERAL PLAN LAND USE DESIGNATIONS

By definition, local land use controls constrain housing development by restricting housing to certain sections of Plymouth and by limiting the number of housing units that can be built on a given parcel of land. The City’s General Plan (General Plan) establishes land use designations for all land within Plymouth and defines community growth boundaries. The Land Use and Character Element also includes a land use map that establishes the location of each of these designations. Table III-P-1 identifies the different land use designations in Plymouth’s General Plan that accommodate residential development.

Land Use Category	Development Options	Average Lot Size	Open Space Ratio/Landscape Surface Ratio	Maximum Residential Density (du/ac)	Maximum Floor Area Ratio
Agriculture	This designation is intended for those areas within the SOI that are under Williamson Act contract, those beyond the 20-year growth area, and those for which there are not available and adequate facilities and services within the horizon of this plan. There are residential development options to allow septic/well and septic/rural water developments at very low densities, consistent with the intended agricultural character.	10 ac. (Farmstead) 1 ac. (Residential (septic & well)) 21,780 sf. (Residential (Septic & Rural Water))	0.00 (Farmstead) 0.70 (Residential (septic & well)) 0.80 (Residential (Septic & Rural Water))	0.10 (Farmstead) 0.25 (Residential (septic & well)) 0.31 (Residential (Septic & Rural Water))	--
Suburban	This designation is for larger lot and fringe area development.				--

		43,560 sf. (Large Lot Single Family) 21,780 sf. (Single family) 12,500 sf. (Cluster)	0.10 (Large Lot Single Family) 0.20 (Single family) 0.25 (Cluster)	0.70 (Large Lot Single Family) 1.31 (Single family) 2.28 (Cluster)	
Auto-Urban Residential	This designation is for single family and planned development types.	6,000 sf. (Single Family) 6,000 sf. (Planned)	0.15 (Single Family) 0.20 (Planned)	3.58 (Single Family) 4.80 (Planned)	--
Urban	The purpose of this district is to reinforce the urban character of downtown and to provide living opportunities within downtown, thereby helping to meet community housing objectives.	2,000 sf. (all residential)	0.15 (all residential) 0.0 (historic downtown)	16 (all residential)	1.86
Suburban Commercial	This district is for the historic downtown to reinforce the urban character of development.	n/a	0.40 (all uses)	--	0.28
Auto-Urban Commercial	This district is for larger, automobile-oriented commercial development adjacent to corridors and major intersections	n/a	0.20	--	7.50/0.23 (Mixed Use) 0.32 (all uses)
Industrial	This district provides a location in the community for heavier commercial, light industrial, and business park operations.	n/a	0.30 (outer ring) 0.77 (inner ring)	--	0.67 (outer ring) 0.77 (inner ring)

Source: City of Plymouth General Plan

b. ZONING ORDINANCE

The Zoning Ordinance is among the chief implementing tools for the General Plan. The Zoning Ordinance specifies development standards for all applications such as setbacks, parking requirements, height limits, and lot coverage for individual zoning districts. Periodically, the Zoning Ordinance is reviewed to ensure its consistency with the policies of the General Plan, as required by Government Code Section 65860, and amendments are initiated to enhance its value in accommodating new development. The Zoning Ordinance provides for an array of residential districts throughout Plymouth that allow a variety of different residential uses. Table III-P-2 identifies the zoning districts in Plymouth that allow residential uses and the appropriate General Plan land use designations. The Zoning Ordinance includes eight zoning districts that allow for residential uses with maximum densities ranging from 0.05 to 16 dwelling units per acre.

General Plan Land Use Category	Zoning Districts
Agriculture	Agriculture (A)
Suburban	Rural Residential (RR)
Auto-Urban	Standard Residential (SR)
Urban	Village Residential (VR)
Suburban Commercial	Village Commercial (VC)
Suburban Commercial (SC)	Suburban Commercial (SC)
Auto-Urban Commercial	Highway Commercial/ Commercial (HC/C)
Industrial	Industrial/Business Park (I/BP)

Source: Plymouth Zoning Ordinance (Title 19) (2014 and amended 2017)

Development Standards

The City regulates the type, location, density, and scale of residential development, primarily through its Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the Plymouth General Plan. The Zoning Ordinance also helps preserve the character and integrity of existing neighborhoods. The setbacks and height requirements are comparable to other rural cities throughout the State and do not constrain the allowed residential uses in each zone. Table III-P-3 summarizes the current residential standards for both single family and multifamily development.

Development Standard	Agriculture (A)	Rural Residential (RR)	Standard Residential (SR)	Village Residential (VR)	Village Commercial (VC)	Suburban Commercial (SC)	Highway Commercial/ Commercial (HC/C)	Industrial/ Business Park (I/BP)	High Density Residential Overlay (HOR)
Minimum Density	2 du/40 ac	0.60 du/ac	4.0 du/ac	8.0 du/ac	None	None	None	None	16 du/ac
Maximum Density	0.3 du/ac	2.28 du/ac	4.8 du/ac	16.0 du/ac	None	None	None	None	21 du/ac
Floor Area Ratio Minimum Maximum	- -	- -	- -	- -	0.4 1.86	0.25 0.28	0.10 0.32	0.0 0.77	Same as underlying district
Min. Lot Size (sq. ft.)	40 acres	12,000	2,000	2,000	None	6,000	9,000	12,000	
Setbacks (Min.)									
Front Yard (ft.)	50	20	14	5	0	5	25	25	
Side Yard (ft.)	25	10	5	5	0	--	--	--	
Side Yard- Interior (ft.)	--	--	--	--	0	0	0	0	
Side Yard- Street (ft.)	--	--	--	--	0	10	10	25	
Rear Yard (ft.)	50	20	5	5	10	10	25	25	
Max. Lot Coverage	n/a	25%	50%	75%	80%	75%	50%	75%	
Open Space/Landscape Area Requirement	80%	80%	80%	80%	0%	0%	0%	0%	
Max. Building Height (ft.)	35	35	35	35	35	35	35	35	

Source: Plymouth Zoning Code (Title 19) (2014 and amended 2017)

Table III-P-4 provides setback, coverage, and height requirements for various zoning districts within Plymouth which allow for residential development. The setbacks and height requirements are comparable to other communities throughout the State but include slightly larger rear and front setback and lower height limitation requirements than other jurisdictions within Amador County.

Zoning District	Front Setback	Side Setback	Rear Setback	Maximum Height	Maximum Height Accessory Structure	Accessory Structure Setback
Agriculture (A)	50 ft	25 ft	50 ft	35 ft	12 ft	--
Rural Residential (RR)	20ft/30ft ¹	10 ft	20 ft	35 ft	12 ft	--
Standard Residential (SR)	14ft/20ft ²	5 ft	15 ft	35 ft	12 ft	--

Village Residential (VR)	5 ft	5 ft	5 ft	35 ft	12 ft	--
Village Commercial (VC)	0 ft	0 ft – Street 0 ft. - Interior	10 ft	35 ft	12 ft	--
Suburban Commercial (SC) ³	5 ft	10 ft – Street 0 ft. - Interior	10 ft	35 ft	12 ft	5 ft
Highway Commercial/Commercial (HC/C) ³	25 ft	10 ft – Street 0 ft. - Interior	25ft	35 ft	12 ft	5 ft
Industrial/Business Park (I/BP) ⁴	25 ft	25 ft – Street 0 ft. - Interior	25 ft	35 ft	12 ft	10 ft
<p>Notes:</p> <p>1 On rural residential lots, the front setback may be reduced to 20 feet for all active living quarters. Garages, rooms used for storage and other inactive portions of the house must remain behind the 30-foot setback.</p> <p>2 On suburban residential lots, the front setback may be reduced to 14 feet for all active living quarters. Garages and other rooms used for storage and inactive portions of the house must remain behind the 20-foot setback.</p> <p>3 Must maintain a 25ft. residential buffer.</p> <p>4 Must maintain a 100ft. residential buffer.</p> <p>Source: Plymouth Zoning Ordinance (Title 19), (2014 and amended 2017)</p>						

Parking Requirements

Plymouth’s parking regulations are set forth in Section 19.76.040 of the Zoning Ordinance, which identifies the number of spaces required for each land use and disabled persons. Table III-P-5 below shows the parking regulations pertaining to the development of residential units. As part of development review process, each new or modified land use is required to provide a parking plan using the standard number of off-street vehicle parking spaces identified in Sections 19.76.040 (Off-Street Parking Requirements) and 19.76.060 (General Parking Requirements). While Plymouth’s parking requirements are comparable to regional jurisdictions, the requirement for two spaces per multifamily unit, including one enclosed space, may constraint multifamily developments – particularly developments serving seniors, persons with a disability, and other populations that may have smaller than average household sizes. To address potential constraints associated with parking, the City allows reductions to parking requirements through an Administrative Use Permit (Planning Director approval) to allow shared parking so that parking may serve multiple uses on a site or multiple sites and to allow other parking reductions (reductions are not allowed for a single family unit, ADU, or duplex) provided that the project can demonstrate it will be adequately served by the proposed parking, parking demand generated by the project will not exceed the capacity or have a detrimental impact on on-street parking in the surrounding area, and the site plan is consistent with the objectives of the Zoning District and incorporates features such as unobtrusive off-street parking placed below the ground level of the project with commercial uses above or enclosed parking on the ground floor. While the Administrative Use Permit removes most constraints associated with parking, Program 17 requires the Zoning Ordinance to be updated to: 1) establish parking requirements for mixed use developments and 2) to either reduce the parking requirement for multifamily developments to require 1 space for studio units and 1.5 spaces for 1- and 2-bedroom units or to revise Section 19.76.050.B. to allow parking reductions for multifamily development without requiring that parking be unobtrusively placed below ground or in an enclosed structure. Parking for accessory dwelling units and emergency shelters are discussed separately.

Table III-P-5. Residential Off-Street Parking Requirements	
Residential Use	Required Parking Spaces
Accessory dwelling units	1 space per dwelling unit; exemptions provided pursuant to State law
Boarding and rooming houses and group dwellings	1 space per each 2 occupants for which sleeping facilities are provided
Dwelling, single family	2 fully enclosed spaces per dwelling unit
Dwelling, second family – excluding duplex	1 fully enclosed space per dwelling unit
Dwelling, multiple family	1 enclosed space per dwelling unit, 1 uncovered space per dwelling unit, plus 1 additional space for every 3 units

Dwelling, duplexes	1 enclosed space per dwelling unit, 1 uncovered space per dwelling unit, plus 1 additional space for every 3 units
Dwelling, senior units	1 enclosed parking space and 1 uncovered space per dwelling unit
Mobile home park	1 space per dwelling unit
Boarding and rooming houses and group dwellings	2 spaces per home site
Source: Plymouth Zoning Ordinance (Title 19), (2014 and amended 2017)	

Allowed and Conditional Uses

To promote higher densities and mixed land uses, Plymouth allows various uses within a range of zoning districts to accommodate a variety of housing types. As shown on Table III-P-6, a number of zoning districts in Plymouth allow a range of residential uses that are permitted by-right and subject solely to a zoning clearance; however, many districts also allow additional residential uses with an Administrative Use Permit (AUP) or Conditional Use Permit (CUP). CUPs are discretionary permits that address whether a proposed use is suitable in a specific location and is designed to properly integrate with the community or with nearby uses.

Uses	A	RR	SR	VR	VC	SC	HC/C	I/BP
Artisan, Live/Work	P	P	P	P	-	-	-	-
Boarding House	A	A	A	P	-	-	-	-
Convalescent Facility	A	A	P	P	N	P	A	N
Dwellings, Single Family Attached (townhouse, duplex, fourplex)	P	P	P	P	C	C	C	C
Dwelling, Single Family second unit attached	P	P	P	P	C	C	C	-
Dwellings, Single Family second unit detached	P	P	P	P	C	C	C	-
Dwellings, Multifamily	P	P	A	P	C	C	C	C
Dwellings, Above Commercial					A	A	A	N
Emergency Shelter						P	P	P
Employee Housing	P	P	P	P	C	C	C	C
Group Home – 6 or fewer residents	P	P	P	P	-	-	-	-
Group Home – more than 6 residents	A	C	C	C	-	-	-	-
Mobile Homes	C	A	A	-	-	-	-	--
Supportive Housing	P	P	P	P	C	C	C	C
Transitional Housing	P	P	P	P	C	C	C	C
Notes: P = Permitted Use Allowed by Right A = Administrative Use Permit CUP = Conditional Use Permit								
Source: Plymouth Zoning Code (Table 19.56.030-1)								

The following describes the allowed and conditional uses allowed by the Zoning Ordinance and their consistency with current State laws and regulations:

Single Family Dwellings

Single family units are defined in 19.98.020 of the Zoning Ordinance as a detached building containing only one dwelling unit. The Zoning Ordinance does not address stand-alone single family developments, but rather provides for single family attached units (such as townhomes, duplexes, fourplexes, etc.), single family dwellings with a second unit attached, and single family dwellings with a second unit detached. Single family units of these types are allowed in all residential districts and subject to a conditional use permit in the VR, VC, SC, and HC/C zones. Allowing non-attached single family units in the VR, VC, SC, and HC/C zones may reduce the variety of housing types in the City, by reducing availability of land in these zoning districts to

accommodate multifamily units including affordable apartment projects. The lack of provision for stand-alone detached single family units may result in higher development costs by requiring all single family units be developed as attached units or with a second unit. Program 17 in the Housing Plan reduces these constraints by limiting development of single family units in the VR, VC, SC, and HC/C zones and by ensuring that detached single family units are allowed as a permitted use in the A, RR, and SR zones.

Multifamily Dwellings

Multifamily units are defined in 19.98.020 of the Zoning Ordinance as any building, group of buildings, or portion thereof which includes two or more dwelling units. Multifamily units are allowed as a permitted use in the A, RR, and VR zones and are also allowed subject to an Administrative Use Permit in the SR zones, and subject to a conditional use permit in the VC, SC, HC/C zones. The findings for a Conditional Use Permit, as discussed below under Section 3. Processing and Permit Procedures, are objective findings and do not constrain multifamily projects. The setback, height requirements, lot coverage, and landscaping requirements accommodate the maximum floor area ratios/densities and would not limit the potential for multifamily development. Program 3 in the Housing Plan requires sites to be rezoned to allow multifamily development to accommodate the RHNA as required by Government Code Section 65583.2(h).

Accessory Dwelling Units

Government Code Section 65852.2 establishes State standards for accessory dwelling units (ADUs), which are referred to as second units in Plymouth. Jurisdictions may adopt local ordinances that meet the state standards; however, without a local ordinance, State ADU regulations apply and local governments cannot preclude ADUs. The purpose of an ADU is to provide additional housing options for family members, students, the elderly, in-home health care providers, the disabled, veterans and others, in existing urban, suburban, and rural residential areas without substantially changing the use, appearance, or character of a neighborhood.

In 2019, the Governor signed a series of bills that significantly limit local jurisdiction's ability to restrict the development of ADUs. Assembly Bill (AB) 68, AB 587, AB 670, AB 671, AB 881, and Senate Bill (SB) 13 provide revisions to Government Code Section 65852.2 to further lift constraints on ADUs. These recent laws also provide numerous other standards, addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADUs. In general, under these new laws:

- A Junior ADU and ADU are allowed on the same property;
- A local jurisdiction must ministerially approve a detached ADU that is less than 800 square feet, has an overall height less than 16 feet, and has at least four-foot rear and side-yard setbacks;
- A local jurisdiction must review and approve compliant ADUs within 60 days instead of 120 days;
- A local jurisdiction is prohibited from imposing development impact fees, excluding connect fee or capacity charges on ADUs smaller than 750 square feet;
- A local jurisdiction is prohibited from establishing a minimum square footage requirement for either an attached or detached ADU that prohibits an efficiency unit.
- A local jurisdiction is prohibited from establishing a maximum square footage requirement for either an attached or detached ADU that is less than 850 s.f. and 1,000 s.f. if the ADU contains more than 1 bedroom.
- A local jurisdiction may now choose to allow the sale of an ADU in certain circumstances; and
- Home Owner Associations and other common interest developments are prohibited from not allowing or unreasonably restricting the development of ADUs.

Section 19.56.30 and 19.56.040 of the Zoning Ordinance provides provisions and development standards for Accessory Structure and Second Units in Plymouth, which are mostly consistent with State laws and regulations. To ensure consistency with state law, the City allows second units without discretionary review in all residential districts. However, the City's requirements do not address several recent provisions of State law:

- One ADU and one JADU must be allowed on lots with an existing or concurrently built single family unit and ADUs shall be allowed with multifamily buildings pursuant to Government Code Section 65852.2(e).
- A detached ADU that is less than 800 square feet, is 16 feet or less in height, and has at least four-foot rear and side-yard setbacks must be ministerially approved.
- Compliant ADUs must be reviewed and approved within 60 days.
- Development impact fees, excluding connect fee or capacity charges, shall not be required on ADUs smaller than 750 feet.
- Parking shall not exceed 1 space per ADU or 1 space per bedroom, whichever is less.
- Junior ADUs shall be allowed as identified at Government Code Section 65852.2(a) and (b).

Program 4 in the Housing Plan requires the Zoning Ordinance to be updated to address requirements of State law related to ADUs and Junior ADUs.

Residential Care Facilities

California Health and Safety Code (HSC) Section 1566.3 establishes requirements for the local zoning standards for residential facilities that serve 6 or fewer persons. Section 1566.3(e) specifies that no conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility that serves 6 or fewer persons that is not required of a family dwelling of the same type in the same zone while paragraph (g) indicates "family dwelling," includes, but is not limited to, single family dwellings, units in multifamily dwellings, including units in duplexes and units in apartment dwellings, mobile homes, including mobile homes located in mobile home parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned unit developments. HSC Section 1569.85 further specifies these same requirements for residential care facilities for the elderly that serve 6 or fewer persons.

Section 19.98.20 of the Zoning Ordinance defines Residential Care Facilities as a residential care facility which provides 24-hour nonmedical care for more than 6 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, but is not limited to, 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 A residential care facility is defined as a dwelling unit and permitted in the same manner as a dwelling unit of the same type.

Residential Care Facilities are included in the Zoning Ordinance definition of Group Homes and homes with fewer than 6 residents are permitted by right within the A, RR, SR, and VR zoning districts. Group Homes with more than 6 residents require an Administrative Use Permit in the A zoning districts but require conditional approval in the RR, SR, and VR zoning districts. The City's Zoning Ordinance does not allow group homes with 6 or fewer residents in the VC, SC, HC/C, I/BP zoning districts in the same manner as other residential uses of the same type. Further, the Zoning Ordinance does not provide for group homes serving 6 or more residents as a permitted use in any zoning district, which constrains development of these types of group homes. Program 17 in the Housing Plan requires the Zoning Ordinance to allow group homes serving 6 or fewer persons consistent with the requirements of State law and to allow group homes serving more than 6 persons as a permitted use in the VR, VC, and SC districts.

Single Room Occupancy Facilities

The Zoning Ordinance defines single room occupancy (SRO) facilities as multi-unit housing for very low-income persons that typically consists of a single room and shared bath and also may include a shared common kitchen and common activity area. SROs may be restricted to seniors or be available to persons of all ages. Subsidized versions may be supervised by a government housing agency as multi-unit housing for very low-income persons that typically consists of a single room and shared bath and also may include a shared common kitchen and common activity area. While SROs are defined in the Zoning Ordinance, SROs are identified as an allowed residential use in any of the zoning districts. Program 17 requires the Zoning Ordinance to allow SROs as a permitted use in the VR and VC zones to encourage a variety of housing types.

Employee Housing

Zoning Ordinance Section 19.98.020 defines employee housing as meaning: (a) employee housing that serves six or fewer persons shall be permitted as a single family structure and permitted in the same manner as other single family structures of the same type in the same zone (Health and Safety Code Section 17021.5) in all zones allowing single family residential uses; and (b) employee housing consisting of no more than twelve (12) units or thirty-six (36) beds shall be permitted as an agricultural use and permitted in the same manner as other agricultural uses in zones allowing agricultural uses (Health and Safety Section 17021.6).

HSC Section 17021.5 requires that employee housing serving 6 or fewer employees shall be deemed a single family structure and shall be treated subject to the standards for a family dwelling in the same zone. The City's definition of employee housing is consistent with State law and ensures employee housing serving 6 or fewer persons is permitted in the same manner as other single family structures of the same type in the same zone.

HSC Section 17021.6 requires that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses, with exceptions related to various health, safety, and resource conservation provisions identified in HSC Section 17021.8.

The Zoning Ordinance definition of employee housing is: "Employee housing means: (a) employee housing that serves six or fewer persons shall be permitted as a single family structure and permitted in the same manner as other single family structures of the same type in the same zone (Health and Safety Code Section 17021.5) in all zones allowing single family residential uses; and (b) employee housing consisting of no more than twelve (12) units or thirty-six (36) beds shall be permitted as an agricultural use and permitted in the same manner as other agricultural uses in zones allowing agricultural uses (Health and Safety Section 17021.6)." This definition addresses the required employee housing types required by State law.

Employee housing is a permitted use in the A, RR, SR, and VR zoning districts and requires a CUP in the VC, SC, HC/C, and I/BP zones. This is consistent with the requirements of State law as employee housing is permitted in the same manner as a single family structure in the same zone. Further, agricultural uses are allowed in the A, RR, SR, and VR zones and employee housing is a permitted use in these zones. The Zoning Ordinance definition establishes that employee housing of no more than 12 units or 36 beds to be permitted as an agricultural use and in the same manner as other agricultural uses.

Further, HSC Section 17021.8 requires streamlined, ministerial approval and application of reasonable objective development standards for eligible agricultural employee housing, which must not contain dormitory-style housing and must be 36 or fewer units or spaces designed for use by a single family or household. To qualify for the streamlined, ministerial approval process, an eligible agricultural housing development must meet the health, safety, and resource conservation provisions HSC 17021.8(a). The Zoning Ordinance currently does not provide for ministerial approval of eligible developments as required by HSC 17021.8. Program 17 in the Housing Plan will update the Zoning Ordinance to address agricultural employee housing consistent with the requirements of HSC 17021.8.

Emergency Shelters

Government Code Section 65583 requires each jurisdiction to identify 1 or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. California HSC Section 50801(e)) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of 6 months or less by a homeless

person. The Zoning Ordinance defines emergency shelters in Section 19.98.20 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 household may be denied emergency shelter because of an inability to pay. The Zoning Ordinance notes that emergency shelters are allowed by right in SC, HC/C, and I/BP zones.

The State's regulatory requirements for emergency shelters are outlined in Government Code Section 65583(a)(4), which establishes objective standards for emergency shelters. The objective standards address parking, proximity (no closer than 300 feet of any other emergency shelter unless such shelter is located on the same lot or within the same building), receiving and reception area, a security plan, and a management plan. The Zoning Ordinance does not include standards for emergency shelters other than the definition and allowed zoning districts provided above. Furthermore, the Zoning Ordinance does not define number of parking spaces for emergency shelters. Therefore, the emergency shelter parking requirements are inconsistent with the State's regulatory requirements, which requires sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. Therefore, this represents a potential constraint to emergency shelter development.

Religious institutions are allowed with a conditional use permit in the A, RR, and P districts. The Zoning Code does not identify that emergency shelters are allowed as ancillary uses to permitted places of worship and churches, as required by the federal Religious Land Use and Institutionalized Persons Act. Therefore, this represents a potential constraint to emergency shelter development. Program 17 will ensure emergency shelters are allowed ancillary to permitted places of worship and churches.

Recent California Legislation (AB 761) has provided an update to Government Code Section 65583 to authorize vacant armories to be used as emergency shelters; however, there are no armories located in Plymouth.

Transitional and Supportive Housing

Government Code 65583(c)(3) states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and HSC 50675.2(h)) as "buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months." Supportive housing is defined (Government Code Section 65582(g) and HSC 50675.14(b)) as "housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist 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."

Section 19.98.020 of the Zoning Ordinance defines supportive housing 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. Section 19.98.020 of the Zoning Ordinance defines transitional housing 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. As shown by Table III-P-6, transitional and supportive housing is allowed by right in the A, RR, SR, VR zones and with a conditional use permit in the VC, SC, HC/C, and I/BP zones.

Government Code Section 65583(c)(3) and Government Code Article 11 (commencing with Section 65650) were revised in 2019 to implement AB 2162 which requires that specified supportive housing developments shall be a use by right in multifamily and mixed use zones with a streamlined and ministerial review and not be subject to discretionary review (e.g.: use permit, etc.). For a project to be eligible for the streamlined and ministerial AB 2162 process, it is required to meet specific criteria.

The Zoning Ordinance is consistent with the requirements of State law that transitional and supportive housing be treated as a residential use and only subject to standards for a residential use in the same zone, with the exception that dwellings above commercial uses in the VC, SC, and HC/C zoning districts are allowed with an Administrative Use Permit and the CUP requirement

for transitional and supportive housing is more restrictive. The Zoning Ordinance does not address the requirement to allow eligible supportive housing developments by right in multifamily and mixed use zones. Program 17 in the Housing Plan requires the Zoning Ordinance to be modified to allow supportive and transitional housing consistent with the requirements of State law.

Low Barrier Navigation Centers

A “low barrier navigation center” is housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. Assembly Bill (AB) 101 was approved on July 31, 2019, which added Article 12 (commencing with Section 65660) to Chapter 3 of Division 1 of Title 7 of the Government Code to address “low barrier navigation centers”. Government Code Section 65660 requires a low barrier navigation center use to be allowed by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Additionally, AB 101 defines “low barrier navigation center” as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low barrier navigation center developments are essential tools for alleviating the homelessness crisis and are considered a matter of statewide concern. “Low barrier navigation centers” are a “by right use” in areas “zoned for mixed use and nonresidential zones permitting multifamily uses.” The Plymouth General Plan and Zoning Ordinance do not address or define low barrier navigation centers. Program 17 in the Housing Plan requires the Development Code to be modified to allow low barrier navigation centers consistent with the requirements of State law.

Mobile Home Park and Manufactured Homes

A manufactured home or a mobile home located outside a mobile home park shall conform to all of the residential use development standards for the zoning district in which it is located. Government Code Section 65583 requires that manufactured homes attached to a permanent solid foundation system be allowed on lots zoned for single family residential dwellings and, except for architectural requirements for the roof overhang, roofing material, and siding material, shall only be subject to the same development standards applicable to a single family residential dwelling on the same lot.

“Manufactured home” is defined by the Zoning Ordinance as “A factory-built or manufactured home including mobile homes, as permitted by State of California and Federal laws. A manufactured home is synonymous with the definition of a single family dwelling and may be erected with or without a permanent foundation”. “Mobile Home” is defined by the Zoning Ordinance as “A type of manufactured housing that is subject to the National Manufactured Housing Construction and Safety Act of 1974.”

While the City’s definition of manufactured home does not distinguish a manufactured or mobile home from a single family dwelling and does not establish separate requirements for manufactured homes that are constructed as single family homes, mobile homes are treated differently than single family homes. Table 19.56.030-1 identifies that mobile homes require a CUP in the A zone and an AUP in the RR and SR zones and are not permitted in the VR zones; this requirement does not address mobile homes on a permanent versus temporary foundation and is inconsistent with the above-stated requirement of Government Code Section 65583. Program 17 in the Housing Plan ensures that the Zoning Ordinance will be updated to clarify that a mobile home on a permanent foundation to be treated in the same manner as a single family home.

Persons with Disabilities (Reasonable Accommodation)

On January 1, 2002, SB 520 became effective and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a) (7) Plymouth recognizes the importance of providing housing for persons with disabilities. Additionally, Government Code Section 65008 requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for disabled persons. As part of the Housing Element update process, Plymouth analyzed the Zoning Ordinance, permitting procedures, development standards, and building codes to identify potential constraints. This analysis represented a comprehensive review of Plymouth’s regulatory requirements and their potential impact on reasonable accommodations for persons with disabilities.

The City’s analysis included an evaluation of zoning standards, building code interpretation and enforcement, other regulatory standards, and permit processes for compliance with the State of California accessibility standards. The City determined whether

these requirements are constraints to special housing accommodations for persons with disabilities (such as handicapped access within required set-backs or yards), whether Plymouth facilitates alternative housing types with supportive services for persons with disabilities who cannot live independently and whether conditions for approval are reasonable.

The Lanterman Development Disabilities Act (Lanterman Act) is the part of California law that sets out rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local Zoning Ordinances by requiring the use of property for the care of 6 or fewer disabled persons to be classified as a residential use under zoning, subject only to the single family or multifamily permit processing requirements and standards applicable to housing of the same type.

Compliance with provisions of the federal ADA is assessed and enforced by the Building Official in the City of Plymouth. ADA access is enforced through building permit entitlement and is required for all commercial development, new construction of multifamily 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 Zoning Ordinance to create a reasonable accommodation procedure. 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.”

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 Zoning Ordinance does not differentiate between related and unrelated persons in the occupancy of residential units. The Zoning Ordinance allows group homes for six or fewer persons by right in all residential zoning districts. Group homes of six or more persons are permitted with Administrative Use Permit in agricultural zones and with a conditional use permit in all other residential zones. There is no restriction as to minimum distances between group homes.

Section 19.98.20 defines Group Home as the use of any single family residence or other dwelling unit for a group residence where residents pay a fee or other consideration to the group home operator in return for residential accommodations. A group home includes a boarding home or a rooming house, as well as a group residence for the elderly, or mentally or physically disabled or handicapped persons, or other persons in need of care and supervision. Each dwelling unit so used shall be considered a single group home. The term group home includes both licensed and unlicensed group homes.

1. Licensed Group Home. A licensed group home is any residential facility subject to state licensing requirements pursuant to the California Health and Safety Code, implementing state regulations, and amendments thereto. Any group home which is subject to State licensing requirements shall be treated as an unlicensed group home if the facility's license has expired or such license has been suspended, revoked or terminated. Group homes subject to State licensing requirements include the following:
 - a. Residential facilities providing nonmedical residential care, specifically, any residential community care facility, a residential care facility for the elderly and an alcoholism or drug abuse recovery or treatment facility.
 - b. The following types of health facilities, specifically, a congregate living health facility; an intermediate care facility/developmentally disabled habilitative facility; an intermediate care facility/developmentally disabled, and an intermediate care facility/developmentally disabled-nursing.
2. Unlicensed Group Home. An unlicensed group home is the use of a dwelling unit by an owner or operator as a dormitory, boarding house, rooming house, or similar use, where such residential facility is not subject to State licensing requirements or whose State license has expired, or has been suspended or revoked.

Furthermore, as mentioned earlier, Section 19.98.20 also defines Residential Care Facilities as a residential care facility which provides 24-hour nonmedical care for more than 6 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, but is not limited to, 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 within the city's Zoning Ordinance. This definition of Residential Care Facilities appears to expand on the licensed group homes definition identified above.

In 2019, the City adopted the 2019 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 multifamily construction of three and more apartments or four and more condominiums must be accessible or adaptable.

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City consistently applies the requirements of the Development Code to all residential projects and has not noted any impacts which suggest a limitation on the construction of housing units designed for persons with disabilities. The City has received no complaints from local building contractors or lower-income and/or senior citizen housing advocates regarding any impacts on the construction or rehabilitation of housing for persons with physical disabilities created as a result of building codes.

The City does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential uses serving persons with a disability.

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. While staff works with the public to address accommodation requests, the City has not adopted a reasonable accommodation program to ensure that requests for reasonable accommodation are addressed in compliance with ADA and fair housing laws. Program 17 in the Housing Plan requires the City to adopt a reasonable accommodation program consistent with the HCD Reasonable Accommodation Model Ordinance.

