

GENERAL PLAN

Volume I – Policy Document

July 2019

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- 3. CITY OF SUTTER CREEK IMPROVEMENT STANDARDS, MAY 2018**
- 4. CITY OF SUTTER CREEK CAPITAL IMPROVEMENT PROGRAM AND FUNDING STRATEGY**
- 5. CITY OF SUTTER CREEK DESIGN STANDARDS, 2015**
- 6. CITY OF SUTTER CREEK CONSERVATION BEST MANAGEMENT PRACTICES**
- 7. CITY OF SUTTER CREEK OAK WOODLAND MANAGEMENT PLAN REQUIREMENTS AND RARE PLANT MANAGEMENT PLAN**
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- 9. CITY OF SUTTER CREEK TRAFFIC IMPACT STUDY GUIDELINES**
- 10. AMADOR COUNTYWIDE PEDESTRIAN AND BICYCLE PLAN, OCTOBER 2017**
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- 12. DESIGN STANDARDS FROM THE CRAMER HILL EAST CC&RS**
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CHRONOLOGY

GENERAL PLAN ADOPTION AND UPDATES

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1 Introduction

1.1 The Purpose of the General Plan

A general plan can be considered a local government's "constitution" for growth and development. In addition to background information, general plans typically contain listed goals, objectives, policies, implementation measures, standards, and programs designed to guide growth and development within the jurisdiction. One of the required maps to be contained within a general plan is the land use map. This map should, to the extent feasible, be a visual representation of the City's intentions regarding future growth and development.

Elements within a general plan must be consistent with one another and local land use zoning classifications must be made to conform to the general plan. Decisions regarding private developments for which permits are necessary and those involving major public works projects must be found consistent with the general plan before approval can be granted. Cities must review their capital improvement programs and land transactions for conformance.

1.1.1 City's Purpose

The City's purpose for establishing and maintaining an adequate general plan is as follows:

1. To allow and guide growth and development of the city,
2. To provide assurances that the city's inherent values such as its rural and historic character are not destroyed,
3. To assure that public services and facilities continue to be adequate,
4. To assure that costs of providing services and public facilities do not become an over-burden to the city and its citizens, and
5. To protect the health and safety of the citizens of Sutter Creek.

1.1.2 State's Intent

The State Legislature adopted the following in Government Code Section 65030.1 as a clear indication of the State's interest in adequate local general plans:

"...[d]ecisions involving the future growth of the State, most of which are made and will continue to be made at the local level, should be guided by an effective planning process, including the local general plan, and should proceed within the framework of officially approved statewide goals and policies directed to land use, population growth and distribution, development, open space, resource preservation and utilization, air and water quality, and other related physical, social and economic development factors." (Government Code Section 65030.1)

The local government's authority to control land use is predicated on the adoption and maintenance of a complete, comprehensive, and internally consistent general plan. Findings of general plan inadequacy have caused courts and/or State government to temporarily take away a local government's authority to govern

over local land use decisions by imposing moratoriums upon development until such time as the delinquent locality's general plan is brought up to the State-required standard.

1.2 General Plan Consistency

No matter how many elements a general plan contains, the law dictates equal weight and value to all. This means components of the general plan — goals, objectives, policies, and implementation measures — must work together.

1.3 Relation to Other Land Use Laws

The City implements the General Plan through development and adoption of ordinances and standards. The General Plan focuses on policies to manage land development and capital infrastructure. City Codes and regulations further implement the General Plan, including: Sutter Creek Municipal Code Title 15, Building and Construction, Title 17, Subdivisions, and Title 18, Zoning.

1.4 Structure of the General Plan

1.4.1 Components of the General Plan

The Sutter Creek General Plan includes four volumes: Volume I – Sutter Creek General Plan, Volume II – Sutter Creek Implementing Standards, Guidelines, and Plans, Volume III – Setting and Background Reports, and Volume IV – Environmental Documentation. Volume I – Sutter Creek General Plan – is the General Plan for legal purposes. Volumes II through IV are reference documents that provide information to support the General Plan goals, objectives, policies, and implementation measures contained in the first volume.

The contents of Volumes I through IV include:

Volume I –Sutter Creek General Plan Policy Document:

1. Introduction
2. Sutter Creek Setting
3. Administration
- 4 through 13. General Plan Elements
- Appendix A. Future Considerations
- Appendix B. Implementation Measures by Target Date
- Appendix C. References Cited and Persons Consulted

Volume II – Sutter Creek Implementing Standards, Guidelines and Plans:

1. City of Sutter Creek Glossary
2. Gold Rush Ranch Specific Plan, January 2010
3. City of Sutter Creek Improvement Standards, May 2018
4. City of Sutter Creek Capital Improvement Program and Funding Strategy
5. City of Sutter Creek Design Standards, 2015
6. City of Sutter Creek Conservation Best Management Practices
7. City of Sutter Creek Oak Woodland Management Plan Requirements and Rare Plant Management Plan
8. City of Sutter Creek Energy Action Plan, 2015
9. City of Sutter Creek Traffic Impact Study Guidelines

10. Amador Countywide Pedestrian and Bicycle Transportation Plan, October 2017
11. Amador County Park and Recreation Master Plan, 2006
12. Design Standards from the Cramer Hill East CC&Rs
13. Airport Land Use Plan for Westover Field, Amador County, 1990

Volume III – Setting and Background Reports

1. City of Sutter Creek Setting
 1. Land Use
 2. Conservation and Open Space
 3. Circulation
 4. Public Services and Facilities
 5. Safety
 6. Noise
 7. Historic
 8. Parks and Recreation
 9. Housing
2. Housing Element Appendices 2015
3. Sutter Creek General Plan Annual Progress Report
4. Greenhouse Gas Emissions Inventory 2005

Volume IV – Environmental Documentation

1. General Plan Environmental Assessment (certified November 21, 1994)
2. Gold Rush Ranch EIR (certified January 19, 2010)
3. Joint Housing Element Initial Study and Negative Declaration (certified June 1, 2015)
4. General Plan Update Initial Study and Negative Declaration (certified July 15, 2019)

1.4.2 Required and Optional General Plan Elements

Section 65302 of the State Government Code specifies that the general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals. The code requires that a general plan must address seven elements: land use, circulation, housing, open space, conservation, noise and safety. (This General Plan combines the required conservation and open space elements into one.) Code Section 65303 allows that a city may include other elements that relate to its physical development. In addition to the seven State mandated elements, the Sutter Creek General Plan contains three elements that are of local importance: an historic element, a parks and recreation element, and a public services and facilities element.

1.4.3 The Ten Elements Summarized

The General Plan’s ten elements are briefly summarized below:

The Land Use Element carries forward and expands the general distribution and intensity of land uses presently allowed within the City. The Element contains provisions for planned development (cluster and planned unit development). This land use distribution is diagrammed on the land use map (Figure 4-1). The Land Use Element addresses particularly sensitive areas such as creeksides, historic resources, the County airport, and visually sensitive areas by use of overlay designations. These are shown on the Land Use Overlay Map (Figure 4-2). Overlay provisions help to ensure the Land Use Element’s consistency with the General Plan’s other elements and to lessen the environmental impacts of growth. The detail

added by the Element's two maps and listed goals, objectives, policies, implementation measures, and standards serve to clarify and carry out policies and objectives of the General Plan.

The Conservation and Open Space Element combines two State required elements into one. The Element addresses the conservation, development, and use of natural resources, including water, open space, mineral resources, land resources, native plants, wildlife habitats, air, greenhouse gas emissions, and energy. It provides details concerning these resources that support policies, and implementation measures contained in the Land Use Element, the Safety Element, and the Parks and Recreation Element, as well as concerns listed in the environmental documentation.

The Circulation Element is correlated with the Land Use Element and identifies the general location and the extent of existing and proposed major components of the transportation and traffic circulation system. It addresses transportation improvements, traffic circulation (including transit, bicycles and pedestrians), and parking.

The Public Services and Facilities Element addresses the needs of public facilities and services in the City with respect to existing and projected populations. The public facilities include water, sewer, storm drainage, solid waste, schools, and City offices. The public services include police and fire protection and emergency medical services. Utility systems include electric power, natural gas, telephone, and high speed communications.

The Safety Element compares existing and planned land uses and their infrastructure (especially water systems and roads) with potential hazards, including earthquakes and other geologic hazards, dam failure and flooding, wildland and urban fires, evacuation and emergency preparedness, hazardous materials, and aviation.

The Noise Element identifies existing and projected noise contours and correlates with the Land Use Element by attempting to ensure that future noise sensitive land uses are not located in areas where noise is or will be excessive or disturbing.

The Historic Element lays the foundation for preservation of the City's historic qualities and the City's Design Standards to ensure the City's historic heritage is maintained.

The Parks and Recreation Element overlaps with the General Plan's Land Use, Circulation, and Conservation/Open Space Elements to ensure the adequate provision of recreational facilities, public parks, and a pedestrian and bicycle trail system for the benefit of future citizens.

The Housing Element provides a comprehensive assessment of current and projected housing needs for segments of the community and economic groups. It includes a detailed, quantified program intended to provide adequate housing for such segments and groups within the population.

The Environmental Justice Element promotes the minimization and equalization of environmental effects among all persons in Sutter Creek, including disadvantaged communities.

1.4.4 How the Elements are Organized

The General Plan elements contain discussions of planning related issues. Each discussion of the issues is followed by a list of goals, objectives, policies, implementation measures, standards, and/or guidelines that are intended to help resolve the issues identified.

The General Plan utilizes the following definitions of goal, objective, policy, implementation measure, and standard contained in the Governor’s Office of Planning and Research’s 2003 General Plan Guidelines:

- Goal: “A goal is a general direction-setter. It is an ideal future end related to the public health, safety, or general welfare. A goal is a general expression of community values and, therefore, may be abstract in nature. Consequently, a goal is generally not quantifiable or time-dependent.”
- Objective: “An objective is a specified end, condition, or state that is an intermediate step toward attaining a goal. It should be achievable and, when possible, measurable and time-specific. An objective may pertain to one particular aspect of a goal or it may be one of several successive steps toward goal achievement. Consequently, there may be more than one objective for each goal.”
- Policy: “A policy is a specific statement that guides decision-making. It indicates a commitment of the local legislative body to a particular course of action. A policy is based on and helps implement a general plan’s objectives.”
- Implementation Measure: “An implementation measure is an action, procedure, program, or technique that carries out general plan policy...”
- Standard: “A standard is a rule or measure establishing a level of quality or quantity that must be complied with or satisfied. Standards define the abstract terms of objectives and policies with concrete specifications.”

1.4.5 How the General Plan Organizes the Timing of Implementation Measures

General Plan implementation measures are prioritized to occur within three time frames. The City Council will evaluate the appropriateness of the time frames during updates of the General Plan based on current issues, financial feasibility, current Federal and State law, and City priorities. Rather than assigning specific dates to implementation measures, the actions are prioritized into one of three planning horizons: short-, intermediate-, or long-term. Certain implementation measures, particularly those that are quantifiable, are “annual” or “ongoing” actions or “ongoing review standard”.

Short-Term Planning Period

The short-term planning period covers the first five years from General Plan adoption.

Intermediate-Term Planning Period

The intermediate-term planning period is the second five years from General Plan adoption. Items prioritized for the intermediate-term period are speculative priorities. Each year, the City will review the intermediate-term priorities and determine which will be moved into the upcoming short-term planning period, which will be retained, and which will be deferred to the long-term planning period. Some may be eliminated entirely due to changes in City policy direction.

Long-Term Planning Period

The long-term planning period follows the intermediate-term planning period and covers the last ten-year period of the 20-year General Plan from the General Plan adoption. As the General Plan is carried out, some of these programs will be assigned higher priorities and moved to a more predictable and accomplishable time frame. Others may be retained as long-term goals or as programs not ready for capital

improvements or implementation. As time passes and the City's needs change, some low priority long-term programs may be dropped.

1.5 History of the General Plan

1.5.1 1982 General Plan

The City of Sutter Creek updated its General Plan in July 1982 to meet changed conditions in the Sutter Creek area and to meet new State requirements. Since that time, Sutter Creek's popularity as a place to visit and live has grown. State requirements and court decisions continue to increase the amount of detail that is to be required of an "adequate" general plan.

1.5.2 1994 General Plan

Between 1982 and 1994, there were few changes to the City's General Plan text. The City staff and City Council found themselves struggling to interpret the broad policies of the 1982 plan in the face of perhaps the most serious growth pressure the area had seen since the Gold Rush. The 1994 General Plan process is provided below:

The Technical Advisory Committee's Review and Recommendations

In December 1989, the City Council's Technical Advisory Committee (TAC) was directed to study and provide the Council with recommendations for an expansion to the City's sphere of influence and an update of the City's General Plan. The TAC was made up of various City department heads, public and agency representatives, and two Council members. The TAC found that, given the land use scenario that could evolve under the 1982 Plan, the population densities and land use intensities that could be allowed could significantly change the valued character of the City and negatively impact public services and facilities. Consequently, in the course of this effort, the TAC listed all of the 1982 General Plan's goals, policies, and objectives and attempted to expand and clarify them. This list was referred to as a list of "qualifiers" for the projected growth.

In February of 1990, the City Council held a public hearing concerning the TAC's report and recommendations. Notice of the hearing was sent to property owners in the City and immediate area. Comments received during the hearing expressed concern for the need to clarify a number of TAC's recommendations.

The General Plan Task Forces

In March 1990, the City Council solicited citizens from the community to serve on general plan task force committees for the purposes of scrutinizing, refining, and expanding upon the TAC's recommendations. By May 1990, the following four task forces were established, each to study and report upon a separate assigned subject area:

- Task Force 1 - Special planning and design standards;
- Task Force 2 - Open space, grading, parks, and public access;
- Task Force 3 - Infrastructure, public facilities, and safety; and
- Task Force 4 - Transportation and circulation.

Drafting the General Plan Update

The final reports of each task force were reviewed by the City Council in workshops conducted during the winter of 1990-91. Copies of the final reports may be reviewed at Sutter Creek City Hall. It became clear during this process that a substantial update of the 1982 General Plan was in order. In September 1991, the Central Sierra Planning Council was contracted to synthesize the amended task force reports with other technical data and produce the City's updated Draft General Plan.

In December 1992, the nine element draft General Plan and integrated Master Environmental Impact Report (Environmental Assessment) was distributed for review by the public as well as local and state agencies. The City's Planning Commission held public hearings concerning the draft on February 3 and February 18, 1993. The Commission also received written input until March 1993. The Commission then held workshops through the winter of 1993-94 and produced a "Revised Draft General Plan/Environmental Assessment" and a separate document titled "Responses to Public Comments". Both were presented to the City Council for consideration in public hearings during August 1994. The General Plan/Environmental Assessment was adopted on November 21, 1994.