Zoning and Land Use Provisions for a Range of Housing Types

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. As previously addressed, single family homes, multifamily homes, single room occupancies, emergency shelters, transitional housing, supportive housing, employee and agricultural employee housing, accessory dwelling units, residential care facilities, mobile/manufactured homes, and mobile home parks are accommodated by the Zoning Ordinance. As discussed in Chapter IV, there are a number of sites in the City 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 Zoning Ordinance does not have a restrictive definition of family; as previously identified a "family" one or more persons living together as a single housekeeping unit, as distinguished from a group living in a boarding house, hotel, motel, or group or institutional living quarters such as a group home, day care home, or convalescent home. Since Plymouth does not require persons in a family to be related, this definition does not pose a constraint to the provisions of housing for persons with disabilities in those zoning districts which allow for residential uses or any type of household that is not a related family. Additionally, the Zoning Ordinance does not establish specific site planning requirements for residential care facilities. Residential care facilities housed in single family or multifamily homes are subject to the relevant site planning requirements.

Density Bonus

Currently, Chapter 19.96 of the Plymouth Code (Housing Density Bonuses) addresses the provisions of California Government Code sections 65915 and 69517, to facilitate the development of affordable housing to serve families of moderate and less-than-moderate incomes within Plymouth through density bonus and other incentives. The purpose of this the density bonus is to provide incentives for the production of housing for very low, low, and moderate income, special needs, and senior households in accordance with Government Code Section 65915 through Section 65918. This section of the code was last updated in 2014.

Currently, Plymouth may grant a density bonus of 20 to 35% to an applicant or developer of a housing development who agrees to provide the following:

1. 10% or more of the total units of a housing development for lower-income households.
2. 5% or more of the total units of a housing development for very low-income households.
3. Housing for special needs populations.
4. A senior citizen housing development.
5. 10% of the total dwelling units in a common interest development as defined in Section 1351 of the California Civil Code for persons and families of moderate income, provided that all units in the development are offered to the public for purchase.

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. In October 2019, the Governor approved AB 1763, which revised the existing density bonus law found in Government Code Section 65915. In general, AB 1763 provides an 80% density bonus and 4 incentives or concessions for housing projects that contain 100% affordable units (including the density bonus units but excluding manager's units) for low and very low income households. If the project is located within a half-mile of a major transit stop, all restrictions on density are eliminated and a height increase of up to 3 stories or 33 feet is allowed. For housing projects that qualify as a special needs or supportive housing development, the legislation eliminates all local parking requirements. The Zoning Ordinance currently does not comply with these most recent revisions to Government Code Section 65915. Program 17 in the Housing Plan will update the Zoning Ordinance to reflect the requirements of State density bonus law and to ensure projects requesting a density bonus are processed consistent with the requirements of State law.

Affordable Housing Requirement

The City's Zoning Ordinance does not establish an inclusionary housing ordinance or affordable housing requirement, requiring new residential developments to provide affordable units for lower-income households. However, as described in the density bonus above, the City does provide incentives for the production of housing for very low, low, and moderate income, special needs, and senior households in accordance with Government Code Section 65915 through Section 65918. The City has also established the High-Density Residential overlay district (HOR) to help fulfill the City's requirement to provide adequate land for affordable housing.

The HOR district may be applied to properties that are located in the Village Residential Zoning District. The HOR District is required to be applied to one parcel that measures at least 1.63 acres, or two or more parcels that individually measure at least 1 acre, with a reference made to requirements of State law. If the HOR district is applied to a single parcel, at least 1.63 acres of the parcel must meet the state affordability requirement. If the HOR district is applied to 2 or more parcels, at least 1 acre of each parcel must meet the state affordability requirement. These residential uses are permitted without discretionary review. State law does not require a minimum parcel size of 1.63 acres or combined parcel size of 1 acre for the HOR. State law does require that the portion of the RHNA accommodated through rezoning be zoned a minimum of 16 du/ac and that the parcel accommodates at least 16 units, which may be the reason for the 1 and 1.63-acre minimum reference.

Program 17 in the Housing Plan requires the HOR to be revised to remove the references to the 2014 Housing Element and to remove the 1 and 1.63-acre minimum parcel size requirements to avoid confusion and allow for broader application of the HOR.

Planned Development Overlay Zone

The City's Zoning Ordinance also includes the Planned Development (PD) zoning district. The PD is intended for the City to consider pre-planned and designed developments, which may combine different land uses but are primarily intended for single family homes. This zoning district allows developers to vary from requirements of other zoning districts in order to provide a better arrangement for the development of land than might otherwise occur. The PD zoning district provides a process to allow diversity in the relationship between buildings and open spaces to create interesting physical environments and to maximize the development potential of underutilized or problematic land areas. The Planned Development entitlement is intended to allow modification of requirements established by other ordinances and diversification in the relationship of different uses, buildings, structures, lot sizes, and open spaces, while ensuring compliance with, and implementation of, the General Plan. Additional objectives include the provision of development consistent with site characteristics, creation of optimum quantity and use of open space, encouragement of good design, and promotion of compatible uses. The PD overlay requires development projects to receive City Council approval of development plans that show how projects in these areas will conform to all general plan goals, policies, objectives and design guidelines. The inventory of residential sites in Chapter IV does not include sites zoned PD. Developers may request PD zoning to accommodate creative approaches to site design and a greater variety of housing types than allowed by the base zoning district; this increases development opportunities and is not a constraint to housing development.

C. OTHER DEVELOPMENT PROVISIONS

Building Codes

Plymouth has adopted and enforces the 2019 California Building Standards Code, including Chapter 11A which addresses the provisions for housing accessibility for people with disabilities and Chapter 11B which addresses the provisions for accessibility to public buildings, public accommodations, commercial buildings, and public housing for people with disabilities. These standards include requirements for a minimum percentage of fully accessible units in new multifamily developments. The City also permits existing and new homes to be retrofitted or fitted for features that provide for accessibility and independent living for persons with disabilities. Further, Plymouth works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

STREAMLINED REVIEW AND OBJECTIVE DESIGN STANDARDS

California legislation has been adopted to address the housing shortage within the State, requiring a streamlined and ministerial process for specific residential developments. SB 35 (Government Code Section 65913.4), which went into effect on January 1, 2018, was part of a comprehensive package aimed at addressing the State's housing shortage and high costs. SB 35 requires the availability of a streamlined ministerial approval process for developments located in jurisdictions that have not yet made sufficient progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35, it must:

- Contain at least 2 multifamily units;
- Provide a specified level of affordability;
- Be located on an eligible site in an urbanized area or urban cluster;
- Comply with residential and mixed use General Plan or Zoning provisions; and
- Comply with other requirements, such as locational and/or demolition restrictions.

A streamlined and ministerial review, per State legislation, requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, in specified timeframes. Residential development that is a permitted use by right is not required to go through a discretionary process. However, there is potential for multifamily projects with an affordable component to be eligible for the streamlining provisions of SB 35 that require a degree of discretionary review under current zoning requirements. The Zoning Ordinance does not define or describe compatible or compatibility and thus such standards

cannot be enforced through a streamlined ministerial process. Consistent with existing State Law, objective standards are those that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark.

While Plymouth has not adopted objective zoning standards and design standards to allow eligible projects to be permitted through a streamlined ministerial review, Plymouth has not received any applications for processing pursuant to SB 35. A streamlined and ministerial review removes multiple constraints to residential development including, financial, time, and environmental constraints. As part of the Zoning Ordinance Update, a streamlined, ministerial (by-right) approval process will be established for eligible projects and objective standards will be developed to ensure that all eligible projects are reviewed in a consistent manner consistent with the requirements of State law.

SUBDIVISION ORDINANCE

The City's Subdivision Ordinance defines Plymouth's official requirements governing the division of land into separate parcels for future development. The City's Subdivision Ordinance is patterned after the model version recommended by the State Office of Planning and Research and adheres to the requirements of the State Subdivision Map Act. The requirement for adequate roads, lot size dimensions, provisions for water supply and sewage disposal and drainage improvements are among the key factors addressed in the Subdivision Ordinance. The Ordinance has proven valuable in sustaining a cohesive pattern of development with unified street standards that are coordinated with the existing City street network. These regulations ensure that residential building sites can exist in a safe environment to accommodate a wide range of residential building options desired by the public. Annual monitoring of the effectiveness of these regulations is achieved through input received from Plymouth's Building Department, Planning Department, Public Works Department, and Utilities Department.

SHORT-TERM RENTALS

The Zoning Ordinance requires an Administrative Use Permit for all short-term (less than 30 days) rentals.

BUILDING CODES AND ENFORCEMENT

Building Codes regulate the physical construction of dwellings and include plumbing, electrical, and mechanical divisions. The purpose of the Building Code and its enforcement is to protect the public from unsafe conditions associated with construction. The City adopted (see Title 15 of the Plymouth Code) and enforces the 2019 California Building Code Standards (Title 24) for existing units, new construction, and residential rehabilitation. State law affords local government some flexibility when adopting the uniform codes; the building codes can be amended based on geographical, topological, or climate considerations. Further, State Housing law provides that local building departments can authorize the use of materials and construction methods other than those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT) AND RELATED CONSULTATION

Section 21082 of the Public Resources Code, referred to as the California Environmental Quality Act of 1970, or "CEQA" requires all projects subject to discretionary review to comply with State requirements, including the Public Resources Code and the CEQA Guidelines, pertaining to environmental review. Since there is uncertainty as to what specific environmental impacts a development might have there is also a lack of predictability of how long it can take to negotiate this process before a project can be approved by Plymouth. In some instances, a project can be exempt from environmental review which has very little impact on the timing or costs of review. However, in other instances, where a project may be found to have a potential adverse impact on the environment, the environmental review process can take over a year to complete, undergoing thousands of dollars in environmental analysis, before it is ready to be approved.

2. FEES AND EXACTIONS

The City of Plymouth collects development fees to process permits and provide services and infrastructure related to new development. Plymouth also requires fees for off-site extension of the water, sewer, and storm drain systems. It requires the developer to construct all internal streets, curb, and gutter, affected portions of off-street arterials, and other standard conditions.

Development processing and permit fees and exactions can add to housing construction costs. In general, permit fees are typically high in rapidly growing communities, as supporting infrastructure is not in place and must be provided by new development. Other than impact fees, planning and building fees and facility fees assessed by Plymouth are generally lower than in comparable jurisdictions. Table III-P-7 identifies the development fees and III-P-8 provides impact fees by residential unit type for the City of Plymouth.

Plymouth's application fees are generally at or below those of other jurisdictions and are not considered to be a deterrent to the development of affordable housing.

On December 17, 2020, Plymouth released a revised master fee schedule updating a number of City Department fees, including Building Permit Fees, Planning Fees, and Public Works and Engineering Fees. Table III-P-7 details Plymouth's current planning processing fees for project entitlements based on the level of approval required. The City's fee schedule is based on actual costs and does not provide estimates or initial deposits based on expected costs. One or more of the entitlements would be required to process a residential project and a building permit is required for each residential structure.

Table III-P-7. Development Project – Planning Entitlement Fees	
Fee Title	Fee
Building Permit Pre-clearance	\$25.00
Variance	\$200.00 deposit (fee based on actual staff time)
Use Permit - Administrative	\$200.00 deposit (fee based on actual staff time)
Use Permit - Major (Conditional)	\$200.00 deposit (fee based on actual staff time)
Site Plan Review	\$200.00 deposit (fee based on actual staff time)
General Plan Amendment/Rezone	\$200.00 deposit (fee based on actual staff time)
Tentative Parcel Map	\$200.00 deposit (fee based on actual staff time)
Final Parcel Map	\$100.00 deposit (fee based on actual staff time)
Development Plan	\$400.00 deposit (fee based on actual staff time)
Boundary Line Adjustment	\$200.00 deposit (fee based on actual staff time)
Certificate of Compliance	\$200.00 deposit (fee based on actual staff time)
Reversion to Acreage	\$200.00 deposit (fee based on actual staff time)
Annexation	\$200.00 deposit (fee based on actual staff time)
Appeal	\$200.00 deposit (fee based on actual staff time)
Grading permit	\$200.00 deposit (fee based on actual staff time)
P.U.E Abandonment	\$100.00 deposit (fee based on actual staff time)
Merger of Unbuildable Lots	\$200.00 deposit (fee based on actual staff time)
Lot Line Adjustments	\$450.00 deposit (fee based on actual staff time)
Source: Plymouth Planning Fee List Master Fee & Service Charge Schedule Updated July 2020	

The planning entitlement fees include a deposits applicants are required to pay at the time of application submittal. Applicants will be required to pay the actual cost of processing the planning entitlements. Actual City staff time (i.e., Planning Division, Engineering and Public Works Division) spent during the processing/review of the project is calculated and an invoice is prepared. The invoice amount is then deducted from the deposit amount, and any unspent remainder is refunded. If the invoice exceeds the deposit, the project applicant will be required to pay the outstanding fees.

In addition to entitlement fees, residential development is also subject to development impact fees. 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 III-P-8 illustrates the adopted Impact Fees for residential development.

Housing Type	Streets	Wastewater	Community Facilities	Long Range Planning
Single Family/ Duplex (per unit)	\$5,605	\$12,484	\$17,949	\$392.73
Multifamily (per unit)	\$4,013	\$9,364	\$13,728	\$392.73

Source: Plymouth Master Fee & Service Charge Schedule

Table III-P-9 compares the estimated total City fees, including planning, building, engineering, and development impact fees for a single-family unit and multi-family unit. Additionally, the calculations assume that the single-family residential homes average 1,750 square feet while the multifamily development averages 925 square feet per unit. Residential projects in Plymouth can expect to pay fees ranging from approximately \$81,369 for a single-family unit (built on an existing lot), \$81,362 per unit in a single family 50-unit subdivision, and \$50,663 per unit in a 48-unit multifamily subdivision.

Development Assumptions					
Development Type		Single Family unit	Single Family Subdivision	Multifamily Project	
Number of Units		1	50	48	
Square Feet per Unit		1,750	1,750	925	
Estimated Construction Cost		\$262,500.00	\$13,125,000.00	\$6,937,500.00	
Residential Valuation		\$238,169.00	\$11,908,450.00	\$5,829,030.00	
Total Square Feet		1,750	87,500	46,250	
Planning and Engineering Entitlement Fees					
Site Plan Review		\$200.00	\$0.00	\$5,664.00	
Tentative Map		\$0.00	\$44,000.00	\$1,090.00	
Final Parcel Map		\$0.00	\$1,500.00	\$3,757.00	
Development Plan		\$0.00	\$44,000.00	\$0.00	
Subtotal Planning and Engineering Entitlement Fees		\$200.00	\$89,500.00	\$39,000.00	
Building Permit Fees					
CA Building Standards Fee		\$8.03	\$401.67	\$233.16	
Electrical, Mechanical, Plumbing		\$73.37	\$3,668.50	\$11,514.80	
Building Permit Fee		\$4,418.36	\$220,917.84	\$77,645.00	
Plan Check Fee		\$2,101.67	\$25,220.04		
Strong Motion Fee		\$26.11	\$1,305.42	\$757.77	
Subtotal Building Permit Fees		\$6,627.54	\$251,513.47	\$63,511.86	
Development Impact Fees					
City Impact Fees	Single Family Unit	Multifamily Unit	Single Family unit	Single Family Subdivision	Multifamily Project
County Impact Fees					
Streets	\$5,605.00	\$4,013.00	\$5,605.00	\$280,250.00	\$192,624.00
Wastewater	\$12,484.00	\$9,364.00	\$12,484.00	\$624,200.00	\$449,472.00
Community Facilities	\$17,949.99	\$13,728.00	\$17,949.00	\$897,450.00	\$658,944.00
Long Range Planning	\$392.73	\$392.73	\$392.73	\$19,653.50	\$18,851.04

Subtotal City Impact Fees			\$36,430.73	\$1,821,536.50	\$1,319,891.04
Other Agency Impact Fees					
School Fees (s.f.)	\$4.08	\$4.08	\$7,140.00	\$357,000.00	\$188,700.00
Amador Water Agency (meter size)	\$23,800.00	\$380,305.00	\$23,800.00	\$1,190,000.00	\$380,305.00
County Regional Traffic Impact Fee (unit)	\$3,878.00	\$3,878.00	\$3,878.00	\$193,900.00	\$186,144.00
County Recreation Agency Park Impact Fee (unit)	\$3,293.00	\$3,085.00	\$3,293.00	\$154,650.00	\$154,250.00
Subtotal Other Agency Impact Fees			\$38,111.00	\$1,905,550.00	\$909,399.99
TOTAL FEES			\$81,369.27	\$4,068,099.97	\$2,431,801.90
TOTAL FEES PER UNIT			\$81,369.27	\$81,362.00	\$50,662.54

Table III-P-11 identifies the typical fees that would be collected for the development of single family and multifamily projects in the region, based on the fees for each jurisdiction as calculated in its respective section of this Background Report. The combination of Plymouth's fees and those of other agencies and service providers are higher in comparison to other Amador County jurisdictions (except for Jackson).

While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to provide City facilities and services and regional services necessary for health, safety, and quality of life desired by residents. The City also recognizes that developers can not as easily pass the cost of fees, as well as other costs, to the buyer or future homeowner when providing deed-restricted housing that is affordable to lower and moderate income households. Program 9 in the Housing Plan ensures the City promotes and offers incentives to developers, such as such as reduced or deferred development fees, in exchange for a commitment to provide affordable or special needs housing.

Jurisdiction	Single-Family Unit 1,750 s.f.	Single Family Unit – 50- unit subdivision, 1,750 s.f. average size	Multi-Family Unit – 48- unit apartment, 925 s.f. average size
Unincorporated Amador County ¹	\$50,879.01	\$50,057.97	\$26,887.06
City of Amador City ²	\$41,464.61	\$41,545.05	\$21,336.45
City of Ione ³	\$58,559.27	\$63,357.78	\$40,567.57
City of Jackson ⁴	\$92,641.56	\$92,849.71	\$42,752.52
City of Plymouth	\$81,369.27	\$81,362.00	\$50,662.54
City of Sutter Creek ⁵	\$71,769.15	\$71,951.88	\$46,642.78

Source:

1. Amador County Fee Schedule, Amador County Single Family Unit Example Fee Calculation, De Novo Planning Group
2. City of Amador Fee Schedule, De Novo Planning Group
3. City of Ione Fee Schedule, De Novo Planning Group
4. City of Jackson Fee Schedule, De Novo Planning Group
5. City of Sutter Creek Fee Schedule, De Novo Planning Group

3. PROCESSING AND PERMIT PROCEDURES

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. Table III-J-10 identifies the typical processing times for the City’s development approvals and permits.

The City can encourage the construction, maintenance, and improvement of housing by also decreasing, to the extent possible, the time and uncertainty involved in obtaining permit approval. Based on the Permit Streamlining Act, governmental delays can be reduced in two key ways: (1) limiting the processing time for development, in most cases to one year; and (2) requiring public agencies to specify the required information to complete an acceptable application.

Table III-P-12 identifies the approximate time necessary to process residential development applications and Table III-P-13 provides the breakdown of permits and processing procedures required for single family and multifamily developments and subdivisions.

The costs associated with development project review will vary between projects. Increased development costs resulting from delays in the City’s development review and permitting process are not considered a constraint on housing development.

Type of Approval or Permit	Typical Processing Time
Major Design Review	90-120 days
Minor Design Review	30-90 days
Conditional Use Permit	90-120 days
Administrative Use Permit	15-30 days
Zone Change and GP Amendment	3-6 months
Environmental Review	1 month to 1 year
Planning Commission Approval	30-90 days
City Council Approval (if necessary)	60-120 days
Source: City of Plymouth, 2022.	

Type of Approval or Permit	Single Family Unit	Subdivision	Multifamily
Approval Requirements	<ul style="list-style-type: none"> • Building permit review • Zoning Clearance • Minor design review if located in Historic Downtown or Scenic Corridor Overlay Districts and/or in a nonresidential district • No CEQA Review 	<ul style="list-style-type: none"> • Tentative/final subdivision map • Design Review • CEQA – anticipate Initial Study/Mitigated Negative Declaration • Building permit review/Zoning clearance 	<ul style="list-style-type: none"> • Major design review (5,000 s.f. +) - Ministerial review in the HOR overlay - Discretionary review in other districts • CEQA – anticipate Initial Study/Mitigated Negative Declaration or exemption if eligible affordable or infill project • Building permit review/zoning clearance
Processing Time	5-15 days (no design review) 30-90 days (design review)	6 – 12 months	3 – 4 months 6-8 months if Mitigated Negative Declaration required
Source: City of Plymouth, 2022.			

PROJECT REVIEW PROCESS

Review of residential projects typically involves the determination of conformance with the City’s General Plan, site improvement standards, development standards and design guidelines, and environmental compliance in accordance with CEQA and CEQA Guidelines. The time frames for these processes are largely dictated by state planning law and CEQA; the time period necessary for environmental review may vary substantially depending on whether an environmental impact report, negative declaration, or categorical exemption is required. The project is also reviewed to determine if the type and amount of residential development is consistent with the zoning for the site; otherwise, a zone change would be required. The permitting and review process for all project types in Plymouth includes:

- An optional pre-application review meeting (to identify issues early on, thereby expediting application processing).
- Submittal of the application.
- Review for completeness by the Planning Department.
- A letter to the applicant specifying in detail what additional information is needed to complete the application—this would include information about the project and environmental background reports, if applicable (traffic and noise studies, soils reports, etc.).
- Internal review of all application materials, site plan, maps, and design by Planning staff, City Engineer, and Building Inspector.
- Additional meetings (phone and/or in person) with the applicant, if necessary.
- Public hearing by the Planning Commission or City Council for review and approval due to type of permit required, if necessary.

Building Permit

In general, development of a single family homes on an appropriately zoned lot requires a building permit and zoning clearance. The application for the permit must be filed with City Building/Engineering and then the application is sent to City Planning for

Zoning Clearance, to ensure that the development conforms to the required standards for that district. City Building/Engineering then issues the permit to the developer. This process takes approximately 10 to 20 days for a single family unit.

Use Permit Process

According to Chapter 19.14 of the Zoning Code, the purpose of this chapter is to provide a process for use permits review and determination of requests for uses and activities whose effects on adjacent sites and surroundings need to be evaluated in terms of specific development proposal for the specific site. Use permits are either Administrative Use Permits (AUP) or Conditional Use Permits (CUP). AUP may be approved or denied by the Planning Director. CUP may be approved or denied by the Planning Commission. The process includes the review of the configuration, design, location, and potential impact(s) of the proposed use/construction by comparing it to established development standards and design guidelines.

An application for an AUP is filed with the Planning Department where the Planning Director approves an application for an Administrative Use Permit after finding all of the following conditions are met or apply conditions to ensure the following is met:

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code, Municipal Code, General Plan, and any applicable specific plans or City regulations/standards.
2. The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.
3. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.

Single family and multifamily projects require a CUP in commercial and industrial zones. It should be noted however that dwellings above commercial are allowed with an AUP in the commercial zones. A CUP 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 CUP is approximately three to four months.

The Planning Commission is responsible for reviewing and approving CUPs. The Planning Commission may approve CUPs when the proposed use complies with the provisions of the General Plan and the Zoning Ordinance. In reviewing a proposal, the Planning Commission must make the following findings:

- The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Ordinance, Municipal Code, General Plan, and any applicable specific plans or City regulations/standards.
- The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.
- Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.

Conditional Use Permits require public hearings. This process necessitates public noticing in accordance with the Brown Act and noticing of property owners within 300 feet of the project.

Plymouth Design Review

All multiple-family planning applications and single family planning applications pertaining to sites in the Historic Downtown and Scenic Corridor Overlay Districts and the nonresidential districts are subject to design review. Applications are processed on a first-come, first-serve basis, and may be processed concurrently with other entitlement applications.

In most instances, including new construction, Major Design Review applies. This entitlement is discretionary; the Planning Commission makes a determination on the application following the conclusion of a noticed public hearing. Like the City's other discretionary entitlements, the Major Design Review process takes approximately 3-4 months to complete. The remainder of applications requiring design review are subject to Minor Design Review. This entitlement is ministerial; the Planning Director makes a determination on the application. The process typically takes approximately 1-3 months to complete. The City does not see its design review processes as a constraint to the development of housing in the community.

The City adopted design guidelines for the Historic Downtown Overlay District in 2012. The document addresses the preservation of several historic structures along Main Street and the perpetuation of the corridor's historic character through new infill projects, building renovations and site designs. Each applicant for a building permit or demolition permit which would involve the exterior appearance of any new or existing building or structure is required to first obtain Design Review approval from the Planning Commission. The design guidelines also include site planning standards that consider building orientation, ceiling height, street layout, lot design, landscaping, and street tree configuration to which projects in the downtown area must conform.

Minor Design Review addresses a project's compliance with and conformity to adopted design review guidelines (the City's only adopted design guidelines are for the Historic Downtown Overlay District), site layout, location of open space, building design, building siting, compatibility with surrounding land and development, and other associated items. No findings are required for Minor Design Review. While the Minor Design Review process is ministerial, the range of review includes subjective evaluation components (i.e., compatibility with surrounding land and development) as well as "other associated items" which are not defined or described. These subjective requirements can introduce uncertainty into the development review process and constrain housing development by not establishing objective requirements against which a project will be measure.

Major Design Review addresses a project's compliance with and conformity to adopted design review guidelines (the City's only adopted design guidelines are for the Historic Downtown Overlay District), site layout, location of open space, building design, building siting, compatibility with surrounding land and development, and other associated items as determined by the Planning Commission. Major Design Review requires the Planning Commission to make the following findings:

1. The architectural and general appearance of the structures and grounds shall have architectural unity and be in keeping with the character of the neighborhood so as to not be detrimental to the orderly and harmonious development of the City, or to the desirability of investment or occupation in the neighborhood.
2. The site plan is consistent with this title, any applicable specific plan, any adopted development standards and design guidelines, and the General Plan.
3. The proposed project, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

The Major Design Review process includes subjective evaluation components (i.e., compatibility with surrounding land and development) as well as "other associated items" which are not defined or described. The findings for Major Design Review also include subjective criteria, including the requirement that architectural and general appearance of the structure and grounds shall be in keeping with the character of the neighborhood, references to orderly and harmonious development, and references to the desirability of investment or occupation in the neighborhood. These terms are subjective and the Zoning Ordinance does not establish definitions for these terms or provide examples that illustrate how these terms will be interpreted. These subjective requirements can introduce uncertainty into the development review process and constrain housing development by not establishing objective requirements against which a project will be measure.

As noted above, the design review process, as a component of project review, is carried out either as ministerial or discretionary review, according to project type. The design review process allows for a variety of housing types and design, and allow mobile homes and factory-built housing with permanent foundations that also meet all design review requirements to be placed on residentially zoned parcels, pursuant to zoning and design review requirements. The Design Review guidelines also ensure that historic structures are retained and allow for the application of the State's Historic Building Code. However, the Design Review process includes subjective criteria. Program 17 in the Housing Plan requires that the Zoning Ordinance and Design Guidelines be reviewed and revised to address subjective criteria, either by providing definitions of subjective terms or examples that illustrate how the terms will be applied.

Subdivision Maps

Subdivision maps require Planning Commission review and approval. The initial Tentative Subdivision Map and draft improvement plan review takes about 6 to 9 months and final maps usually take 60 to 90 days. For a residential subdivision, the Planning Department is responsible for handling the application. The development application is checked for completeness, which takes less than 30 days. In most cases, an initial study and negative declaration or mitigated negative declaration is prepared with a public review period lasting generally from 20 to 30 days. The project is then brought before the Planning Commission by the Planning Director or 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 tentative map takes about 6 to 9 months. However, if an environmental impact report is required, this may 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.

4. TRANSPARENCY

Government Code Section 65940.1 requires Plymouth to make the following available on its website:

- A current schedule of fees, exactions, and affordability requirements applicable to a proposed housing development project, presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection.
- All zoning ordinances and development standards adopted by the city or county presenting the information, which shall specify the zoning, design, and development standards that apply to each parcel.
- The list(s) that specify in detail the information that will be required from any applicant for a development project, pursuant to Government Code Section 65940.
- The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by that city, county, or special district on or after January 1, 2018.

The City's current fee schedules, development application and permit forms, General Plan, Zoning Map, a link to the Zoning Ordinance, and other applicable planning-related documents are also available on its website to assist interested parties in understanding the fees and requirements associated with development of a parcel (or parcels). However, the City does not have its building permit fee schedule, the five previous annual fee reports, or the archive of impact fee nexus studies, cost of service

studies, or equivalent, conducted on or after January 1, 2018 available on its website. Program 24 in the Housing Plan ensures that the City will provide fiscal information on its website pursuant to Government Code Section 65940.1.

IV. INVENTORY OF RESIDENTIAL SITES – PLYMOUTH

This section of the Housing Element describes resources available for housing development, rehabilitation, and preservation in Plymouth. Resources include land designated for housing development, financial resources to assist with the development, rehabilitation, and preservation of housing, and resources for energy conservation.

A. AVAILABILITY OF SITES FOR HOUSING

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction’s share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section documents the availability of sites for future residential development and the adequacy of these sites to accommodate Plymouth’s 6th Cycle RHNA. In addition to assessing the quantity of land available to accommodate the City’s total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs. Plymouth will fulfill its share of regional housing needs using a combination of the methods below, as further described in this section:

- Units constructed/permitted during the 6th Cycle RHNA projection period in 2019 through 2021
- Residential projects with development entitlements with anticipated development post January 1, 2022
- Sites with zoning in place
 - Vacant and underutilized sites with a proposed project
 - Vacant sites with zoning in place (RR, SR, SC, VC, and VC-HDO zoned sites):
 - Residential sites (RR and SR) are assumed to develop at 80% of capacity,
 - Mixed use (SC, VC, and VC-HDO) sites are assumed to develop with residential uses at 50% of capacity, and
 - Realistic capacity assumptions anticipate up to 20% of a residential site may accommodate infrastructure and right-of-way consistent with approved and built densities shown in Table III-18.

Table IV-P-1 summarizes the residential unit potential from the above methods and provides a comparison with Plymouth’s RHNA and inventory parcels are shown on Figure Plymouth-1. Parcel-specific site inventories are included in Attachment A.

Category	Maximum Density	Acres	Realistic Capacity				Total
			Very Low	Low	Moderate	Above Moderate	
2021-2029 RHNA (Table II-39)			7	5	5	13	30
Carryover 4 th /5 th Cycle RHNAs			14	14	-	-	28
Units Constructed/Permitted in 6 th Cycle RHNA Projection Period (2019 – 2021) ¹			0	0	0	35	25
NET REMAINING RHNA			21	19	5	0 (12 excess units)	24

Table IV-P-1: Comparison of RHNA to Inventory of Sites, Approved Projects, and ADUs							
Category	Maximum Density	Acres	Realistic Capacity				
			Very Low	Low	Moderate	Above Moderate	Total
Approved and Pending Projects							
Approved Projects		3.1	-	-	-	6	6
Pending Projects		115.5	-	-	-	234	234
Subtotal Projects		118.6	-	-	-	240	240
Vacant Sites by Zoning District							
RR-PDO	2.28	25.1	0	0	0	53	53
SR	4.8	38.5	0	0	0	146	146
SC	10.2	0.8	0	0	3	0	3
VC	54.0	0.1	0	0	3	0	3
VC-HDO	21.0	0.9	0	0	7	0	7
Subtotal Vacant Sites		68.2	0	0	13	199	212
Total Capacity (Inventory, plus Approved Projects, plus ADUs)							
TOTAL CAPACITY			0	0	13	439	452
Shortfall			21	19	-	-	
Excess Capacity			-	-	8	451	
<small>¹HCD APR Table A2, California Open Data Portal, Accessed 10/14/2022 Source: Plymouth, 2022; Amador County Assessor Data, 2021; De Novo Planning Group, 2022</small>							

As shown in Table IV-P-1, Plymouth has a total realistic capacity for 452 units, with an excess capacity of 8 moderate and 451 above moderate income units to accommodate the RHNA.

1. REALISTIC CAPACITY AND AFFORDABILITY

To evaluate the adequacy of the sites identified to address the affordability levels established by the RHNA, State law (Government Code Section 65583.2(c)(3)) provides for the use of “default densities” to assess affordability. Based on its population and location within Amador County, Plymouth falls within the default density of at least 15 units per acre for providing sites affordable to very low and low income households.

All identified developable land designated for residential use (all residential land use designations in the General Plan) is considered available for residential development; however, large sites that are not proximate to roadways and existing/planned water and sewer infrastructure are not included in the 6th Cycle inventory as such sites are more likely to develop in the 7th or future cycles. Additionally, land within the SC and VC zoning districts is also considered available for residential development as the Development Code permits residential uses on these sites and does not require a non-residential component. All sites included in the inventory are vacant.

Realistic capacity was calculated at 80% of maximum density for residential zoning districts and 50% of maximum density for commercial and mixed use districts that allow residential development. The realistic capacity assumptions anticipate that residential sites may be reduced by up to 20% to provide for infrastructure and that mixed use sites may be reduced by up to 50% to accommodate non-residential uses and infrastructure.

Sites suitable for very low and low income households are sites zoned VC and VR that are sized from 0.5 to 10 acres, based on Government Code Section 65583.2(c)(2). However, the VC sites require a Conditional Use Permit which may reduce the potential

for affordable housing. To address this very low and low income need, the City will rezone at least 2 acres of vacant land to allow densities of at least 16 units per acre by-right to accommodate Plymouth’s very low and low income RHNA as described in Program 3 of the Housing Plan.

Sites suitable for moderate income households can be provided at 10 or more units per acre (SC, VC, and VC-HDO districts). The City has used these default density thresholds as a guide in allocating its sites inventory by income category, as presented in Table IV-P-1 and detailed by site in Appendix Plymouth-A.

2. PROJECTS WITH ENTITLEMENTS

The City has 6 projects with development entitlements that will have occupancy post January 1, 2022 and will contribute towards addressing its 6th Cycle RHNA, as described below:

- **Single family units** – APNs 008-490-016, 008-490-014, 008-490-012, 008-490-015, 008-490-011, and 008-490-013, each site has an issued building permit for a single family home.

3. PENDING PROJECT

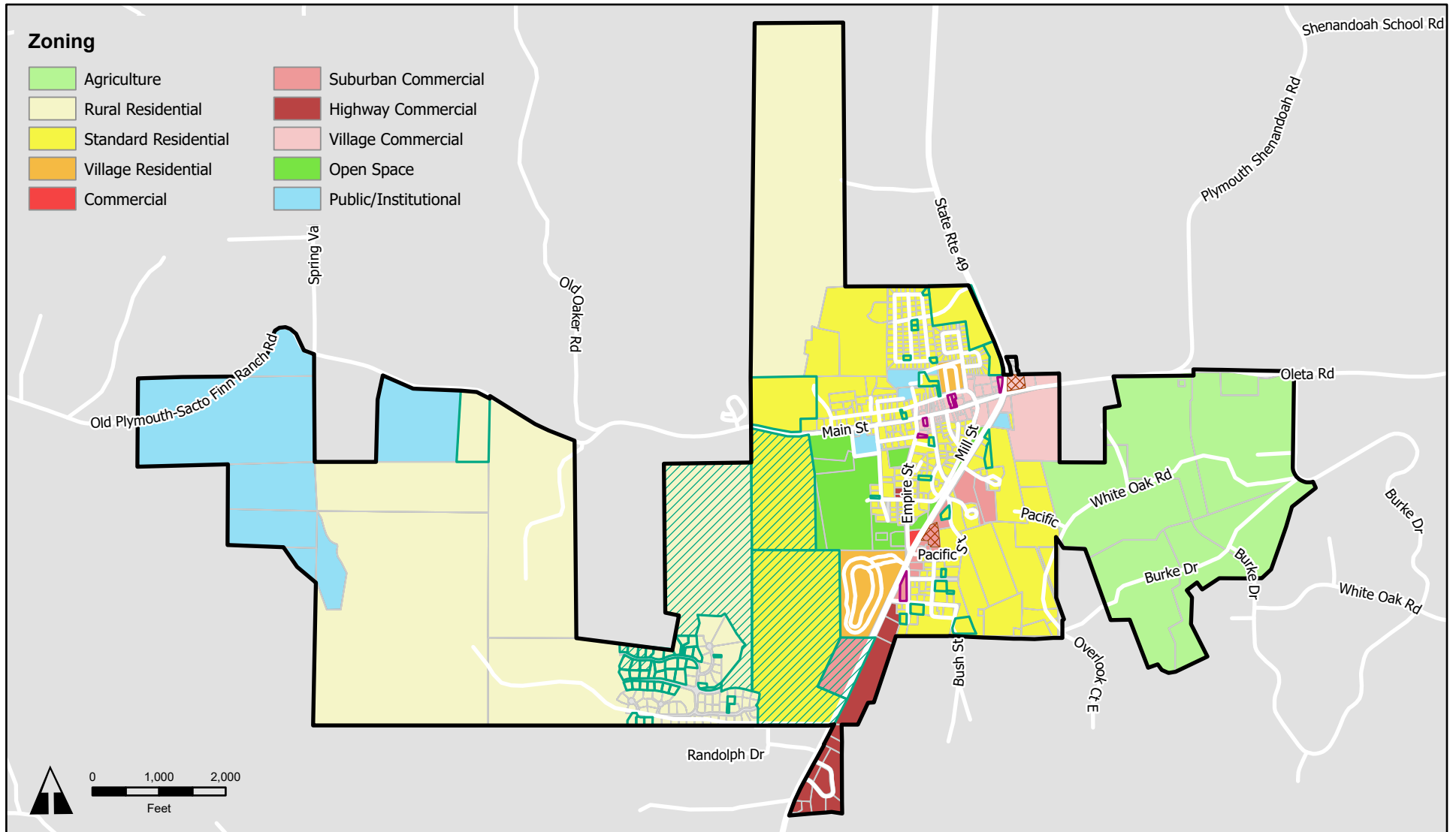
The City has 1 pending residential projects that will have occupancy post January 1, 2022 and contribute toward addressing its 6th Cycle RHNA, as summarized below. Additional information regarding each site is provided in Appendix A.

- **Greilich Ranch Subdivision** – Highway 49/Zinfandel Parkway, APN 008-060-044, 234 single family units (above moderate) proposed on a 115.5-acre site. The remainder of the parcel (44.9 acres) is proposed as the 49er Village RV Resort expansion.

4. SIZE OF SITES

As shown in Table IV-P-2, the City has vacant sites in a range of sizes. Sites available for single-family development appropriate for above moderate income households range from small lots of less than 0.4 acres in existing and approved subdivisions to infill lots of up to 2.5 acres in size. Lots for moderate income households accommodate higher density single-family (e.g., townhomes, attached single-family, cluster housing) and medium/high density multi-family units, primarily in the SC, VC, and VC-HDO zones, are located on lots less than 1 acres.

Zoning District	<0.25	<0.5	<1	<2.5	<5	<10	>10	Total Parcels
Approved and Pending Projects								
RR-PDO	-	3	3	-	-	-	-	6
RR-PDO, SC-PDO, SR-PDO	-	-	-	-	-	1	1	2
Vacant Sites								
RR-PDO	2	23	8	--	--	1	34	1
SC	--	--	1	--	--	--	1	--
SR	11	3	4	2	--	2	22	2
VC	1	--	--	--	--	--	1	--
VC-HDO	2	2	--	--	--	--	4	--
Subtotal Vacant	16	28	13	2	--	3	62	3



Legend

- City Boundary
- Vacant Sites**
- Above Moderate
- Moderate
- Pending/Approved Project Sites**
- Above Moderate
- Opportunity Sites**
- Very Low/Low

AMADOR COUNTYWIDE HOUSING ELEMENT

Figure Plymouth-1.
Plymouth Inventory of Sites Zoning Map

Plymouth Annex Attachment A

JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Total Capacity	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity		
Plymouth	7794 OLD SACRAMENTO RD	95669	008-020-031-000	SR	RR-PDO			10.97	Vacant	Yes - Planned	No	Available		0	0	20	20	
Plymouth	8823 PORT DR	95669	008-470-012-000	SR	RR-PDO			0.38	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-480-016-000	SR	RR-PDO			0.29	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-480-015-000	SR	RR-PDO			0.21	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-480-017-000	SR	RR-PDO			0.08	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-490-009-000	SR	RR-PDO			0.67	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-460-032-000	SR	RR-PDO			0.35	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-460-018-000	SR	RR-PDO			0.34	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-460-019-000	SR	RR-PDO			0.33	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-460-020-000	SR	RR-PDO			0.48	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-460-027-000	SR	RR-PDO			0.35	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-460-028-000	SR	RR-PDO			0.35	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-460-029-000	SR	RR-PDO			0.37	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-460-030-000	SR	RR-PDO			0.32	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-460-031-000	SR	RR-PDO			0.34	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-460-033-000	SR	RR-PDO			0.32	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-490-023-000	SR	RR-PDO			0.50	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-490-002-000	SR	RR-PDO			0.42	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-490-001-000	SR	RR-PDO			0.47	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-490-003-000	SR	RR-PDO			0.39	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-490-004-000	SR	RR-PDO			0.43	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-490-006-000	SR	RR-PDO			0.77	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-490-007-000	SR	RR-PDO			0.41	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-490-005-000	SR	RR-PDO			0.58	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-490-008-000	SR	RR-PDO			0.47	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-490-010-000	SR	RR-PDO			0.51	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-490-025-000	SR	RR-PDO			0.43	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-490-017-000	SR	RR-PDO			0.38	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-490-018-000	SR	RR-PDO			0.64	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-490-019-000	SR	RR-PDO			0.39	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-490-020-000	SR	RR-PDO			0.58	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-490-021-000	SR	RR-PDO			0.56	Vacant	Yes - Planned	No	Available		0	0	1	1	

Plymouth Annex Attachment A

JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL		MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate	Above Mod.	Total Capacity	Optional Info1
				PLAN	ZONING										Income Capacity	Income Capacity		
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-490-022-000	SR	RR-PDO			0.66	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	SUBDIVISION AT ZINFANDEL PKWY AND HWY 49	95669	008-490-024-000	SR	RR-PDO			0.40	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	HIGHWAY 49 AND OLD SACRAMENTO ROAD	95669	008-060-044-000-B	SR	RR-PDO			163.46	Agricultural/Op en Space	Yes - Planned	No	Pending Project		0	0	90	90	Greilich Ranch/49er Village Expansion
Plymouth	18169 EMPIRE ST	95669	010-141-006-000	SC	SC			0.78	Vacant	Yes - Planned	No	Available		0	3	0	3	
Plymouth	9451 PACIFIC ST	95669	010-111-007-000	SC	SC			1.45	Vacant	Yes - Planned	No	Available		0	0	0	0	Opportunity Site - rezone VL/L
Plymouth	17931 CA-49	95669	008-060-044-000-C	SC	SC-PDO			163.46	Agricultural/Op en Space	Yes - Planned	No	Pending Project		0	0	12	12	Greilich Ranch/49er Village Expansion
Plymouth	18230 SUTTER ST	95669	010-132-009-000	AUR	SR			0.18	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	9510 VICTORIAN WAY	95669	010-178-008-000	AUR	SR			1.88	Vacant	Yes - Planned	No	Available		0	0	7	7	
Plymouth	18930 NUGGET WAY	95669	010-176-008-000	AUR	SR			0.17	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	9453 BUSH ST	95669	010-150-017-000	AUR	SR			1.60	Vacant	Yes - Planned	No	Available		0	0	6	6	
Plymouth	18129 EMPIRE ST	95669	010-141-005-000	AUR	SR			0.36	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	9350 BUSH ST	95669	010-144-002-000	AUR	SR			0.65	Vacant	Yes - Planned	No	Available		0	0	2	2	
Plymouth	9417 BUSH ST	95669	010-143-004-000	AUR	SR			0.10	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	18190 SUTTER ST	95669	010-143-001-000	AUR	SR			0.62	Vacant	Yes - Planned	No	Available		0	0	2	2	
Plymouth	9475 PACIFIC ST	95669	010-111-001-000	AUR	SR			0.43	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	18451 SHERWOOD ST	95669	010-081-007-000	AUR	SR			0.12	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	18505 DAVIS ST	95669	010-083-027-000	AUR	SR			0.27	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	18594 STATE HIGHWAY 49	95669	010-093-005-000	AUR	SR			0.72	Vacant	Yes - Planned	No	Available		0	0	2	2	
Plymouth	18615 POPLAR ST	95669	010-053-010-000	AUR	SR			0.22	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	18620 STATE HIGHWAY 49	95669	010-093-001-000	AUR	SR			0.15	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	9313 MAIN ST	95669	010-022-003-000	AUR	SR			0.17	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	9389 LANDRUM ST	95669	010-021-022-000	AUR	SR			1.00	Vacant	Yes - Planned	No	Available		0	0	3	3	
Plymouth	18840 GOLDEN WAY	95669	010-177-029-000	AUR	SR			0.17	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	18861 NUGGET WAY	95669	010-175-018-000	AUR	SR			0.16	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	18930 NUGGET WAY	95669	010-176-009-000	AUR	SR			0.17	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	19040 GOLDEN WAY	95669	010-172-013-000	AUR	SR			0.20	Vacant	Yes - Planned	No	Available		0	0	1	1	
Plymouth	MILLER WAY	95669	010-178-011-000	AUR	SR			12.23	Vacant	Yes - Planned	No	Available		0	0	46	46	
Plymouth	9005 OLD SACRAMENTO RD	95669	008-060-043-000	AUR	SR			16.90	Vacant	Yes - Planned	No	Available		0	0	64	64	
Plymouth	HIGHWAY 49 AND OLD SACRAMENTO ROAD	95669	008-060-012-000	AUR	SR-PDO			37.74	Vacant	Yes - Planned	No	Pending Project		0	0	44	44	Greilich Ranch/49er Village Expansion
Plymouth	HIGHWAY 49 AND OLD SACRAMENTO ROAD	95669	008-060-044-000-A	AUR	SR-PDO			163.46	Agricultural/Op en Space	Yes - Planned	No	Pending Project		0	0	88	88	Greilich Ranch/49er Village Expansion
Plymouth	18650 EMPIRE ST	95669	010-053-012-000	UC	VC			0.14	Vacant	Yes - Planned	No	Available		0	3	0	3	Opportunity Site - rezone VL/L
Plymouth	9621 MAIN ST	95669	010-150-024-000	UC	VC			1.34	Vacant	Yes - Planned	No	Available		0	0	0	0	
Plymouth	9344 MAIN ST	95669	010-053-002-000	UC	VC-HDO			0.15	Vacant	Yes - Planned	No	Available		0	1	0	1	
Plymouth	9431 MAIN ST	95669	010-031-014-000	UC	VC-HDO			0.27	Vacant	Yes - Planned	YES - City-owned	Available		0	2	0	2	
Plymouth	9435 MAIN ST	95669	010-031-013-000	UC	VC-HDO			0.20	Vacant	Yes - Planned	YES - City-owned	Available		0	2	0	2	
Plymouth	9565 MAIN ST	95669	010-032-014-000	UC	VC-HDO			0.26	Vacant	Yes - Planned	No	Available		0	2	0	2	

CITY OF SUTTER CREEK ANNEX

Annex to the Background Report

SUTTER CREEK ANNEX

This Annex provides information specific to the City of Sutter Creek regarding governmental constraints and Sutter Creek’s inventory of residential sites. This Annex supplements the information in the Background Report and contains the following:

Chapter III, Section B – Governmental Constraints – Sutter Creek.

Chapter IV – Inventory of Residential Sites – Sutter Creek.

CHAPTER III. HOUSING CONSTRAINTS

B. GOVERNMENTAL CONSTRAINTS – SUTTER CREEK

1. LAND USE CONTROLS

Land use controls guide local growth and development. Sutter Creek applies land use controls through its General Plan, Community/Area Plans, and Zoning Ordinance. All residential land use classifications pose a constraint on residential development in the sense that various conditions, building requirements, and limitations restrict a pure free market ability to construct housing. Land use regulations also have the potential of adding costs to construction, which indirectly may constrain housing. These impacts are measured against the general health and public safety served in the adoption of such regulations. Standards have been determined by Sutter Creek to establish minimum constraints to provide for adequate separation of buildings for fire protection, air and light between structures, and the intensity of development. Implementation of these standards has not resulted in a serious constraint in providing housing to the various income levels.

a. GENERAL PLAN LAND USE DESIGNATIONS

By definition, local land use controls constrain housing development by restricting housing to certain sections of Sutter Creek and by limiting the number of housing units that can be built on a given parcel of land. The City’s 2019 General Plan (General Plan) establishes land use designations for all land within Sutter Creek’s area and defines community growth boundaries. The Land Use Element also includes a land use map that establishes the location of each of these designations. Table III-SC-1 identifies the different land use designations in Sutter Creek’s General Plan that accommodate residential development.

Land Use Category	Description	Residential Density	Implementing Zoning District(s)
Residential Estates (RE)	The “RE,” Residential Estates, land use 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. The minimum parcel or lot size is one acre, with the size to reflect access to the site, services available, terrain, soil composition, and other environmental features. Population density and building intensity is one household and one single family dwelling per acre.	1 dwelling unit/acre	Residential Estates (RE)
Residential Low Density (RL)	The “RL,” Residential Low Density, land use 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.	2 dwelling units/acre	Residential Low Density (RL)

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	The minimum parcel or lot size is ½ acre, with the size to reflect access to the site, services available, terrain, soil, and other environmental factors. Population density and building intensity is one household and one single family dwelling unit per ½ acre.		
Residential Single Family (RSF)	<p>The “RSF,” Residential Single Family, land use 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.</p> <p>The minimum parcel or lot size is 7,000 square feet. The population density and building intensity is one household and one single family dwelling per 7,000 square feet. Maximum lot coverage is 50%.</p>	6.22 dwelling units/acre	One Family Dwelling (R-1)
Residential Medium (RM)	<p>The “RM,” Residential Medium, land use 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.</p> <p>The minimum parcel or lot size for duplex development is 7,000 square feet. Maximum population density and building intensity is one household, one dwelling unit per 3,000 square feet of parcel or lot area (up to 15 units/acre). Maximum lot coverage is 75%.</p>	15 dwelling units/acre	Two-Family Dwelling (R-2)
Residential High (RH)	<p>The “RH,” Residential High, land use designation is generally applied to lands where multifamily 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.</p> <p>Minimum parcel or lot size is 3,500 square feet. The maximum allowable density and building intensity will be 16 to 29 dwelling units per acre. Maximum lot coverage is 75%.</p>	16-29 dwelling units/acre	Limited Multiple Family (R-3); Multiple Family (R-4)
Mixed Use (MU)	<p>The “MU,” Mixed Use, land use designation is intended for areas where residences and professional offices or limited, low-intensity commercial activities may be combined within one building or complex of buildings. 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 limited commercial activity and private entrepreneurs can be encouraged in buildings that also serve as a residence.</p> <p>Minimum lot size is 7,000 square feet per lot. Maximum population density and building intensity is eight households and eight housing units per acre or equivalent. Maximum lot coverage is 50%.</p>	8 dwelling units/acre	Mixed Use (MU)
Commercial (C)	The “C,” Commercial, land use 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,	16-29 dwelling units/acre	Limited Commercial (C-1); Commercial (C-2)

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	<p>standards, and codes can be met. Application of the “C” designation is to insure the economic vitality of the City.</p> <p>Minimum parcel or lot size is 7,000 square feet. Maximum population density is 16 to 29 households per acre or equivalent (34.24-62.06 persons per acre). Maximum parcel or lot coverage is 85%.</p>		
Downtown Commercial (DTC)	<p>The “DTC”, Downtown Commercial, land use 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.</p> <p>The minimum lot size is 7,000 square feet. Maximum population density and building intensity is 16 to 29 households/housing units per acre or equivalent. Maximum building coverage is 95%.</p>	16-29 dwelling units/acre	Downtown Commercial (DTC)
Industrial (I)	<p>The “I”, Industrial, land use 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 “(pd)” planned development designation “light industry” is considered most appropriate. Where the “I” designation stands alone, heavy industry uses shall be allowed and protected from land use conflicts.</p> <p>Minimum parcel or lot size is 7,000 square feet. One caretaker family housing unit may be allowed per business in operation. Maximum population density is 6 households per acre or the equivalent (12.84 persons per acre). Maximum parcel or lot coverage is 90%.</p>	6 dwelling units/acre	Light Industrial (I-1); Heavy Industrial (I-2)
Public Service (PS)	<p>The “PS”, Public Service, land use designation is applied to those lands with a public or quasi-public use. Minimum parcel size shall be 7,000 square feet; maximum lot coverage shall be 85%; 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 discretionary conditional use permit.</p> <p>One caretaker family housing unit may be allowed per parcel. Maximum population density is 6 households per acre or the equivalent (12.84 persons per acre). Maximum lot or parcel coverage is 85%.</p>	6 dwelling units/acre	Public Service (P-S)
Recreation (R)	<p>The “R”, Recreation, land use 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%; and maximum population density shall be 1,000 persons per gross acre for facilities or events involving the periodic assemblage of large numbers of</p>	6 dwelling units/acre	Recreation (R)

	people. Such facilities and events may be controlled by a conditional use permit. One caretaker family housing unit may be allowed per parcel. Maximum population density is 6 households per acre or the equivalent (12.84 persons per acre).		
Mining (M)	<p>The “M,” Mining, land use 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 insure 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 within the City by use permit and applicable provisions of the State Surface Mining and Reclamation Act and the California Environmental Quality Act.</p> <p>Minimum parcel size in “M” designated areas is five acres. Maximum population density is one household per acre or equivalent (2.14 persons per acre) in conjunction with the (pd) combined designation. Maximum building coverage is 50%.</p>	1 dwelling unit/acre	N/A
Gold Rush Ranch Specific Plan			
Gold Rush Ranch Single family Detached Residential (GRRSP-SFDR)	The “GRRSP-SFDR” land use designation applies to a range of lot and home sizes to accommodate a range of housing demands, including duplexes on corner lots. The average lot size will be 7,000 square feet or greater, to accommodate affordable housing. Low and moderate income housing shall equal ten percent (10%) of the approved dwelling units. Within each small lot subdivision, between 8% to 12% of the lots may be 4,500 square feet to 6,999 square feet to accommodate low and moderate affordable housing. At least two types of housing units affordable for low- and moderate-income households shall be located within each small lot subdivision. Housing types include, but are not limited to, cottages and duplexes. Maximum building coverage in 50%. Allowed density ranges from 4 to 8 units per acre, or 8.72 to 17.44 persons per acre. The maximum building height is 35 feet.	4-8 dwelling units/acre	GRRSP-R-1 (PD)
Gold Rush Ranch Single family Attached Residential (GRRSP-SFAR)	The “GRRSP-SFAR” land use designation is applied to the area of the Gold Rush Ranch Specific Plan that may be developed as townhouses, condominiums, or stacked flats. The density ranges from 10 to 12 units per acre or 17.44 to 32.70 persons per acre. Maximum building coverage is 60% and the maximum building height is 35 feet.	10-12 dwelling units/acre	GRRSP-R-4
Gold Rush Ranch Residential Custom Lots (GRRSP-RCL)	The “GRRSP-RCL” land use designation is applied to custom lots and homes within the Gold Rush Ranch Specific Plan Area that will be located in areas with greater slopes or dense tree cover, which require larger areas to locate a building site. Typical lot sizes will range from 10,000 square feet up to 20,000 square feet. The density ranges from 2 to 3 units per acre or 4.36 to 6.54 persons per acre. Maximum building coverage is 30% and the maximum building height is 35 feet.	2-3 dwelling units/acre	GRRSP-R-1
Gold Rush Ranch Mixed Use (GRRSP-MU)	The “GRRSP-MU” land use designation areas may include commercial, residential, golf clubhouse, public facilities, hotel, and time share uses. The density ranges from 15 to 20 units per	15-20 dwelling units/acre	GRRSP-MU

	acre or 17.44 to 32.70 persons per acre. Maximum building coverage is 85% and the maximum building height is 55 feet.		
Source: City of Sutter Creek General Plan 2019 Land Use Element; City of Sutter Creek Gold Rush Specific Plan 2010 Land Use Element.			

As described above, the Land Use Element of the Sutter Creek General Plan establishes the location and intensity of planned land uses. Additionally, the Land Use Element also includes a buildout analysis (or development capacity analysis) to determine the maximum number of potential residential units and maximum amount of commercial, industrial, and non-residential square footage that are anticipated to be built during the planning period of the General Plan. According to the State of California General Plan Guidelines, a buildout analysis or development capacity analysis represents “an estimate of the total amount of development that may be built in an area under a certain set of assumptions, including applicable land use laws and policies (e.g., zoning), environmental constraints, etc.” This is done through calculating the acreage within each land use category and multiplying that number by the applicable density and intensity factor to estimate a theoretical development capacity.¹

The Gold Rush Ranch Specific Plan (GRRSP), adopted January 4, 2010, establishes land uses, regulations, conditions, and programs for a 945-acre site located in the southwest portion of Sutter Creek. The GRRSP accommodates 1,334 residential units consisting of single family and commercial/residential mixed use. The adopted GRRSP is consistent with the General Plan. Future specific plans, specific plan amendments, and development projects must be consistent with policies contained in the General Plan, including the General Plan Land Use Element. The Development Agreement for the project expired in 2017. The applicant has not submitted a new application but has discussed the project with City staff. It is not anticipated that the GRRSP will be developed during the 6th Cycle.

b. ZONING ORDINANCE

The Zoning Ordinance is among the chief implementing tools for the General Plan. The Zoning Ordinance specifies development standards for all applications such as setbacks, parking requirements, height limits, and lot coverage for individual zoning districts. Periodically, the Zoning Ordinance is reviewed to ensure its consistency with the policies of the General Plan, as required by Government Code Section 65860, and amendments are initiated to enhance its value in accommodating new development. The Zoning Ordinance provides for an array of residential districts throughout Sutter Creek that allow a variety of different residential uses. Table III-SC-1 identifies the zoning districts in Sutter Creek that allow residential uses and the associated General Plan land use designations. Development Standards

The Zoning Ordinance prescribes minimum standards for residential lot sizes, yards, and lot coverage. Minimum lot size and permitted density are shown in Table III-SC-2. These standards 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.

Zone District	Minimum Lot Size	Permitted Density ¹
Agriculture (A)	40 acres	0.025 dwelling units/acre
Residential Estates (RE)	40,000 sq. ft.	1.0 dwelling unit/acre
Residential Low Density (RL)	20,000 sq. ft.	2.0 dwelling units/acre
One Family Dwelling (R-1)	7,000 sq. ft. ²	6.22 dwelling units/acre
Two-Family Dwelling (R-2)	Duplex: 3,500 sq. ft. per half-plex unit; Single family Dwelling: 5,000 sq. ft.	12.4 dwelling units/acre

¹ Office of Planning and Research (OPR). 2020. State of California General Plan Guidelines [Chapter 4: Required Elements, pg. 48]. Available at: https://opr.ca.gov/docs/OPR_C4_final.pdf

Zone District	Minimum Lot Size	Permitted Density ¹
Limited Multiple Family (R-3)	3,000 sq. ft. per dwelling unit	14.5 dwelling units/acre
Multiple Family (R-4)	1,000 sq. ft. per dwelling unit	29 dwelling units/acre
Mixed Use (MU)	No minimum lot size	29 dwelling units/acre 2.50 mixed use floor area ratio 1.50 other buildings floor area ratio
Limited Commercial (C-1)	None	29 dwelling units/acre
Commercial (C-2)	None	29 dwelling units/acre
Downtown Commercial (DTC)	None	29 dwelling units/acre
Light Industrial (I-1)	7,000 sq. ft.	1 caretaker unit/parcel
Heavy Industrial (I-2)	40,000 sq. ft.	1 caretaker unit/parcel
Public Service (P S)	7,000 sq. ft.	1 caretaker unit/parcel
Recreation (R)	7,000 sq. ft.	0 units/acre
Note: 1. Densities are based on the lesser of the: 1) General Plan maximum density (where density is not prescribed for a zone) or 2) density based on the minimum lot size or minimum square feet per dwelling unit. 2. Existing lots between 5,000-7,000 sq. ft. have a maximum permitted density of one dwelling unit per lot; existing lots with less than 5,000 sq. ft. may develop one dwelling unit per lot with a conditional use permit (CUP).		
Source: Sutter Creek Zoning Ordinance (Title 18), 2022.		

Table III-SC-3 provides setback, coverage, and height requirements for various zoning districts within Sutter Creek which allow for residential development. The setbacks and height requirements are comparable to other communities throughout the State. In contrast with many communities throughout the State, the City's Zoning Ordinance does not establish lot width or open space requirements.

Zone District	Front Setback	Side Setback	Rear Setback	Maximum Height	Site Coverage
Agriculture (A)	35 ft.	20 ft. (30 ft. for corner lots)	40 ft.	2.5 stories and 35 ft.	3%
Residential Estates (RE)	35 ft.	15 ft. (20 ft. for corner lots)	40 ft.	2.5 stories and 35 ft.	15%
Residential Low Density (RL)	30 ft.	10 ft. (15 ft. for corner lots)	25 ft.	2.5 stories and 35 ft.	30%
One Family Dwelling (R-1)	25 ft.	5 ft. (12 ft. for corner lots)	15 ft.	2.5 stories and 35 ft.	50%
Two-Family Dwelling (R-2)	20 ft.	5 ft. (10 ft. for corner lots)	10 ft.	2.5 stories and 35 ft.	75%
Limited Multiple Family (R-3)	15 ft.	5 ft. (10 ft. for corner lots)	10 ft.	2.5 stories and 35 ft.	75%
Multiple Family (R-4)	10 ft.	5 ft. (10 ft. for corner lots)	10 ft.	3 stories and 40 ft.	75%
Mixed Use (MU)	10 ft.	5 ft.	10 ft.	4 stories and 55 ft.	85%
Limited Commercial (C-1)	10 ft. (1)	5 ft.	10 ft. (2)	2.5 stories and 35 ft.	85%
Commercial (C-2)	5 ft. (1)	5 ft.	10 ft. (2)	3 stories and 40 ft.	85%
Downtown Commercial (DTC)	10 ft. (1)	5 ft.	10 ft. (2)	3 stories and 40 ft.	95%
Light Industrial (I-1)	25 ft.	10 ft.	20 ft.	4 stories and 50 ft.	90%
Heavy Industrial (I-2)	25 ft.	10 ft.	10 ft.	4 stories and 50 ft.	90%

Public Service (P S)	-	-	-	-	-
Recreation (R)	N/A	N/A	N/A	3 stories and 35 ft.	50%
Notes:					
1. Building Setback Exception:					
a) Where lots comprising forty percent or more of the frontage on one side of a street between intersecting streets are developed with buildings, no building hereafter erected or structurally altered shall project into the front yard setback to a greater extent than the average front yard line so established.					
b) In determining such front yard depth, buildings located more than thirty-five feet front the front property line or buildings facing a side street on a corner lot shall not be counted.					
2. Where there is an alley at the rear of the lot, such rear yard may be measured to the center of said alley.					
Sutter Creek Zoning Ordinance (Title 18), 2022.					

Parking Requirements

Sutter Creek's parking regulations are set forth in Chapter 18.48, which identifies the number of spaces required for each land use. The City's parking requirements are intended to ensure that adequate off-street parking and loading facilities are provided in proportion to the need created by the type of use. Table III-SC-4 below shows the parking regulations pertaining to the development of residential units.

The City has provisions to allow flexibility in off-street parking requirements, including the ability to waive or reduce the parking requirements for projects that include affordable housing units and special needs housing. In the event that the required parking cannot be provided for each type of use as shown in Table III-SC-4, developers may pay an in-lieu parking fee to offset parking impacts to the City. The in-lieu parking fee is codified in Chapter 15.28 of the City's Municipal Code. A parking reduction is also available through the City's reasonable accommodation process for housing for persons with disabilities. Moreover, affordable housing developments that are eligible for a density bonus pursuant to Government Code Section 65915-65918 are eligible to use parking standards established by State Density Bonus law. Section 18.48.080 of the Zoning Ordinance provides for joint use parking facilities, including mixed use development. Per Section 18.48.050 of the Zoning Ordinance, tandem parking may be allowed to satisfy off-street parking requirements for single family dwellings, duplexes, and second unit dwellings or accessory dwelling units (ADUs). Parking for ADUs and emergency shelters are discussed in greater detail below.