1.5.3 2010, 2012 and 2017 General Plans

The City Planning Commission and City Council evaluated each General Plan goals, objectives, policies, implementation measures, and standards during the processing of the Gold Rush Ranch Specific Plan from 2008 through 2010. Joint subcommittees comprised of City Councilmembers and Planning Commissioners conducted further review of housing, circulation, and grading issues. The City Council amended the General Plan to include the Gold Rush Ranch Specific Plan area, create a new Volume II, and revise General Plan Circulation Element policies on January 4, 2010.

In September 2011, the City commenced a maintenance update that reflected City direction developed during the review of the Gold Rush Ranch project, changes to state and local regulations, updated data, and City interpretation of General Plan policies. Sections identified for the update include grading standards, oak woodlands guidelines, energy conservation, roadway drainage methods, and the housing element. The Planning Commission and City Council reviewed the 2012 General Plan in 2012 and circulated the Draft General Plan and Environmental Documentation for agency and Public Review. During the circulation of the Draft General Plan and Environmental Documentation, comments were received challenging the environmental documents. Upon consultation with the City Attorney it was determined that the General Plan update process would be placed on hold until the Gold Rush Ranch litigation was resolved. In 2016 the pending litigation was resolved and the City proceeded with the General Plan Update.

Between 2012 and 2016 the City amended the General Plan Housing Element, adopted the City of Sutter Creek Design Standards, annually updated the General Plan Annual Report, created a GIS based Land Use Diagram, and adopted the Energy Action Plan. In February 2017, the Draft General Plan circulated in 2012 was updated to incorporate the adopted Housing Element, adopted Design Standards, GIS Land Use Diagram, and Energy Action Plan.

1.6 Regional Planning

1.6.1 Related Plans

The California Government Code requires the City to coordinate its General Plan efforts with those of other governmental agencies and public utility companies. As noted in Section 1.4.1, General Plan Volume II includes two plans created by other governmental agencies – the Amador Countywide Pedestrian and Bicycle Transportation Plan and Amador County Park and Recreation Master Plan – that were adopted by

the City of Sutter Creek. Other overlapping or regional plans evaluated in the formulation of the Sutter Creek General Plan include:

1. *Amador County General Plan (2016)*
2. *Amador County General Plan Housing Element 2014-2019 (2015);*
3. *Amador County Regional Transportation Improvement Program (2016);*
4. *Amador County Regional Transportation Plan Update (2004);*
5. *Amador Regional Sanitation Authority Wastewater Master Plan Update (Draft 2017);*
6. *Airport Land Use Plan for Westover Field, Amador County (1990) (Airport Land Use Compatibility Plan update in preparation);*
7. *Amador County Unified School District Twenty Year Facilities Master Plan (1992);*
8. *Amador County Hazardous Materials Area Plan (2014); and*
9. *Amador County Local Hazard Mitigation Plan (2014).*

Every effort was made to ensure that the General Plan conforms to each of the plans listed above. The public agencies responsible for each of the listed plans were given the opportunity to review the General Plan in draft form and offer comment.

In addition to a review of planning documents of regional significance, other agencies at the local, regional, and state levels were consulted during the General Plan's preparation. The list of organizations and persons consulted can be found in General Plan Volume I Appendix C.

Discussion of the lands that are outside of City limits and under County jurisdiction but overlapped by the planning area boundary shown in this General Plan is contained in the Land Use Element. Policies and implementation measures to be carried out by agencies other than the City of Sutter Creek are listed separately in the General Plan's environmental documentation.

1.7 The Planning Period for the General Plan

The time frame or "planning period" for the General Plan is 20 years after adoption. This time horizon is not an end point at which the General Plan is completed. Rather it sets aside a block of time within which the City will have a rationale for making decisions regarding the priority, timing and funding of implementation measures to meet the changing needs of the City. General Plan Section 3.5.2 recommends an annual General Plan update in April that precedes the development of the annual City budget.

The General Plan is based on assumptions about the planning area's growth that are consistent with State Department of Finance projections. Details regarding these assumptions are provided in Chapter 2, Setting.

2 Sutter Creek Setting

2.1 General Size and Local Geography

The City of Sutter Creek is located in Amador County on the western slope foothills of the Sierra Nevada (see Figures 2-1 and 2-2). The entire planning area includes the area within present City limits as well as additional contiguous areas which the City believes presently bear relation to its planning. The planning area covers approximately 5.25 square miles. Approximately 50% of this total area or 2.5 square miles (approximately 1,580 acres) are within City limits. California's famous "Mother Lode" or "Golden Chain" Highway 49 runs north/south through the City. Downtown Sutter Creek is considered one of the best examples of an historic mining community to be found along this route. The State has registered the City as an historic landmark.

Historically, the planning area was characterized by a small valley area where the main historic part of the City is located. This valley is surrounded by hills, many parts of which exhibit attractive California oak grassland environment. Annexation of Sutter Hill and Gold Rush Ranch has extended the planning area into the hills south and southwest of the valley. The area's vegetation includes pine, oak, and brushlands or chaparral. Elevations range from approximately 1,200 feet above mean sea level (msl) in the historic downtown heart of the City (the valley bottom) to 1,556 feet msl at the Sutter Hill area, a generally commercial and industrial area located at the southern City limits. Sutter Creek flows generally from east to west through the City crossing under Old Highway 49 in the historic downtown area.

The planning area is split into two drainage basins by a ridge lying south of and somewhat parallel to Sutter Creek. Old State Highway 49 climbs out of the historic downtown area and crests this ridge near the City's southern boundary in the area known as "Sutter Hill". Sutter Hill is adjacent to and often considered a part of Martell, an unincorporated, primarily commercial and industrial community. A portion of the planning area drains to the north of this ridge and into Sutter Creek, which flows down through lone to Dry Creek and eventually meets the Consumnes River. Drainage to the south of this ridge (most of the Sutter Hill/Martell area and the entire Gold Rush Ranch Specific Plan area) is via Stony Creek, which eventually joins Sutter Creek.

Sutter Creek and its tributaries contain wetland and riparian vegetation. Wetland and riparian areas are aesthetically pleasing and provide essential habitat for the area's wildlife. The Northern Sierra MiWuk Indians made intensive use of these tributaries during their occupation of the planning area before white miners and settlers arrived.

Population and housing estimates are generated by both the federal U.S. Census Bureau and the California Department of Finance. Detailed information regarding housing and population are located in the Housing Element (Vol. I-12), Housing Element Appendices (Vol. III), and the General Plan Annual Progress Report (Vol. III). According to the 2010 U.S. Census of population, the City of Sutter Creek has 2,501 residents. This is 198 persons (8.6%) more than the 2000 Census. There were 1,367 housing units within City limits in 2010. The 2015 U.S. Census Bureau American Community Survey Five-year Estimates for Sutter Creek were 2,083 persons. The 2016 California Department of Finance projection for Sutter Creek is 2,588 persons, indicating overall population growth.

In 2016, the California Department of Finance estimated 1,374 housing units, 1,158 occupied housing units, and a 15.7% vacancy rate in the City. The City has a growing commercial/industrial area at its southern

City limits (in the Sutter Hill/Martell area). There is a strong commercial core in the historic downtown area and north of the downtown area adjacent to the Old Highway 49 corridor. Surrounding this commercial core are residential neighborhoods (primarily single-family) and open space areas. Densities tend to be higher closer to the downtown commercial and historic core area.

Generally, the economy of the City is oriented toward commercial services addressing both the needs of local residents and of a sizable tourist population.

2.2 History of Sutter Creek

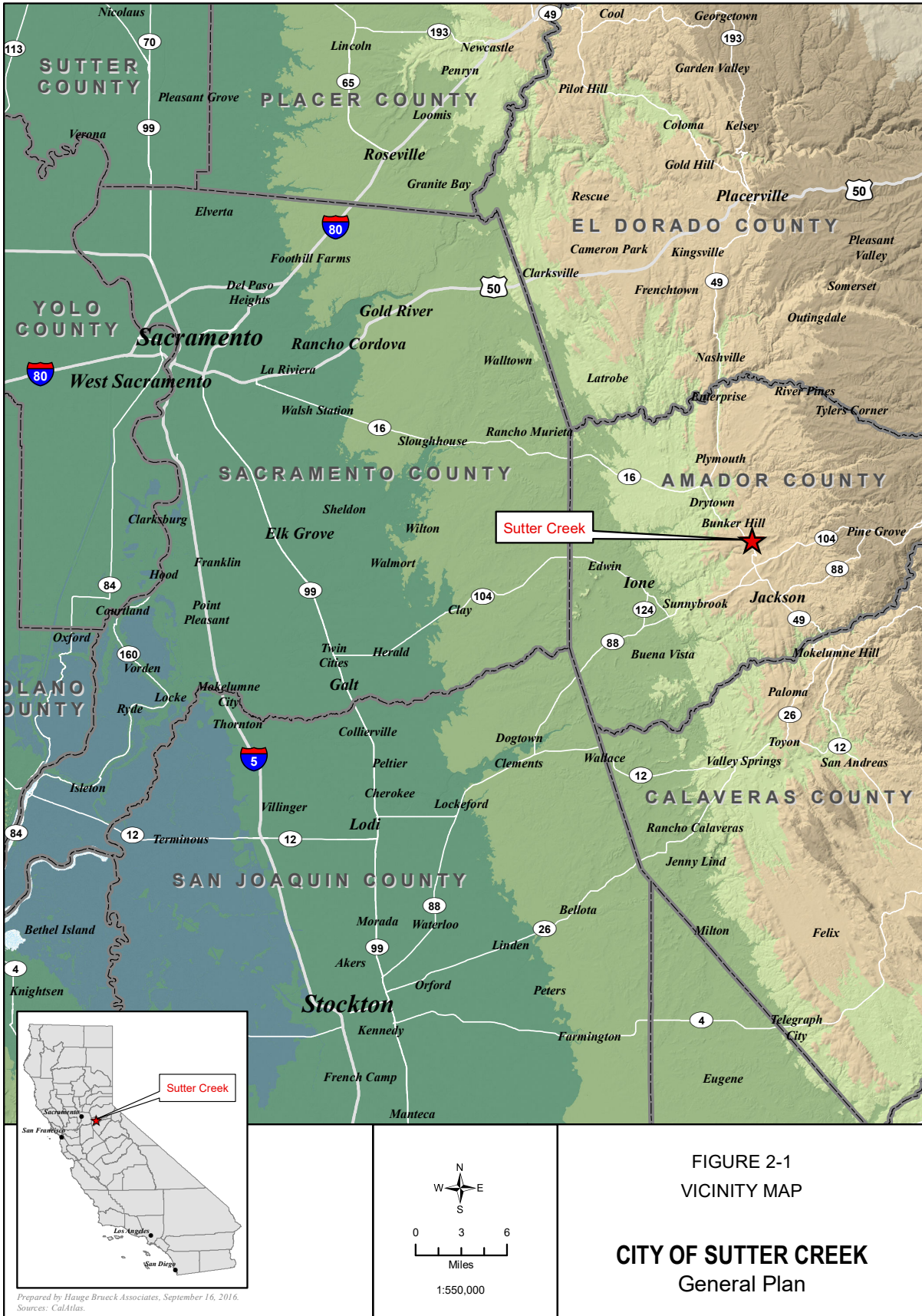
The following summary of the City's unique history is derived from *Early Sutter Creek Annals*, personal correspondence from local historian and Amador County Archivist Larry Cenotto, and *Images of America: Sutter Creek* by Kimberly Wooten and R. Scott Baxter. (*Early Sutter Creek Annals* is published by the Sutter Creek Business and Professional Association and funded by a grant from the City of Sutter Creek. *Images of America: Sutter Creek* is published by Arcadia Publishing.)

The city is named after John A. Sutter, whose mill near Sacramento was the site where gold was discovered in 1848, starting the famous California gold rush. In 1844, Sutter reportedly sent work crews to collect and saw wood in the hills above what is now Sutter Creek. Sutter himself mined the Sutter Creek area when the gold rush started in 1848. The name “Sutter Creek” dates from that period. It is generally believed that early mining and development activities destroyed most of the prehistorical sites that may have existed in the planning area.

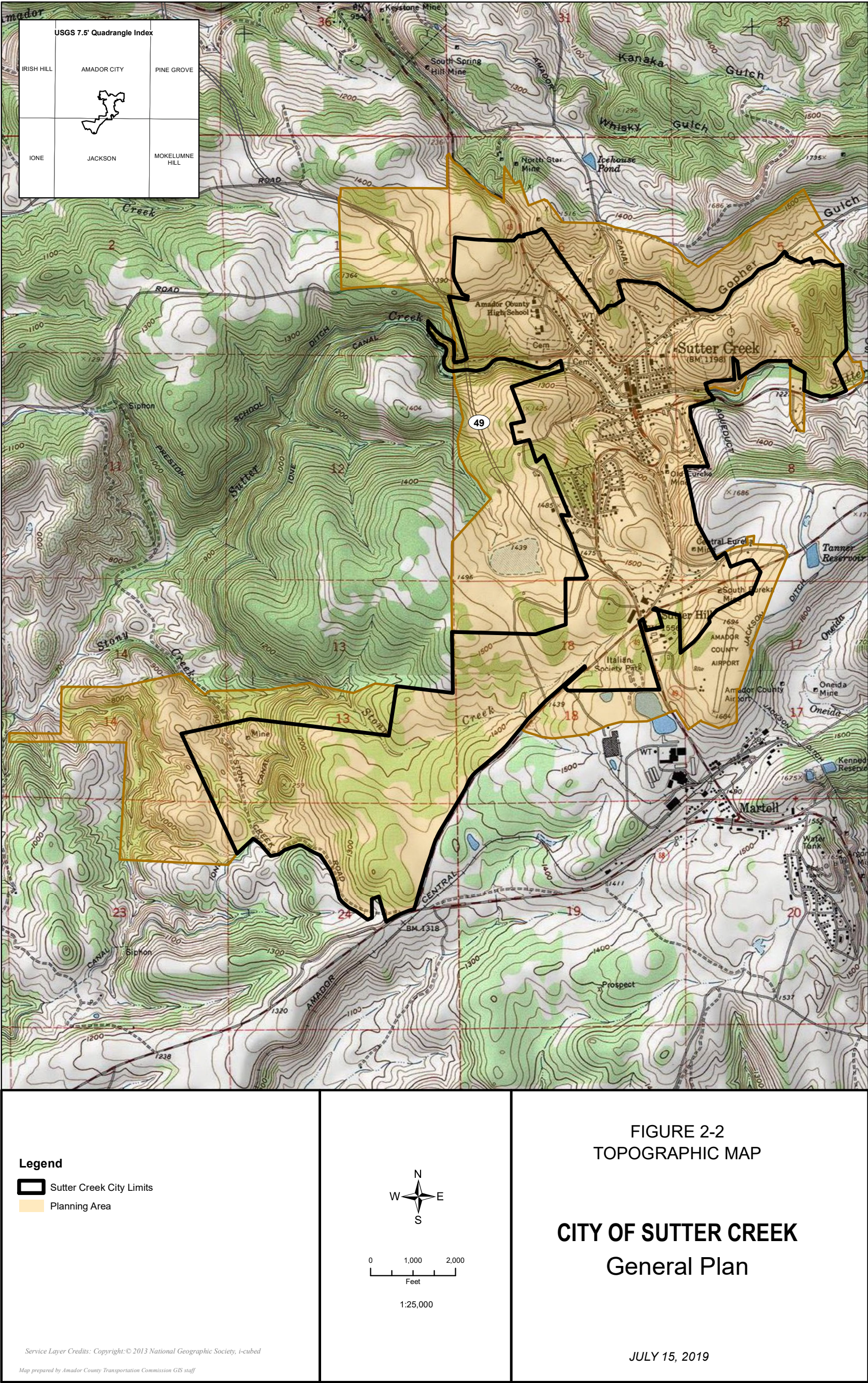
Sutter Creek may not have outlasted the gold rush or become the community it is today if quartz gold had not been discovered nearby in 1851. Cenotto reports that, “Early in its history Sutter Creek not only hitched its future to gold mining but also to the casting of wheels, pestles and machinery parts this new industry would require”. Cenotto noted that Sutter Creek is the only foundry city in the County. “No other city or community had a foundry whereas, at one time or another, Sutter Creek had three.” One of these, the Knight Foundry (est. 1873), located on Eureka Street, ceased production in 1996 but is still standing. Knight Foundry is on the National Register of Historic Places and is a California Historic Landmark.