The City has analyzed its parking standards and has concluded that the flexible parking requirements, including tandem parking and shared parking, along with the provisions outlined above, alleviate constraints on housing that could result from the requirements to provide parking.

Residential Use	Vehicle Spaces Required
Single family dwellings	2 spaces for each dwelling unit
Two-family dwellings and townhouse units	2 spaces for each dwelling unit
Multiple-family dwellings	1.5 spaces for each dwelling unit plus 1 guest space for each five dwelling units
Senior housing	1 space for each dwelling unit
Second unit dwellings	1 space for each bedroom
Transient occupancy buildings	1 space for each guest room plus 1 space for each five guest rooms
Congregate care facilities	1 space for each two beds
Source: Sutter Creek Zoning Ordinance (Chapter 18.48), 2022.	

Allowed and Conditional Uses

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 III-SC-5 shows the housing types that are permitted by Zoning District.

Uses	A	RE	RL	R-1	R-2	R-3 1	R-4 1	MU	C-1 1, 2	C-2 1, 2	DTC 1, 2, 3	I-1 1, 2, 4	I-2 1, 2
Dwelling, One-Family	P	P	P	P	P	N	N	N	N	N	C	N	N
Second Unit Dwelling	P	P	P	P	P	N	N	N	N	N	N	N	N
Dwelling, Half-plex (Zero lot line unit)	N	N	N	N	P	N	N	N	N	C	C	C	N
Dwelling, Two-Family (Duplex)	N	N	N	N	P	N	N	N	N	C	C	C	N
Dwelling Triplex, Fourplex, Condominium, and Bungalow Court	N	N	N	N	N	P	P	N	N	P	C	P	N
Dwelling, Multiple Family, ⁵ Apartment House, Townhouses	N	N	N	N	N	N	P	N	N	P	C	P	N
Group Dwellings	N	N	N	N	N	N	P	N	N	P	C	P	N
Large-Scale Housing Projects - Minimum Gross Area of Five Acres ⁶	C	C	C	C	C	C	C	C	N	C	C	C	N
Residential Use above a Commercial Use	N	N	N	N	N	N	N	P	N	N	N	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
Home Occupations ⁷	C	C	C	C	C	C	C	N	N	N	N	N	N
Live/Work Units	N	N	N	N	N	N	N	P	N	N	N	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	N	N	P	C	P	N
Supportive Housing	N	N	N	N	N	N	N	N	N	N	N	N	N
Transitional Housing	N	N	N	N	N	N	P	N	N	P	C	P	N
Emergency Shelter	N	N	N	N	N	N	N	N	N	P	N	P	N
Farm worker Housing	N	N	N	N	N	N	P	N	N	P	C	P	N

Notes: P = permitted by right; C = conditional use permit; N = not permitted

1. Site plan review required for all buildings in R-3, R-4, commercial, and industrial zones (see Chapter 18.50 of the Zoning Ordinance).
2. Chapter 18.60 of the Zoning Ordinance permits the following residential uses with a Conditional Use Permit: new or remodeled residential structure in a commercial or industrial zone; or existing structures converted to residential uses in a commercial or industrial zone.
3. Section 18.38.020 of the Zoning Ordinance permits by right “first and second-story residential units including studio apartments” in the DTZ Zone. 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.
4. Per Section 18.40.020 of the Zoning Ordinance, the I-1 Zone allows by right “any uses permitted in the C-2 zone.”
5. 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.”
6. Allowed by Conditional Use Permit in all zones in Section 18.60.010 of the Zoning Ordinance.
7. Applications for a home occupation use permit is processed in the same manner as site plan permits pursuant to Chapter 18.50 of the Zoning Ordinance.

Source: Sutter Creek Zoning Ordinance (Title 18), 2022.

In addition to the zones shown in the table above, there are three overlay zones that also allow residential uses in specific areas: Historic Residential Combining (HR), Manufactured Housing Combining (MH), and Planned Development (PD). These overlay zones are discussed further below.

The Zoning Ordinance permits a variety of housing types and densities. The following describes the allowed and conditional uses allowed by the Zoning Ordinance:

One-Family Units (Single family Units)

A one-family dwelling (single family unit) is defined in 18.08.180 of the Zoning Ordinance as a detached building designed for or occupied exclusively by one family. Single family units are allowed in the A, RE, RL, R-1, and R-2 zones as a permitted use and subject to a conditional use permit in the C-1, C-2, DTC, I-1, and I-2 zones. Allowing single family units in the R-3, R-4, and MU zones may result in reduced densities and reduce the variety of housing types in the City, by reducing availability of land in these zoning districts to accommodate duplex and multifamily units.

Two-Family (Duplex)

A two-family dwelling (duplex) is defined in Section 18.08.190 as a detached building designed for or occupied exclusively by two families living independently of each other. Two-family units are allowed as a permitted use in the R-2 zone.

Half-plex (Zero lot line unit)

A half-plex (zero lot line unit) is defined in Section 18.08.165 of the Zoning Ordinance as one-half of a duplex dwelling which is located on a separate lot from the other half of the duplex. Half-plex units are allowed as a permitted use in the R-2 zone.

Triplex, Fourplex, Condominium, and Bungalow Court

A triplex is defined in Section 18.08.185 of the Zoning Ordinance as a single building consisting of three dwelling units. A fourplex is defined in 18.08.157 of the Zoning Ordinance as a single building consisting of four dwelling units. A condominium is defined in 18.06.140 of the Zoning Ordinance as a structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and buildings) are owned in common by the owners of the individual units. A bungalow court is defined in 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. Triplexes, Fourplexes, Condominiums, and Bungalow Courts are allowed as a permitted use in the R-3, R-4, C-2, and I-1 zones and subject to a conditional use permit in the DTC zones. As discussed below under Site Plan Review, Site Plan Reviews are subject to specific findings and do not generally constrain residential development, with the exception of Finding B. Program 17 in the Housing Plan will remove subjective language from the Site Plan Review findings to remove this potential constraint to residential development.

Multiple Family Units, Apartment Houses, Townhouses

Multiple family units are defined in Section 18.08.170 of the Zoning Ordinance as a building or a portion of a building used and/or designed as residences for three or more families living independently of each other. An apartment house is defined in 18.08.060 of the Zoning Ordinance as a building, or portion thereof, designed for or occupied by five or more families living independently of each other. Multiple family units, including apartments, townhomes, and condominiums, are allowed as a permitted use in the R-4, C-2, and I-1 zones and subject to a conditional use permit in the C-1, DTC, and I-2 zones. Per Chapter 18.50 of the Zoning Ordinance, a site plan review is required for all buildings in R-3, R-4, commercial, and industrial zones. As discussed below under Site Plan Review, Site Plan Reviews are subject to specific findings and do not generally constrain residential development, with the exception of Finding B. Program 17 in the Housing Plan will remove subjective language from the Site Plan Review findings to remove this potential constraint to residential development. It is noted that the Zoning Ordinance update that is underway will combine the R-3 and R-4 zone, maintaining the maximum densities allowed in the R-4 zone to simplify implementation of these zones.

Housing Projects Having a Minimum Gross Area of Five Acres

Section 18.060.020 of the Zoning Ordinance permits housing projects having a minimum gross area of five acres in any zone where the proposed residential use would not normally be allowed subject to a conditional use permit. This allows for flexibility in development standards and appropriate densities depending on the zone in which it is located and increases opportunities for residential projects to be proposed in zones where residential uses are not specifically identified as a permitted use. The conditional use permit requirement also ensures the provision of adequate infrastructure and public services.

Residential Use Above a Commercial Use (Mixed Use Housing)

The City's MU zone is designed to provide a vertical and horizontal integration of uses, including commercial, office, residential, hotels, motels, and time share units. The MU zone permits residential uses on the second or higher floor of a building. Live-work

units are permitted on the first and higher floors of a building in the MU zone. As discussed in Chapter IV, Inventory of Residential Sites, the City does not rely on the MU zone to accommodate the RHNA and these provisions to accommodate residential development in the MU zone expand opportunities for multifamily or mixed use housing.

Second Unit Dwelling/Accessory Dwelling Unit

A second unit dwelling, also known as an accessory dwelling unit (ADU) or granny flat, is defined in 18.08.412 of the Zoning Ordinance as a self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Second unit dwellings are allowed as a permitted use in the RE, A, RL, and R-1 zones. Also see Accessory Dwelling Units below.

Government Code Section 65852.2 establishes State standards for ADUs. Jurisdictions may adopt local ordinances that meet the state standards; however, without a local ordinance, State ADU regulations apply and local governments cannot preclude ADUs. The purpose of an ADU is to provide additional housing options for family members, students, the elderly, in-home health care providers, the disabled, veterans and others, in existing urban, suburban, and rural residential areas without substantially changing the use, appearance, or character of a neighborhood.

In 2019, the Governor signed a series of bills that significantly limit local jurisdiction's ability to restrict the development of ADUs. Assembly Bill (AB) 68, AB 587, AB 670, AB 671, AB 881, and Senate Bill (SB) 13 provide revisions to Government Code Section 65852.2 to further lift constraints on ADUs. These recent laws also provide numerous other standards, addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADUs. In general, under these new laws:

- One ADU and one JADU must be allowed on lots with an existing or concurrently built single family unit and ADUs shall be allowed with multifamily buildings pursuant to Government Code Section 65852.2(e).
- A Junior ADU and ADU are allowed on the same property;
- A local jurisdiction must ministerially approve a detached ADU that is less than 800 feet, is shorter than 16 feet, and has at least four-foot rear and side-yard setbacks;
- A local jurisdiction must review and approve compliant ADUs within 60 days instead of 120 days;
- A local jurisdiction is prohibited from imposing development impact fees, excluding connect fee or capacity charges on ADUs smaller than 750 feet;
- A local jurisdiction is prohibited from establishing a minimum square footage requirement for either an attached or detached ADU that prohibits an efficiency unit.
- A local jurisdiction is prohibited from establishing a maximum square footage requirement for either an attached or detached ADU that is less than 850 square feet and 1,000 square feet. if the ADU contains more than one bedroom.
- A local jurisdiction may now choose to allow the sale of an ADU in certain circumstances; and
- Home Owner Associations and other common interest developments are prohibited from not allowing or unreasonably restricting the development of ADUs.
- Junior ADUs shall be allowed as identified at Government Code Section 65852.2(a) and (b).
- Government Code Section 65852.2(a)(1)(a) allows the City to designate areas within the jurisdiction of the local agency where ADUs may be permitted, consider the adequacy of water and sewer services, and the impact of accessory dwelling units on traffic flow and public safety.

The City's Zoning Ordinance does not address ADUs in accordance with State law. As the City does not have a local ordinance that meets State standards, State ADU regulations apply. Program 4 in the Housing Plan requires the Zoning Ordinance to be modified to be consistent with State requirements for ADUs; this City is in the process of preparing a Zoning Code Update and this is included in Chapter 18.61 of the draft document.

Home Occupations

Home Occupation is defined in Section 18.08.260 of the Zoning Ordinance as an occupation carried on by the occupant of a dwelling as a secondary use in connection with a personal business in which there is no display; no stock in trade nor commodity sold upon the premises; no person employed on the premises; and no mechanical equipment on the premises used except such electrical or electronic devices utilized for the business. Also includes individuals who conduct 'telecommuting' in conjunction with regular employment. Home occupations are subject to a conditional use permit in the A, RE, RL, R-1, R-2, R-3, and R-4 zones. An application for a home occupation use permit is processed in the same manner as site plan permits pursuant to Chapter 18.50 of the Zoning Ordinance.

Live/Work Units

A live-work is defined in Section 18.08.288 of the Zoning Ordinance as a building or space within a building that is used jointly for office/business and residential uses allowed in the applicable zoning district. Live-work units are allowed as a permitted use in the MU zone.

Residential Care Facilities

California Health and Safety Code (HSC) Section 1566.3 establishes requirements for the local zoning standards for residential facilities that serve 6 or fewer persons. Section 1566.3(e) specifies that no conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility that serves 6 or fewer persons that is not required of a family dwelling of the same type in the same zone while paragraph (g) indicates "family dwelling," includes, but is not limited to, single family dwellings, units in multifamily dwellings, including units in duplexes and units in apartment dwellings, mobile homes, including mobile homes located in mobile home parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned unit developments. HSC Section 1569.85 further specifies these same requirements for residential care facilities for the elderly that serve 6 or fewer persons.

Residential care facilities are not defined in the Zoning Ordinance and the Zoning Ordinance does not establish specific site planning requirements for residential care facilities. Residential care facilities housed in single family or multifamily homes are subject to the relevant site planning requirements. Program 17 in the Housing Plan requires the Zoning Ordinance to be modified to permit residential care facilities in accordance with State law. It is noted that the update to the Zoning Ordinance that is underway will address this issue.

Single-Room Occupancy Units (SROs)

The City's Zoning Ordinance does not provide a definition for Single-Room Occupancy Units (SROs). HCD defines SROs as a residential property that includes multiple single room dwelling units. Each unit is for occupancy by a single eligible individual. The unit need not, but may, contain food preparation or sanitary facilities, or both. SROs are a permitted use in the R-4 zone.

Farm Worker and Employee Housing

Employee housing is not defined in the City's Zoning Ordinance. HSC Section 17021.5 requires that employee housing serving six or fewer employees shall be deemed a single family structure and shall be treated subject to the standards for a family dwelling in the same zone.

HSC Section 17021.6 requires that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses, with exceptions related to various health, safety, and resource conservation provisions identified in HSC Section 17021.8. Further, HSC Section 17021.8 requires streamlined, ministerial approval and application of reasonable objective development standards for eligible agricultural employee housing, which must not contain dormitory-style housing and must be 36 or fewer units or spaces designed for use by a single family or household. To qualify for the streamlined, ministerial approval process, an eligible agricultural housing

development must meet the health, safety, and resource conservation provisions HSC 17021.8(a). While the City of Sutter Creek's Zoning Ordinance permits farm worker housing by right in R-4 zone, the Zoning Ordinance does not provide for employee housing in zones that allow agricultural uses and does not address the requirements of HSC Section 17021.8.

Program 17 in the Housing Plan ensures that the Zoning Ordinance will be updated to define and permit employee housing, including employee housing as an agricultural land use, consistent with the requirements of State law. It is noted that the update to the Zoning Ordinance that is underway will address this issue.

Emergency Shelters

Government Code Section 65583 requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. California HSC Section 50801(e) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of 6 months or less by a homeless person.

The State's regulatory requirements for emergency shelters are outlined in Government Code Section 65583(a)(4), which establishes objective standards for emergency shelters. The objective standards address parking, proximity (no closer than 300 feet of any other emergency shelter unless such shelter is located on the same lot or within the same building), receiving and reception area, a security plan, and a management plan.

Emergency Shelters are not defined in the City of Sutter Creek's Zoning Ordinance. Emergency shelters are permitted by right in the C-2 and I-1 zones and are not subject to any additional standards or provisions. Emergency shelters are subject to Site Plan review, which applies to the R-3, R-4, commercial, and industrial zones. As discussed below, while the Site Plan review process is limited to application of standards and requirements codified in the Municipal Code, the process is discretionary.

Churches are allowed with a conditional use permit in any zone. The Zoning Code does not identify that emergency shelters are allowed as ancillary uses to permitted places of worship and churches, as required by the federal Religious Land Use and Institutionalized Persons Act. Therefore, this represents a potential constraint to emergency shelter development.

State law requires that emergency shelter parking requirements shall accommodate sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential and commercial uses within the same zone. The Zoning Ordinance does not establish parking standards for emergency shelters.

Program 17 in the Housing Plan will amend the Zoning Ordinance to define emergency shelters consistent with the Government Code, to permit emergency shelters ministerially (no discretionary permit requirements), to allow emergency shelters ancillary to permitted places of worship and churches, and to create parking requirements for emergency shelters consistent with State law. It is noted that the update to the Zoning Ordinance that is underway will address this issue.

Recent California Legislation (AB 761) has provided an update to Government Code Section 65583 to authorize vacant armories to be used as emergency shelters; however, there are no armories located in Sutter Creek.

Transitional and Supportive Housing

Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and HSC 50675.2(h)) as "buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months." Supportive housing is defined (Government Code Section 65582(g) and HSC 50675.14(b)) as "housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist 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."

The Zoning Ordinance does not provide a definition for transitional or supportive housing.

Government Code Section 65583(c)(3) and Government Code Article 11 (commencing with Section 65650) were revised in 2019 to implement AB 2162 which requires that specified supportive housing developments shall be a use by right in multifamily and mixed use zones with a streamlined and ministerial review and not be subject to discretionary review (e.g.: use permit, etc.). For a project to be eligible for the streamlined and ministerial AB 2162 process, it is required to meet specific criteria.

Section 18.28.020 of the Zoning Ordinance allows transitional housing as a permitted use in the R-4 zone; however, State law requires that transitional and supportive housing shall be allowed in all residential zoning districts and not subject to any restrictions not imposed on similar dwellings in the same zone. The Zoning Ordinance does not address the requirement to allow eligible transitional and supportive housing developments by right in residential zoning districts and not subject to any restrictions not imposed on similar dwellings in the same zone. Program 17 in the Housing Plan requires the Zoning Ordinance to be modified to define transitional and supportive housing and to allow supportive and transitional housing consistent with the requirements of State law. It is noted that the update to the Zoning Ordinance that is underway will address this issue.

Low Barrier Navigation Centers

A “low barrier navigation center” is housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. Assembly Bill (AB) 101 was approved on July 31, 2019, which added Article 12 (commencing with Section 65660) to Chapter 3 of Division 1 of Title 7 of the Government Code to address “low barrier navigation centers”. Government Code Section 65660 requires a low barrier navigation center use to be allowed by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Additionally, AB 101 defines “low barrier navigation center” as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low barrier navigation center developments are essential tools for alleviating the homelessness crisis and are considered a matter of statewide concern. “Low barrier navigation centers” are a “by right use” in areas “zoned for mixed use and nonresidential zones permitting multifamily uses.” The Zoning Ordinance currently does not address or define low barrier navigation centers. Program 17 in the Housing Plan requires the Zoning Ordinance to be modified to allow low barrier navigation centers consistent with the requirements of State law. It is noted that the update to the Zoning Ordinance that is underway will address this issue.

Mobile and Manufactured Homes

A manufactured home or a mobile home located outside a mobile home park shall conform to all of the residential use development standards for the zoning district in which it is located. Government Code Section 65852.3 requires that manufactured homes attached to a permanent solid foundation system be allowed on lots zoned for single family residential dwellings and, except for architectural requirements for the roof overhang, roofing material, and siding material, shall only be subject to the same development standards applicable to a single family residential dwelling on the same lot. Government Code Section 65852.3(b) allows the local agency to exempt places, buildings, structures, or other objects having special character or historic interest or value that are regulated pursuant to Government Code 37361 provided that place, building, structure, or object is listed on the National Register of Historic Places.

Manufactured housing is included under the definition of “dwelling” in the Zoning Ordinance. The Zoning Ordinance contains the Manufactured Housing (MH) Combining Zone, which specifies the criteria for the installation of manufactured homes in the City. Chapter 18.30 provides regulations that apply to the A, RE, RL, R1 and R-2 zones. Manufactured homes are permitted within specified residential zones that allow a detached one-family dwelling; however, these zones do not include the DTC zone which also allows single family dwellings. Manufactured homes must meet certain requirements, including building permit requirements, conformance with code requirements, must be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, placed on permanent foundation, must not exceed a period of 10 years from date of manufacture to time of installation, and siding and roofing material and roof overhangs must be consistent with similar conventionally constructed homes in the vicinity. 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 HR Combining Zone designation. Program 17 will amend the Zoning

Ordinance Section 18.30.010 to allow manufactured homes on lots that allow single family residential uses, including DTC, subject to the same requirements as a single family residence, except where specified by Section 18.30.020 and to limit the restriction of manufactured homes within the “Historic” or “Historic Corridor” designations or the HR Combining Zone to places, buildings, structures, or objects listed on the National Register of Historic Places.

c. PERSONS WITH DISABILITIES (REASONABLE ACCOMMODATION)

On January 1, 2002, SB 520 became effective and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a)(7), Sutter Creek recognizes the importance of providing housing for persons with disabilities. Additionally, Government Code Section 65008 requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for disabled persons. As part of the Housing Element update process, Sutter Creek analyzed the Zoning Ordinance, permitting procedures, development standards, and building codes to identify potential constraints. This analysis represented a comprehensive review of Sutter Creek’s regulatory requirements and their potential impact on reasonable accommodations for persons with disabilities.

The City’s analysis included an evaluation of zoning standards, building code interpretation and enforcement, other regulatory standards, and permit processes for compliance with the State of California accessibility standards. The City determined whether these requirements are constraints to special housing accommodations for persons with disabilities (such as handicapped access within required set-backs or yards), whether Sutter Creek facilitates alternative housing types with supportive services for persons with disabilities who cannot live independently and whether conditions for approval are reasonable.

The Lanterman Development Disabilities Act (Lanterman Act) is that part of California law that sets out rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local Zoning Codes by requiring the use of property for the care of 6 or fewer disabled persons to be classified as a residential use under zoning, subject only to the single family or multifamily permit processing requirements and standards applicable to housing of the same type.

Compliance with provisions of the federal ADA is assessed and enforced by the Building Official in the City of Sutter Creek. 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.

Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. The City’s zoning and building codes, as well as approach to code enforcement, allow for special provisions that meet the needs of persons with disabilities without the need for variances. The City’s Reasonable Accommodation Ordinance is codified in Chapter 18.58 of the Zoning Code. Requests for reasonable accommodation are decided upon by the community development director or planning commission, who may grant exceptions to the zoning ordinance as reasonably necessary to accommodate persons with disabilities as defined in the Americans with Disabilities Act or similar State law.

To ensure fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes, the City will amend the Zoning Ordinance to create objective standards for its reasonable accommodation procedure. Additionally, the current definition of “family” in the Zoning Ordinance is “an individual or two or more persons residing together in a dwelling unit provided however that no family shall exceed occupancy of two persons per bedroom plus one additional person.” This definition does not distinguish between related and unrelated persons; however, its limitation on the number of persons per bedroom could be considered constraint to housing for persons with disabilities as well as large families. Accordingly, the City has included Program 17 to modify the Reasonable Accommodation Ordinance to identify objective standards and findings, to be modeled after the Model Ordinance for Providing Reasonable Accommodation Under Federal and State Fair Housing Laws, for its reasonable accommodation procedure and to update the definition of “family” to remove constraints to persons with disabilities. It is noted that the update to the Zoning Ordinance that is underway will address this issue.

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 Zoning Ordinance does not differentiate between related and unrelated persons in the occupancy of residential units. The Zoning Ordinance does not define residential care facilities; thus, they are treated in the same manner as a single family, multifamily, or other dwelling of the same type. There is no restriction as to minimum distances between residential care facilities. As discussed above, Program 17 in the Housing Plan ensures that the City defines residential care facilities and accommodates such uses consistent with the requirements of State law.

Title 15 of the City's Municipal Code implements the 2019 edition of the California Building Standards Code, including Chapter 11 of the California Building Code which establishes accessibility requirements. This chapter incorporates provisions from the ADA and specifies the number of the residential units in new multi-family construction, care facilities, SROs, and emergency shelters, that must be accessible or adaptable.

The City enforces the development standards and building codes, which are minimum standards for health and safety. Planning staff works 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. The City has not received any reasonable accommodation requests. As stated above, Program 17 in the Housing Plan requires the City to amend the Zoning Ordinance to make its reasonable accommodation program more in line with the Model Ordinance.

d. ZONING AND LAND USE PROVISIONS FOR A RANGE OF HOUSING TYPES

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. As previously described, single family and multifamily homes, single room occupancies, emergency shelters, transitional housing, farm worker housing, accessory dwelling units, and mobile/manufactured homes are accommodated by the City's Zoning Ordinance.

The Zoning Ordinance does not have a restrictive definition of family; as previously identified a "family" is "an individual or two or more persons residing together in a dwelling unit provided however that no family shall exceed occupancy of two persons per bedroom plus one additional person."

Permits and Processing

The City does not impose special permit procedures or requirements that could impede the construction or retrofitting of homes for accessibility or that would constrain affordable units, multifamily units, or other development types necessary to accommodate households with special needs. The City consistently applies the requirements of the Zoning Ordinance to all residential projects and has not noted any impacts which suggest a limitation on the construction of housing units designed for persons with disabilities or persons with other housing needs. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities. Further, the City has received no complaints from local building contractors or lower-income and/or senior citizen housing advocates regarding any impacts on the construction or rehabilitation of housing for persons with special needs, including physical disabilities, created as a result of building codes.

The City does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential uses serving persons with a disability.

Building Codes

Sutter Creek has adopted the California Building Standards Code by reference as Title 15 of the City's Municipal Code and enforces the 2019 California Building Standards Code with all required updates. The California Building Standards Code establishes construction standards necessary to protect public health, safety, and welfare, and the local enforcement of this code does not unduly constrain development of housing. Amendments have been made to the California Building Code as detailed in Section 15.04.030 of the City's Municipal Code. These amendments are reasonably necessary as they relate to the unique circumstances in Sutter Creek. Specifically, amendments are made to Sections 903.2 and 1505.1.1 of the California Building Code related to automatic fire sprinkler systems and non-combustible roofing materials to better protect Sutter Creek residents from fire hazards.

No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities or other special needs groups have been adopted. The California Building Code, California Electric Code, California Plumbing Code, CalGreen, and other state building codes are applied uniformly in Sutter Creek. As previously described, the adopted California Building Code includes Chapter 11A which addresses the provisions for housing accessibility for people with disabilities and Chapter 11B which addresses the provisions for accessibility to public buildings, public accommodations, commercial buildings, and public housing for people with disabilities.

Density Bonus

California Government Code sections 65915 and 69517 facilitate the development of affordable housing to serve families of moderate, low, and very low incomes through density bonus and other incentives, including an 80% density bonus and four incentives or concessions for housing projects that contain 100 percent affordable units. State density bonus law also establishes limitations on parking requirements for affordable housing projects. The Zoning Ordinance does not establish any procedures for implementing State density bonus law. Program 17 in the Housing Plan will update the Zoning Ordinance to reflect the requirements of State density bonus law and to ensure projects requesting a density bonus are processed consistent with the requirements of State law. It is noted that the update to the Zoning Ordinance that is underway will address this issue.

Planned Development Overlay Zone

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. Within the Zoning Ordinance (Chapter 18.42), the planned development combining zone (PD) overlay is intended to promote and encourage development in a comprehensive form where appropriate in location and character and provides a mechanism to allow flexibility in project design. This designation allows flexibility of standards and density requirements, and encourages cluster development, mixed use, apartments, and condominiums. The PD overlay requires development projects to receive planning commission approval of development plans that show how projects in these areas will conform to the General Plan.

Growth Management

Growth management is a tool that local governments use to prevent urban sprawl, preserve natural resources and agriculture, and ensure the provision of adequate public facilities and services. 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 to ensure the preservation of Sutter Creek's rural character, as well as the following reasons:

- The Public Services and Facilities Element documents that capital improvement programs and projected service costs of other (non-traffic) public facilities and services are not thoroughly quantified at this time. It is necessary to manage growth until service agency needs and projected revenues are quantified to ensure that new developments are not costing public services and facilities more than they are providing in increased revenues.
- The Safety Element documents that, until certain specified public facilities or plans are developed, there is a threat to public health and safety. It is necessary to manage growth until such facilities are completed and/or plans developed.
- The Land Use, Historic, and Conservation and Open Space Elements document that the City's rural, small town, historic values are of paramount consideration in land use planning. The elements also document that implementing ordinances and guidelines to ensure these values are protected are not yet completely in place. It is necessary to manage growth until such follow-through efforts are in place.
- The 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 that 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 City does not have any growth management programs that limit the number of residential units that can be built. The City's General Plan has one policy that pertains to growth management. Policy LU-1.1.1 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."

The General Plan does not place a limit on annual population growth, but identifies that the population growth rate will average 0.5% annually from 2015 to 2045, with an average annual rate of 0.7% from 2020 to 2030 – these are forecasts used to project growth and are not limitations on annual growth. Table 2-1 in the Land Use Element shows that the City is projected to have a build-out population of 19,900 people and 9,000 primary dwelling units. The City currently has approximately 1,429 housing units with the capacity to accommodate an additional 7,500+ units under the growth assumptions of the General Plan. The 6th Cycle RHNA projections are well within this projected buildout, and the City has sufficient capacity to accommodate its RHNA throughout the planning period.

STREAMLINED REVIEW AND OBJECTIVE DESIGN STANDARDS

California legislation has been adopted to address the housing shortage within the State, requiring a streamlined and ministerial process for specific residential developments. SB 35 (Government Code Section 65913.4), which went into effect on January 1, 2018, was part of a comprehensive package aimed at addressing the State's housing shortage and high costs. SB 35 requires the availability of a streamlined ministerial approval process for developments located in jurisdictions that have not yet made sufficient progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35, it must:

- Contain at least 2 multifamily units;
- Provide a specified level of affordability;
- Be located on an eligible site in an urbanized area or urban cluster;
- Comply with residential and mixed use General Plan or Zoning provisions; and

- Comply with other requirements, such as locational and/or demolition restrictions.

A streamlined and ministerial review, per State legislation, requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, in specified timeframes. Residential development that is a permitted use by right is not required to go through a discretionary process. Any review of projects eligible for the streamlining provisions of SB 35 may only be reviewed for consistency with objective standards, which are those that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark.

Sutter Creek has not identified which of its development and design standards are objective and would be applied to SB 35 projects and has not adopted objective zoning standards and design standards for projects eligible for a streamlined ministerial review. To date, Sutter Creek has not received any applications for processing pursuant to SB 35. A streamlined and ministerial review removes multiple constraints to residential development including, financial, time, and environmental constraints. Program 17 in the Housing Plan provides for a streamlined, ministerial (by-right) approval process to be established for projects eligible for streamlined ministerial review under State law and objective standards will be developed or identified to ensure that all eligible projects are reviewed in a consistent manner consistent with the requirements of State law.

SUBDIVISIONS ORDINANCE

The City's Subdivisions Ordinance (Title 17 of the Municipal Code) defines Sutter Creek's official requirements governing the division of land into separate parcels for future development. The City's Subdivision Ordinance is patterned after the model version recommended by the State Office of Planning and Research and adheres to the requirements of the Subdivision Map Act. The Subdivisions Ordinance provides for the requirement for adequate roads, lot size dimensions, provisions for water supply and sewage disposal and drainage improvements are among the key factors addressed in the Subdivision Ordinance. The Ordinance has proven valuable in sustaining a cohesive pattern of development with unified street standards that are coordinated with the existing City street network. These regulations ensure that residential building sites can exist in a safe environment to accommodate a wide range of residential building options desired by the public. Annual monitoring of the effectiveness of these regulations is achieved through input received from Sutter Creek's Planning & Building Division, Public Works Division, and Sutter Creek's fire protection districts.

SHORT-TERM RENTALS

Pursuant to Chapter 4.16 of the Sutter Creek Municipal Code, all hotel, inn, vacation rentals, and bed and breakfast owners must register with the City of Sutter Creek. Homeowners must obtain a use permit before being permitted to list their residence as a short-term rental. A Short-Term Rental Application is available on the City's website. This process allows the City to monitor short-term rentals to ensure that it does not negatively impact permanent housing options in the City.

BUILDING CODES AND ENFORCEMENT

Building Codes regulate the physical construction of dwellings and include plumbing, electrical, and mechanical divisions. The purpose of the Building Code and its enforcement is to protect the public from unsafe conditions associated with construction. As described above, the City has adopted the California Building Standards Code by reference as Title 15 of the City's Municipal Code and enforces the 2019 California Building Code Standards (Title 24) for existing units, new construction, and residential rehabilitation. State law affords local government some flexibility when adopting the uniform codes; the building codes can be amended based on geographical, topological, or climate considerations. Further, State Housing law provides that local building departments can authorize the use of materials and construction methods other than those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes. In Sutter Creek, amendments have been made to the California Building Code as detailed in Section 15.04.030 of the City's Municipal Code. These amendments are reasonably necessary as they relate to the unique circumstances in Sutter Creek. Specifically, amendments are made to Sections 903.2 and 1505.1.1 of the California Building Code related to automatic fire sprinkler systems and non-combustible roofing materials to better protect Sutter Creek residents from fire hazards.

ON- AND OFF-SITE IMPROVEMENTS

On- and off-site improvement requirements for residential development in the City are imposed when necessary for the proper development of the area. Chapters 17.16 and 17.24 of the City's Municipal Code provide improvements standards related to subdivision development. Developers of residential subdivision tracts in the City may be required to install sidewalks and walkways; storm drains, water and sewer lines; and street lighting and other utilities distribution lines in the public right-of-way within and adjacent to a tract. These facilities are in most cases dedicated to the City or other agencies that are responsible for maintenance. The City may require dedication of improvements, or supplemental-sized improvements, such as rights-of-way, easements, and construction of reasonable off-site improvements for the parcels being created pursuant to the Subdivision Map Act. As a condition of approval, it may be required to provide public improvements to benefit adjacent properties affected by the proposed development, in which case the City enters into an agreement with the developer for reimbursement for provision of this excess capacity. Requirements for site improvements are at a level necessary to meet the City's costs and are necessary to protect health, safety, and welfare.

Street and sidewalk width standards are established in the City's Municipal Code. Per Chapter 13.04, primary access roads have a minimum width of 50 feet; secondary access alleys have a minimum width of 30 feet; and sidewalks have a minimum width of 10 feet. The City's street construction standards are typical for a rural city. The City allows deviation from these standards in certain cases due to physical constraints or where circumstances dictate special treatment. On- and off-site improvements have not been determined to be a constraint on housing supply and affordability.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT) AND RELATED CONSULTATION

Section 21082 of the Public Resources Code, referred to as the California Environmental Quality Act of 1970, or "CEQA" requires all projects subject to discretionary review to comply with State requirements, including the Public Resources Code and the CEQA Guidelines, pertaining to environmental review. Since there is uncertainty as to what specific environmental impacts a development might have there is also a lack of predictability of how long it can take to negotiate this process before a project can be approved by Sutter Creek. In some instances, a project can be exempt from environmental review which has very little impact on the timing or costs of review. However, in other instances, where a project may be found to have a potential adverse impact on the environment, the environmental review process can take over a year to complete, undergoing thousands of dollars in environmental analysis, before it is ready to be approved.

2. FEES AND EXACTIONS

The City requires a number of permits and development fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are necessary to provide services necessary for health and safety and to meet State environmental mitigation requirements, they can have a substantial impact on the cost of housing, particularly affordable housing.

Residential development is assessed fees by Sutter Creek and applicable school and fire protection districts to cover the costs of infrastructure improvements and maintenance, and the provision of services. The largest fees are related to sewer and parks fees, and reflect the cost of providing, improving and expanding these services. Fees are also charged to cover the costs of City staff's review and processing of applications and permits related to housing development. A number of the project's application fees are estimated upon submittal and the developer pays a deposit covering the estimate. Actual staff time spent in the project is then deducted from the deposit amount and any unspent remainder is refunded.

Other types of exactions include land dedication, which may be required of residential development for right-of-ways or as an alternative to the park development fee, in addition to on-site improvements that are necessary for the public health, safety and welfare. On-site improvements may include water, sewer and other utility line extensions, street construction and traffic control device installations that are reasonably related to a project.

In 2019, Sutter Creek released a revised master fee schedule updating a number of City Department fees, including Planning and Public Works Fees. Table III-SC-6 details Sutter Creek's current planning processing fees for project entitlements based on the

level of approval required. The fees in Table III-SC-7 represents the total anticipated cost from the Planning and Public Works Department to process the entitlement. One or more of the entitlements would be required to process a residential project and a building permit is required for each residential structure.

Table III-SC-6. Development Project – Planning Entitlement Fees	
Fee Title	Fee¹
Planning Fees	
Tentative Map (4 lots or less including remainder)	\$1,900 Deposit + staff costs
Tentative Map (5 lots or more including remainder)	\$2,500 deposit + staff costs
Final Map	\$1,900 deposit + staff costs
Boundary Line Adjustment	\$800 + co-surveyor & recorder fees
Encroachment Permit (plus plan check fees)	\$165 each
Encroachment Permit (Annual)	\$150 annual
General Plan Amendment	\$2,800 deposit + staff costs
Ordinance Amendment	\$2,600 deposit + staff costs
Zone Change	\$2,100 deposit + staff costs
Use Permit	\$800 deposit + staff costs
Use Permit - VRBO/Vacation Rental/AirBnB	\$600 deposit + staff costs
Home Occupation Use Permit	\$175 deposit + staff costs
Variance	\$1,550 deposit + staff costs
Site Plan Permit	\$1,600 deposit + staff costs
Appeals of Staff or Planning Commission Decision	\$375 each
Notes:	
(1) Staff Costs: Add 20% Admin Fee to professional service fees billed.	
*Clerical: \$50/hour	
*City Attorney: TBD/RFQ Selection	
*City Engineer: TBD/RFQ Selection	
*City Planner: \$195/hour (based on contract renewal)	
Source: Sutter Creek Fee Schedule, July 2021 (Resolution No. 20-21-34).	

In addition to entitlement fees, residential fees are also subject to development impact fees. The City's facility fees are comparable to other jurisdictions in the region. The City's fees for a typical single-family dwelling are approximately \$27,031. The City's fees for a typical multi-family dwelling are approximately \$23,477.97.

Table III-SC-7. City Impact Fees for Typical Single- and Multi-Family Units									
Housing Type	Police + Fire	Historical	City Hall	Corp Yard	Program Update	Admin	Parks	Traffic	Sewer Connection
Single family Unit	\$3,608.64	\$557.9	1,395.06	\$660.89	\$159.00	\$190.80	\$8,760.00	4,370.45	\$7,327.87
Multi-family Unit	\$2,354.60	\$363.63	\$909.76	\$431.38	\$103.70	\$124.44	\$8,760.00	\$3,102.59	\$7,327.87
Source: Sutter Creek, 2021 (Resolution No. 20-21-33).									

Table III-SC-8 compares the estimated total City fees, including planning, building, and development impact fees for a single-family unit and multi-family unit. Additionally, the calculations assume that the single-family residential homes average 1,750 square feet while the multifamily development averages 925 square feet per unit. Residential projects in Sutter Creek would be required to pay fees ranging from approximately \$65,142 for a single-family unit (built on an existing lot), \$1,351,531 per unit in a single family 50-unit subdivision, and \$351,738 per unit in a 48-unit multifamily subdivision. A portion of total fees are payable to entities other than the City (i.e., fire district, school district, County agencies). The City has no authority to change or waive fees assessed by non-City entities.

Table III-SC-8. Total Fees for Typical Single- and Multi-Family Units					
Development Assumptions					
Development Type		Single Family unit		Single Family Subdivision	Multifamily Project
Number of Units		1		50	48
Square Feet per Unit		1,750		1,750	925
Estimated Construction Cost		\$262,500.00		\$21,875,000.00	\$13,875,000.00
Residential Valuation		\$200,834.40		\$10,041,720.00	\$5,908,000.00
Total Square Feet		1,750		87,500	46,250
Planning and Engineering Entitlement Fees					
Site Plan Permit		\$0.00		\$39,000.00	\$39,000.00
Tentative Map		\$0.00		\$50,000.00	\$0.00
Subtotal Planning and Engineering Entitlement Fees		\$0.00		\$89,000.00	\$39,000.00
Building Permit Fees					
CA Building Standards Fee		\$8.03		\$401.67	\$236.32
Electrical, Mechanical, Plumbing		\$73.37		\$3,668.50	\$11,514.80
Building Permit Fee		\$4,418.36		\$220,917.84	\$129,976.00
Plan Check Fee		\$2,101.67		\$25,220.04	\$21,016.70
Strong Motion Fee		\$26.11		\$1,305.42	\$768.04
Subtotal Building Permit Fees		\$6,627.54		\$251,513.47	\$163,511.86
Development Impact Fees					
City Impact Fees	Single Family Unit	Multifamily Unit	Single Family unit	Single Family Subdivision	Multifamily Project
County Impact Fees					
Police + Fire	\$3,608.64	\$2,354.60	\$3,608.64	\$180,432.00	\$113,020.80
Historical	\$557.90	\$363.63	\$557.90	\$27,895.00	\$17,454.24
City Hall	\$1,395.06	\$909.76	\$1,395.06	\$69,753.00	\$43,668.48
Corp Yard	\$660.89	\$431.38	\$660.89	\$44,044.50	\$20,706.24
Program Update	\$159.00	\$103.70	\$159.00	\$7,950.00	\$4,977.60
Admin	\$190.80	\$124.44	\$190.80	\$9,540.00	\$5,973.12
Parks	\$8,760.00	\$8,760.00	\$8,760.00	\$438,000.00	\$420,480.00
Traffic	\$4,270.45	\$3,102.59	\$4,270.45	\$218,522.50	\$148,924.32
Sewer Connection	\$7,327.87	\$7,327.87	\$7,327.87	\$366,393.50	\$351,737.76
Subtotal City Impact Fees			\$27,030.61	\$1,351,530.50	\$351,737.76
Other Agency Impact Fees					
School Fees (s.f.)	\$4.08	\$4.08	\$7,140.00	\$357,000.00	\$188,700.00
Amador Water Agency (meter size)	\$23,800.00	\$380,305.00	\$23,800.00	\$1,190,000.00	\$380,305.00
County Regional Traffic Impact Fee (unit)	\$3,878.00	\$3,878.00	\$3,878.00	\$193,900.00	\$186,144.00
County Recreation Agency Park Impact Fee (unit)	\$3,293.00	\$3,085.00	\$3,293.00	\$154,650.00	\$154,250.00
Subtotal Other Agency Impact Fees			\$38,111.00	\$1,905,550.00	\$909,399.99

TOTAL FEES	\$71,769.15	\$3,597,593.97	\$2,238,853.42
TOTAL FEES PER UNIT	\$71,769.15	\$71,951.88	\$46,642.78

Table III-SC-9 identifies the typical fees that would be collected for the development of single family and multi-family projects in the region, based on the fees for each jurisdiction as calculated in its respective section of this Background Report. Sutter Creek’s fees are higher in comparison to unincorporated Amador County, Amador City, and Lone, but lower than Jackson and Plymouth.

While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to provide City facilities and services and regional services necessary for health, safety, and quality of life desired by residents. The City also recognizes that developers can not as easily pass the cost of fees, as well as other costs, to the buyer or future homeowner when providing deed-restricted housing that is affordable to lower and moderate income households. Program 9 in the Housing Plan ensures the City promotes and offers incentives to developers, such as such as reduced or deferred development fees, in exchange for a commitment to provide affordable or special needs housing.

Jurisdiction	Single-Family Unit 1,750 s.f.	Single Family Unit – 50- unit subdivision, 1,750 s.f. average size	Multi-Family Unit – 48- unit apartment, 925 s.f. average size
Unincorporated Amador County ¹	\$50,879.01	\$50,057.97	\$26,887.06
City of Amador City ²	\$41,464.61	\$41,545.05	\$21,336.45
City of Lone ³	\$58,559.27	\$63,357.78	\$40,567.57
City of Jackson ⁴	\$92,641.56	\$92,849.71	\$42,752.52
City of Plymouth ⁵	\$81,369.27	\$81,362.00	\$50,662.54
City of Sutter Creek	\$71,769.15	\$71,951.88	\$46,642.78

Source:
 1. Amador County Fee Schedule, Amador County Single Family Unit Example Fee Calculation, De Novo Planning Group
 2. City of Amador Fee Schedule, De Novo Planning Group
 3. City of Lone Fee Schedule, De Novo Planning Group
 4. City of Jackson Fee Schedule, De Novo Planning Group
 5. City of Plymouth Fee Schedule, De Novo Planning Group

3. PROCESSING AND PERMIT PROCEDURES

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 one or more 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. Table III-SC-9 identifies the typical processing times for the City’s development approvals and permits.

Type of Approval or Permit	Review Body	Typical Processing Time
Building Permit	Staff	4-6 weeks
Site Plan Permit/Design Standards Review	City Staff/Design Review Committee/Planning Commission	2-4 months
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 including Subdivision Agreement	City Council	3-6 months
Annexation	City Council w/ Planning Commission recommendation	6-12 months
Lot Line Adjustment	City Council	6 weeks
Conditional Use Permit	Planning Commission	3 months

Source: City of Sutter Creek, 2022.

PROCESSING PROCEDURES

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.

The City reviews all applications for development for consistency with the General Plan, Zoning Ordinance, and other applicable regulations. Residential development projects may undergo a variety of types of approvals – ministerial, discretionary actions (either with or without a public hearing), and legislative actions, depending on the proposed project. This section outlines the timeline for typical residential development review and describes the permitting requirements and procedures for building permits, site plan permits, design review, development plans, conditional use permits (CUP), subdivision maps, etc. Table SC-10 summarizes typical processing procedures by project type.

Type of Approval or Permit	Single family Unit	Subdivision	Multi-Family
Approval Requirements	<ul style="list-style-type: none"> • Building permit review • Zoning Clearance • Design standards review • No CEQA Review 	<ul style="list-style-type: none"> • Tentative/final subdivision map • Design Standards Review • CEQA – anticipate Initial Study/Mitigated Negative Declaration • Building permit review/Zoning clearance 	<ul style="list-style-type: none"> • Design Standards Review • CEQA – anticipate Initial Study/Mitigated Negative Declaration or exemption if eligible affordable or infill project • Building permit review/zoning clearance
Processing Time	30-45 days (no design review) 30-90 days (design review)	6 – 12 months	3 – 4 months 6-8 months if Mitigated Negative Declaration required

Source: City of Sutter Creek, 2022.

Building Permit

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. In general, development of a single family or two-family dwelling on an existing, appropriately zoned lot requires a building permit and design review. The application for the permit must be filed with City Building/Engineering and then the application is sent to the City Community Development Department to ensure that the development conforms to the required standards for that district and that the project is consistent with the Design Standards. City Building/Engineering then issues the permit to the developer. This is a ministerial process and takes approximately 30-45 days.

Planning Entitlements Review

Review of residential projects typically involves the determination of conformance with the City's General Plan, site improvement standards, development standards and design standards, and environmental compliance (where required) in accordance with CEQA and CEQA Guidelines. The time frames for these processes are largely dictated by state planning law and CEQA; the time period necessary for environmental review may vary substantially depending on whether an environmental impact report, negative declaration, or categorical exemption is required. The project is also reviewed to determine if the type and amount of residential development is consistent with the zoning for the site; otherwise, a zone change would be required. The permitting and review process for all project types in Sutter Creek includes:

- An optional pre-application review meeting (to identify issues early on, thereby expediting application processing).
- Submittal of the application.
- Review for completeness coordinated by the Community Development Department and considering input from City departments and outside agencies.
- A letter to the applicant specifying in detail what additional information is needed to complete the application—this would include information about the project and environmental background reports, if applicable (traffic and noise studies, soils reports, etc.).
- Internal review of all application materials, site plan, maps, and design by Community Development/Planning staff, City Engineer, and Building Inspector.
- Additional meetings (phone and/or in person) with the applicant, if necessary.
- Public hearing by the Planning Commission or City Council for review and approval due to type of permit required, if necessary.

Site Plan Review

In accordance with Chapter 18.50 of the City's Zoning Ordinance, a Site Plan Review is required for the construction, reconstruction, or rehabilitation of any building located in the R-3, R-4, commercial, and industrial zones. Site plan permits are not required for the construction of single-family dwellings or two-family dwellings in one building, nor are site plan permits required for the construction of buildings for which a Conditional Use Permit or Variance has been obtained. A site plan application is available online at the City's website. Site Plan Review is a discretionary process and requires public hearing. A Site Plan Review may be approved by the community development director following public notice and hearing, or referred to the planning commission for notice and hearing. The process takes approximately 60-120 days for a typical apartment project and 90 to 180 days for a single-family subdivision. A Site Plan Review may be approved if the following findings are made:

1. The proposed site development is essential or desirable to the public convenience or welfare;
2. The proposed site development will not impair the integrity and character of the area in which it is located, or the zoning district;
3. The proposed site development will insure that adequate public utilities and services are provided so that the project would not be detrimental to public health, safety, or general welfare;

4. The proposed site improvements are consistent with city improvement standards and all ordinance requirements; and
5. The proposed site development does not conflict with the various elements of the general plan, and the purposes of the Zoning Ordinance.

In approving a site plan, the community development director is limited to applying standards and requirements to the permit as codified in the Municipal Code, including City Improvement Standards. Decisions made by the Community Development Director may be appealed to the Planning Commission. Site Plan Reviews are subject to specific findings and do not generally constrain residential development, with the exception of Finding B, which requires that the development will not impair the integrity and character of the area or zoning district in which it is located. The Zoning Ordinance does not provide a definition of “integrity” or “character” nor does the City provide examples of projects that would and would not impair the integrity and character of an area. This finding is subjective and removes certainty from the development review process. Program 17 in the Housing Plan will remove subjective language from the Site Plan Review finding to remove this potential constraint to residential development.

Design Review

Design review requirements can sometimes increase the cost of housing, especially those which require additional costly features be provided in a subdivision or multi-family housing development. Chapter 18.45 of the City’s Zoning Ordinance establishes design standards that shall apply city-wide for preservation of the historic image of Sutter Creek, together with an application review process to facilitate implementation of said standards. The City adopted Design Standards in 2015, revised in 2016, to implement Chapter 18.48 and provide clear direction for the design review process.

Design standards apply to every project in the City that requires either a building permit or a planning entitlement, or both, including each of the following: new construction; alterations to the exterior of an existing structure; repair of exterior features on an existing structure; additions to the exterior of an existing structure; moving an existing structure; demolition of an existing structure; and new subdivisions. In addition, within the Main Street historic district, these design standards also apply to the repair, maintenance, and painting of existing structures and facilities when neither a building permit nor planning entitlement is required. The design elements of each project (including site design, architecture, landscaping, signs, parking design) is reviewed on a comprehensive basis.

A design review committee (DRC), consisting of five members appointed by the city council, makes determinations and/or recommendations to the community development director and the planning commission with respect to a project’s level of compliance with the adopted design standards. All applicable projects must undergo design review before obtaining Design Clearance. The design review process is as follows:

- For projects outside of the Historic Districts, City staff shall evaluate the building permit and/or planning entitlement application(s) and issue design clearance for those projects that clearly demonstrate conformance with the design standards. An application which does not clearly demonstrate conformance with the standards will be forwarded to the DRC for review.
- For projects within the Historic Districts, City staff shall evaluate the building permit and/or planning entitlement application(s) and make a recommendation to the DRC regarding conformance with the design standards. The DRC shall consider staff’s recommendation and either:
 - a) issue design clearance on concurrence with staff’s recommendation; or
 - b) find that the application is not in conformance with the standards, whereby the applicant may either modify the project so that conformance is achieved or appeal the committee’s interpretation to the planning commission.
- For projects within the Main Street historic district, City staff will evaluate the application and determine if the action is a significant modification to the exterior of a structure or if the action is not a significant modification to a structure.

- For applications that do not propose a significant modification to the exterior of a structure, staff will make a recommendation to the DRC regarding the project's conformance with the design standards. The DRC will consider staff's recommendation and either:
 - a) Issue design clearance on concurrence with staff's recommendation; or
 - b) Issue design clearance with required modifications; or
 - c) Find that the application is not in conformance with these standards, in which case the applicant may either modify the project so that conformance is achieved or appeal the DRC's interpretation to the planning commission.
- For actions that create a significant modification to the exterior of a structure, staff and DRC will make recommendations to the planning commission regarding the project's conformance with the design standards. The planning commission will consider staff's recommendation and either:
 - a) Issue design clearance on concurrence with staff and DRC recommendation; or
 - b) Issue design clearance with required modifications; or
 - c) Find that the application is not in conformance with these standards and deny the design clearance and direct the applicant to modify the project so that conformance is achieved.

Any decision made by city staff may be appealed to the DRC, and any decision made by the DRC may be appealed to the planning commission. Decisions made by the planning commission may be appealed to the city council.

The City's Design Standards are presented in a standalone document adopted October 5, 2015. The document is easily accessible on the City's website and includes transparent criteria in order to assist property owners, developers, and contractors navigate and comply with the City's design standards. In order to prevent unreasonable constraints to development, the design standards are designed to be flexible in the way they are applied to individual projects. For instance, the document allows the reviewing authority to consider exceptions to design standards when:

- The restrictive effect of a specific standard is unreasonable due to unique conditions relating to the property such as size, shape, topography, location, proximity to a critical area, or character of surrounding uses, or that strict application of the standard would be unreasonable in view of the purpose to be served by the standard; or
- The alternative site planning and building design approach meets the design objectives as stated in the standard, equally well or better than would compliance with the standard; and
- In either of the foregoing circumstances, the exception will not result in substantial detriment to the public good.

Chapter 2 establishes general design standards for all projects that address:

- Consideration of adjacent development, including land uses, site organization, and architectural character of neighboring uses, existing natural features, views, privacy and solar access, links to adjacent development, and use of construction/restoration materials.
- Building and parking location, including the general placement of buildings and parking, pedestrian or vehicular orientation, protection of views and natural features, commercial building placement, corner buildings, projects with multiple structures, open space areas, pedestrian walkways, off-site views/solar access, building on slopes, parking facilities, landscaping, solar exposure/collectors/skylights, exterior lighting, screening, and fence and wall design.

- General building design standards, including architectural style, façade, fenestration, roofs/rooflines, roof equipment screening, parapets, entries, additions to existing structures, building materials, and colors. Illustrations and examples are provided to demonstrate various building design concepts.

Chapter 3 establishes design standards for sensitive historic areas of the City, including the Historic District and Main Street Historic District. These standards are generally more restrictive than development standards outside of historic areas, and include preservation of historic structures.

Chapter 4 provides design standards for new subdivisions (meaning a project that creates or proposes to create five or more new single family residential parcels or two or more new parcels of any other zoning or land use designation). The design standards for new subdivisions generally fall into two categories: Common elements are to be applied uniformly to the project with the intent of ensuring a visually cohesive community; and parcel-specific elements to address specific areas where careful design consideration must be given to site design and building layout to ensure that an appropriate interface with adjoining parcels is achieved.

Chapter 5 provides design standards for specific land uses, including drive-through businesses, hotels and motels, industrial and business parks, multi-family residential, commercial centers, office buildings, and service stations and car washes. These standards are intended to apply to specific types of development, which, by their nature, can present problematic or unique design issues.

While the design standards provide definitions for most of the terminology, many of the standards are subjective, with language like “should” and “encourage” and “may” and do not include specific, quantitative requirements. While the design standards include pictures of buildings that are consistent with some of the terms and concepts used in the Standards, the accompanying text does not always identify what components of the buildings are used to determine consistency. For example, there are pictures of buildings that “meet the intent of the design standards” and exemplify certain elements of an architectural style, but the text concedes that many buildings defy categorization. In addition, there are areas where multiple conflicting standards may apply. For example, the document states that “[w]herever a conflict between standards arises, the design element deemed more appropriate for the style or type of architecture envisioned shall be chosen.” This makes it difficult to ensure that the standards are applied consistently and may pose a constraint to development projects by not providing certainty in interpreting and applying the standards. Program 17 in the Housing Plan ensures that the design standards will be updated to provide objective standards for residential uses and to define subjective terms.

Development Plan

A development plan is required for each parcel of land in the PD combining zone and must be approved by the planning commission. Within the PD combining zone, uses permitted by right are all of the uses allowed in the underlying zone with which the planned development zone is combined. Additional uses consistent with the general plan may be included as approved by the planning commission.

The development plan submittal must include:

- A map showing any street system and lot design proposed within the zone. Any areas proposed for parks, playgrounds, school sites, public buildings and other uses must be shown. Compliance with this requirement shall not be construed to relieve the applicant from compliance with the subdivision regulations or any other applicable regulations of the city.
- A plot plan for each building site or sites. A plot plan shall show the approximate location of all proposed buildings, indicating maximum and minimum distances between buildings and property or building site lines.
- Elevations and/or perspective drawings showing the front or primary facade of each proposed structures except single family residences. Such drawings need not be the result of final architectural decisions and need not be in detail. The purpose of such drawings is to indicate the architectural style of the proposed structures and to demonstrate that the entire development will have architectural unity and be in harmony with surrounding developments.

- Any or all of the following plans, studies and diagrams may also be required, as determined by the community development director and/or planning commission, to be included on the plot plan or appended thereto:
 - Off-street parking and loading plan;
 - A circulation diagram indicating the proposed movement of vehicles, goods and pedestrians within the site, and to and from adjacent thoroughfares. Any special engineering features and traffic regulation devices needed to facilitate or insure the safety of this circulation pattern shall be shown;
 - Landscaping and tree planting plan;
 - A map showing the topography of the proposed site along with a preliminary grading plan; and
 - An economic feasibility report or market analysis.

The PD zone is applied in conjunction with a development project. Single family and multifamily lots within an existing PD zone are addressed in the development plan associated with application of the PD zone. The option for a developer to request the PD zone allows for flexibility in the design of a project and process to deviate from adopted Zoning Ordinance standards. This process encourages a greater variety of housing types and site plan arrangements and does not constrain development.

Subdivisions

This review process applies to all residential land divisions within the City. Title 17 of the Sutter Creek Municipal Code includes the standards and processes for subdivisions. It is based primarily on the State Subdivision Map Act. As it relates to residential development, the regulations apply to all land divisions for the purpose of sale or lease by any subdivider into two or more parcels or lots, any one of which contains not less than seven thousand square feet of area. As part of the review process for subdivisions, the City reviews applications for compliance with lot size and shape standards, consistency with the general plan, and infrastructure requirements. If the project complies with the subdivision standards and General Plan density, the project can proceed through the approval process. An applicant can request a variance to address site constraints that may impact lot sizes and shapes or other requirements.

For a residential subdivision, it is usually a six- to twelve-month process, which includes planning commission and possibly city council review and approval. Tentative subdivision maps are required with the subdivision application and are submitted to the planning department. Tentative maps identify the total property proposed to be subdivided and show the plan of development proposed in detail. Each subdivision application is first reviewed for completeness by the city planner and, if not missing any required information, is accepted as a completed application; this process takes up to 30 days. If necessary, other agencies, such as the California Department of Transportation, 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.

Completed applications are then brought to the planning commission by City staff. The planning commission determines whether the tentative map is in conformity with the general plan, with the proper standards for lot and street design, with the improvement standards of the City. 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. Sutter Creek 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.

Conditional Use Permits

The City's conditional use permit process is established in Chapter 18.60 of the Zoning Ordinance. Conditional use permits are typically applied to certain land uses which may need special conditions to ensure compatibility with surrounding land uses. In Sutter Creek, conditional use permits serve to permit uses in zones from which they are prohibited by the Zoning Ordinance where such uses are deemed essential or desirable to the public convenience or welfare, and are in harmony with the various elements or objectives of the General Plan. Developers seeking a conditional use permit must first file an application with the City. Following a determination by the community development director that an application is deemed complete, a public hearing is set. The reviewing body may approve a conditional use permit application, with or without conditions, only if all of the following findings can be made:

- The proposed uses of the property are essential or desirable to the public convenience or welfare; and
- The proposed uses will not impair the integrity and character of the zoning district; and
- The proposed uses would not be detrimental to public health, safety, or general welfare; and
- The proposed uses of the property are in harmony with the various elements or objectives of the general plan and the purposes of this title.

In approving a conditional use permit, the commission may include such conditions as the commission deems reasonable and necessary under the circumstances to preserve the integrity and character of the district and to secure the general purposes of this title and the general plan. Such conditions, without limiting the discretion and authority of the commission in this regard, may include time limitations, architectural and site approval, street dedication, and street and drainage improvements.

Residential sites included in the Inventory of Residential Sites in Chapter IV provide adequate capacity to accommodate the RHNA, including e very low and low income RHN,) without a Use Permit. Further, the variety of housing types described earlier in this chapter are all allowed in multiple zoning districts without a Use Permit, so the Use Permit requirement is not anticipated to constrain the development or rehabilitation of housing.

Impact of Processing and Permit Procedures on Housing Supply and Affordability

The City has considered the totality of its processing and permit procedures and has concluded that they do not represent a significant constraint to housing supply or affordability. The City works proactively with applicants to encourage submittal of a complete application. Issues with project applications that cause significant delays are typically outside of the City's control (i.e., a change in the development plan, changes in materials or architectural styles, changes to request for concessions, etc.). The City will continue to work with developers of all housing projects to ensure that the City's processing and permit procedures are clear and effective.

4. TRANSPARENCY

Government Code Section 65940.1 requires Sutter Creek to make the following available on its website:

- A current schedule of fees, exactions, and affordability requirements applicable to a proposed housing development project, presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection.
- All zoning ordinances and development standards adopted by the city presenting the information, which shall specify the zoning, design, and development standards that apply to each parcel.

- The list(s) that specify in detail the information that will be required from any applicant for a development project, pursuant to Government Code Section 65940.
- The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by the city on or after January 1, 2018.

To provide financial transparency, Sutter Creek also provides current budget and rate information, including the archived City budget and comprehensive annual financial report of the previous four years to the current recommended budget and previous fiscal year's comprehensive annual financial report. The City's current fee schedules, development application and permit forms, General Plan, including all its Community Plans, General/Specific Plans, or Area Plans for the unincorporated areas, Zoning Map, a link to the Zoning Ordinance, and other applicable planning-related documents are also available on its website to assist interested parties in understanding the fees and requirements associated with development of a parcel (or parcels). However, the City does not have its building permit fee schedule, the five previous annual fee reports or the archive of impact fee nexus studies, cost of service studies, or equivalent, conducted on or after January 1, 2018 available on its website. Program 17 in the Housing Plan ensures that the City will provide fiscal information on its website pursuant to Government Code Section 65940.1.

CHAPTER IV. INVENTORY OF RESIDENTIAL SITES – SUTTER CREEK

This section of the Housing Element describes resources available for housing development, rehabilitation, and preservation in Sutter Creek. Resources include land designated for housing development, financial resources to assist with the development, rehabilitation, and preservation of housing, and resources for energy conservation.

A. AVAILABILITY OF SITES FOR HOUSING

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction’s share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section documents the availability of sites for future residential development and the adequacy of these sites to accommodate Sutter Creek’s 6th Cycle RHNA. In addition to assessing the quantity of land available to accommodate the City’s total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs. Sutter Creek will fulfill its share of regional housing needs using a combination of the methods below, as further described in this section:

- Units permitted and constructed during the 6th Cycle RHNA projection period in 2019 through 2021
- Residential projects with development entitlements with anticipated development post January 1, 2022
- Sites with zoning in place
 - Vacant and underutilized sites with a proposed project
 - Vacant sites with zoning in place (R-E, R-L, R-1, R-2, R-3, R-4, C-2, and DTC zoned sites):
 - Residential sites (R-E, R-L, R-1, R-2, R-3, and R-4) are assumed to develop at 80% of capacity,
 - Mixed use (C-2 and DTC) sites are assumed to develop with residential uses at 50% of capacity, and
 - Realistic capacity assumptions anticipate up to 20% of a residential site may accommodate infrastructure and right-of-way consistent with approved and built densities shown in Table III-18.

Table IV-SC-1 summarizes the residential unit potential from the above methods and provides a comparison with Sutter Creek’s RHNA and inventory parcels are shown on Figure Sutter Creek-1. Parcel-specific site inventories are included in Attachment Sutter Creek-A.