Deep hardrock mines, such as the Central Eureka, Lincoln, Mahoney, Old Eureka, and Wildman, became established after the easily accessible placer deposits were exhausted. The mines operated off and on for many decades until the Central Eureka mine closed in 1958. Recently, rising gold prices have caused the owners of the Lincoln Mine to explore re-opening the mine.

Main Street emerged as Sutter Creek’s commercial district and contained a variety of businesses, dry-goods stores, hotels, restaurants, barbers, blacksmiths, livery stables, and saloons. Buildings were rebuilt after a number of fires in the 1860s, 1870s, and 1880s. Merchants built stately homes on Main Street and in nearby residential neighborhoods. Main Street evolved from dirt path in the 1850s to busy paved highway in the 1920s to more pedestrian-friendly street in 2007 with the opening of the Highway 49 Bypass west of the city. During the 20th century, businesses changed with the advent of the automobile age and the creation of commercial development in nearby communities. Contemporary businesses on Main Street, which include restaurants, antique stores, art galleries, banks, bookstores, clothing stores, and jewelers, cater to both local and tourists.



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2.3 Build-Out Population Projections

The General Plan develops population projections based upon a methodology and a set of assumptions to determine the effects of future population growth. These assumptions and projections are used throughout the General Plan to determine public service and facility needs as well as social, economic, and environmental concerns that need to be addressed in the General Plan and environmental documentation.

The General Plan uses two population forecast methods to identify short-term and long-term issues and actions: a growth projection and a build-out projection. The growth projection is utilized to identify programs that need to occur in a short period of time, generally within a 20-year time frame. The build-out projection is utilized to anticipate programs and actions that will occur beyond a 20-year time frame.

2.3.1 Growth Projection

The growth projection utilizes Amador County and projected growth rates to forecast the pace of future growth within the City. The City assumes that:

1. The population growth rate will average 0.5% annually from 2015 to 2045. The State Department of Finance projections for the County of Amador (California Department of Finance, December 2014) indicate that the County's annual growth rate is anticipated to be 0.7% annually from 2020 to 2030 and 0.3% annually from 2030 to 2040. The City's population growth from 1990 to 2010 was 1.81%.—The City's estimated population growth from 2010 to 2016 is 3.48% (approximately 0.6% annually). The growth rate will be reviewed and adjusted annually with the annual review of the General Plan (see Volume III). The City's estimated 2016 population of 2,588 (California Department of Finance, May 2016) would increase to 2,802 by 2030 and to 2,966 in 2040 using a 0.6% annual growth rate.
2. The City's rate of growth in residential units averaged 0.1% annually between 2010 and 2016. As noted in bulleted item 1, the growth rate will be reviewed and adjusted annually with the annual review of the General Plan. Based on this predicted growth rate of 0.1% annually, the 1,374 housing units in 2016 (California Department of Finance, May 2016) would increase to 1,393 housing units in the City in 2030 and 1,407 housing units in 2040.

2.3.2 Build-Out Projection

The build-out projection is developed based on Figure 4-1, Land Use Diagram and the allowable densities established for each land use designation in Table 4-1. The figures for maximum potential dwelling units and maximum potential population are based on the assumption that the maximum number of housing units allowed under the General Plan land use designations, including commercially-designated properties, could be developed. The projection assumes that 25% of the land area for each designation will not be developed due to parcel coverage limits, steep slopes, and dedication as open space, roads, driveways, parking areas, and infrastructure. Projection calculations also assume all existing development may be removed, and the parcel redeveloped at the designated density rate.

The build-out projection for Sutter Creek rounded to the nearest thousand is approximately 19,000 people and 9,000 primary dwelling units (see Table 2-1). Table 2-1 calculates dwelling unit and population projections using two methods: 1) by total gross acres per land use designation and 2) by acres per parcel per land use designation. Each parcel was categorized by land use designation and a density rate was applied to the acres within each individual parcel to create a total number of units and population per parcel per land use designation. The projections based by parcel result in a slightly lower projection. The assumption is that the commercial land uses will build out with the maximum number of residential units allowed.

Table 2-1
City of Sutter Creek Build-Out Projections

General Plan Designation	Dwelling Units Per Gross Acre(s)	Density Persons/ Gross Acre¹	Gross Acres	Maximum Potential Dwelling Units (By Gross Acres)	Maximum Potential Dwelling Units (By Parcel Acres)	Projected Population² (By Units per Gross Acres)	Projected Population² (By Units per Parcel Acres)
RE-Residential Estates	1 unit/acre	2.14	46.3	50	10	100	30
RL-Residential Low-Density	1 unit/1/2 acre	4.28	129.5	190	180	420	380
RSF-Residential Single Family	6.22 units/acre	13.31	371.1	1,730	1,320	3,700	2,830
RM-Residential Medium Density	15 units/acre	32.10	50.9	570	460	1,220	980
RH-Residential High Density	16 to 29 units/acre	34.24 to 62.06	14.04	300	290	650	620
MU-Mixed Use	8 units/acre	17.12	0	0	0	0	0
C-Commercial	16 to 29 units/acre	34.24 to 62.06	188.1	4,090	4,010	8,750	8,570
DTC-Downtown Commercial	16 to 29 units/acre	34.24 to 62.06	12.4	270	230	580	500
I-Industrial	6 units/acre	12.84	72.6	330	310	710	660
PS-Public Service	6 units/acre	12.84	60.1	270	10	580	20
R-Recreation	6 units/acre	12.84	16.7	80	10	160	20
OS-Open Space	0 units	0	6.9	-	-	-	-
GRR-SP Gold Rush Ranch Specific Plan	1.5 units/acre	3.21	618.2	1,500	1,500	3,000	3,000
TOTAL			1,586.8	9,400	8,300	19,900	17,600
<p><i>The maximum potential dwelling units and projected population for each General Plan land use designation is rounded to the nearest ten. The total maximum potential dwelling units and projected population is rounded to the nearest hundred.</i></p> <p>¹Population density calculated using 2.14 persons per households for residential uses, based upon 2010 Census.</p> <p>²Assumed number of residents per unit: 2.14 for primary unit and 1 for second unit.</p>							

Growth assumptions and projections are an inexact science. This is largely why the General Plan requires regular review and updating. Policy LU-2.1.6 and Implementation Measure LU-2.1.6.1 call for the development of more refined growth and build-out projection.

2.4 Sutter Creek Governance

2.4.1 City of Sutter Creek Government

The City of Sutter Creek is a general law city. The City is administered by an elected, five member City Council. The Council appoints the department heads, which includes the City Manager, City Attorney, Police Chief, City Building Inspector, Community Development Director, Finance Director, and Public Works Director.

The City Council appoints commissions and committees to consider and provide advice on designated matters and Council members serve as directors for a number of dependent special districts and joint powers authorities in Amador County.

2.4.2 Planning Roles and Responsibilities in the City of Sutter Creek

City Council

The City Council is responsible for all planning policy in the City of Sutter Creek. Due to the diversity of requirements, the amount of work, and the need for expertise, the Council delegates some tasks to the Planning Commission or Staff. Some of the delegation includes decision-making authority. Other issues are delegated for purposes of obtaining advice and recommendations. The Council cannot delegate its legislative responsibilities for the General Plan and its implementing ordinances.

Planning Commission

The Planning Commission consists of five citizen volunteers appointed by the City Council. Terms are concurrent with the elected Council member who appointed the Commissioner. The Planning Commission has the authority to approve quasi-judicial actions such as use permits, variances, and subdivisions. The Commission provides recommendations to the Council on legislative actions such as general plan and zoning amendments.

The Planning Department

The City of Sutter Creek Planning Department is responsible for the administration, operations, and management of planning activities. Activities include permits and development entitlements, policy planning, and enforcement. The Planning Department carries out police powers enabled by the General Plan and zoning regulations.

Design Review Committee

The City of Sutter Creek Design Review Committee is responsible for reviewing applications to determine whether certain proposed projects conform to the City's Design Standards. Once City Staff determine the application package is complete, the package is given to the Design Review Committee for conformance review. Following review, the Design Review Committee either issues design clearance or a recommendation to the Planning Commission regarding their conformance finding for Planning Commission consideration.

2.4.3 Special Districts and Joint Powers Authorities

Sutter Creek is served by special districts and joint powers authorities. A special district is a government entity created for a limited purpose. A joint powers authority is an entity created by two or more public agencies to provide more effective or efficient government services or to solve a service delivery problem.

Amador Air District

The Amador Air District is charged with watching over the air resources of Amador County. The Board of Directors is comprised of the five Amador County Board of Supervisors and one member from each of the following cities: Amador City, Ione, Jackson, Plymouth and Sutter Creek.

Amador County Recreation Agency (ACRA)

ACRA is a joint powers authority formed by Amador County, the Amador County Unified School District, the Cities of Amador, Ione, Jackson, Plymouth, and Sutter Creek, and the Community Services Districts for Volcano and Camanche. The agency is designed to meet the recreation needs of Amador County residents and visitors by creating, maintaining, and developing recreation facilities and programs throughout Amador County.

Amador County Transportation Commission (ACTC)

ACTC's roles and responsibilities fall generally into two overlapping categories: (1) administration of Transportation Development Act (TDA) and other funds that are allocated to the ACTC; and (2) to serve as the Regional Transportation Planning Agency (RTPA) for Amador County.

Amador Fire Protection District (AFPD)

AFPD is responsible for emergency fire, rescue, and medical aid service in approximately 85% of the unincorporated area of Amador County. The District enlists volunteer firefighters, other firefighters in surrounding fire departments/districts, and the California Department of Forestry and Fire Protection and maintains automatic aid and mutual aid agreements with these departments. The Amador County Board of Supervisors acts as the AFPD Board of Directors.

Amador Regional Sanitation Authority (ARSA)

ARSA is a joint powers authority, which involves the City of Amador City, County of Amador, and City of Sutter Creek, that is responsible for the transportation and disposal of wastewater from the Sutter Creek Wastewater Treatment Plant. The City controls wastewater treatment at the plant.

Amador Water Agency (AWA)

AWA is a special district that provides water to the Cities of Amador City, Ione, Jackson, Plymouth, and Sutter Creek, special districts, and residents and businesses in unincorporated areas and that owns and operates 11 small community wastewater systems. AWA must be ready and able to respond to the water and wastewater requirements needed to support land use decisions made by city and county governments of Amador County.

Central Sierra Child Support Agency

The Central Sierra Child Support Agency is a regional agency that represents the counties of Alpine, Amador, and Calaveras. The agency's mission is to advocate for the well-being of children by establishing paternity, enforcing child support and medical support orders against non-custodial parents, disbursing child support to the custodial parents and/or the County for reimbursement of Temporary Assistance for Needy Family (TANF) expended for minor children, locating non-custodial parents and assets, and investigating criminal non-support.

Sutter Creek Fire Protection District (SCFPD)

The SCFPD is a special district responsible for emergency fire, rescue, and medical aid service in conjunction with the Amador City Fire Department and Sutter Creek Volunteer Fire Department in Amador City, Sutter Creek, and a limited surrounding area. New development projects outside of existing district boundaries are incorporated into the SCFPD and Amador County Fire Protection District.

2.4.4 Amador County

Unincorporated portions of Amador County (unincorporated 2016 population 21,927) surrounds the City of Sutter Creek. The unincorporated community of Martell is a major regional shopping area lying south of the City of Sutter Creek along Highway 49. Amador County is governed by a five-member Board of Supervisors, each of whom is elected on a non-partisan basis from separate districts. Elected department heads include the Auditor, Assessor, District Attorney, Recorder-Clerk, Treasurer/Tax Collector, Sheriff, and California Superior Court Judges.

2.4.5 Amador County Unified School District/Amador County Office of Education

The Amador County Unified School District/Amador County Office of Education provides K-12 educational services for children in Amador County. The following elementary, middle schools, and high school serve the children of Sutter Creek: Sutter Creek Elementary, Sutter Creek Primary, Ione Junior High School, Amador High School, Independence High School, and North Star Independent Study. Service needs are determined through monitoring housing development and home statistics.

3 Administration

3.1 Interpretation of General Plan Provisions

The Sutter Creek General Plan comprises an integrated, consistent, and compatible statement of policies for the City of Sutter Creek. Projects are subject to review against the measures in the General Plan.

The City Council is the body hearing appeals for General Plan interpretation issues. Appeals may go through the Planning Commission before City Council hearing, but the General Plan is the City Council's policy document and the City Council is the final arbiter.

3.2 Standards and Guidelines

Many elements contain *standards* that must be met by new development projects or *guidelines* that should be met by new development projects. Standards are identified by use of the words “shall”, “must”, or “will” that imply the standard is imperative and not subject to discretion. Guidelines are identified by use of the word “should” or “may” that signify a less rigid directive. Guidelines should be upheld in the design and approval of new development projects unless there are clear, specific, and compelling reasons to disregard them on a case-by-case basis.

3.3 Level of Detail

Since the General Plan includes integrated environmental mitigation measures, many of its policies, standards, and guidelines are more detailed than might normally be the case. Some of these policies, standards, and guidelines can be removed to the City of Sutter Creek Improvement Standards (Resolution #17-18-30), to a separate design guidelines document, or to the City's subdivision or zoning codes. Many others should be included in both the General Plan and the Improvement Standards or City codes. The updating of these City documents are separate policies listed in the Land Use Element.

The Land Use Element varies slightly from the format used in the other elements in that it contains the important land use maps and land use requirements. Likewise, the Circulation Element and Noise Element vary in that they include a circulation map and noise contours map that correlate with the land use maps. The Housing Element also varies from the format used in other elements to satisfy particular guidelines administered by the California Department of Housing and Community Development (HCD).

3.4 General Plan Terminology

The General Plan is written in plain language to the extent possible. However, there are “terms of art” (i.e., statutorily assigned definitions and document-specific terms) in a technical planning document. The General Plan provides a glossary in Volume II to aid in the understanding of the document. The glossary establishes specific rules on the meaning of words in the General Plan and provides a hierarchy explaining how the definitions are established.

3.5 Maintaining and Updating the General Plan

3.5.1 The General Plan Requires Annual Maintenance

State law and local ordinance assign the primary responsibility for maintaining and updating the General Plan to the City Planning Commission, (State Government Code Section 65103). According to Section 65400(b) of the State's Government Code, the City's planning staff should "provide...an annual report to the legislative body (Planning Commission) ...[on] the status of the plan and progress in its implementation." The annual review should take place prior to the approval of the City budget.

3.5.2 Updating and Amending the General Plan

Under Government Code Section 65358(b) the City may not amend the mandatory elements of the General Plan more than four times in one calendar year. (There are certain specified exceptions.) The Housing Element must be updated periodically according to a schedule codified in State law (Government Code Section 65588). Financing plans that back up mitigation fees that are adopted consistent with the General Plan ("nexus" studies and plans) must be reviewed after five years and annually thereafter per the requirements of Government Code Section 66001.

An annual General Plan update is recommended in April that precedes development of the annual City budget. Based on City priorities and available budget, the time frame for each implementation measure is to be evaluated and adjusted as appropriate. This is the appropriate time to update the General Plan setting and build-out forecast.

3.5.3 Reviewing Development Projects for Conformance

In addition to periodic maintenance and updates of the General Plan, the need to change the General Plan may be brought forth by public or private development. Applications for public or private development projects must be reviewed for consistency with the General Plan. In carrying out this review, the City should compare the population density and building intensity proposed by the development project with the assumptions upon which this General Plan is based (see Land Use Element). The proposed project must be reviewed for its consistency with the land use designations and expressed goals, objectives, policies, implementation measures and standards of the elements of the General Plan. If the project substantially exceeds the growth assumptions or is inconsistent with the General Plan's goals, objectives, policies, implementation measures, and standards, then either the General Plan should be amended or the project should be denied.

3.6 Compliance with Federal and State Law and Regulations

As part of the implementation of the General Plan, the City of Sutter Creek will comply with federal and state laws and regulations. Since federal and state laws change, they are not incorporated into the General Plan. The following provides a summary of selected federal and state regulations:

3.6.1 Air Quality

- Federal Clean Air Act – Establishes the overall national framework and regulation for attainment and maintenance of air quality standards, including the promulgation of federal air quality standards and setting requirements for air quality planning.

- State of California Air Pollution Control Laws (also known as the “Blue Book”) – This publication is updated annually and compiles air pollution control laws from various state legal codes. The California Air Resources Board (ARB) establishes statewide Ambient Air Quality Standards for criteria air pollutants, and requires the preparation of air quality plans under the California Air Quality Act.
- Amador County Air Pollution Control District (ACAPCD) Rules and Regulations – The most applicable regulations include those for the control of nuisance emissions (Regulation II), open burning (Regulation III), authority to construct stationary sources and permits to operate (Regulations IV and V), and air quality zoning (Regulation VIII).

3.6.2 Biological Resources

- Federal Endangered Species Act of 1973 (FESA) – Provides for the protection of federally listed threatened and endangered plant and animal species.
- California Endangered Species Act (CESA) California Fish and Game (CDFG) Code §2050-2098 – Provides for the protection of state-listed threatened and endangered plant and animal species.
- California Native Plant Protection Act (Fish and Game Code §1900-1913) – Also known as the California Native Plant Protection Policy, provides for the protection of rare and endangered plants in the state.
- Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 CFR 10.13), U.S. Bald and Golden Eagle Protection Act, and California Department of Fish and Game Code §3503, 3503.5, and 3513) – Provides for protection of nongame native birds including raptors, and their active nests. The Eagle Protection Act provides additional protection for Bald Eagles and Golden Eagles.

3.6.3 Water Quality

- Federal Clean Water Act (CWA) 40 CFR 404(b)(1) – Provides for protection of wetlands and jurisdictional waters (Waters of the United States).
- Water Quality Order 2009-009-DWQ, as amended – National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (General Permit) for projects which disturb one or more acres of soil or those that disturb less than one acre but are part of a larger plan.
- State Water Resources Control Board, Central Valley Region – This state agency establishes beneficial uses for surface water and water quality standards, including wastewater treatment requirements.

3.6.4 Cultural and Paleontological Resources

- National Register of Historic Places (Authorized under National Resources Preservation Act of 1966) and California Register of Historic Places (Public Resources Code (PRC) §5024.1) – Provides for listing and preservation of historic places that meet specific criteria.
- Protection of Archaeological Resources (PRC §21083.2) provides for protection of archaeological resources under CEQA.
- Protection of Paleontological Resources (PRC §5097.5) – Prohibits the excavation or removal of “vertebrate paleontological site or any other archaeological, paleontological or historical feature

situated on public lands except with the express permission of the public agency having jurisdiction over such lands.”

- Native American Graves Protection and Repatriation Act (NAGPRA) (43 CFR Part 10) – Provides for the protection of Native American graves and cultural items.

3.6.5 Geology

- Alquist-Priolo Earthquake Fault Zones Act of 1972 – Provides for disclosure of earthquake fault hazards and prohibits new construction in earthquake zones unless a comprehensive geologic study determines that there would be no structural hazard.
- California Division of Mines and Geology Guidelines (1997, Chapter 4) – Provides guidance to local agencies to protect against earth hazards through the publication of geologic hazard maps and guidance for the prevention of earthquake and earthquake-induced hazards such as landslides and soil liquefaction.

3.6.6 Agriculture

- Williamson Land Conservation Act (California Government Code Title 5 Division 1 Part 1 Chapter 7) – Provides for the protection of agricultural lands through a contract mechanism with the County to continue agricultural use of prime lands.

3.6.7 Housing and Building

- California Resources Code §65852.1 – Zoning variance, special use permit, or conditional use permit for a dwelling unit to be constructed for the sole occupancy of one adult or two adult persons 62 years or older.
- California Building Code – Sets building code requirements for structures and is subject to updates and adoption by the City Council.

4 Land Use Element

4.1 Introduction

4.1.1 Statutory Requirement

California Government Code Section 65302(a) requires that every general plan shall include “a land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land...The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.” This same section of code requires the land use element to identify areas that are subject to flooding. Section 65303 indicates that the land use element may also “address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city”. Section 2762(a) of the State Public Resources Code requires that among a general plan’s land use designations, mineral zones, and mineral resource policies must also be considered.

4.2 Distribution of Land Uses

The City’s proposed general distribution of land uses is shown on the General Plan Land Use Diagrams (Figures 4-1 and 4-2). The land use designations shown on the figures are described on Tables 4-1 and 4-2. The required “Standards of Population Density and Building Intensity” are addressed on these tables as well as descriptions of intended uses and general standards for their development. Population densities and building intensities for General Plan designations may be lower than that listed in Table 4-3 for individual parcels due to topographic, soil, and infrastructure constraints.

The City’s Land Use diagrams and descriptions are in two parts. Base and combined land use designations are shown and described on Figure 4-1 and Table 4-1. The Land Use Element has a set of overlay designations. These are shown on Figure 4-2 and described in Table 4-2. The Visually Sensitive Area (VSA) and Airport Safety Area (ASA) overlay designations extend beyond the planning area boundary, but are not considered to be land use designations for purposes of this General Plan.

The overlay land use designations are intended to carry out the purpose and intent of the General Plan’s Historic, Safety, and Conservation and Open Space Elements. The overlay designations add special requirements to the requirements contained in the area’s base or combined land use designation (the designation shown on Figure 4-1). Additional details concerning overlay designations can be found in the Historic, Safety, and Conservation and Open Space Elements.

In addition to the general standards expressed in each land use designation, new developments must conform to the goals, objectives, policies, implementation measures, standards, and guidelines specified within the elements of the General Plan.

The following discussion of the general distribution of land use designations helps to explain the Land Use Diagrams (Figures 4-1 and 4-2) and Tables 4-1, 4-2 and 4-3.

4.2.1 The Downtown Area

The City's downtown commercial area remains generally within its pre-1994 limits. The area is given its own Downtown Commercial (DTC) land use designation that is intended to protect the district's attractive and historic qualities. This downtown area is also overlain by the Main Street Historic District overlay designation whose boundaries may extend beyond the commercial area and include parts of historic residential neighborhoods. Commercial land uses extend northward from the Downtown Commercial District, including lots on both sides of Old Highway 49 to the City's northern limit. This area is overlaid by a Historic District overlay designation that also applies Design Standards and project review requirements to help maintain and upgrade the City's valuable image (see Historic Element).

4.2.2 The Sutter Hill/Martell Area

In general, residential suburban and residential low-density uses surround the downtown and Old Highway 49 commercial core. The major exception to this pattern is the Sutter Hill/Martell area that lies roughly one mile south of the Downtown Commercial District. The Sutter Hill/Martell area as shown on the Land Use Diagram (Figure 4-1) contains an amount of commercial and industrially designated area almost equal to the amount of area designated for residential uses. In general, lands between the Sutter Hill/Martell area and the historic commercial and single-family residential districts are considered the best area to locate more affordable medium- and high-density residential uses (multifamily housing). This is because these areas would have a close proximity to jobs, commerce, public services, transportation, and public facilities.

4.2.3 Gold Rush Ranch Specific Plan Area

The Gold Rush Ranch Specific Plan comprises approximately 945 acres located to the north and west of Highway 104. Land Use Diagram Figure 4-1 depicts the Specific Plan Area location and surrounding areas. The Specific Plan includes the following uses:

- 1,334 single-family residential units;
- 18-hole golf course, turfed spray field, clubhouse, and related facilities;
- 300 interval-ownership vacation units;
- 60-room hotel;
- 20,000 square feet of neighborhood commercial development within a commercial core area;
- Public safety site dedicated for a fire station and police station;
- Commercial/residential mixed-use site adjacent to Highway 104 with up to 37,000 square feet of commercial uses and up to 30 residential units (included in the 1,334 total residential);
- A community park containing at least 15 acres of useable area;
- A minimum of 4.5 acres of residential parks dedicated for unorganized play, picnicking, playgrounds, and paved play surfaces within residential neighborhoods;
- Two passive-recreation park sites totaling approximately 21 acres; and
- 300± acres of open space.

4.2.4 Location of Future Public Facilities

The General Plan's Public Services and Facilities Element identifies the following as specific public facilities or facility expansions that will be required within the planning period. Lands designated C-(pd) located in the Sutter Hill/Martell area should be pre-planned and developed with infrastructure to attract establishment of an industrial park and/or public facilities such as a community college. This is also an area where the Parks and Recreation Element suggests that a regional park should be established. The City will also require new, larger City offices, a larger police department facility, another firehouse, and an additional post office during the planning period. The City will determine future locations.

The City will require a new 15 to 20-acre public school during the planning period. This facility is proposed to be located within development of the Gold Rush Ranch Specific Plan (GRRSP) or one of the large, undeveloped land areas designated RSF(pd).

The City's present sewage treatment facility is located adjacent to Sutter Creek near the western edge of the planning area. This facility may be expanded on the present site.

Solid waste, water, and medical services will continue to be provided from facilities located largely outside of the City limits. Exceptions to this include the following. Amador County Water Agency's Tanner Reservoir and treatment facilities are located in Sutter Hill. A new water storage facility may be located in the southern part of the City. Solid waste recycling facilities have been and may in the future be located in Sutter Hill and in the Downtown Commercial District. It is hoped that an ambulance service will be located nearer to the downtown area.

4.2.5 Qualifying Details

As this general distribution pattern is developed, there are overlay designations and General Plan goals and policies intended to qualify many other details concerning the distribution, location, design, and timing of new development. These details are addressed in each of the General Plan's nine elements. Two of the General Plan's more complicated qualifying details are the "planned development" (pd) land use designation and the "visually sensitive area" (VSA) overlay designation. Due to their complexity and their importance, they are summarized in the following text as well as in Tables 4-2 and 4-3.

4.3 How the "pd" and "VSA" Designations Work

4.3.1 Planned Development Areas

The (pd), planned development, combined land use designation and the VSA, Visually Sensitive Area, overlay land use designation are applied generally to large, presently undeveloped areas. The (pd) designation applies usually to an entire parcel. It is combined with the parcel's other base land use designation to indicate that development plans should be submitted showing how projects in these areas will conform with the General Plan's goals, objectives, policies, and design guidelines. The (pd) combined designation implies flexibility in locating density and design within projects to protect the City's inherent valuable qualities. One of the most sensitive qualities is the City's visual character. Specifically-defined VSAs are located within some of the areas containing the (pd) combined designation (see Figure 4-2).