Category	Maximum Density	Acres	Realistic Capacity				
			Very Low	Low	Moderate	Above Moderate	Total
2021-2029 RHNA (Table II-39)			15	12	13	34	74
Units Constructed/Permitted in 6 th Cycle RHNA Projection Period (2019 – 2021) ¹			0	0	0	12	12
NET REMAINING RHNA			15	12	13	22	62
Projects							
Approved Projects		3.9	0	63	1	0	64

Table IV-SC-1: Comparison of RHNA to Inventory of Sites, Approved Projects, and ADUs							
Category	Maximum Density	Acres	Realistic Capacity				
			Very Low	Low	Moderate	Above Moderate	Total
Pending Projects		37.4	45	0	1	48	97
Subtotal Projects		41.3	45	63	2	48	161
Vacant Sites by Zoning District							
Residential Estates (R-E)	1	31.2	0	0	0	23	23
Residential Low Density (R-L)	2	34.3	0	0	0	52	52
One Family Dwelling (R-1)	6.22	72.7	0	0	0	344	344
Two-Family Dwelling (R-2)	12.4	1.5	0	0	13	0	13
Limited Multiple Family (R-3)	14.5	2.4	0	0	28	0	28
Multiple Family (R-4)	29	2.3	0	0	45	0	45
Commercial (C-2)	29	8.6	53	37	26	0	116
Downtown Commercial (DTC)	29	0.4	0	0	5	0	5
Subtotal Vacant Sites		153.4	53	37	117	419	626
Total Capacity (Inventory, plus Approved Projects, plus ADUs)							
TOTAL CAPACITY			98	100	119	467	787
Shortfall			-	-	-	-	
Excess Capacity			83	88	106	445	
<small>¹ HCD APR Table A2, California Open Data Portal, Accessed 10/14/2022 Source: City of Sutter Creek, 2022; Amador County Assessor Data, 2021; De Novo Planning Group, 2022</small>							

As shown in Table IV-SC-1, Sutter Creek has a total realistic capacity for 787 units, with an excess capacity of 83 very low, 88 low, 106 moderate, and 445 above moderate income units to accommodate the RHNA.

i. REALISTIC CAPACITY AND AFFORDABILITY

To evaluate the adequacy of the sites identified to address the affordability levels established by the RHNA, State law (Government Code Section 65583.2(c)(3)) provides for the use of “default densities” to assess affordability. Based on its population and location within Amador County, Sutter Creek falls within the default density of at least 15 units per acre for providing sites affordable to very low and low income households.

All identified developable land designated for residential use (all residential land use designations in the General Plan) is considered available for residential development; however, large sites that are not proximate to roadways and existing/planned water and sewer infrastructure are not included in the 6th Cycle inventory as such sites are more likely to develop in the 7th or future cycles. Additionally, land within the C-2 and DTC zoning districts is also considered available for residential development as the Development Code permits residential uses on these sites and does not require a non-residential component. All sites included in the inventory are vacant.

Realistic capacity was calculated at 80% of maximum density for residential zoning districts and 50% of maximum density for commercial and mixed use districts that allow residential development. The realistic capacity assumptions anticipate that residential sites may be reduced by up to 20% to provide for infrastructure and that mixed use sites may be reduced by up to 50% to accommodate non-residential uses and infrastructure.

Sites suitable for very low and low income households are sites zoned R-4, C-2, and DTC that are sized from 0.5 to 10 acres, based on Government Code Section 65583.2(c)(2). Lower income sites are assumed to develop with 60% very low and 40% low income units as the majority of lower income projects receive tax credits and other subsidies typically emphasize very low income units and have a majority of units affordable to very low income households. In order to encourage efficient use of land and development at the upper end of the permitted densities, Program 17 in the Housing Plan requires sites identified to accommodate the very low and low income need to develop at 75% or more of the permitted density with certain exceptions. Sites suitable for moderate income households can be provided at 10 or more units per acre, including sites in the R-2 and R-3 districts and sites that are less than 0.5 acre or greater than 10 acres in the R-4, C-2, and DTC districts. The City has used these default density thresholds as a guide in allocating its sites inventory by income category, as presented in Table IV-SC-1 and detailed by site in Appendix Sutter Creek-A.

ii. PROJECTS WITH ENTITLEMENTS

The City has 1 project with development entitlements that is anticipated to be completed in the 6th Cycle post January 1, 2022 and will contribute towards addressing its 6th Cycle RHNA, as described below:

- **Pinewoods West Apartments** – APN 044-020-095. Approved lower income multifamily project with 64 low and 1 moderate (manager’s unit) income units. Construction began on the units and was paused. The owner has indicated interest in resuming the project and it is anticipated to be completed during the 6th Cycle.

iii. PENDING PROJECT

The City has 3 pending residential projects that are anticipated to be entitled and under development during the 6th Cycle and contribute toward addressing its 6th Cycle RHNA, as summarized below. Additional information regarding each site is provided in Appendix A.

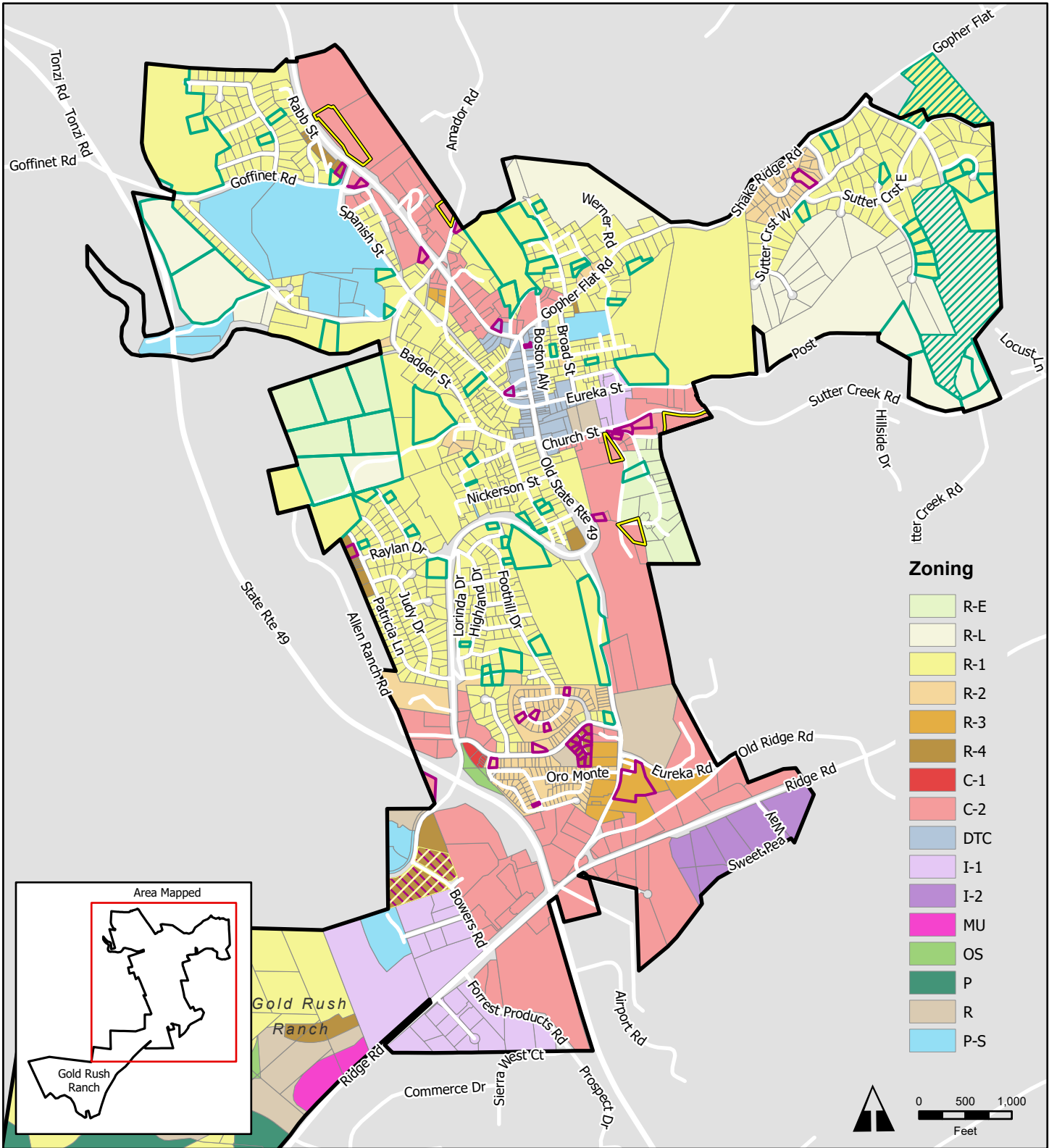
- **Danco Supportive Housing** – APN 044-020-057. Proposed multifamily project on 2.15 acres with 45 very low and 1 moderate (manager’s unit) income units.
- **Broadmeadow Estates** – APNs 040-232-001 (City) and 040-030-060 (County). Proposed single family project on 9 acres, including 4 above moderate units in the City and 6 above moderate income units in the County. This project is anticipated to be annexed during the 6th Cycle. However, the 6 above moderate income units that would result from annexation are not necessary to accommodate the City’s RHNA and are noted for informational purposes. This project is within the previously approved Golden Hills Estates Subdivision, which was approved in 2002 and has since expired.
- **Panner Creek Estates** – APN 040-030-096. Proposed single family subdivision on 26 acres. This project is within the previously approved Golden Hills Estates Subdivision, which was approved in 2002 and has since expired.

iv. SIZE OF SITES

As shown in Table IV-SC-2, the City has vacant sites in a range of sizes. Sites available for single-family development appropriate for above moderate income households range from small lots of less than 0.25 acres in existing and approved subdivisions to infill lots of up to 2.5 acres in size to lots greater than 10 acres in size that can accommodate larger-scale subdivisions. Lots for moderate income households accommodate higher density single-family (e.g., townhomes, attached single-family, cluster housing) and medium/high density multi-family units, primarily in the R-2 and R-3 zones, are located on lots less than 2.5 acres. Lots to accommodate the very low and low income need to include sites with approved projects that are less than 4 acres in size and vacant lots generally 1.3 to 3 acres in size.

Zoning District	<0.25	<0.5	<1	<2.5	<5	<10	>10	Total Parcel Count
Approved and Pending Projects								

Table IV-SC-2: Vacant and Underdeveloped Parcels by Size								
Zoning District	<0.25	<0.5	<1	<2.5	<5	<10	>10	Total Parcel Count
R-L	--	--	--	--	--	--	1	1
R-1	--	--	1	--	--	1	--	2
R-4	--	--	--	1	1	--	--	2
Vacant Sites								
R-E	--	--	1	--	2	4	--	7
R-L	--	--		2	3	1	1	7
R-1	18	16	11	3	7	1	1	57
R-2	7		1		--	--	--	8
R-3	--	--	--	1	--	--	--	1
R-4	13	1	--	--	--	--	--	14
C-2	7	2	2	2	1	--	--	14
DTC	3	--	--	--	--	--	--	3
<i>Subtotal Vacant</i>	48	19	15	8	13	6	2	111



Legend

- City Boundary
- Vacant Sites**
- Above Moderate
- Moderate
- Very Low/Low
- Pending/Approved Project Sites**
- Above Moderate
- Very Low/Low and Moderate

AMADOR COUNTYWIDE HOUSING ELEMENT

Figure Sutter Creek-1.
Sutter Creek Inventory of Sites Zoning Map

Sources: Amador County GIS; USGS Roads Database. Map date: November 2, 2022.

Sutter Creek Annex Attachment A

JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL PLAN	ZONING	MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate Income Capacity	Above Mod. Income Capacity	Total Capacity	Optional Info1
SUTTER CREEK	12907 AMADOR RD	95685	018-040-008-000	C	C-2		29.00	0.540	Vacant	Yes - Planned	No	Available		7	0	0	7	
SUTTER CREEK	CA-49 AND VALLEY VIEW WY	95685	018-010-050-000	C	C-2		29.00	0.479	Vacant	Yes - Planned	No	Available		0	6	0	6	
SUTTER CREEK	110 GOLD DUST TRL	95685	018-270-008-000	C	C-2		29.00	1.019	Vacant	Yes - Planned	No	Available		0	0	0	0	General Plan overlay: 0 PD
SUTTER CREEK	191 GREENSTONE TER	95685	018-210-011-000	C	C-2		29.00	0.200	Vacant	Yes - Planned	No	Available		0	2	0	2	General Plan overlay: 2 PD
SUTTER CREEK	76 CHURCH ST	95685	018-210-008-000	C	C-2		29.00	0.580	Vacant	Yes - Planned	No	Available		0	0	0	0	
SUTTER CREEK	20 GOLD DUST TRL	95685	018-190-016-000	C	C-2		29.00	0.121	Vacant	Yes - Planned	No	Available		0	1	0	1	
SUTTER CREEK	20 GOLD DUST TRL	95685	018-190-026-000	C	C-2		29.00	0.096	Vacant	Yes - Planned	No	Available		0	1	0	1	
SUTTER CREEK	8 GREENSTONE TER	95685	018-190-027-000	C	C-2		29.00	0.198	Vacant	Yes - Planned	No	Available		0	2	0	2	General Plan overlay: 2 PD
SUTTER CREEK	178 CHURCH ST	95685	018-190-032-000	C	C-2		29.00	1.349	Vacant	Yes - Planned	No	Available		19	0	0	19	General Plan overlay: 19 PD
SUTTER CREEK	380 SPANISH ST	95685	018-036-006-000	C	C-2		29.00	0.179	Vacant	Yes - Planned	No	Available		0	2	0	2	
SUTTER CREEK	251 HANFORD ST	95685	018-053-015-000	C	C-2		29.00	0.220	Vacant	Yes - Planned	No	Available		0	3	0	3	
SUTTER CREEK	200 AMADOR RD	95685	018-061-001-000	C	C-2		29.00	0.152	Vacant	Yes - Planned	No	Available		0	2	0	2	
SUTTER CREEK	428 OLD HIGHWAY 49	95685	018-031-006-000	C	C-2		29.00	2.940	Vacant	Yes - Planned	No	Available		42	0	0	42	2015 Inventory
SUTTER CREEK	10 GREENSTONE TER	95685	018-190-030-000	C	C-2		29.00	0.483	Vacant	Yes - Planned	No	Available		0	7	0	7	
SUTTER CREEK	59 MAIN ST	95685	018-154-005-000	DTC	DTC		29.00	0.147	Vacant	Yes - Planned	No	Available		0	2	0	2	
SUTTER CREEK	80 MAIN ST	95685	018-131-014-000	DTC	DTC		29.00	0.050	Vacant	Yes - Planned	No	Available		0	1	0	1	
SUTTER CREEK	80 HANFORD ST	95685	018-061-035-000	DTC	DTC		29.00	0.201	Vacant	Yes - Planned	No	Available		0	2	0	2	
SUTTER CREEK	238 LORINDA DR	95685	018-292-006-000	RSF	R-1		6.22	0.128	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	258 FOOTHILL DR	95685	018-294-018-000	RSF	R-1		6.22	0.666	Vacant	Yes - Planned	No	Available		0	0	3	3	
SUTTER CREEK	247 MILL ST	95685	018-070-039-000	RSF	R-1		6.22	2.768	Vacant	Yes - Planned	No	Available		0	0	13	13	
SUTTER CREEK	236 MILL ST	95685	018-080-011-501	RSF	R-1		6.22	0.269	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	274 SUTTER CREST W	95685	040-200-034-000	RSF	R-1		6.22	0.433	Vacant	Yes - Planned	No	Available		0	0	2	2	
SUTTER CREEK	150 FOOTHILL DR	95685	018-267-004-000	RSF	R-1		6.22	0.143	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	205 BRYSON DR	95685	018-345-007-000	RSF	R-1		6.22	0.282	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	280 GOLD STRIKE CT	95685	018-293-010-000	RSF	R-1		6.22	0.301	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	44 OPAL ST	95685	018-293-009-000	RSF	R-1		6.22	0.397	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	50 OPAL ST	95685	018-293-015-000	RSF	R-1		6.22	0.171	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	257 FOOTHILL DR	95685	018-293-047-000	RSF	R-1		6.22	1.070	Vacant	Yes - Planned	No	Available		0	0	5	5	
SUTTER CREEK	202 SUTTER HILL RD	95685	018-270-011-501	RSF	R-1		6.22	4.078	Vacant	Yes - Planned	No	Available		0	0	20	20	General Plan overlay: 20 PD
SUTTER CREEK	130 PATRICIA LN	95685	018-320-010-000	RSF	R-1		6.22	0.169	Vacant	Yes - Planned	No	Available		0	0	1	1	

Sutter Creek Annex Attachment A

JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL PLAN	ZONING	MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate Income Capacity	Above Mod. Income Capacity	Total Capacity	Optional Info1
SUTTER CREEK	40 PLEASANT DR	95685	018-267-013-000	RSF	R-1		6.22	0.206	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	117 DENNIS ST	95685	018-231-009-000	RSF	R-1		6.22	0.074	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	32 OLD HIGHWAY 49	95685	018-270-014-000	RSF	R-1		6.22	2.925	Vacant	Yes - Planned	No	Available		0	0	14	14	General Plan overlay: 14 PD
SUTTER CREEK	130 DAVID DR	95685	018-320-038-000	RSF	R-1		6.22	0.240	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	OLD HIGHWAY 49 AND PLEASANT DR	95685	018-261-003-000	RSF	R-1		6.22	0.170	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	91 DENNIS ST	95685	018-231-001-000	RSF	R-1		6.22	0.225	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	90 DENNIS ST	95685	018-232-005-000	RSF	R-1		6.22	0.241	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	86 DENNIS ST	95685	018-232-012-000	RSF	R-1		6.22	0.163	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	12342 ALLEN RANCH RD	95685	018-010-043-000	RSF	R-1		6.22	4.671	Vacant	Yes - Planned	No	Available		0	0	23	23	General Plan overlay: 23 PD
SUTTER CREEK	80 DAVID DR	95685	018-320-033-000	RSF	R-1		6.22	0.204	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	65 DAVID DR	95685	018-320-031-000	RSF	R-1		6.22	0.443	Vacant	Yes - Planned	No	Available		0	0	2	2	
SUTTER CREEK	61 ANNA AVE	95685	018-171-026-000	RSF	R-1		6.22	0.284	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	82 ALLEN RANCH RD	95685	018-151-010-000	RSF	R-1		6.22	4.145	Vacant	Yes - Planned	No	Available		0	0	20	20	General Plan overlay: 20 PD
SUTTER CREEK	71 SPANISH ST	95685	018-152-004-501	RSF	R-1		6.22	0.539	Vacant	Yes - Planned	No	Available		0	0	2	2	
SUTTER CREEK	60 RANDOLPH ST	95685	018-163-024-000	RSF	R-1		6.22	0.191	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	119 EUREKA ST	95685	018-163-008-000	RSF	R-1		6.22	3.364	Vacant	Yes - Planned	No	Available		0	0	16	16	
SUTTER CREEK	21 RANDOLPH ST	95685	018-132-008-000	RSF	R-1		6.22	0.193	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	214 MAHONEY MILL RD	95685	018-112-011-000	RSF	R-1		6.22	1.350	Vacant	Yes - Planned	No	Available		0	0	6	6	
SUTTER CREEK	175 MAHONEY MILL RD	95685	018-111-002-000	RSF	R-1		6.22	0.227	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	124 COLE ST	95685	018-134-004-000	RSF	R-1		6.22	0.236	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	131 TUCKER HILL RD	95685	018-061-003-000	RSF	R-1		6.22	1.055	Vacant	Yes - Planned	No	Available		0	0	5	5	General Plan overlay: 5 PD
SUTTER CREEK	255 SPANISH ST	95685	018-111-012-000	RSF	R-1		6.22	0.417	Vacant	Yes - Planned	No	Available		0	0	2	2	
SUTTER CREEK	122 RIDGECREST CT	95685	040-190-029-000	RSF	R-1		6.22	0.741	Vacant	Yes - Planned	No	Available		0	0	3	3	General Plan overlay: 3 PD
SUTTER CREEK	65 GOPHER FLAT RD	95685	018-091-022-000	RSF	R-1		6.22	0.195	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	80 MARRE ST	95685	018-091-023-000	RSF	R-1		6.22	0.269	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	114 GOPHER FLAT RD	95685	018-092-025-000	RSF	R-1		6.22	0.525	Vacant	Yes - Planned	No	Available		0	0	2	2	
SUTTER CREEK	171 MILL ST	95685	018-070-005-000	RSF	R-1		6.22	0.919	Vacant	Yes - Planned	No	Available		0	0	4	4	
SUTTER CREEK	499 HERRINGTON CT	95685	040-232-026-000	RSF	R-1		6.22	0.712	Vacant	Yes - Planned	No	Available		0	0	3	3	
SUTTER CREEK	144 RIDGECREST CT	95685	040-190-028-000	RSF	R-1		6.22	0.607	Vacant	Yes - Planned	No	Available		0	0	3	3	General Plan overlay: 3 PD
SUTTER CREEK	162 RIDGECREST CT	95685	040-190-027-000	RSF	R-1		6.22	0.526	Vacant	Yes - Planned	No	Available		0	0	2	2	General Plan overlay: 2 PD

Sutter Creek Annex Attachment A

JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL PLAN	ZONING	MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate Income Capacity	Above Mod. Income Capacity	Total Capacity	Optional Info1
SUTTER CREEK	190 RIDGECREST CT	95685	040-190-026-000	RSF	R-1		6.22	0.474	Vacant	Yes - Planned	No	Available		0	0	2	2	General Plan overlay: 2 PD
SUTTER CREEK	210 RIDGECREST CT	95685	040-190-025-000	RSF	R-1		6.22	0.460	Vacant	Yes - Planned	No	Available		0	0	2	2	General Plan overlay: 2 PD
SUTTER CREEK	99 STANFORD ST	95685	018-070-026-000	RSF	R-1		6.22	7.892	Vacant	Yes - Planned	No	Available		0	0	39	39	General Plan overlay: 39 PD
SUTTER CREEK	GOLDEN HILLS DR AND SUTTER CREEK RD	95685	040-030-095-000	RSF	R-1		6.22	3.145	Vacant	Yes - Planned	No	Available		0	0	15	15	
SUTTER CREEK	420 HERRINGTON CT	95685	040-232-018-000	RSF	R-1		6.22	0.547	Vacant	Yes - Planned	No	Available		0	0	2	2	
SUTTER CREEK	254 OAK VIEW CT	95685	040-200-019-000	RSF	R-1		6.22	0.361	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	486 HERRINGTON CT	95685	040-232-020-000	RSF	R-1		6.22	0.376	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	267 CALIFORNIA DR	95685	040-210-023-000	RSF	R-1		6.22	0.326	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	290 GOPHER FLAT RD	95685	040-200-002-000	RSF	R-1		6.22	0.503	Vacant	Yes - Planned	No	Available		0	0	2	2	
SUTTER CREEK	274 CALIFORNIA DR	95685	040-210-043-000	RSF	R-1		6.22	0.360	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	290 GOLDEN HILLS DR	95685	040-232-001-000	RSF	R-1		6.22	0.667	Vacant	Yes - Planned	No	Proposed project		0	0	4	4	Proposed Broadmeadow Estates project.
SUTTER CREEK	SUTTER IONE RD AND HIGHWAY 49	95685	040-210-057-000	RSF	R-1		6.22	20.001	Vacant	Yes - Planned	No	Available		0	0	99	99	
SUTTER CREEK	391 HANFORD ST	95685	018-020-033-000	RSF	R-1		6.22	0.280	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	68 WOODWORTH ST	95685	018-201-050-000	RSF	R-1		6.22	0.057	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	119 BARBARA CT	95685	018-253-024-000	RSF	R-1		6.22	0.957	Vacant	Yes - Planned	No	Available		0	0	4	4	
AMADOR COUNTY	12800 SHAKE RIDGE RD	95685	040-030-060-000	RR (county)	R-1		0.00	8.459	Residential	Yes - Planned	No	Proposed project		0	0	6	6	Proposed Broadmeadow Estates project. Miscellaneous residential structure (value \$155,383)
SUTTER CREEK	6 EL TERRADO, SUTTER CREEK 98685	98685	018-315-033-000	RM	R-2		12.40	0.046	Vacant	Yes - Planned	No	Available		0	1	0	1	
SUTTER CREEK	40 BRYSON DR	95685	018-332-025-000	RM	R-2		12.40	0.177	Vacant	Yes - Planned	No	Available		0	1	0	1	
SUTTER CREEK	105 BRYSON DR	95685	018-331-027-000	RM	R-2		12.40	0.222	Vacant	Yes - Planned	No	Available		0	2	0	2	
SUTTER CREEK	89 MESA DE ORO CIR	95685	018-343-026-000	RM	R-2		12.40	0.111	Vacant	Yes - Planned	No	Available		0	1	0	0	General Plan overlay: 1 PD
SUTTER CREEK	109 MESA DE ORO CIR	95685	018-343-021-000	RM	R-2		12.40	0.156	Vacant	Yes - Planned	No	Available		0	1	0	0	General Plan overlay: 1 PD
SUTTER CREEK	104 MESA DE ORO CIR	95685	018-344-011-000	RM	R-2		12.40	0.136	Vacant	Yes - Planned	No	Available		0	1	0	0	General Plan overlay: 1 PD
SUTTER CREEK	163 MESA DE ORO CIR	95685	018-343-008-000	RM	R-2		12.40	0.107	Vacant	Yes - Planned	No	Available		0	1	0	0	General Plan overlay: 1 PD
SUTTER CREEK	237 MANOR CT	95685	040-220-047-000	RM	R-2		12.40	0.560	Vacant	Yes - Planned	No	Available		0	5	0	5	
SUTTER CREEK	380 SUTTER HILL RD	95685	044-020-027-000	RM	R-3		14.50	2.418	Vacant	Yes - Planned	No	Available		0	28	0	28	
SUTTER CREEK	VALLEY VIEW WAY AND BOWERS DR	95685	044-020-057-000	RH	R-4		29.00	2.146	Vacant	Yes - Planned	No	Proposed project	Yes -5th Cycle HE	46	1	0	47	Included in 5th Cycle Housing Element. Danco Supportive Housing project.

Sutter Creek Annex Attachment A

JURISDICTION	SITE ADDRESS/INTERSECTION	ZIP CODE	ASSESSOR PARCEL	GENERAL PLAN	ZONING	MIN. DENSITY	MAX. DENSITY	PARCEL SIZE	EXISTING USE/VACANCY	INFRASTRUC TURE	PUBLICLY OWNED	SITE STATUS	Identified in Last/Last Two Cycles	Lower Income Capacity	Moderate Income Capacity	Above Mod. Income Capacity	Total Capacity	Optional Info1
SUTTER CREEK	130 BRYSON CT	95685	018-342-013-000	RH	R-4		29.00	0.160	Vacant	Yes - Planned	No	Available		0	3	0	3	JACKSON RANCHERIA DEVELOPMENT CORPORATION
SUTTER CREEK	135 PATRICIA LN	95685	018-320-047-000	RH	R-4		29.00	0.304	Vacant	Yes - Planned	No	Available		0	7	0	7	
SUTTER CREEK	391 HANFORD ST	95685	018-034-009-000	RH	R-4		29.00	0.196	Vacant	Yes - Planned	No	Available		0	4	0	4	
SUTTER CREEK	120 BRYSON CT	95685	018-342-012-000	RH	R-4		29.00	0.167	Vacant	Yes - Planned	No	Available		0	3	0	3	JACKSON RANCHERIA DEVELOPMENT CORPORATION
SUTTER CREEK	125 BRYSON CT	95685	018-342-021-000	RH	R-4		29.00	0.154	Vacant	Yes - Planned	No	Available		0	3	0	3	JACKSON RANCHERIA DEVELOPMENT CORPORATION
SUTTER CREEK	165 BRYSON CT	95685	018-342-017-000	RH	R-4		29.00	0.145	Vacant	Yes - Planned	No	Available		0	3	0	3	JACKSON RANCHERIA DEVELOPMENT CORPORATION
SUTTER CREEK	155 BRYSON CT	95685	018-342-018-000	RH	R-4		29.00	0.112	Vacant	Yes - Planned	No	Available		0	2	0	2	JACKSON RANCHERIA DEVELOPMENT CORPORATION
SUTTER CREEK	160 BRYSON CT	95685	018-342-016-000	RH	R-4		29.00	0.191	Vacant	Yes - Planned	No	Available		0	4	0	4	JACKSON RANCHERIA DEVELOPMENT CORPORATION
SUTTER CREEK	145 BRYSON CT	95685	018-342-019-000	RH	R-4		29.00	0.103	Vacant	Yes - Planned	No	Available		0	2	0	2	JACKSON RANCHERIA DEVELOPMENT CORPORATION
SUTTER CREEK	135 BRYSON CT	95685	018-342-020-000	RH	R-4		29.00	0.109	Vacant	Yes - Planned	No	Available		0	2	0	2	DEVELOPMENT
SUTTER CREEK	115 BRYSON CT	95685	018-342-022-000	RH	R-4		29.00	0.138	Vacant	Yes - Planned	No	Available		0	3	0	3	DEVELOPMENT
SUTTER CREEK	150 BRYSON CT	95685	018-342-015-000	RH	R-4		29.00	0.171	Vacant	Yes - Planned	No	Available		0	3	0	3	DEVELOPMENT
SUTTER CREEK	140 BRYSON CT	95685	018-342-014-000	RH	R-4		29.00	0.169	Vacant	Yes - Planned	No	Available		0	3	0	3	DEVELOPMENT
SUTTER CREEK	110 BRYSON CT	95685	018-342-011-000	RH	R-4		29.00	0.147	Vacant	Yes - Planned	No	Available		0	3	0	3	DEVELOPMENT
SUTTER CREEK	50 GOLD DUST TRL	95685	018-190-029-000	RE	R-E		1.00	0.739	Vacant	Yes - Planned	No	Available		0	0	1	1	
SUTTER CREEK	12343 ALLEN RANCH RD	95685	018-010-041-000	RE	R-E		1.00	5.356	Vacant	Yes - Planned	No	Available		0	0	4	4	PD
SUTTER CREEK	ALLEN RANCH RD AND BADGER ST	95685	018-010-040-000	RE	R-E		1.00	5.196	Vacant	Yes - Planned	No	Available		0	0	4	4	General Plan overlay: PD
SUTTER CREEK	12241 ALLEN RANCH RD	95685	018-010-039-000	RE	R-E		1.00	4.776	Vacant	Yes - Planned	No	Available		0	0	3	3	PD
SUTTER CREEK	ALLEN RANCH RD AND BADGER ST	95685	018-010-036-000	RE	R-E		1.00	5.272	Vacant	Yes - Planned	No	Available		0	0	4	4	General Plan overlay: PD
SUTTER CREEK	ALLEN RANCH RD AND BADGER ST	95685	018-010-037-000	RE	R-E		1.00	5.196	Vacant	Yes - Planned	No	Available		0	0	4	4	General Plan overlay: PD
SUTTER CREEK	ALLEN RANCH RD AND BADGER ST	95685	018-010-038-000	RE	R-E		1.00	4.707	Vacant	Yes - Planned	No	Available		0	0	3	3	General Plan overlay: PD
SUTTER CREEK	SUTTER IONE RD AND ORO MADRE WY	95685	018-020-031-000	RL	R-L		2.00	7.636	Vacant	Yes - Planned	No	Available		0	0	12	12	
SUTTER CREEK	12248 ALLEN RANCH RD	95685	018-010-042-000	RL	R-L		2.00	4.786	Vacant	Yes - Planned	No	Available		0	0	7	7	PD
SUTTER CREEK	SUTTER CREEK RD AND HILLSIDE DR	95685	040-080-008-000	RL	R-L		2.00	4.471	Vacant	Yes - Planned	No	Available		0	0	7	7	
SUTTER CREEK	12830 SUTTER CREEK RD	95685	040-080-015-000	RL	R-L		2.00	1.319	Vacant	Yes - Planned	No	Available		0	0	2	2	
SUTTER CREEK	12857 SUTTER CREEK RD	95685	040-080-018-000	RL	R-L		2.00	1.991	Vacant	Yes - Planned	No	Available		0	0	3	3	
SUTTER CREEK	SUTTER CREEK RD AND HILLSIDE DR	95685	040-030-067-000	RL	R-L		2.00	3.699	Vacant	Yes - Planned	No	Available		0	0	5	5	
SUTTER CREEK	GOLDEN HILLS DR AND SUTTER CREEK RD	95685	040-030-096-000	RL	R-L		2.00	26.094	Vacant	Yes - Planned	No	Proposed project		0	0	38	38	Proposed Panner Creek Estates project.
SUTTER CREEK	339 MAHONEY MILL RD	95685	018-020-032-000	RL	R-L		2.00	10.409	Vacant	Yes - Planned	No	Available		0	0	16	16	

APPENDIX A

**Community Service Providers, Housing Providers, and
Stakeholders Survey Results**

Q1 Contact Information. Please provide your name, organization you are affiliated with, and contact information.