4.3.2 Visual

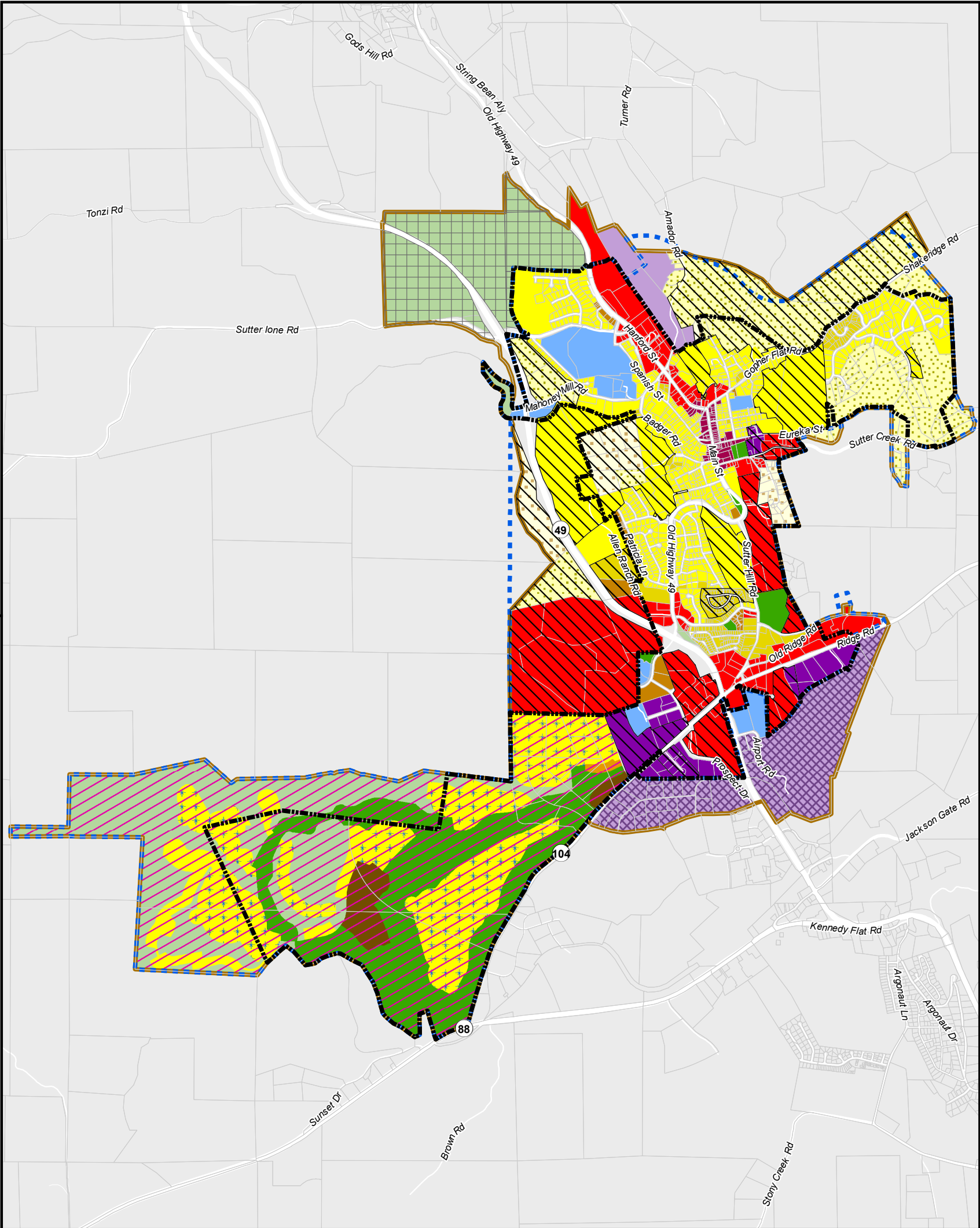
VSAs are General Plan overlay designations. They generally occur on large presently undeveloped parcels. Their boundaries are based upon the limit of visually sensitive lands. The General Plan's intent is that development will not be allowed inside VSAs. This is considered a minimum requirement necessary in order

to maintain Sutter Creek's rural atmosphere. In exchange for dedicating VSAs as open space, property owners will be allowed to increase density on the portions of their properties that are outside of VSAs.

The VSAs were defined by the City Council's General Plan Task Force #1 using air photos, topographic maps, and field reconnaissance. General Plan Task Force Committee #1 developed goals, objectives, policies, implementation measures, and standards contained within the Land Use Element and other elements of the General Plan that, when implemented by requirements of the (pd) and VSA designations, should lead to the following general development pattern.

Ridgetops around Sutter Creek are mostly broad and relatively flat. They would allow for development with much less grading required and much less visual impact than on some of the prominent hillsides surrounding the City. Densities should be kept low on ridgetops with higher densities in the valley and lower angle slopes outside of designated Visually Sensitive Areas. It is intended that, by allowing property owners to relocate densities to parts of their property outside of VSAs, they will be able to maintain an equal economic benefit and the net value of adjacent property will be increased.

Gold Rush Ranch Specific Plan Attachment A, Architectural and Landscape Design Standards, includes standards for areas in the Gold Rush Ranch Specific Plan Area that protect ridgelines and conserve native landscape. A ridgeline has the characteristic of exhibiting a prominent "skyline" or silhouette against an open sky when viewed from different vantage points. A scenic ridgeline exhibits a prominent skyline when viewed from prominent public access points.



Legend

- | | |
|--------------------------|---------------------------------------|
| Sutter Creek City Limits | Gold Rush Ranch Specific Plan (GRRSP) |
| Sphere Of Influence | Planned Development Overlay |
| Planning Area | City-Owned Mitigation Parcels |

Land Use Designations

- | | |
|---------------------------------|---------------------------|
| RE - Residential Estate | DTC - Downtown Commercial |
| RL - Residential Low Density | M - Mining |
| RSF - Residential Single Family | I - Industrial |
| RM - Residential Medium Density | PS - Public Service |
| RH - Residential High Density | OS - Open Space |
| MU - Mixed Use | R - Recreation |
| C - Commercial | Martell |

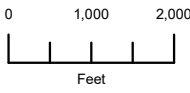
GRRSP Land Use Designations

- | |
|------------|
| GRRSP-MU |
| GRRSP-COS |
| GRRSP-GCAF |
| GRRSP-RCL |
| GRRSP-SDAR |
| GRRSP-SFAR |

Map prepared by Amador County Transportation Commission GIS staff

FIGURE 4-1
LU-1 LAND USE DIAGRAM

CITY OF SUTTER CREEK
General Plan



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JULY 15, 2019

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Table 4-1
Base and Combined Land Use Designations

Base Land Use Designations		
RE	Residential Estates	<p>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.</p> <p>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.</p>
RL	Residential Low Density	<p>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.</p> <p>The minimum parcel or lot size is 1/2 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 1/2 acre.</p>
RSF	Residential Single Family	<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>
RM	Residential Medium	<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>
RH	Residential High	<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>
MU	Mixed Use	<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>

Table 4-1
Base and Combined Land Use Designations (continued)

Base Land Use Designations

C	Commercial	<p>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, 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>
DTC	Downtown Commercial	<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>
I	Industrial	<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>
PS	Public Service	<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. 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>
R	Recreation	<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 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).</p>

Table 4-1
Base and Combined Land Use Designations (continued)

Base Land Use Designations		
OS	Open Space	The “OS,” land use designation, identifies lands that provide for passive recreation, public open space, ecological functions, or visual relief. Lands in this designation may be publicly or privately owned. Lands intended for the Open Space designation include, natural areas, mitigation sites, scenic lands, cemeteries, open space buffers, and water bodies.
M	Mining	<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>
GRRSP	Gold Rush Ranch Specific Plan	The Gold Rush Ranch Specific Plan identifies the distribution, location, and extent of the uses, including open space; the distribution, location, extent, and intensity of public infrastructure, including transportation, wastewater, water, drainage, and solid waste disposal; and development standards. For the convenience of the reader, a summary of the contents of the Gold Rush Ranch Specific Plan are listed below. This summary is not to be used in making determinations on appropriate uses within the Gold Rush Ranch Specific Plan. Refer to the Gold Rush Ranch Specific Plan for the required details.
GRRSP-SFDR	Gold Rush Ranch Single-family Detached Residential	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 is 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.
GRRSP-SFAR	Gold Rush Ranch Single-family Attached Residential	The “GRRSP-SFDR” 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.

Table 4-1
Base and Combined Land Use Designations (continued)

GRRSP-RCL	Gold Rush Ranch Residential Custom Lots	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.
GRRSP-MU	Gold Rush Ranch Mixed Use	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 acre or 17.44 to 32.70 persons per acre. Maximum building coverage is 85% and the maximum building height is 55 feet.
GRRSP-GCAF	Gold Rush Ranch Golf Course and Associated Facilities	The “GRRSP-GCAF” land use designation applies to recreation areas including and associated specifically with the golf course. The golf course area would encompass approximately 240 acres within gently rolling foothills. This area would also provide space for the disposal of tertiary treated wastewater from the Sutter Creek wastewater treatment plant. Facilities associated with the golf course, including tennis courts, a driving range, and maintenance facilities are also located within the “GRRSP-GCAF” land use designation. Maximum building coverage is 50% and the maximum building height is 35 feet.
GRRSP-P	Gold Rush Ranch Parks	The “GRRSP-P” land use designation applies to community, passive recreation, and residential park areas within the Gold Rush Ranch Specific Plan Area, including bicycle and pedestrian trails, and dedication of at least 15 acres of usable area in or adjacent to the Specific Plan Area for a community park. One caretaker unit is allowed per permitted use with a use permit. Bicycle and pedestrian trails are required to connect the parks internally and to the greater Sutter Creek area. Maximum building coverage is 50% and the maximum building height is 35 feet.
GRRSP-COSP	Gold Rush Ranch Conservation Open Space Preserve	The “GRRSP-COSP” land use designation is applied to the Gold Rush Ranch Conservation and Open Space Preserve, which covers almost one-third of the Gold Rush Ranch Specific Plan Area. The Preserve is intended to protect and enhance oak woodland habitat and a broad range of wildlife species. The Preserve serves as the site for oak tree, elderberry, wetland, and wildlife habitat mitigation. Uses allowed in GRRSP-COSP land use designation include environmental preservation and enhancement, parks, trailhead parking, and hiking and biking trails. These lands are to be dedicated to the City of Sutter Creek in fee simple to establish a preserve trust account to fund long-term management and maintenance of the Preserve. The City may dedicate a conservation easement covering the entire Preserve to a non-profit land trust who would be responsible for the management and maintenance of the Preserve lands for the benefit of the general public. This area includes approximately 12.66 acres of wetlands. Within the GRRSP-COSP land use designation, maximum lot coverage is 50% and the maximum height is 25 feet.

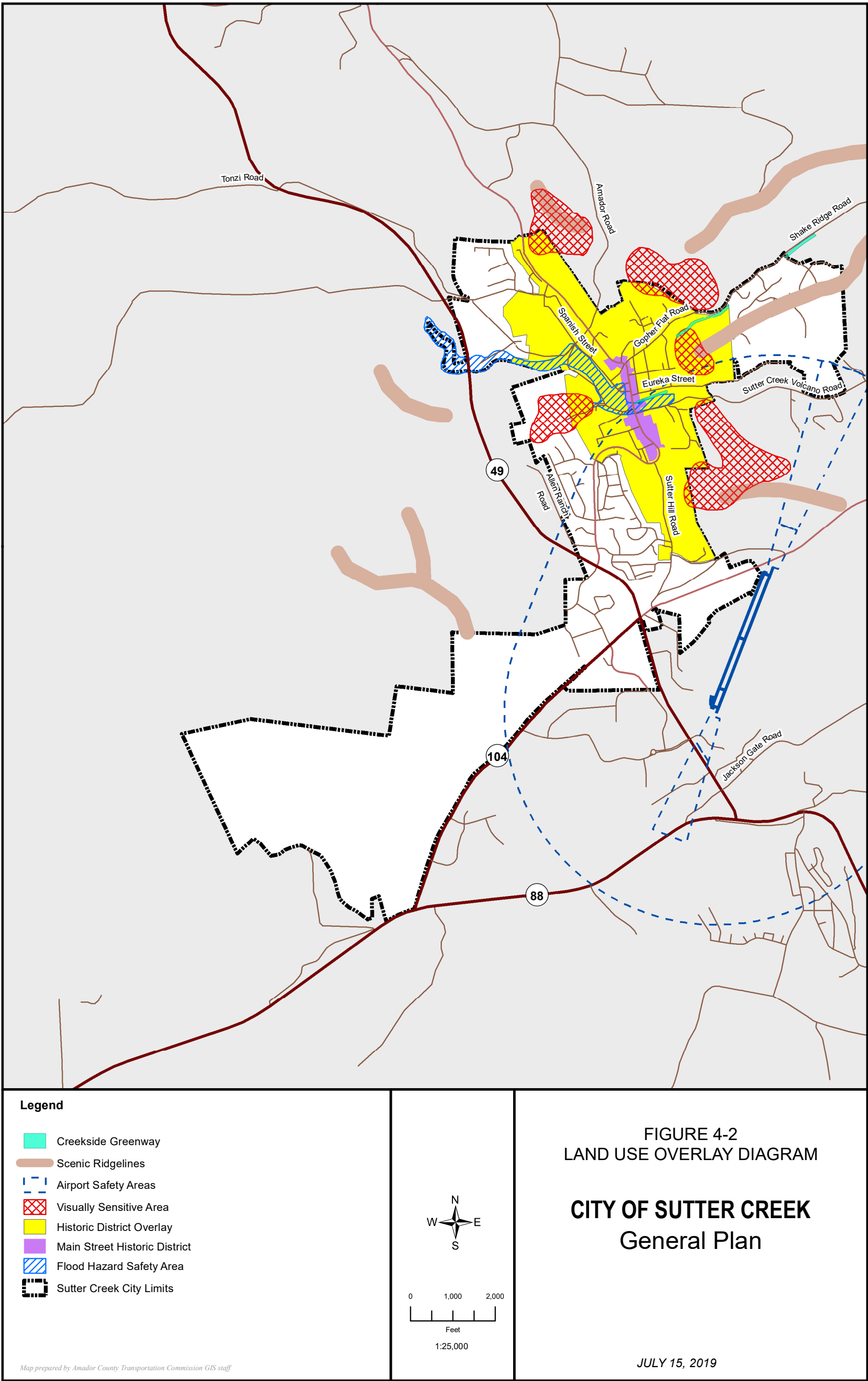
Table 4-1
Base and Combined Land Use Designations (continued)

Combined Land Use Designations		
[pd]	Planned Development	<p>The “(pd)” designation is applied to parcels of land four (4) acres or larger in size that are presently largely undeveloped where planned unit developments (PUDs) rather than more typical subdivisions of land shall be located. Development in “(pd)” areas shall require the City’s approval of development plans that show how projects in these areas will conform to general plan goals, objectives, policies, and design guidelines.</p> <p>The “(pd)” designation is a “combined” land use designation, meaning that it will always be combined with one of the City’s other primary general plan designations. The population density and building intensity standards of the other (base) designation will apply. Population densities and building intensities may be clustered within a PUD to provide and preserve open space in another area of the PUD. The density and intensity of use on the net area covered by the PUD shall not exceed that required by the base land use designation.</p> <p>The (pd) designation is intended to encourage planned developments with a mixture of land uses. Where the (pd) is applied to a residential base designation (RE, RL, or RSF), very limited neighborhood commercial uses may be included. Where the (pd) designation is combined with a commercial designation, multi-family residential and/or light industrial uses as specified in the Zoning Ordinance may be included. Areas with the (pd) combined designation are areas where public facilities and recreational facilities may be included.</p> <p>The following minimum guidelines should be observed in designing or reviewing land use projects in (pd) designated areas. These guidelines are deemed the minimum necessary to allow development and still protect the rural and historic values of the City. Development projects may be allowed to vary from these guidelines provided said projects remain in conformance with the intents and purposes of the General Plan and provided such modifications are specified in writing and approved by the City. Development plans may be amended from time to time as conditions warrant, or as external factors change the original development concept. Development plans may be phased to allow for partial development.</p> <p>Other policies and guidelines that are found in Volume II and other elements of the plan also apply. Likewise, requirements of City codes apply except that minimum lot size setback and building coverage requirements may be lessened as part of an acceptable development plan.</p> <ol style="list-style-type: none"> a) In order to achieve the City’s open space goals, a developer may be allowed 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. b) Small lots, building clusters, condominiums, apartments, and similar high density development should be located on lower angle slopes close to existing developed areas so as to preserve open space in more visually or environmentally sensitive areas; generally open unforested ridgetop areas should contain large lots. c) Open space includes required parklands, common areas, landscaped areas, pedestrian paths, plazas, and similar public or private areas, but not areas devoted to vehicle parking and streets. Usable open space should generally constitute at least 15% of the area of residential developments. d) Adapt buildings to the land, not the land to the building. Large lot padding should be avoided on steep slopes and split-level buildings used instead. e) Road design should minimize necessary grading by aligning roads with topography, running roads along natural ridges or valleys, and working with existing grades. f) Driveways to building sites should not exceed 15% grade. g) Flag lots are discouraged.

4.4 The Basis for Growth Management

General Plan Task Force #1 determined that growth management is necessary to ensure preservation of Sutter Creek's rural character. For this reason, growth management policies are included within the Land Use Element. The justification for the growth management policies include the following:

1. 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.
2. 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.
3. 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 insure these values are protected are not yet completely in place. It is necessary to manage growth until such follow-through efforts are in place.
4. 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.



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Table 4-2
Overlay Land Use Designations

VSA	Visually Sensitive Areas	<p>Visually Sensitive Areas or “VSAs” are generally areas that are presently natural and undeveloped. It has been determined that these areas must be retained in their present natural and undeveloped state in order for the City to maintain its attractive and valuable small town atmosphere over time. The VSA designation is intended to keep these areas as open as possible in order to preserve Sutter Creek’s rural atmosphere. It is also intended that VSAs will not reduce the overall allowable density on a given parcel.</p> <p>The following minimum guidelines and development criteria shall be incorporated into land use projects involving lands on which the VSA overlay applies. These guidelines and criteria are deemed the minimum necessary that allow development and still protect prominent hillsides and existing skylines so as to not damage the rural scenic and natural values presently inherent to the City.</p> <ul style="list-style-type: none"> a) Development should be prohibited in visually sensitive areas except building sites, roads, and driveways may be permitted within naturally forested portions of visually sensitive areas. Such building sites, roads, and driveway locations within visually sensitive areas should be shown on development plans. b) Where cluster development can occur on a portion of the property affected but outside of the VSA, dedication of the identified visually sensitive area should be required. Where properties cannot cluster development to achieve maximum density allowed by the site’s underlying general plan designation, VSA requirements may not be required. c) VSAs should not be applied in areas where a number of allowable dwelling units would be eliminated. d) Heritage oaks within visually sensitive areas should be preserved. e) Other policies and guidelines specific to VSA are found in the Open Space and Conservation Element.
CSGW	Creekside Greenways	<p>Creekside Greenways or “CSGWs” are intended to help meet the General Plan’s goals and objectives regarding open space, riparian habitat and wetlands, water quality, flood ways hazards, and parks and recreation. The CSGW designation is shown on the Land Use Overlay Map (Figure 4-2) as a conceptual line along a portion of Sutter Creek between Main Street and the pedestrian footbridge near City Hall and along presently undeveloped portions of Gopher Gulch within the planning area. As development occurs adjacent to or within each of these drainage courses, the following provisions should be made to apply.</p> <ul style="list-style-type: none"> a) Riparian lands along each creek should be evaluated in detail to determine the appropriate width of this overlay zone with a development project application or building permit involving property fronting a year-round or seasonal creek. b) One of the conditions of development approval on such properties should be the dedication of the corridor within the creekside greenway zone. c) Other policies and standards specific to CSGWs are found in the Open Space and Conservation Element.

Table 4-2
Overlay Land Use Designations (continued)

HD	Historic District	<p>The historic district “HD” includes a large area of the City extending from the northern city limit to approximately Eureka Road with large variation in the western and eastern boundaries, as shown on the Land Use Overlay Map (Figure 4-2). Within the Historic District is the Main Street Historic District. The Historic District contains business buildings and homes constructed in the late-nineteenth century that are of historical significance and well maintained. Businesses and other activities catering to tourists as well as the local population are located in this district. Preservation and improvement of the historic qualities of the district are important to the City’s tourist industry, a mainstay of the City’s economy and it is an inherent value that residents appreciate. The purpose of the Historic District is to preserve and maintain areas that exhibit the City’s historic image so that they continue to provide a pleasurable and unique cultural experience for residents and visitors as growth and development takes place. The Historic District overlay designation is needed to carry out the purpose and intent of the General Plan’s Historic Element. Toward this effort, the City’s Design Standards which are specific to the Historic District apply to areas within the HD overlay district in addition to the requirements of an area’s base or combined land use designation.</p>
MSHD	Main Street Historic District	<p>The Main Street Historic District or “MSHD” is a contiguous area along Main Street from approximately 101 Hanford Street to the bend in Old Route 49 at 37 Main Street. The purpose of the designation is to ensure that the historic integrity of downtown Sutter Creek is maintained and upgraded consistent with the General Plan’s Historic Element as well as the City’s Design Standards. The City’s Design Standards for the Main Street Historic District apply in addition to the requirements of the Historic District and the given property’s base land use designation (shown on Figure 4-1).</p>
FHSA	Flood Hazard Safety Area	<p>The Flood Hazard Safety Area Overlay represents the areas designated and regularly updated by the Federal Emergency Management Agency (FEMA) as identified flood hazard areas (Zone A or AE). These are areas that FEMA believes would be inundated by a flood occurrence over a 100-year period. Although the City has not adopted the FEMA flood hazard maps, the information is incorporated into this document in an effort to serve State requirements that 100-year flood plains be identified within the General Plan because more accurate citywide flood plain information is unavailable at the present time.</p> <p>Building and planning permit applications proposing improvements within the Flood Hazard Safety Area Overlay should be designed to minimize possible threat to life or property due to flooding. Such applications should contain an analysis of flooding potential. The City shall review such analysis and designs and may disapprove the construction of structures that are deemed to threaten life or significantly threaten property values due to flood hazard potential.</p>

Table 4-2
Overlay Land Use Designations (continued)

ASA	Airport Safety Area	<p>The Airport Safety Area or “ASA” overlay applies to the planning boundary area of the County’s airport, Westover Field. Special land use regulations are applied to this area in accordance with the <i>Westover Field Airport Land Use Plan</i> in order to comply with State law and protect public health and safety. The <i>Westover Field Airport Land Use Plan</i> designates three safety areas (the Clear Zone, the Approach/Departure Zone, and the Overflight Zone). The Land Use Plan also specifies land uses that are considered compatible or non-compatible in each zone. The three areas are shown on the Land Use Overlay Map (Figure 4-2). In addition, land uses in the ASA must also conform to other applicable requirements of the Airport Land Use Plan, including the following.</p> <ul style="list-style-type: none"> a) A proposed structure that would penetrate the imaginary surfaces for Westover Field, as defined in FAR Part 77.25, is deemed to be an incompatible land use, unless either the FAA has determined that the proposed structure does not constitute a hazard to air navigation or the State Division of Aeronautics has issued a permit allowing construction of the proposed structure. b) The Amador County Airport Land Use Commission (ALUC) shall be notified by the proponent and/or the responsible local jurisdiction of a development proposal that could result in the erection of objects that could penetrate the airport height restrictions contained in this plan. The project proponent shall also give notice of possible obstructions to navigable airspace to the Federal Aviation Administration as required by FAR Part 77. <p>Before a proposed project that would penetrate the FAR Part 77.25 imaginary surfaces can be approved by the City, the City must take action to override the ALUC determination of incompatibility. The action to override, including the required findings, is governed by the Airport Land Use Commission Law, Article 3.5 of the California Public Utilities Code.</p> <p>These requirements are applied to lands within the ASA overlay district, in addition to the requirements specified in the area’s base or combined district. In the case of conflict, the provisions of these overlay requirements shall apply. Other policies and standards specific to the Airport Safety Area(s) may be found in the Safety Element.</p>
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4.5 Consistency with Other Plans

4.5.1 Airport Land Use Plan

Amador County's only airport, Westover Field, is located in the southeast corner of the planning area. California Public Utilities Code Section 21676 requires that the General Plan be consistent with the Airport Land Use Plan for Westover Field that has been adopted by the Amador County Airport Land Use Commission.

The Sutter Creek General Plan is consistent with the Airport Land Use Plan. It incorporates the Westover Field Airport height restrictions, safety areas, and land use compatibility criteria within the text of the General Plan's Land Use and Safety Elements. The noise contours and goals, objectives, policies, and implementation measures of the Noise Element are consistent with the 1990 Airport Land Use Plan.

4.5.2 Difference Between "Planning Area" and "Sphere of Influence"

California Government Code Section 65300 specifies that a city's general plan shall address "any land outside its boundaries that in the planning agency's judgment bears relation to its planning". The area outside of the City's current limits that bears relation to its boundaries is called the "planning area". Both current city limits and the planning area are shown on the General Plan Land Use Diagrams. The planning area boundary extends beyond not only the city limits, but it also extends beyond the City's sphere of influence. The sphere of influence is determined by the Local Agency Formation Commission (LAFCO). It is generally defined as "the probable ultimate physical boundary and service area" of the City. The sphere of influence is determined by LAFCO and is shown on Figure 4-1.

While the General Plan addresses the areas within the defined Planning Area and Sphere of Influence, and also addresses areas beyond the Planning Area and Sphere of Influence that have the potential to affect the City of Sutter Creek as a result of visibility, such as ridgelines, connectivity, such as road networks, or other association. While the City cannot direct or authorize actions in these areas, the General Plan addresses some areas outside the Sphere of Influence and Planning Area to advise the County when evaluating projects.

4.5.3 Overlap With County General Plan Land Use Element

The City's application of land use designations to territories within the City's planning area that are within the County's jurisdiction is done for two purposes: (1) to communicate to the County the City's desires for the development of land adjacent to its boundaries, and (2) to set forth the City's intentions for the development of lands that could in the future be annexed to the City.

A comparison between the land use designation in the City's planning area and the City's land use designations for these same areas in the County's General Plan Land Use Element reveal that there are a number of differences. A detailed listing or analysis of these differences is not warranted for the purposes of the City's General Plan except in the case of lands that are designated by the County for mineral resources or are under a Williamson Act agricultural preserve contract. There are no Williamson Act lands inside the planning area. In the case of mineral resource lands, the City General Plan's Open Space and Conservation Element contains provisions to ensure that mineral resources will be protected and that the City will cooperate with the County in the enforcement of State Surface Mining and Reclamation Act (SMARA) regulations.

State law does not require that the City's planning area designations be consistent with the County General Plan's land use designations. Instead, the law requires that the general plans should, according to State general plan guidelines, "include a discussion of the extent to which the general plan's policies, standards, and proposals correspond to regional plans and the plans of adjoining communities". Copies of the draft Sutter Creek General Plan Update and EIR were made available for review by the County and LAFCO. Any

conflicts that were not resolved prior to General Plan Update adoption will likely be negotiated when subject properties are either brought into the City's sphere of influence or limits or proposed for development. In order to protect the City from environmental impacts of large and/or rapid development near its boundaries and to uphold the integrity of the City's General Plan, the 1994 General Plan Environmental Assessment contains several policies directed toward the Amador County Planning Commission and Board of Supervisors. These policies urge the County to comply with planning law and CEQA by providing the City of Sutter Creek ample time to review and comment upon projects in the County that could impact the City. It also specifies that the County should use the assumptions, land use designations, and goals, objectives, and policies of this General Plan when designing or analyzing projects within the City's planning area. The City may use the courts as necessary to ensure these provisions are carried out.

4.6 Economic Development

4.6.1 Jobs-Housing Balance

Industry has joined the population exodus from big cities to smaller rural communities. This is due largely to improved communications and transportation as well as the desire to enjoy rural amenities such as lower crime, less congestion, and lower housing costs. General Plan Task Force #1's final report included recommendations encouraging the City to develop the local job market and improve the local revenue base by taking direct steps to promote business and industry in the Sutter Hill/Martell area, an already established business area with a prime location in the central part of California that is served by two State highways and a rail spur. The recommendations of the Task Force report suggests that economic development of the Sutter Hill/Martell area in the southern half of the City would ensure a healthy economic base of support while most of the northern half of the City is designated for residential development.

During workshops, some Task Force members and City representatives expressed the view that possible future annexations of part or all of the Sutter Hill/Martell planning area is not only warranted because the City may be the best entity to serve the area, but also it would ensure the City does not become a bedroom community housing persons who work and spend outside of the community.

4.6.2 Attracting New Business

A commonly used method to attract new business is to hire or appoint an "ombudsman for business", one who will search out prospective businesses, help identify sites for new business, and help business projects through the permit and license process. The California Association for Local Economic Development is available to provide assistance.

Table 4-3
Sutter Creek General Plan Land Use Element Building Intensities and Population Densities

GENERAL PLAN DESIGNATION	COMPATIBLE ZONING CODE CLASSIFICATION	MAX % OF LOT COVERAGE	DWELLING UNITS PER GROSS ACRE(S)	DENSITY** PERSONS/ GROSS ACRE	MAX*** HEIGHT	COMMENTS
RE-Residential Estates	R-S	15%	1 unit/acre	2.14	35 ft.	See text.
RL-Residential Low-Density	RL	15%	1 unit/1/2 acre	4.28	35 ft.	See text.
RSF-Residential Single Family	R-1	50%	6.22 units/acre	13.31	35 ft.	See text.
RM-Residential Medium Density	R-2	75%	15 units/acre	32.10	35 ft.	See text.
RH-Residential High Density	R-3, R-4	75%	16 to 29 units/acre	34.24 to 62.06	40 ft.	See text.
MU – Mixed Use	MU	50%	8 units/acre	17.12	40 ft.	See text.
C-Commercial	C-1, C-2	85%	16 to 29 units/acre	34.24 to 62.06	40 ft.	See text.
DTC-Downtown Commercial	DTC	95%	16 to 29 units/acre	34.24 to 62.06	40 ft.	See text.
I-Industrial	M-1, M-2	90%	6 units/acre	12.84	75 ft.	See text.
PS-Public Service	None	85%	6 units/acre	12.84	40 ft.	One caretaker unit per permitted use with use permit. Population density may be allowed to reach 250 persons/gross acre for facilities or events that involve the periodic assemblage of large numbers of people.
R-Recreation	R	50%	6 units/acre	12.84	35 ft.	One caretaker unit per permitted use with use permit. Population density may be allowed to reach 250 persons/gross acre for facilities or events that involve the periodic assemblage of large numbers of people.
OS-Open Space	OS	15%	0 units/acre	0.0	35 ft.	
M-Mining	None	50%	1 unit/acre	2.14	75 ft.	See text.