Answered: 17 Skipped: 0

ANSWER CHOICES	RESPONSES	
Name	100.00%	17
Organization	100.00%	17
Address	88.24%	15
Address 2	0.00%	0
City	88.24%	15
State	88.24%	15
ZIP Code	76.47%	13
Country	0.00%	0
Email Address	100.00%	17
Phone Number	94.12%	16

#	NAME	DATE
1	Nina Machado	4/21/2022 1:25 PM
2	Ivonne	4/20/2022 10:03 AM
3	Nicole Morgan	4/7/2022 12:25 PM
4	Melissa Cranfill	3/4/2022 1:12 PM
5	Christine Platt	3/4/2022 10:20 AM
6	Anne Watts	3/2/2022 8:11 AM
7	Marsha Stone	3/1/2022 12:39 PM
8	Jared Critchfield	2/28/2022 5:24 PM
9	Lori Halvorson	2/28/2022 3:22 PM
10	Ione Band of Miwok Indians	2/28/2022 10:51 AM
11	Kristin Millhoff	2/28/2022 9:28 AM
12	John Murphy	2/27/2022 8:05 PM
13	Penny Dominici	2/27/2022 7:54 PM
14	Steve Christensen	2/27/2022 8:36 AM
15	Tracy Celio	2/25/2022 5:24 PM
16	Denise Cloward	2/25/2022 2:30 PM
17	Jon w Hopkins	2/25/2022 1:09 PM
#	ORGANIZATION	DATE
1	First 5 Amador	4/21/2022 1:25 PM

**Amador County Service Providers, Community Organizations, and Housing Developers/Providers
Stakeholders Survey**

2	Nexus Youth & Family Services	4/20/2022 10:03 AM
3	Communities Energized for Health, a Project of ETR	4/7/2022 12:25 PM
4	Amador County Behavioral Health	3/4/2022 1:12 PM
5	Homeless Outreach City of Jackson	3/4/2022 10:20 AM
6	Amador Co Department of Social Services	3/2/2022 8:11 AM
7	Amador County Public Health	3/1/2022 12:39 PM
8	Amador County Unified School District	2/28/2022 5:24 PM
9	Nexus Youth & Family Services	2/28/2022 3:22 PM
10	Ione Band of Miwok Indians	2/28/2022 10:51 AM
11	Area 12 Agency on Aging	2/28/2022 9:28 AM
12	St. Vincent DePaul	2/27/2022 8:05 PM
13	St. Vincent de Paul	2/27/2022 7:54 PM
14	Trinity Episcopal Church	2/27/2022 8:36 AM
15	UC Master Gardeners	2/25/2022 5:24 PM
16	Amador Tuolumne Community Action Agency	2/25/2022 2:30 PM
17	County of Amador	2/25/2022 1:09 PM

#	ADDRESS	DATE
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1	975 Broadway	4/21/2022 1:25 PM
2	601 Court St.	4/20/2022 10:03 AM
3	10877 Conductor Blvd. #300	3/4/2022 1:12 PM
4	33 Broadway Suite C	3/4/2022 10:20 AM
5	10877 Conductor Blvd.	3/2/2022 8:11 AM
6	10877 Conductor Boulevard	3/1/2022 12:39 PM
7	217 Rex Ave.	2/28/2022 5:24 PM
8	601 Court Street	2/28/2022 3:22 PM
9	19074 Standard Rd., Ste A	2/28/2022 9:28 AM
10	P.O.Box 76	2/27/2022 8:05 PM
11	207 Springcreek Drive	2/27/2022 7:54 PM
12	12865 Locust Ln	2/27/2022 8:36 AM
13	12200B Airport road	2/25/2022 5:24 PM
14	10590 Highway 88	2/25/2022 2:30 PM
15	12200-B Airport Road	2/25/2022 1:09 PM

#	ADDRESS 2	DATE
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There are no responses.

#	CITY	DATE
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1	Jackson	4/21/2022 1:25 PM
2	Jackson	4/20/2022 10:03 AM
3	Sutter Creek	3/4/2022 1:12 PM
4	Jackson	3/4/2022 10:20 AM

Amador County Service Providers, Community Organizations, and Housing Developers/Providers
Stakeholders Survey

5	Sutter Creek	3/2/2022 8:11 AM
6	Sutter Creek	3/1/2022 12:39 PM
7	Jackson	2/28/2022 5:24 PM
8	Jackson	2/28/2022 3:22 PM
9	Sonora	2/28/2022 9:28 AM
10	Volcano	2/27/2022 8:05 PM
11	Ione	2/27/2022 7:54 PM
12	Sutter Creek	2/27/2022 8:36 AM
13	Jackson	2/25/2022 5:24 PM
14	Jackson	2/25/2022 2:30 PM
15	Ione	2/25/2022 1:09 PM
#	STATE	DATE
1	California	4/21/2022 1:25 PM
2	CA	4/20/2022 10:03 AM
3	CA	3/4/2022 1:12 PM
4	CA	3/4/2022 10:20 AM
5	CA	3/2/2022 8:11 AM
6	California	3/1/2022 12:39 PM
7	CA	2/28/2022 5:24 PM
8	CA	2/28/2022 3:22 PM
9	CA	2/28/2022 9:28 AM
10	CA	2/27/2022 8:05 PM
11	CA	2/27/2022 7:54 PM
12	CA	2/27/2022 8:36 AM
13	CA	2/25/2022 5:24 PM
14	California	2/25/2022 2:30 PM
15	CA	2/25/2022 1:09 PM
#	ZIP CODE	DATE
1	`95642	4/21/2022 1:25 PM
2	95642	4/20/2022 10:03 AM
3	95685	3/4/2022 1:12 PM
4	95642	3/4/2022 10:20 AM
5	95685	3/2/2022 8:11 AM
6	95685	3/1/2022 12:39 PM
7	95642	2/28/2022 5:24 PM
8	95642	2/28/2022 3:22 PM
9	95370	2/28/2022 9:28 AM
10	95640	2/27/2022 7:54 PM

Amador County Service Providers, Community Organizations, and Housing Developers/Providers
Stakeholders Survey

11	95685	2/27/2022 8:36 AM
12	95642	2/25/2022 2:30 PM
13	95640-5414	2/25/2022 1:09 PM

#	COUNTRY	DATE
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There are no responses.

#	EMAIL ADDRESS	DATE
1	nina@first5amador.com	4/21/2022 1:25 PM
2	iisaac@nexusyfs.org	4/20/2022 10:03 AM
3	nicole.morgan@etr.org	4/7/2022 12:25 PM
4	mcrafill@amadorgov.org	3/4/2022 1:12 PM
5	cplatt@ci.jackson.ca.us	3/4/2022 10:20 AM
6	awatts@amadorgov.org	3/2/2022 8:11 AM
7	mstone@amadorgov.org	3/1/2022 12:39 PM
8	jcritchfield@acusd.org	2/28/2022 5:24 PM
9	lhalvorson@nexusyfs.org	2/28/2022 3:22 PM
10	consultation@ionemiwok.net	2/28/2022 10:51 AM
11	kristin@area12.org	2/28/2022 9:28 AM
12	jmurphy0729@aol.com	2/27/2022 8:05 PM
13	pjdominici@yahoo.com	2/27/2022 7:54 PM
14	christensen668@sbcglobal.net	2/27/2022 8:36 AM
15	tbcelio@ucanr.edu	2/25/2022 5:24 PM
16	dcloward@atcaa.org	2/25/2022 2:30 PM
17	jhopkins@amadorgov.org	2/25/2022 1:09 PM

#	PHONE NUMBER	DATE
1	2092571092	4/21/2022 1:25 PM
2	2092571980	4/20/2022 10:03 AM
3	5109139708	4/7/2022 12:25 PM
4	209-223-6335	3/4/2022 1:12 PM
5	209-283-3231	3/4/2022 10:20 AM
6	209-223-6625	3/2/2022 8:11 AM
7	2092236407	3/1/2022 12:39 PM
8	209-257-5345	2/28/2022 5:24 PM
9	12092571980107	2/28/2022 3:22 PM
10	2095326272	2/28/2022 9:28 AM
11	6506702680	2/27/2022 8:05 PM
12	209-304-0606	2/27/2022 7:54 PM
13	2092565914	2/27/2022 8:36 AM
14	5306215532	2/25/2022 5:24 PM
15	2092231485	2/25/2022 2:30 PM

Amador County Service Providers, Community Organizations, and Housing Developers/Providers
Stakeholders Survey

16	2092236759	2/25/2022 1:09 PM
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Q2 Service Population. Which community population(s) does your organization serve? Please note that the populations identified below are based on populations identified as having special housing needs in State Housing Element Law.

Answered: 17 Skipped: 0

ANSWER CHOICES	RESPONSES
Seniors	58.82% 10
Disabled	58.82% 10
Developmentally disabled	47.06% 8
Large families (5 or more persons)	58.82% 10
Families with female head of household	52.94% 9
Farmworkers	47.06% 8
Persons in need of emergency shelter	47.06% 8
Homeless	58.82% 10
General population	82.35% 14
Other (please specify)	41.18% 7
Total Respondents: 17	

#	OTHER (PLEASE SPECIFY)	DATE
1	Families - pregnant through age 5 and their caregivers.	4/21/2022 1:25 PM
2	medi-cal and uninsured	3/4/2022 1:12 PM
3	K-12 School Children	2/28/2022 5:24 PM
4	Youth, Foster Youth and Former Foster Youth	2/28/2022 3:22 PM
5	Citizens of the Lone Band of Miwok Indians living in the County	2/28/2022 10:51 AM
6	Any one needing help	2/27/2022 8:05 PM
7	Veterans	2/25/2022 2:30 PM

Q3 Location of Services. Please identify if your responses are specific to the County as a whole or one or more of the cities.

Answered: 17 Skipped: 0

ANSWER CHOICES	RESPONSES	
Amador County (entire County, including all cities)	88.24%	15
Amador County (unincorporated area)	17.65%	3
City of Amador City	5.88%	1
City of Ione	5.88%	1
City of Jackson	11.76%	2
City of Plymouth	5.88%	1
City of Sutter Creek	11.76%	2
Total Respondents: 17		

Q4 Housing Types. What are the primary housing types needed by the population your organization services? Please check all that apply.

Answered: 10 Skipped: 7

Amador County Service Providers, Community Organizations, and Housing Developers/Providers
Stakeholders Survey

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKER
Single family housing affordable to low, very low, or extremely low income households	87.50% 7	62.50% 5	50.00% 4	50.00% 4	62.50% 5	37.50%
Multifamily housing - affordable to extremely low, very low, and low income households	87.50% 7	50.00% 4	50.00% 4	50.00% 4	62.50% 5	37.50%
Housing close to services (grocery stores, financial, personal, and social services, etc.)	77.78% 7	66.67% 6	44.44% 4	33.33% 3	44.44% 4	22.22%
Single family detached housing	75.00% 6	37.50% 3	25.00% 2	25.00% 2	50.00% 4	12.50%
Single family attached housing (individually-owned townhomes or condominiums)	75.00% 6	37.50% 3	25.00% 2	25.00% 2	50.00% 4	12.50%
Duplex, triplex, or fourplex	85.71% 6	42.86% 3	42.86% 3	42.86% 3	57.14% 4	14.29%
Emergency shelter	66.67% 6	22.22% 2	22.22% 2	22.22% 2	33.33% 3	11.11%
Transitional or supportive housing	66.67% 6	33.33% 3	33.33% 3	44.44% 4	33.33% 3	33.33%
Housing with on-site child daycare	85.71% 6	0.00% 0	0.00% 0	14.29% 1	57.14% 4	14.29%
Multifamily - market rate	83.33% 5	33.33% 2	33.33% 2	33.33% 2	50.00% 3	16.67%
Accessory dwelling unit	83.33% 5	50.00% 3	33.33% 2	33.33% 2	50.00% 3	16.67%
Lease-to-own housing (condominiums, townhomes, or single family)	100.00% 4	25.00% 1	25.00% 1	50.00% 2	75.00% 3	25.00%
Co-housing	66.67%	50.00%	33.33%	33.33%	33.33%	16.67%

Amador County Service Providers, Community Organizations, and Housing Developers/Providers
Stakeholders Survey

(individual homes that are part of larger development with shared common space, such as kitchen, living, recreation, and garden areas)	4	3	2	2	2	
Housing with features for a disabled person (ramp, grab bars, low counters and cabinets, assistive devices for hearing- or visually-impaired persons)	44.44% 4	55.56% 5	55.56% 5	33.33% 3	22.22% 2	11.11%
Permanent farmworker housing	57.14% 4	0.00% 0	0.00% 0	14.29% 1	14.29% 1	71.43%
Senior housing that includes services providing assistance with daily living	50.00% 3	83.33% 5	33.33% 2	50.00% 3	33.33% 2	16.67%
Seasonal or temporary farmworker housing	50.00% 3	0.00% 0	0.00% 0	16.67% 1	16.67% 1	83.33%

#	OTHER (PLEASE SPECIFY)	DATE
1	Permanent supportive housing SRO units	2/25/2022 2:40 PM

Q5 Housing Needs and Services. What are the primary housing needs of the population(s) that your organization serves? Please check all that apply.

Answered: 10 Skipped: 7

Amador County Service Providers, Community Organizations, and Housing Developers/Providers
Stakeholders Survey

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKERS
General assistance with renting a home	77.78% 7	77.78% 7	44.44% 4	33.33% 3	55.56% 5	33.33% 3
Assistance finding housing affordable to extremely low income (<30% of median income) households	77.78% 7	44.44% 4	33.33% 3	33.33% 3	44.44% 4	22.22% 2
Occasional financial assistance to pay rent, mortgage, and/or utilities	87.50% 7	62.50% 5	37.50% 3	37.50% 3	50.00% 4	25.00% 2
Housing close to public transportation	87.50% 7	37.50% 3	37.50% 3	25.00% 2	37.50% 3	25.00% 2
Assistance finding housing affordable to lower income (<80% of median income) households	75.00% 6	62.50% 5	37.50% 3	37.50% 3	50.00% 4	25.00% 2
Assistance with being housed in an emergency shelter	66.67% 6	22.22% 2	22.22% 2	11.11% 1	33.33% 3	0.00% 0
Assistance with being housed in transitional or supportive housing	66.67% 6	22.22% 2	33.33% 3	11.11% 1	22.22% 2	0.00% 0
Housing close to services (grocery stores, financial, personal, and social services, etc.)	75.00% 6	62.50% 5	50.00% 4	37.50% 3	50.00% 4	25.00% 2
Housing close to daycare	83.33% 5	0.00% 0	0.00% 0	16.67% 1	83.33% 5	16.67% 1
General	100.00%	0.00%	0.00%	50.00%	50.00%	0.00%

Amador County Service Providers, Community Organizations, and Housing Developers/Providers
Stakeholders Survey

assistance with purchasing a home	4	0	0	2	2	0
Grants or loans to make modifications to make a home accessible to a disabled resident	57.14% 4	42.86% 3	71.43% 5	28.57% 2	42.86% 3	14.29% 1
Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair housing issues	80.00% 4	40.00% 2	20.00% 1	40.00% 2	60.00% 3	20.00% 1
Translation assistance for non-english speaking persons	50.00% 3	0.00% 0	0.00% 0	16.67% 1	16.67% 1	66.67% 4

Q6 What are the primary barriers your organization and/or service population encounter related to finding or staying in housing?

Answered: 10 Skipped: 7

#	RESPONSES	DATE
1	Affordable housing for families that is close to services. Currently, low-income housing (apartments) have a large waiting list. Challenging access to child care throughout the county. Families might have to drive a distance for care.	4/21/2022 1:32 PM
2	Affordable housing	4/20/2022 10:09 AM
3	There is very limited to no affordable or low income housing available in Amador.	3/4/2022 1:29 PM
4	Lack of available housing. Lack of landlords willing to rent to people currently unhoused. Long waiting list for income based housing.	3/4/2022 10:32 AM
5	Multi-family housing for young families is probably the biggest challenge.	2/28/2022 5:32 PM
6	Low income housing options	2/28/2022 9:32 AM
7	Lack of affordable housing	2/27/2022 8:20 PM
8	High rents, entrance charges, lack of affordable housing, NIMBY, low SS or disability income.	2/27/2022 8:11 PM
9	High rents	2/27/2022 8:46 AM
10	avaialbe affordable units, Shelter beds, dedicated funds wrap around supportive services	2/25/2022 2:40 PM

Q7 What services or actions are needed to provide or improve housing or human services in the area?

Answered: 10 Skipped: 7

#	RESPONSES	DATE
1	Low/reasonable apartments with a child care facility on-site. No smoking. Transitional housing would benefit from on-site services.	4/21/2022 1:32 PM
2	Section 8	4/20/2022 10:09 AM
3	There needs to be more affordable and supportive housing in Amador. With No Place Like Home funds, several affordable supportive housing units can be built and supportive services would be available on site. Affordable housing near various services would be ideal.	3/4/2022 1:29 PM
4	More available rentals. Landlords willing to take multiple individuals into one unit (roommate situations).	3/4/2022 10:32 AM
5	More collaboration with the school district so we can plan together how to best serve each community.	2/28/2022 5:32 PM
6	Building affordable housing	2/28/2022 9:32 AM
7	Reduce cost of fees to build new housing Better mental health assistance	2/27/2022 8:20 PM
8	Obviously, low cost housing and income assistance. Qualified unhoused persons wait months before housing can be found.	2/27/2022 8:11 PM
9	Grants and finding contractors who will build affordable housing.	2/27/2022 8:46 AM
10	Build housing committee, connect all homeless emergency services providers and County funds into Homeless Management Information System. Create addition shelter beds (in process) build more affordable units	2/25/2022 2:40 PM

Q8 What services or actions are needed to improve access to regional services?

Answered: 10 Skipped: 7

#	RESPONSES	DATE
1	More frequent bus routes throughout the county.	4/21/2022 1:32 PM
2	More Transportation	4/20/2022 10:09 AM
3	Transportation is often needed for people to access services in the region. Increasing public transportation options may be helpful for people to access services.	3/4/2022 1:29 PM
4	Possibly a more cohesive process for income-based housing, such as a central program that assists with applications and connecting landlords to rental rather than multiple properties.	3/4/2022 10:32 AM
5	Improved transportation to out of county services and more services, especially mental health services, in the county.	2/28/2022 5:32 PM
6	Additional housing options close to services	2/28/2022 9:32 AM
7	More outreach from staff Local hospitals to offer More mental health services	2/27/2022 8:20 PM
8	Countywide mobile assistance such as is provided by Christine through the City of Jackson.	2/27/2022 8:11 PM
9	Cooperation between county governments and private businesses. Affordable land.	2/27/2022 8:46 AM
10	Fund transit routes for all populations	2/25/2022 2:40 PM

Q9 Are there any other housing priorities, issues, or concerns that you would like to identify to assist Amador County and Amador City, Lone, Jackson, Plymouth, and Sutter Creek in identifying housing needs and developing appropriate programs to address housing needs?

Answered: 8 Skipped: 9

#	RESPONSES	DATE
1	Many individuals / families with lower incomes often times can only afford the rent in the outlying areas. This creates a burden with the cost (and lack) of transportation, distances to child care and employment.	4/21/2022 1:32 PM
2	There is an overall shortage of housing in Amador, specifically affordable housing.	3/4/2022 1:29 PM
3	I believe the priority should be to assist those who are currently unhoused and seeking housing over those who currently have housing.	3/4/2022 10:32 AM
4	Better spread the growth so it is not so concentrated in Lone.	2/28/2022 5:32 PM
5	Reduce permit fees Quicker zoning reviews of housing proposals	2/27/2022 8:20 PM
6	Reinstate mandatory low cost housing multi family units as originally permitted in Castle Oaks development. They were never built.	2/27/2022 8:11 PM
7	This is a national problem. Our county will be competing with many other counties. The county will have to make tax decisions to attract companies to build in Amador County.	2/27/2022 8:46 AM
8	Continue street outreach efforts to homeless, fund Police Department to respond to transient calls as required. Create safe warming stations and shelter areas.	2/25/2022 2:40 PM

Q10 Does your organization develop housing?

Answered: 10 Skipped: 7

ANSWER CHOICES	RESPONSES	
Yes - we develop housing and have built in Amador County or one of its cities or are working on/toward a project in the area	10.00%	1
Yes - we develop housing in the region, but do not have direct experience with Amador County, Amador City, Ione, Jackson, Plymouth, or Sutter Creek	0.00%	0
No - we provide supportive services, advocacy, or other human services but do not develop housing	90.00%	9
TOTAL		10

Q11 In your experience, what are typical costs of single family development in Amador County or the greater region?

Answered: 0 Skipped: 17

ANSWER CHOICES	RESPONSES	
Land cost (per acre)	0.00%	0
Site improvements (grading, access, utilities, etc.) (per acre)	0.00%	0
Building Construction (per square foot)	0.00%	0
Other Costs	0.00%	0

#	LAND COST (PER ACRE)	DATE
	There are no responses.	
#	SITE IMPROVEMENTS (GRADING, ACCESS, UTILITIES, ETC.) (PER ACRE)	DATE
	There are no responses.	
#	BUILDING CONSTRUCTION (PER SQUARE FOOT)	DATE
	There are no responses.	
#	OTHER COSTS	DATE
	There are no responses.	

Q12 In your experience, what are typical costs of multifamily development in Amador County or the greater region?

Answered: 0 Skipped: 17

ANSWER CHOICES	RESPONSES	
Land cost (per acre)	0.00%	0
Site improvements (grading, access, utilities, etc.) (per acre)	0.00%	0
Building Construction (per square foot)	0.00%	0
Other Costs	0.00%	0

#	LAND COST (PER ACRE)	DATE
	There are no responses.	
#	SITE IMPROVEMENTS (GRADING, ACCESS, UTILITIES, ETC.) (PER ACRE)	DATE
	There are no responses.	
#	BUILDING CONSTRUCTION (PER SQUARE FOOT)	DATE
	There are no responses.	
#	OTHER COSTS	DATE
	There are no responses.	

Q13 What is the preferred minimum parcel size for an affordable (lower income) multifamily development project?

Answered: 0 Skipped: 17

#	RESPONSES	DATE
	There are no responses.	

Q14 What is the preferred maximum parcel size for an affordable (lower income) multifamily development project?

Answered: 0 Skipped: 17

#	RESPONSES	DATE
	There are no responses.	

Q15 What is the minimum desirable density (units per acre) for an affordable (lower income) housing development project?

Answered: 0 Skipped: 17

#	RESPONSES	DATE
	There are no responses.	

Q16 Have you encountered any specific impediments to developing housing in Amador County or the cities of Amador City, Ione, Jackson, Plymouth, and Sutter Creek? If yes, please describe.

Answered: 1 Skipped: 16

#	RESPONSES	DATE
1	NIMBY Shelter developments	2/25/2022 2:42 PM

APPENDIX B

Housing Needs and Priorities Survey Results

Q1 Do you live in Amador County?

Answered: 109 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes, I live in the City of Amador City	3.67%	4
Yes, I live in the City of Ione	8.26%	9
Yes, I live in the City of Jackson	28.44%	31
Yes, I live in the City of Plymouth	6.42%	7
Yes, I live in the City of Sutter Creek	12.84%	14
Yes, I live in the Buckhorn area	3.67%	4
Yes, I live in the Red Corral area	0.92%	1
Yes, I live in the Volcano area	2.75%	3
Yes, I live in the Drytown area	0.00%	0
Yes, I live in the Fiddletown area	3.67%	4
Yes, I live in the River Pines area	0.92%	1
Yes, I live in the Pioneer area	7.34%	8
Yes, I live in the Camanche Village area	0.92%	1
Yes, I live in the Camanche North Shore area	0.92%	1
Yes, I live in the Buena Vista area	1.83%	2
Yes, I live in the Martell area	0.00%	0
Yes, I live in the Pine Grove area	9.17%	10
No, I do not live in Amador County	4.59%	5
Yes, I live in another area of Amador County (please specify community or area)	3.67%	4
TOTAL		109

#	YES, I LIVE IN ANOTHER AREA OF AMADOR COUNTY (PLEASE SPECIFY COMMUNITY OR AREA)	DATE
1	Surrey Junction area	3/15/2022 2:31 PM
2	Amador Pines	3/14/2022 8:13 PM
3	Lake Pardee area	3/13/2022 1:44 PM
4	between Jackson and Pine Grove	3/11/2022 4:23 PM

Q2 How long have you lived in Amador County?

Answered: 103 Skipped: 6

ANSWER CHOICES	RESPONSES	
0-2 years	6.80%	7
2-5 years	13.59%	14
5-10 years	11.65%	12
10+ years	53.40%	55
Other (please specify)	14.56%	15
TOTAL		103

#	OTHER (PLEASE SPECIFY)	DATE
1	65 years	3/16/2022 9:29 AM
2	41 years	3/15/2022 6:35 PM
3	23yrs	3/15/2022 2:33 PM
4	36	3/12/2022 9:01 AM
5	28	3/11/2022 4:24 PM
6	43 years	3/11/2022 3:25 PM
7	Born and raised here	3/11/2022 7:01 AM
8	42 years	3/10/2022 8:50 PM
9	born here, but moved back 2 years ago	3/10/2022 7:44 PM
10	45+ years	3/10/2022 12:45 PM
11	47 years	3/10/2022 8:16 AM
12	32 years	3/9/2022 9:45 AM
13	23 years	3/9/2022 9:24 AM
14	42 years	3/8/2022 6:26 PM
15	40+ years	3/5/2022 12:42 PM

Q3 What made you decide to live here? (Select all that apply)

Answered: 103 Skipped: 6

ANSWER CHOICES	RESPONSES	
Proximity to job/work	18.45%	19
Quality of housing stock	5.83%	6
Proximity to family and/or friends	35.92%	37
Affordability	27.18%	28
Quality of local school system	7.77%	8
Safety of neighborhood	24.27%	25
County services and programs	1.94%	2
Proximity to shopping and services	3.88%	4
Other (please specify)	41.75%	43
Total Respondents: 103		

#	OTHER (PLEASE SPECIFY)	DATE
1	Open space	4/19/2022 3:47 PM
2	tired of city life love the country life	4/2/2022 11:15 PM
3	Clean air	3/19/2022 3:08 PM
4	born here	3/16/2022 9:29 AM
5	Bought a business here and family lived here	3/15/2022 6:35 PM
6	Beauty of the area and proximity to hiking, fishing, hunting.	3/15/2022 2:33 PM
7	My parents wanted to raise me here	3/14/2022 11:20 PM
8	Beauty of the area(rural)	3/14/2022 8:14 PM
9	Country living	3/13/2022 1:45 PM
10	BEAUTIFUL AREA	3/13/2022 10:05 AM
11	Needed a property with two living quarters.	3/12/2022 5:15 PM
12	Proximity to Mountains and lakes	3/12/2022 9:01 AM
13	All of it. I wanted to raise my family here.	3/12/2022 8:03 AM
14	7	3/11/2022 8:40 PM
15	Quality of life / beauty	3/11/2022 5:37 PM
16	natural beauty, rural lifestyle	3/11/2022 4:24 PM
17	rural and peaceful	3/11/2022 12:41 PM
18	Wanted to get away from the hustle and bustle of the Bay Area.	3/10/2022 9:50 PM
19	Good for walking	3/10/2022 9:19 PM
20	Bought a business	3/10/2022 8:50 PM

Amador County and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek Housing
Needs and Priorities Survey

21	covid... to get the heck away from cities	3/10/2022 7:44 PM
22	Fell in love with the shape of the land.	3/10/2022 11:07 AM
23	Moved to experience the small town atomsphere. To get away from the traffic and crowding in the Bay Area.	3/10/2022 6:30 AM
24	inherited house	3/9/2022 10:27 AM
25	beautiful country	3/9/2022 9:45 AM
26	Rural lifestyle	3/9/2022 9:44 AM
27	Ability to have large acreage (40 acres) suitable for large animals; more open space and privacy	3/9/2022 9:24 AM
28	open space	3/8/2022 9:00 PM
29	beautiful foothills with oak trees, sparsely populated, quiet,	3/8/2022 6:26 PM
30	Trees	3/8/2022 3:45 PM
31	Rural living	3/8/2022 3:29 PM
32	Beauty & small town character	3/8/2022 3:08 PM
33	Proximity to Kirkwood	3/8/2022 2:59 PM
34	Grew up here	3/8/2022 2:56 PM
35	Natural Beauty	3/8/2022 2:51 PM
36	Small town environment. Not lots of people or subdivisions and urban sprawl.	3/7/2022 10:23 AM
37	Moved here after college for a job	3/7/2022 7:54 AM
38	Married a resident	3/7/2022 2:46 AM
39	Bought a home in Lone, moved to Jackson after divorce.	3/4/2022 10:32 AM
40	Rural environment	3/4/2022 10:05 AM
41	The small town, rural character	2/27/2022 5:03 PM
42	Closer to family	2/25/2022 9:01 PM
43	its beauty	2/24/2022 12:26 PM

Q4 Do you currently own or rent your home?

Answered: 102 Skipped: 7

ANSWER CHOICES	RESPONSES	
I own my home	68.63%	70
I rent my home	21.57%	22
I live with extended family or with another household	4.90%	5
I rent a room in a home	1.96%	2
I am currently without permanent shelter	2.94%	3
TOTAL		102

Q5 Select the type of housing that best describes your current home.

Answered: 102 Skipped: 7

ANSWER CHOICES	RESPONSES	
Single-family home (detached)	81.37%	83
Duplex/attached home	1.96%	2
Multi-family home (apartment/condominium)	3.92%	4
Accessory Dwelling Unit, granny flat, guest house	0.98%	1
Mobile home	5.88%	6
Currently without permanent shelter	1.96%	2
Other (please specify)	3.92%	4
TOTAL		102

#	OTHER (PLEASE SPECIFY)	DATE
1	Rent an apartment	3/11/2022 8:44 PM
2	Apartment	3/10/2022 9:21 PM
3	Rent two rooms within a house	3/10/2022 8:42 AM
4	In Victory Village	3/4/2022 10:33 AM

Q6 How would you rate the physical condition of the residence you live in?

Answered: 102 Skipped: 7

ANSWER CHOICES	RESPONSES	
Sound: Very good to excellent condition and needs minimal repairs	60.78%	62
Minor : Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, missing shingles, etc.)	20.59%	21
Moderate: Needs one modest rehabilitation improvements (e.g., new roof, new wood siding, replacement of stucco, etc.)	14.71%	15
Substantial: Needs two or more major upgrades (e.g., new foundation, roof replacement, new plumbing, new electrical, etc.)	2.94%	3
Dilapidated: Building appears structurally unsound, unfit for human habitation in its current condition, and demolition or major rehabilitation is required	0.98%	1
TOTAL	102	

Q7 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 101 Skipped: 8

ANSWER CHOICES	RESPONSES	
Room addition or accessory dwelling unit	18.81%	19
Roofing, painting, and general home repairs	39.60%	40
HVAC, solar, and electrical	28.71%	29
Landscaping	31.68%	32
Does not apply	29.70%	30
Other (please specify)	16.83%	17
Total Respondents: 101		

#	OTHER (PLEASE SPECIFY)	DATE
1	Upgrade kitchen and bathrooms	4/19/2022 4:32 PM
2	submersible well pump	4/2/2022 11:17 PM
3	Building a home	3/19/2022 3:09 PM
4	Have already done extensive upkeep and additions throughout the years	3/15/2022 6:36 PM
5	2nd heat source	3/14/2022 8:15 PM
6	Remodel	3/13/2022 1:48 PM
7	Upgrading electrical panel	3/11/2022 11:55 AM
8	Windows	3/11/2022 9:35 AM
9	As a renter, I see what doesn't get done.	3/11/2022 5:19 AM
10	Siding, windows, retaining walls	3/10/2022 9:21 PM
11	Just did full remodel	3/10/2022 8:05 PM
12	weatherproofing, mold and aesbestos remediation and abatement	3/10/2022 7:47 PM
13	NA because I do not own the house	3/10/2022 8:42 AM
14	Defensible space work	3/8/2022 3:10 PM
15	Already improved	3/3/2022 6:19 PM
16	windows	3/2/2022 11:03 AM
17	another bathroom so i dont have to use the litterbox or yard in emergencies	2/25/2022 11:32 AM

Q8 How satisfied are you with your current housing situation?