Table 4-3 Sutter Creek General Plan Land Use Element Building Intensities and Population Densities						
GENERAL PLAN DESIGNATION	COMPATIBLE ZONING CODE CLASSIFICATION	MAX % OF LOT COVERAGE	DWELLING UNITS PER GROSS ACRE(S)	DENSITY** PERSONS/ GROSS ACRE	MAX*** HEIGHT	COMMENTS
GRRSP-SFDR Gold Rush Ranch Single-Family Detached Residential	R-1 (PD)	50%	4 to 8 units/acre	8.72 to 17.44	35 ft.	See Table 4-1
GRRSP-RCL Gold Rush Ranch Residential Custom Lots	R-1	30%	2 to 3 units/acre	4.36 to 6.54	35 ft.	See Table 4-1
GRRSP-SFAR Gold Rush Ranch Single-Family Attached Residential	R-4	60%	10 to 12 units/acre	17.44 to 32.70	35 ft.	See Table 4-1
GRRSP-MU Gold Rush Ranch Mixed Use	MU	85%	15 to 20 units/acre	17.44 to 32.70	55 ft.	See Table 4-1
GRRSP-GCAF Gold Rush Ranch Golf Course and Associated Facilities	R	50%	--	--	35 ft.	See Table 4-1
GRRSP-P Gold Rush Ranch Parks	None	50%	--	--	35 ft.	See Table 4-1 One caretaker units per permitted use with use permit (population density may be allowed to reach 250 persons/gross acre for facilities or events that involve the periodic assemblage of large numbers of people.
GRRSP-COSP Gold Rush Ranch Conservation and Open Space Preserve	R	50%	--	--	25 ft.	See Table 4-1

Table 4-3 Sutter Creek General Plan Land Use Element Building Intensities and Population Densities						
GENERAL PLAN DESIGNATION	COMPATIBLE ZONING CODE CLASSIFICATION	MAX % OF LOT COVERAGE	DWELLING UNITS PER GROSS ACRE(S)	DENSITY** PERSONS/ GROSS ACRE	MAX*** HEIGHT	COMMENTS
(pd) Planned Development		---	---	---	---	May combine with other general plan designation, implies special requirements, see text.
VSA-Visually Sensitive Area (Overlay)	None	---	---	---	---	May combine with other general plan designation, implies special requirements, see text.
CSGW-Creekside Greenway (Overlay)	---	---	---	---	---	May combine with other general plan designation, implies special requirements, see text.
HD-Historic District (Overlay)	---	---	---	---	---	May combine with other general plan designation, implies special requirements, see text.
MSHD-Main Street Historic District (Overlay)	---	---	---	---	---	May combine with other general plan designation, implies special requirements, see text.
Flood Hazard Safety Area (Overlay)	---	---	---	---	---	
Airport Safety Areas (Overlay)	---	---	---	---	---	May combine with other general plan designation, implies special requirements, see text.

*This chart is for general planning purposes. Additional details, provisions and exceptions are contained within other elements of the general plan and within City codes.

**Population density calculated using 2.14 persons per households for residential uses, based upon 2010 Census.

***Maximum height applies to buildings and not structures. Details regarding height of structures are contained in City codes.

4.7 Goals, Objectives, Policies, Implementation Measures, Standards

The goals, objectives, policies, implementation measures, and standards contained in the Sutter Creek Land Use Element were refined by the City Council's General Plan Task Force Committee #1 and Planning Commission from goals, policies, and implementation measures listed in the City's pre-existing General Plan. The rationale and justification for them are found in the text of the Land Use and other elements of the General Plan. In their report to the City Council submitted December 17, 1990, Task Force #1 provided the following summary explanation as an introduction to its recommendations. This explanation not only summarizes the intent of the Land Use Element but it also hints of the important inter-relationship between the Land Use Element and the other elements of the General Plan.

The City of Sutter Creek has been and will continue to experience pressures for growth because it is a desirable area in which to live. In order to maintain its unique desirability, local officials need to make wise, well-thought out decisions based on the goals and policies contained in the General Plan and implemented by the zoning ordinance in considering subdivision and development plans and other land use decisions. Protection of the environment, particularly the Visually Sensitive Areas and the Historic District as well as the rural atmosphere of the City, should be the highest consideration of local officials when making land use decisions.

The Sutter Creek environment is a unique and visually sensitive area. The Sutter Creek environment is unique as defined by visually sensitive topography, open space, natural skylines and neighborhoods and commercial districts that exhibit an historic and rural 'small town' atmosphere. Sutter Creek is a settlement that is densely built in a valley's bottom and along its adjacent lower angle slopes. As new development takes place and the City grows this general settlement pattern from the City's history should be retained.

Many of the listed policies and standards were derived from a review of general plans and design standards adopted by other communities throughout the State of California. The following list of goals, policies, implementation measures, and standards are proposed to govern project designs and land use decisions in addition to the land use diagram. It is important to note that a review of the City's existing General Plan shows that the following lists generally clarify and implement policies and actions that are already proposed in the existing (1982) plan.

4.7.1 Goals, Objectives, Policies, and Implementation Measures

Goal LU-1: Allow the City to grow and prosper while protecting existing neighborhoods and the existing quality of life that is the essence of Sutter Creek. The existing quality of life includes the City's rural small town atmosphere, its historic qualities, and its current level of public services and facilities. The scenic and natural beauty of the existing skyline, prominent hillsides, and riparian corridors in the City and surrounding planning area as well as other topographically sensitive features shall be protected by requiring the use of creative land development designs that transfer density and construction to less sensitive areas.

Objective LU-1.1: Focus development within the City limits and preservation of adjoining rural areas.

Policy LU-1.1.1: 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.

Implementation Measure LU-1.1.1.1: The City shall evaluate General Plan consistency when considering project applications and, if the project is not consistent, advise applicants that the project may be denied if a General Plan amendment is not processed and approved first or concurrently. Target date: Ongoing review standard

Policy LU-1.1.2: In-filling is encouraged and leap-frog development or strip commercial development is discouraged.

Policy LU-1.1.3: The City of Sutter Creek desires that the County of Amador allow only large parcels and agricultural uses outside of the City's planning area north of State Route 104/Ridge Road. The appropriate County land use designation for these areas should be AG (Agricultural-General) and AT (Agricultural-Transition). The County should remain informed of the City's VSA overlay designations and not allow parcelization that would be inconsistent with the intent of the VSA designation.

Implementation Measure LU-1.1.3.1: The City shall advise the County of Amador regarding General Plan Policy LU-1.1.3 when changes are proposed outside of the City's planning area north of State Route 104/Ridge Road. Target date: Ongoing

Policy LU-1.1.4: No urban development should be allowed on lands within the City's planning area that are designated RE(pd), RL(pd), and RSF(pd) unless or until such lands become annexed to the City.

Implementation Measure LU-1.1.4.1: The City shall advise the County of Amador regarding General Plan Policy LU-1.1.4 when urban development is proposed within the City's planning area. Target date: Ongoing

Policy LU-1.1.5: The City shall only annex those lands that can be developed in accordance with the City's General Plan, are fiscally sound additions to the City, and that can be adequately served by municipal facilities (or acceptable alternative).

Implementation Measure LU-1.1.5.1: Prior to the annexation of lands to the City, an applicant shall submit a plan demonstrating the feasibility of providing services and facilities to the area proposed for annexation, that intended development will not have a negative economic impact on the City or its citizens, that the development will not have significant environmental impacts after mitigation unless the City makes findings of overriding considerations, and that the project will conform to the goals, policies, and standards of the General Plan. Target date: Ongoing review standard

Policy LU-1.1.6: The City shall require agricultural conversion mitigation where avoidance has been found infeasible when annexing agricultural land outside of the Planning Area and/or Sphere of Influence into the City of Sutter Creek. In such cases, the minimum mitigation required shall be 1:1 of equivalent value and quality agricultural land, preferably within proximity to the City of Sutter Creek.

Goal LU-2: City development policy shall be integrated and comprehensive.

Objective LU-2.1: Maintain the Sutter Creek land use policies, documents, and data.

Policy LU-2.1.1: The City shall review the General Plan annually and update the General Plan as needed.

Implementation Measure LU-2.1.1.1: The City Planner shall provide the state required Annual Progress Report (APR) to the Planning Commission and City Council on the status of the General Plan and the progress in carrying out its objectives, policies, implementation measures, and mitigation monitoring program. This APR should precede an annual State of the City budget report to insure funding is budgeted appropriately each year to implement and maintain the General Plan. The City Planner shall annually review the General Plan's land use data and assumptions concerning growth and development as well as the General Plan's goals, objectives, policies, standards, and programs, and update as needed. Target date: Annual

Policy LU-2.1.2: The City shall update the zoning code and the zoning map to conform to the General Plan.

Implementation Measure LU-2.1.2.1: Table 4-3, “Building Intensities and Population Densities”, generally shows the new zones that are needed and generally those that need amendment. The Building Intensities Population Densities shall be updated appropriately when the General Plan is updated. Target date: Ongoing

Implementation Measure LU-2.1.2.2: The City shall revise the zoning code when there is an amendment to the General Plan to ensure that “uses by right”, those uses that do not require local government review so long as they meet district standards and requirements, are consistent with the General Plan land use designation. Target date: Ongoing

Policy LU-2.1.3: The City shall assure its subdivision code is consistent with the General Plan.

Implementation Measure LU-2.1.3.1: The City shall review its subdivision ordinance as needed to ensure consistency with the General Plan. The City shall amend the subdivision ordinance as appropriate to ensure consistency with the General Plan. Target date: Ongoing

Policy LU-2.1.4: The land use database of the General Plan shall be maintained.

Implementation Measure LU-2.1.4.1: Existing land use data and projections that were collected in developing this Land Use Element should be put on a computer spreadsheet and maintained as building permits, planning permits, and new developments are approved and/or constructed. The building inspector and planning department shall work together to ensure that the land use database is maintained. This database is important to the long-term maintenance of the General Plan and the evaluation of individual projects pursuant to Policies LU-2.1.1 and LU-2.1.2. Target date: Intermediate-term and Ongoing

Policy LU-2.1.5: The City shall upgrade the City of Sutter Creek Improvement Standards and maintain the Design Standards (both documents are located in General Plan Volume II) to be consistent with the City’s General Plan.

Implementation Measure LU-2.1.5.1: The City’s Improvement Standards is primarily an engineering document and is not formatted to overlap with the planning process. The document will need to be amended significantly to accept General Plan guidelines and standards and to ensure its consistency with the General Plan. The City shall maintain the adopted Design Standards separately from the Improvement Standards. The results of this effort provide the development community with written guidelines and standards regarding how to design projects for the City of Sutter Creek. Target date: Intermediate-term

Policy LU-2.1.6: The City shall review the General Plan growth projection and build-out projection for the City on an annual basis.

Implementation Measure LU-2.1.6.1: The City shall review General Plan growth and build-out projections during the Annual Progress Report to identify if an adjustment is needed. If needed, the City shall adjust the General Plan growth projection based on U.S Census population figures, updated California Department of Finance estimates and projections, General Plan amendments, and anticipated building permits. The City shall update the growth projection and build-out projection every five years during the Housing Element update, unless a different schedule applies pursuant to state law. Target date: Ongoing

Goal LU-3: Improve the local economy by retaining and developing jobs and revenues through tourism and related services in the Main Street Historic District and Historic District and through orderly development of the Sutter Hill/Martell area with non-polluting commerce and industry.

Objective LU-3.1: To attract new business and maintain existing businesses.

Policy LU-3.1.1: The City Manager shall facilitate the coordination of businesses and business associations to attract new business and retain existing business in Sutter Creek. The purpose is to develop and actively pursue an economic development strategy that will encourage non-polluting business and industry to locate in the Sutter Hill/Martell planning area and to assist communication between businesses and City offices, local service agencies, the Council, and the Planning Commission not to create exceptions or loopholes in City requirements but to explain to and assist businesses in meeting such requirements.

Policy LU-3.1.2: The City should plan for the development of campus-like industrial developments with low rise buildings and landscaped or natural open spaces in the industrial land use designation.

Implementation Measure LU-3.1.2.1: The City should implement facilities plans to finance the provision of municipal facilities and services within industrial parks. The City should establish a research and development zone that can be applied to appropriate industrial areas. Target date: Long-term

Policy LU-3.1.3: The City shall consider expansion of the DTC - Downtown Commercial Area.

Implementation Measure LU-3.1.3.1: The City should undertake a study to determine the feasibility of expanding the DTC area. Factors to consider include: demand for additional retail space; types of uses appropriate for the downtown area; traffic circulation and parking; and maintaining viability of the existing DTC area. Target date: Intermediate-term

4.7.2 Land Use Standards and Guidelines

There are standards, guidelines, and policies contained in the nine elements of the General Plan that will affect the design of new land use developments in the City. The standards and guidelines of the Land Use Element that are applied generally and citywide are contained on Tables 4-1 through 4-3. The City has, in addition, developed more specific land use design guidelines to be applied to development, construction, and reconstruction projects in the City. The City of Sutter Creek Design Standards are shown in Volume II.

5 Conservation and Open Space Element

5.1 Introduction

5.1.1 Statutory Requirements

State law requires that general plans contain a conservation element and an open space element. The Sutter Creek General Plan addresses the requirements of both in one combined element, which is permissible under the law.

The requirements for conservation elements, found in Government Code Section 65302(d) and Public Resources Code Section 2762, et. seq., specify that the element must address the "...conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources." The conservation element "may" also address reclamation of land and water, water pollution, soils erosion, watershed protection, rock, sand and gravel resources, and regulation of land to accomplish the conservation plan. Government Code Section 65302(d)(3) states, "...the conservation element shall identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for the purposes of groundwater recharge and stormwater management." The conservation element "shall" identify and help protect mineral resources in cooperation with the State Mining and Geology Board and relevant State laws (PRC Section 2762).