Answered: 94 Skipped: 15

ANSWER CHOICES	RESPONSES	
I am very satisfied	56.38%	53
I am somewhat satisfied	24.47%	23
I am somewhat dissatisfied	7.45%	7
I am dissatisfied	5.32%	5
If you answered dissatisfied or somewhat dissatisfied please provide a reason below.	6.38%	6
TOTAL		94

#	IF YOU ANSWERED DISSATISFIED OR SOMEWHAT DISSATISFIED PLEASE PROVIDE A REASON BELOW.	DATE
1	Affordability	3/15/2022 2:40 PM
2	I am currently staying in the homeless shelter with my husband and four kids and ready to have a place of our own again	3/14/2022 11:34 PM
3	Location! Love where I am, but I'm not going to get comparable at the same price whether I rent or buy, owner said one day they'd move back in, I'll be priced out of buying in the same neighborhood, no good options just stay until the luck runs out	3/11/2022 5:33 AM
4	my house is literally in the 30s in the winter (with 3 space heaters running 24/7) and reached 105° indoors last summer (in the shade, with all of the windows open and fans running in every room)	3/10/2022 8:03 PM
5	I would like the houses in Plymouth that are dilapidated to be offered to be fixed up or nice townhouses but in their place.	3/7/2022 10:29 AM
6	Temporary. Living with family.	3/2/2022 9:53 PM

Q9 Which of the following best describes your household type?

Answered: 95 Skipped: 14

ANSWER CHOICES	RESPONSES	
Single person household	22.11%	21
Single parent with children under 18	3.16%	3
Single person living with roommates	6.32%	6
Couple	32.63%	31
Couple with children under 18	16.84%	16
Couple living with roommates	0.00%	0
Adult head of household (non-parent) with children under 18	2.11%	2
Multi-generational family household (grandparents, parents, children, and/or grandchildren all under the same roof)	10.53%	10
Other (please specify)	6.32%	6
TOTAL		95

#	OTHER (PLEASE SPECIFY)	DATE
1	Retired couple with adult children living on their own.	3/15/2022 6:45 PM
2	RETIRED WITH ADULT CHILD RESIDING WITH US BECAUSE OF EXTREEM COSTS OF HOUSING AND RENT!	3/13/2022 10:17 AM
3	Living in single bedroom apartment	3/11/2022 8:57 PM
4	Pets	3/11/2022 12:02 PM
5	Parents, adult child, minor child	3/10/2022 9:59 PM
6	Veterans facility	3/4/2022 10:40 AM

**Q10 If you wish to own a home in Amador County but do not currently own one, what issues are preventing you from owning a home at this time?
(Select all that apply)**

Answered: 93 Skipped: 16

ANSWER CHOICES	RESPONSES	
I cannot find a home within my target price range in Amador County	15.05%	14
I do not currently have the financial resources for an appropriate down payment	19.35%	18
I do not currently have the financial resources for an adequate monthly mortgage payment	8.60%	8
I cannot find a home that suits my living needs in Amador County (housing size, disability accommodations)	4.30%	4
I cannot currently find a home that suits my quality standards in Amador County	4.30%	4
I do not currently wish to own a home in Amador County	4.30%	4
I already own a home in Amador County	66.67%	62
Total Respondents: 93		

Q11 If you wish to rent a home in the unincorporated portion of Amador County but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)

Answered: 79 Skipped: 30

ANSWER CHOICES	RESPONSES	
I cannot find a home within my target rental cost in Amador County	21.52%	17
I cannot find a home for rent that suits my living needs in Amador County (housing size, disability accommodations)	8.86%	7
I cannot currently find a home for rent that suits my quality standards in Amador County	3.80%	3
I do not currently wish to rent a home in Amador County	63.29%	50
I already rent a home in Amador County	13.92%	11
Total Respondents: 79		

Q12 Do you think that the range of housing options currently available in Amador County meet your needs?

Answered: 95 Skipped: 14

ANSWER CHOICES	RESPONSES	
Yes	45.26%	43
No	54.74%	52
TOTAL		95

Q13 Do you think that the range of housing options currently available in Amador County meet the needs of the community?

Answered: 95 Skipped: 14

ANSWER CHOICES	RESPONSES	
Yes	15.79%	15
No	84.21%	80
TOTAL		95

Q14 What types of housing are most needed in Amador County? (Select all that apply)

Answered: 82 Skipped: 27

	AMADOR CITY	IONE	JACKSON	PLYMOUTH	SUTTER CREEK	UNINCORPORATED AREAS OF AMADOR COUNTY	TOTAL
Single family, small (less than 2,000 square foot home)	1.41% 1	11.27% 8	46.48% 33	4.23% 3	12.68% 9	23.94% 17	71
Single family, medium to large (2,000 square foot home or larger)	5.77% 3	15.38% 8	36.54% 19	1.92% 1	15.38% 8	25.00% 13	52
Duplex, Triplex, and Fourplex	3.08% 2	12.31% 8	52.31% 34	6.15% 4	7.69% 5	18.46% 12	65
Townhomes or Condominiums (multi-family ownership homes)	4.29% 3	15.71% 11	50.00% 35	2.86% 2	10.00% 7	17.14% 12	70
Apartments (multi-family rental homes)	2.78% 2	18.06% 13	50.00% 36	4.17% 3	5.56% 4	19.44% 14	72
Co-housing (individual homes that are part of larger development with shared common space, such as kitchen, living, recreation, and garden areas)	0.00% 0	14.29% 8	50.00% 28	3.57% 2	12.50% 7	19.64% 11	56
Accessory Dwelling Unit	1.75% 1	10.53% 6	40.35% 23	8.77% 5	12.28% 7	26.32% 15	57
Farmworker housing	0.00% 0	12.00% 6	10.00% 5	36.00% 18	4.00% 2	38.00% 19	50

#	OTHER (PLEASE SPECIFY)	DATE
1	All of the above	4/19/2022 4:37 PM
2	Apartments and other multi-unit housing should be smoke-free.	3/28/2022 2:16 PM
3	homeless housing	3/16/2022 9:31 AM
4	I chose One city because it wouldn't let me chose "all of the above"	3/15/2022 6:45 PM
5	Detached single senior housing	3/15/2022 2:40 PM
6	Only allowed to select one answer per question here. I would have checked ALL boxes. We need more affordable housing or locals will continue to move away...	3/12/2022 8:13 AM
7	high density low income/affordable housing near cities/services/transportation	3/11/2022 4:29 PM
8	This question's available responses are not set up in a fashion that allows best response.	3/11/2022 5:33 AM
9	This is needed in all areas of the County.	3/10/2022 9:15 PM
10	Housing for unhoused	3/10/2022 9:00 PM
11	Honestly, diversification, each community needs multiple varieties of new/improved housing options.	3/10/2022 8:03 PM
12	I don't want to see more development. Amador is already destroying what little beauty it has left... it's not a big county...	3/10/2022 1:15 PM
13	In each of these groups with the exception of the McMansions that we already have too many	3/10/2022 11:23 AM

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of, the whole county needs more housing, especially low cost and higher density. There is growing demand for rural and dispersed cohousing options that AC could really excel at with our commute range.

14	All these townships need housing of all types	3/10/2022 8:27 AM
15	Don't know about specific areas, but affordable housing is needed	3/9/2022 9:52 AM
16	I am not in a position to know what is needed versus what is available in the unincorporated county.	3/9/2022 9:36 AM
17	We need better planned, more compact (but then with open space around/nearby) walkable/bikable housing. No more giant "luxury" house developments that eat up farmland and open space and cost more in service delivery	3/8/2022 9:07 PM
18	Couple of these questions should be for all areas like ADU, townhouses and Condos	3/7/2022 11:03 PM
19	NO APARTMENTS!	3/7/2022 2:46 PM
20	Active 55+ community individual homes with walking/bike trails	3/7/2022 3:12 AM
21	Nine	3/3/2022 6:35 PM
22	There needs to be more housing in general that people can afford all over the county and surrounding counties as well.	3/3/2022 2:02 PM
23	Amador County needs more studio apartments available to working single individuals	3/2/2022 7:53 PM
24	There should be more than 1 choice for many of these questions.	2/27/2022 5:13 PM
25	this question doesnt allow multiple selections---	2/25/2022 11:49 AM

Q15 How important are the following housing priorities to you and your family?

Answered: 92 Skipped: 17

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Provide housing to meet the social and economic needs of each community, including both existing and future residents, as well as employers	72.22% 65	18.89% 17	7.78% 7	1.11% 1	90
Housing affordable to working families	84.27% 75	13.48% 12	2.25% 2	0.00% 0	89
Establish a variety of housing types and services to accommodate the diversity of special needs households (elderly, disabled, large families, agricultural workers, female heads of family, and homeless)	76.09% 70	15.22% 14	4.35% 4	4.35% 4	92
Support safe, well-maintained and well-designed housing as a way of strengthening existing and new neighborhoods	74.73% 68	20.88% 19	1.10% 1	3.30% 3	91
Rehabilitate existing housing	55.06% 49	33.71% 30	4.49% 4	6.74% 6	89
Promote sustainable, efficient, and fire-safe housing to address safety, energy, and climate change impacts	83.33% 75	8.89% 8	6.67% 6	1.11% 1	90
Provide ADA-accessible housing	57.47% 50	32.18% 28	8.05% 7	2.30% 2	87
Ensure that children who grow up in Amador County can afford to live here	71.11% 64	24.44% 22	3.33% 3	1.11% 1	90
Create more mixed-use (commercial/office and residential) projects to bring different land uses closer together	38.46% 35	32.97% 30	21.98% 20	6.59% 6	91
Integrate affordable housing throughout the community to create mixed-income neighborhoods	59.55% 53	22.47% 20	14.61% 13	3.37% 3	89
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	52.27% 46	28.41% 25	12.50% 11	6.82% 6	88
Support fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures	55.06% 49	25.84% 23	11.24% 10	7.87% 7	89
Ensure all persons and households have fair and equitable access to housing and housing opportunities	74.16% 66	17.98% 16	6.74% 6	1.12% 1	89
Lease-to-own housing (condominiums, apartments)	38.20% 34	37.08% 33	17.98% 16	6.74% 6	89
Sustainable, walkable development (housing within walking distance to services, schools, and/or the downtown)	60.23% 53	30.68% 27	7.95% 7	1.14% 1	88

Q16 Are there any populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Amador County and its cities?

Answered: 82 Skipped: 27

	AMADOR CITY	IONE	JACKSON	PLYMOUTH	SUTTER CREEK	UNINCORPORATED AREAS OF AMADOR COUNTY	TOTAL
Seniors	2.99% 2	7.46% 5	46.27% 31	5.97% 4	14.93% 10	22.39% 15	67
Persons with a disability, including developmental	1.79% 1	10.71% 6	53.57% 30	5.36% 3	7.14% 4	21.43% 12	56
Homeless persons or at risk of homelessness	2.74% 2	15.07% 11	60.27% 44	5.48% 4	2.74% 2	13.70% 10	73
Large families (5 or more persons)	0.00% 0	22.00% 11	38.00% 19	4.00% 2	8.00% 4	28.00% 14	50
Single Parent Head of Households	1.79% 1	16.07% 9	48.21% 27	7.14% 4	3.57% 2	23.21% 13	56
Farmworkers	1.75% 1	10.53% 6	15.79% 9	31.58% 18	1.75% 1	38.60% 22	57

#	OTHER (PLEASE SPECIFY)	DATE
1	All of the above	4/19/2022 4:37 PM
2	Many senior citizens, Veterans, and persons with disabilities live in apartments where their neighbors smoke. The smoke drifts into their apartments.	3/28/2022 2:16 PM
3	You need to have the choice of "all of the above"	3/15/2022 6:45 PM
4	homeless/at risk, also would like to see more semi-independent senior housing w/services	3/11/2022 4:29 PM
5	All of these areas are needed in all of our area	3/11/2022 2:48 PM
6	This question's response options needs improvement for honest results.	3/11/2022 5:33 AM
7	For all areas of the County	3/10/2022 9:15 PM
8	(this question would be better represented with multi-select picklists rather than radio buttons. Most of these demographics require additional housing/services in multiple locations, and vice versa.)	3/10/2022 8:03 PM
9	The whole county needs these things.	3/10/2022 11:23 AM
10	pretty much all of these apply in all areas. Why can you only choose one location for each issue?!	3/8/2022 9:07 PM
11	Single, Independents, Individuals that do not have a family	3/2/2022 7:53 PM
12	These populations needs to be addressed across the county.	2/28/2022 10:26 AM
13	cannot select multiple options again	2/25/2022 11:49 AM

Q17 What is your race/ethnicity?

Answered: 92 Skipped: 17

ANSWER CHOICES	RESPONSES	
African American	0.00%	0
Asian	2.17%	2
Hispanic	6.52%	6
Native American	1.09%	1
White/Non-Hispanic	80.43%	74
Other (please specify)	9.78%	9
TOTAL		92

#	OTHER (PLEASE SPECIFY)	DATE
1	Mixed ethnicity/non Hispanic	3/11/2022 9:46 AM
2	Human	3/10/2022 9:28 PM
3	Inappropriate question	3/10/2022 12:51 PM
4	Unknown	3/10/2022 11:23 AM
5	Indigenous Celtic, non-white due to multi-generational impacts of the British occupation of Ireland.	3/10/2022 9:00 AM
6	Decline to state	3/2/2022 7:53 PM
7	american	3/2/2022 11:09 AM
8	how is this relevant	2/25/2022 11:49 AM
9	decline to state	2/24/2022 12:31 PM

Q18 Do any of the following apply to you or someone in your household (check all that apply):

Answered: 85 Skipped: 24

ANSWER CHOICES	RESPONSES	
Ages 55 to 64	25.88%	22
Ages 65 or over	45.88%	39
Large family (5 or more people)	8.24%	7
Farmworker	0.00%	0
A single female head of household with children	10.59%	9
A single male head of household with children	1.18%	1
Children under 18	29.41%	25
Have a developmental disability	2.35%	2
Have a disability (non-developmental)	17.65%	15
Teacher	14.12%	12
First responder (law enforcement, fire protection, emergency medical services)	5.88%	5
Total Respondents: 85		

Q19 What housing challenges have you experienced?

Answered: 87 Skipped: 22

	YES	NO	TOTAL
I am concerned about my rent going up to an amount I can't afford.	35.37% 29	64.63% 53	82
I struggle to pay my rent or mortgage payment.	28.05% 23	71.95% 59	82
I cannot find a place to rent due to bad credit, previous evictions, or foreclosure.	7.79% 6	92.21% 71	77
I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted.	25.32% 20	74.68% 59	79
I am concerned that I may be evicted.	14.47% 11	85.53% 65	76
I need assistance finding rental housing.	23.38% 18	76.62% 59	77
My home is not big enough for my family or household.	16.25% 13	83.75% 67	80
My home is in poor condition and needs repair.	18.99% 15	81.01% 64	79
There is a lot of crime in my neighborhood.	6.49% 5	93.51% 72	77
I have been discriminated against when trying to rent housing.	9.33% 7	90.67% 68	75
I have been discriminated against when trying to purchase housing.	6.49% 5	93.51% 72	77
I need assistance with understanding my rights related to fair housing.	16.00% 12	84.00% 63	75

Q20 Do you or someone in your family have any of the following specific housing needs? Please check all that apply.

Answered: 46 Skipped: 63

ANSWER CHOICES	RESPONSES	
Senior independent living (senior single family community or senior apartments)	50.00%	23
Independent living for someone with a disability	21.74%	10
Assisted living for senior (55 and over) that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	41.30%	19
Assisted living for disabled persons that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	10.87%	5
Emergency shelter	15.22%	7
Supportive or transitional housing that provides services and support to avoid homelessness	23.91%	11
Supportive services to find and obtain housing.	36.96%	17
Daily living assistance and services to be able to live independently.	19.57%	9
Total Respondents: 46		

Q21 Have encountered discrimination or other issues that have affected your ability to live in safe, decent housing of your choice? If so, please explain any discrimination or fair housing issues you have encountered.

Answered: 92 Skipped: 17

ANSWER CHOICES	RESPONSES	
No	90.22%	83
Yes (please specify)	9.78%	9
TOTAL		92

#	YES (PLEASE SPECIFY)	DATE
1	I have friends who live in apartments (multi-unit housing) where several residents smoke cigarettes. The smoke drifts into my friends' apartments. There needs to be a strong ordinance against this.	3/28/2022 2:16 PM
2	Lack of available housing has forced me to make temporary arrangements meaning I never "join" a neighborhood.	3/12/2022 8:13 AM
3	Only in Japan—no renting to non-Japanese	3/11/2022 12:02 PM
4	Was told I needed a second income although my single mom full-time employment exceeded the amount needed to qualify. Different time, told they didn't want anyone with kids after all, maybe if I was a stay at home mom with a working partner or child support instead.	3/11/2022 5:33 AM
5	I was denied housing due to the landlord asking my political and religious beliefs.	3/10/2022 8:03 PM
6	Financing. So many strategic defaults have made it too hard for those of us who have never done that to get the loans we deserve.	3/10/2022 11:23 AM
7	Sexism. Anti-queer homophobia. Racism toward roommates.	3/10/2022 9:00 AM
8	Age because I'm under 55, No Kids, No Family, Religious Discrimination, Sexual Orientation Discrimination, Political Affiliation Discrimination	3/2/2022 7:53 PM
9	Una ves me corrieron de micasa solo porque no hablabamos Ingles.	3/1/2022 8:45 AM

Q22 What age range most accurately describes you?

Answered: 90 Skipped: 19

ANSWER CHOICES	RESPONSES	
0-23 years old	1.11%	1
24-39 years old	18.89%	17
40-55 years old	30.00%	27
56-74 years old	42.22%	38
75+ years old	7.78%	7
TOTAL		90

Q23 Please describe any additional housing comments or concerns you would like to share with the County and Housing Element Update project team.

Answered: 58 Skipped: 51

#	RESPONSES	DATE
1	My adult child works a full time job but cannot afford a place to live.	4/19/2022 4:38 PM
2	need more homes/apartments that accept section 8 vouchers. and low income homes/apartments as well as rent or lease to own home buying programs	4/2/2022 11:29 PM
3	Please consider adding smoke-free multi-unit housing to the Amador County General Plan. This would greatly benefit senior citizens, Veterans, and people with disabilities.	3/28/2022 2:18 PM
4	The cost of Homeowners Insurance is creating financial hardships for many in Pioneer. It was alarming to see how many homeowners did not have fire insurance when we had the last 2 big fires. The fire insurance premium is also used in the income to debt ratios when purchasing cars and etc. Many who are on a fixed income, may not qualify for a loan. This is a problem and the insurance commissioner does not seem to address the problem.	3/20/2022 5:33 PM
5	Extensive gray water use should be legal and encouraged. Homeowners should get incentives for building fire resilient homes.	3/19/2022 3:14 PM
6	Many people my husband and I know are struggling to find affordable housing in the current market, both to rent and own. Smaller homes or more apartments/townhouses could be beneficial to those in the area.	3/17/2022 3:00 PM
7	desperately need housing/camp options for homeless with wrap around services available. Also would like to see housing with a mix for seniors and families with common area for mixing	3/17/2022 9:47 AM
8	Get to work and provide temporary and permanent housing for our homeless population!! There are cities / countries who are doing a decent job of it. PLEASE!! Take care of our homeless citizens.	3/15/2022 6:49 PM
9	My family of six (husband, myself, and our four kids under age 18) have been staying in the Jackson homeless shelter since September 2021 and have been unable to find a rental large enough for our family of six. Most turn us away due to the size of our family or the fact that we do not have good credit. We are working with a housing support program, but most landlords are turned off by the idea of working with this program and it has limited our options. Between that and needing a private landlord because we are unable to work with the real estate agencies due to their strict credit and income requirements has made finding anything next to impossible. There are so few rentals available here anymore	3/14/2022 11:42 PM
10	Please address housing for homeless individuals as well as families. Tiny home communities are needed for both no income and low income individuals. People should not be left to sleep under bridges or on streets. Get creative	3/14/2022 8:30 PM
11	I feel like Amador is in desperate need of more low income housing. I think apartments that are subsidized would be good.	3/13/2022 10:45 AM
12	AFORDABLE HOUSING FOR YOUNG ADULTS	3/13/2022 10:19 AM
13	Need better resources for victims of domestic violence, including genuine access to safe housing or safe places to go temporarily for respite. Operation Care could use training by better run organizations so they don't cause more harm to those who are already going through it. They could use a different director. I had to go to counseling in Folsom to process the trauma caused by Tami (I think her name is, the director) and her crew. I was afraid to reach out to anyone in Amador out of fear of not being believed or for being retaliated against. Especially because I was a newer resident and not well plugged in with the county's decision makers. Besides, what recourse would I have? Amador County is in serious lack of decent resources for different types of domestic abuse (many other DV organizations recognize the damage of	3/12/2022 6:09 PM

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emotional and financial abuse. They also know it often escalates to physical abuse over time). How and who Operation Care chooses to help doesn't seem professional, standard, ethical, fair or reasonable. My soon-to-be ex-spouse was later arrested, charged and convicted of domestic battery. Perhaps it could've been prevented if I were believed and got the help I needed when I reached out to Operation Care in 2019. That organization needs to be audited to ensure the funds are best serving those who need it and frankly, they should be investigated. Because funds are distributed by county residence, I couldn't get assistance in Calaveras or Sacramento - I tried. Which is too bad, because Community for Peace in Citrus Heights is an amazing program. I couldn't figure out who to report Operation Care to outside of Amador - I tried that, too. Again, I was and am still afraid of speaking openly about the harm they caused me. Who would people believe? The person who was in an abusive relationship or an organization that's seen as a pillar of the community who is supposed to help abuse victims (who also has relationships with police, judges, government officials and others in authority)? What options and resources do Amador residents have if Operation Care turns them away? Why does a victim have to be physically abused before getting help? Is it a lack of resources, a lack of proper training or a lack of qualified personnel? Could the domestic murders and murder/suicides in Amador have been prevented if we had better resources to offer before it escalated to violence?

14	Make it easier and less expensive for building permits. Provide assistance to homeowners who want to build an ADU . Perhaps waive permit fees for seniors.	3/12/2022 9:15 AM
15	It needs to be more than just money. As long as sellers want top dollar Rentors will also want top dollar. Rents are increasing ONLY because of "market value". Modest increases, okay, but our rent was raised 50% with one month notice. And we are EXCELLENT renters!! We have little hope of buying in Amador County as planned for 2024. So sad. This will change our county forever. =(3/12/2022 8:17 AM
16	I believe there should be low-income housing available, but I do not want it in the center of town or near any historical areas.	3/11/2022 5:50 PM
17	Please make sure that development pays its way. The costs of infrastructure expansion to support new development should not be borne by existing taxpayers/ratepayers. Don't cut deals and discounts with developers at the expense of current residents.	3/11/2022 4:30 PM
18	The county and city governments seemed plagued by a failure of imagination and fear of change. Change can be smart and forward-thinking or really shortsighted and stupid. Don't let developers get off with cheap designs ill-suited for the community. Keep the human scale...no more big box stores.	3/11/2022 12:05 PM
19	I would like to see more weatherization and window rehab programs with higher income caps for home owners.	3/11/2022 9:49 AM
20	Generators for when power goes out, warning centers for unhoused during winter...	3/11/2022 9:09 AM
21	Uphold the concepts that built amazing quality neighborhoods that didn't get put too far out from services while preserving nature during the best eras of city planning and why away from lighting and land use that destroys the serene character of the foothills (what's left, there aren't as many dark zones in the sky at night because so much has been built in certain areas). Don't be afraid of people's needs like age, physical, income diversity those neighbors need good, safe homes, too. Refurbish more, add better parking and transport ideas between the existing and new	3/11/2022 5:40 AM
22	I think the county and city of Jackson need to take the risk of wildfire more seriously and Require homeowners to reduce the amount of water consumption, especially for irrigation of grass lawns	3/10/2022 9:29 PM
23	I am privileged to not have personal housing concerns, but the greater quality of life in our community is damaged by the lack of affordable housing for increasing numbers of our residents.	3/10/2022 9:19 PM
24	We need more rentals and rent control.	3/10/2022 9:10 PM
25	Having lived in multiple towns and cities before moving back to Amador County, I was astonished and appalled at the scarcity and substandard quality of the available housing/rental stock here. I've seen better maintained units in villages and small towns across Eastern Europe, Northern Africa, and South and Central America. The quality of the available rental units here is actually a damn disgrace.	3/10/2022 8:08 PM

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26	None	3/10/2022 7:52 PM
27	I am concerned that regardless of the housing recommendations, the County will not enact new zoning or comply with new regulations. Am sure the County will continue in the same good ole boy way of governing. Board of Supervisors is unwilling to address the needs of the community, as it just showed us in the redistricting decisions and the water rate increases with zero regard to affordability.	3/10/2022 4:17 PM
28	We need low income housing	3/10/2022 4:03 PM
29	No new stop lights. More roundabouts, don't develop the open spaces, and don't ever allow timber companies to sell or develop on their logging lands.	3/10/2022 1:17 PM
30	I'm concerned that spending any tax payer monies on cheaper housing will result in more issues with homeless populations and less money for roads. People need to pay for their own housing, or life elsewhere.	3/10/2022 12:52 PM
31	All the "nanny governing" in the world will not fix housing problems that need to be looked at as individual cases. Go ahead and paint with broad strokes, and the best intentions, but the best ideas will not be enacted without the ability to go outside any lines a planning committee comes up with. MAKE SURE THERE ARE ROUTS TO ALTERNATE WAYS OF DOING THINGS. It's way too easy and common to write bad law with great intentions.	3/10/2022 11:29 AM
32	We need more housing as soon as possible.	3/10/2022 9:01 AM
33	Please provide a safe space for homeless people to be. Make it low barrier and include wrap around services.	3/10/2022 8:29 AM
34	We need more low income housing and low barrier shelters	3/9/2022 4:29 PM
35	very jmportant to provide affordable housing for seniors. Some are being displaced and cannot find affordable apts.	3/9/2022 10:35 AM
36	Concerned about Pine Acres North (Tabeaud Rd. and Hwy. 88 in Pine Grove. Too much congestion for Tabeaud.	3/9/2022 9:55 AM
37	There is a need to reduce sprawl into unincorporated areas. Denser housing should be restricted to incorporated cities that are able to provide necessary services. The County approving every request, whether it makes sense for the community or not, results in a patchwork of varying densities and types (e.g., a welding facility in the middle of an agricultural/residential area) that make every area of the unincorporated county unpleasant to live in.	3/9/2022 9:42 AM
38	Lack of rental homes is the biggest housing issue I see in Amador county	3/8/2022 10:09 PM
39	https://smartgrowthamerica.org/resources/providing-well-placed-affordable-housing-rural-communities-toolkit/ https://www.epa.gov/smartgrowth/putting-smart-growth-work-rural-communities	3/8/2022 9:11 PM
40	more affordable housing for seniors	3/8/2022 6:41 PM
41	It is very hard to find a rental that is affordable.	3/8/2022 3:50 PM
42	Significant wildfire threat Upcountry	3/8/2022 3:23 PM
43	We don't have enough housing options for lower income residents or enough diversity in housing options.	3/8/2022 3:15 PM
44	I think it would be great to have space available for "tiny homes."	3/8/2022 3:03 PM
45	As REALTOR here in Amador County there is no affordable housing. I currently am the chair for Federal Financing & Housing Policy and currently on the voucher work group. I am glad to see our County is stepping up. I would love to be part of this and help get more affordable housing here. My name is PJ Johnsen 209-217-6217 lic#01700261	3/7/2022 11:08 PM
46	We need bigger houses, higher price range, better landscaping	3/7/2022 2:47 PM
47	I want the communities to grow slowly and intentionally. I have concerns of throwing a bunch of subdivisions in our area. I would like to see small pockets of growth in Plymouth. There are no services so I don't just want a bunch of houses everywhere. I moved away from that.	3/7/2022 10:30 AM

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48	I work with the unhoused families in the county and there is no affordable housing options for them. I also have adult children that work and can not afford to live on their own in this county. We need more affordable housing options	3/7/2022 8:01 AM
49	More law enforcement in the Camanche area, extremely loud vehicles, making sure any new communities have more than one entrance/exit, don't build houses too close to each other... keep a little space, this is not SF! BUILD a new GREEN SCHOOL in IONE!!!!	3/7/2022 3:22 AM
50	Need emergency shelters for homeless and others during extreme weather conditions	3/5/2022 12:52 PM
51	I filled out a similar survey a couple of years ago. Nothing has changed. Would love to see a senior neighborhood in Sutter Creek like Jackson View. I can no longer take care of my home and acreage now that I am a widow. I want to remain in my community but may have to move to the city if nothing happens to change what is available here	3/4/2022 10:18 AM
52	I would like to see an actual implementation of housing changes in this county to support those who live today, but also who will live here in the future.	3/3/2022 11:12 AM
53	Amador County needs affordable housing for single individuals with a net income of under \$45,000 per year. I work full-time, 40 hours a week, including overtime, and cannot find housing. I do not want a roommate. \$85/day for a "cheap" motel is not affordable.	3/2/2022 8:01 PM
54	No hay ayuda para nosotors los Hispanons para saber nuestrod derechos de renteros. Y poder mantener una vivienda saludable para nuestras familias.	3/1/2022 8:47 AM
55	I have no issues but know low income people and limited income seniors who cannot find housing other than a motel room or mobile home.	2/27/2022 5:16 PM
56	Not nearly enough affordable housing for rent or for sale. Cost of living has increased significantly but wages remain inadequate. Child care, access, poor wages, housing options- none! County is growing but officials keep the people poor and without options. Need fresh officials with open minds and willingness to keep up with growth. Officials are all wealthy white men who don't need any assistance so they don't see the need for it. Low income, special needs, medi-cal.. they are too prideful to admit we need change!	2/25/2022 9:13 PM
57	i like questions like 1) How would you describe your community (geographically, culturally, historically, etc)? or 2) Do you identify with a particular culture and do you feel that culture is adequately supported through housing for residents? idk rather than asking about race probably. or 3)Which communities do you think would benefit most from expanded housing stock? 4) what ares of the county do you feel experience the most housing shortages? 5) what are your primary concerns regarding local housing policy and practice?	2/25/2022 11:53 AM
58	na	2/24/2022 12:31 PM

Q24 If you would like to be added to the contact list for the Housing Element Update, please enter your contact information below. Note: This information will be kept separate from the remainder of the survey responses in order to ensure responses are published anonymously.

Answered: 37 Skipped: 72

ANSWER CHOICES	RESPONSES	
Name	94.59%	35
Company	29.73%	11
Address	89.19%	33
Address 2	8.11%	3
City/Town	89.19%	33
State/Province	89.19%	33
ZIP/Postal Code	89.19%	33
Country	0.00%	0
Email Address	100.00%	37
Phone Number	0.00%	0

Contact information from survey respondents provided on pages 29-35 is deleted to ensure anonymity.