5.1.2 City's Purpose

Timber production is not considered significant in the Sutter Creek planning area. Open space values identified by the State, specifically those related to preservation of the natural environment, recreation, and public health and safety, are considered to be of very high value to the community. The Conservation and Open Space Element overlaps with the Land Use Element. Both share the primary goal of facilitating the community's growth while maintaining the City's existing character. The City's existing character is rich in open space and other values associated with the natural environment.

This element clarifies and implements most policies and objectives concerning conservation and open space that are listed in the City's previous 1982 General Plan. This element also addresses many of the environmental concerns regarding the impacts of growth described in the General Plan/environmental documentation.

5.1.3 Format

The Sutter Creek General Plan Conservation and Open Space Element addresses the following subjects:

- Open Space
- Water Resources
- Water Conservation
- Air Quality
- Geology and Mineral Resources
- Soils, Erosion Control, and Grading
- Vegetation, Wildlife, and Fisheries
- Energy Conservation
- Greenhouse Gases

As in most of the General Plan's other elements, a discussion of growth-related issues pertaining to each of these subjects is presented in text followed by a list of goals, objectives, policies, and implementation measures adopted by the City to address each issue.

5.2 City's Definition of Open Space

Sutter Creek General Plan Task Force #2 was assigned the responsibility of making recommendations to update the City's Open Space Element. The Task Force defined open space as being "the permanent protection of land with focuses on scenic beauty, sensitive vegetation, and wildlife habitats. The intent is primarily to retain lands as they exist. One of the minor intents is possibly for public usage."

General Plan Task Force #1, in developing land use standards, defined the land uses that may be allowed or not allowed in open space as follows: "Open space includes required parklands, common areas, landscaped areas, pedestrian paths, plazas and similar public or private areas, but not areas devoted to vehicle parking and streets."

5.3 City and Water Agency Conservation Efforts

The City continues to work with the Amador Water Agency (AWA) to convert any existing non-metered service to metered service as a means to regulate and promote water conservation. The AWA requires water meters on new hookups. The City continues to mandate water efficient landscape on all new projects.

Other water conservation measures currently in practice include State building code requirements for reduced water consumption in all new construction.

5.4 The City's Mineral Resource Management Program

The City's mineral resource management policies are intended to ensure access to mineral resources at the Lincoln Consolidated Mine, located within the City limits and near the Sutter Gold Mine site, while controlling the on and off-site potential negative effects of mining activities using the Surface Mining Reclamation Act (SMARA) and the California Environmental Quality Act (CEQA). The Land Use Element applies a special mining land use designation, M, to lands most directly affected by the Lincoln Consolidated Mine (see Figure 4-1). The M designation is intended to control land use conflicts that could inhibit mineral extraction (see Table 4-1). The City has adopted its own SMARA regulations, and mining activities located outside the City are regulated by the County and State. The Lincoln Consolidated Mine site is currently vacant and upon submittal of a development application, the project would be reviewed under current CEQA guidelines.

Lands adjacent to areas designated M-Mining carry a base land use designation, which could be residential, commercial, public service, or recreation. The building inspector would provide notice to the owners/builders of residential parcels of possible adjacent mining activity at the time of building permit issuance.

5.5 Goals, Objectives, Policies, and Implementation Measures

The goal of the Conservation and Open Space Element is as follows:

5.5.1 Goal

Goal COS-1: The following listed resources are part of the City's existing character and quality of life. Such resources should be carefully maintained and/or enhanced as growth and development takes place.

- Open Space
- Water Resources
- Water Conservation
- Air Quality
- Geology and Mineral Resources
- Soils, Erosion Control, and Grading
- Vegetation, Wildlife, and Fisheries
- Energy Conservation
- Greenhouse Gases

The objectives, policies, and implementation measures needed to meet the Element's goal are listed by subject heading in the same order that has been presented in the previous text.

5.5.2 Objectives, Policies, and Implementation Measures

Objective COS-1.1: Compliance with the California Environmental Quality Act.

Policy COS-1.1.1: Development projects shall be reviewed in accordance with the California Environmental Quality Act (CEQA) and this Element to ensure that such developments mitigate to the point of less than significant impacts upon each of the listed resources except where Statements of Overriding Considerations are adopted.

Objective COS-1.2: Maintain City of Sutter Creek Development Standards for the conservation of resources.

Policy COS-1.2.1: Development projects shall be reviewed in accordance with City of Sutter Creek Development Standards.

Implementation Measure COS-1.2.1.1: Adopt and maintain the City of Sutter Creek Development Standards to maintain and enhance the City's natural resources. Target date: Ongoing review standard

5.5.3 Open Space

Objective COS-1.3: The preservation of open space in new development.

Policy COS-1.3.1: The land use designations, policies, standards, and guidelines concerning open space that are contained within the General Plan Land Use Element shall be considered an integral component of the Conservation and Open Space Element.

Policy COS-1.3.2: New development shall preserve existing open space, as appropriate, for habitat, passive recreation, active recreation, and/or for visual access and/or aesthetics.

Implementation Measure COS-1.3.2.1: The preferred methods of preserving open space are through the use of a conservation easement or dedication to a conservation entity. Target date: Ongoing

Policy COS-1.3.3: No construction should be permitted on unforested slopes in excess of 30% unless the Planning Commission or City Council can make the hardship findings required for a variance.

Implementation Measure COS-1.3.3.1: The City shall develop and adopt standards for construction on unforested slopes in excess of 30% that will be integrated into and enforced through the Sutter Creek Development Standards. Until such standards are adopted, conditions of approval for new construction on unforested slopes in excess of 30 percent shall include the following:

- Grading on a single lot is no more than 25 percent of the gross lot area;
- Coverage by impervious surfaces is limited to 20 percent of the gross lot area;
- Stormwater discharge rates shall not exceed pre-construction stormwater discharge rates; and
- The quality of stormwater discharges shall be the same or better than the quality of pre-construction stormwater discharges.

Target date: Ongoing review standard

Policy COS-1.3.4: The use of natural visual screens, such as natural land forms and vegetation, shall be incorporated into new developments where possible to maintain a sense of open space.

Policy COS-1.3.5: The location of buildings and structures that are planned or proposed near scenic ridgelines as diagramed on Figure 4-2 in the Land Use Element, which exhibit a prominent skyline when viewed from prominent public access points, should be set back from the scenic ridgeline and/or their heights should be limited and/or vegetation or screening provided to help preserve the existing natural skyline.

Implementation Measure COS-1.3.5.1: The City shall update the Design Standards to define design requirements or limitations near scenic ridgelines that ensure projects complement the existing natural landscape and skyline. Target date: Short-term

5.5.4 Water Resources

Objective COS-1.4: The protection and enhancement of water quality.

Policy COS-1.4.1: The master drainage plan called for in the Public Services and Facilities Element and design standards prepared by the City Engineer shall be made to include provisions to ensure the protection of water quality in Sutter Creek and other water bodies within the planning area.

Implementation Measure COS-1.4.1.1: Best Management Practices described in Volume II, City of Sutter Creek Conservation Best Management Practices, should be considered in the master drainage plan and design standards. The master drainage plan and design standards should address cumulatively significant organic and inorganic pollutants. Target date: Ongoing review standard

Policy COS-1.4.2: Upstream diversions of water from Sutter Creek and its tributaries that negatively impact the creek should be prohibited.

Implementation Measure COS-1.4.2.1: The City shall actively participate in the review of upstream diversions of water from Sutter Creek and its tributaries located outside of the City limits to prevent negative impacts on the creek. Target date: Ongoing

5.5.5 Water Conservation

Objective COS-1.5: Increased water conservation.

Policy COS-1.5.1: The City supports the current Amador Water Agency policy requiring water connections within the City to be metered.

Policy COS-1.5.2: To the maximum extent feasible, plants native to the Sutter Creek area that do not require much irrigation should be used for landscaping.

Implementation Measure COS-1.5.2.1: New development projects shall achieve at least 30% use of native landscape materials such as those on the California Native Plant Society's Calscape list of plants native to Sutter Creek. Target date: Ongoing review standard

Policy COS-1.5.3: The City encourages the use of recycled water.

Implementation Measure COS-1.5.3.1: New development projects shall use recycled water where available and to the maximum extent feasible. Target date: Ongoing review standard

Implementation Measure COS-1.5.3.2: The City shall work with the Amador Water Agency to encourage the use of recycled water. Target date: Intermediate-term

5.5.6 Air Quality

Objective COS-1.6: Increased air quality.

Policy COS-1.6.1: The City shall limit new industry to those that can demonstrate no harmful effect upon air quality.

Policy COS-1.6.2: The City shall implement policies and implementation measures in the Circulation Element that reduce per capita reliance on automobile traffic and incidence of traffic congestion to minimize locally generated carbon monoxide and ozone air pollution.

Policy COS-1.6.3: The City supports efforts of the Amador Air District to maintain local air quality and statewide efforts to lessen the impacts of pollution affecting the City from growth in the great Central Valley.

5.5.7 Geology and Mineral Resources

Objective COS-1.7: Protection of human health and safety in conjunction with mining activities.

Policy COS-1.7.1: Mining activities shall be compatible with surrounding land uses.

Implementation Measure COS-1.7.1.1: The City shall apply the "M-Mining" land use designation to lands on which uses must be regulated to avoid conflict with mineral exploration or extraction activities and/or lands that provide access to valuable mineral reserves (see Figure 4-1 and Table 4-1 in the Land Use Element).

Land uses incompatible with mining generally require a high public or private investment in structures, land improvements, and landscaping and would prevent mining because of the higher economic value of the land and its improvements.

Examples of such uses include:

- High density residential
- Low density residential with high unit value
- Public facilities
- Intensive industrial
- Commercial

Compatible land uses with mining generally require low public or private investment in structures, land improvements, and landscaping and allow mining because of the low economic value of the land and its improvements.

Examples of such uses include:

- Very low density residential (For example: e.g. 1 unit per 10 acres)
- Recreation (public/commercial)
- Agricultural
- Silvicultural
- Grazing
- Open space

Target date: Short-term

Policy COS-1.7.2: Mining activities outside of the City should be reviewed to ensure public health and safety and environmental protection.

Implementation Measure COS-1.7.2.1: The City shall actively participate in the review and oversight of mining activities in or near the City's planning area in accordance with the provisions of CEQA and the Surface Mining Reclamation Act in order to ensure public health and safety and that the City's environment is not degraded. Target date: Ongoing

5.5.8 Soils, Erosion Control, and Grading

Objective COS-1.8: Protection of soils.

Policy COS-1.8.1: Maintain a grading ordinance that will minimize excessive grading and set forth specific standards and regulations beyond those contained in California Building Code (CBC).

Implementation Measure COS-1.8.1.1: Develop, update, and implement as appropriate, City-wide grading standards to be adopted within the City's Development Standards and utilizing the Gold Rush Ranch Specific Plan grading standards as a model. Target date: Short-term

Implementation Measure COS-1.8.1.2: Until City-wide grading standards are adopted, the following standards shall be used:

- a. Roadways should be aligned along natural ridges or valleys, be curvilinear, and follow existing contours through implementation of landform grading standards;
- b. Grading should protect the existing skyline, oak trees, prominent hillsides, riparian corridors, and other topographically sensitive features and shall emulate the natural topography, which is the shape, height, and depth of the land surface using landform grading standards, where feasible;
- c. Grading for individual detached single-family home sites should be restricted to that necessary to develop the driveway and individual home site. Proposed grading should be subject to grading plan review at the time of individual lot development; and

- d. Oak trees should be retained unless it is demonstrated to be unfeasible or unreasonable.

Target date: Short-term

Policy COS-1.8.2: The City shall include, adopt, implement, and enforce erosion control guidelines within the City of Sutter Creek Development Standards.

Implementation Measure COS-1.8.2.1: The City Engineer should develop the erosion control guidelines that will more directly control wind and water erosion and the secondary impacts upon aesthetics, water quality, etc. The controls would be more specific than those that are presently contained in the CBC. The City of Sutter Creek Conservation Best Management Practices in Volume II contains an extensive list of detailed erosion control measures that could be used in said guidelines. Target date: Intermediate-term

5.5.9 Vegetation, Wildlife, and Fisheries

Objective COS-1.9: The protection of vegetation, fish, and wildlife resources.

Policy COS-1.9.1: Development projects shall be reviewed for their direct and indirect impacts on fish and wildlife resources. The California Department of Fish and Wildlife shall be notified pursuant to CEQA regarding development projects unless the Planning Commission or City Council make the de minimis findings pursuant to Section 21089 and 21092 et. seq. of the California Public Resources Code. Development project applicants shall be required to pay associated fees before approval of such development projects may be considered final.

Policy COS-1.9.2: Development project sites shall be evaluated for wetlands and riparian habitat impacts. Development projects that will impact stream channel, drainage channel, wetlands, or riparian habitat shall reduce such impacts by avoidance, minimization, and/or compensatory mitigation to the point that there is no net loss. Projects that may dredge or fill wetland areas shall be referred to the U.S. Army Corps of Engineers.

Policy COS-1.9.3: The California Department of Fish and Wildlife will be consulted regarding a streambed alteration agreement pursuant to Section 1600 et. seq. of the Fish and Game Code for projects that may directly affect Sutter Creek, the Sutter Creek 100 year flood plain, or any tributary to Sutter Creek.

Policy COS-1.9.4: No vegetation removal, grading, or development shall be allowed in environmentally significant wetland or riparian habitat areas unless adequate mitigation measures are adopted that meet the satisfaction of the California Department of Fish and Wildlife and Army Corps of Engineers, where applicable, and the City of Sutter Creek. Wetland and riparian areas shall be presumed to be environmentally significant unless the City finds, on the basis of evidence in the environmental documents prepared for development projects involving lands on which wetlands may be situated, that the subject wetlands and riparian areas are not environmentally significant. Such findings shall be based on analysis as may be performed by the California Department of Fish and Wildlife.

Policy COS-1.9.5: Swales are undefined stream channels that are natural collectors of runoff. Building setbacks should be designed to preserve the natural drainage of swales. This policy may not apply to commercial and industrially designated areas.

Policy COS-1.9.6: The Planning Commission and/or City Council shall not approve projects that threaten or destroy native oaks or other unique native flora unless said vegetation is replaced, protected, and maintained such that the quantity and value of the vegetation that is lost is certain to be replaced for future human generations.

Implementation Measure COS-1.9.6.1: Until the tree ordinance is updated to address oak woodland management, Project applicants shall submit an Oak Woodland Management Plan based on the requirements described in Volume II, if the project affects oak woodland stands that have greater than 10 percent canopy coverage or that display historic canopy coverage greater than 10 percent and if the project affects 10 contiguous acres of oak woodland stands. The Oak Woodland Management Plan shall be prepared by independent professionals under the direction of the City and address the following aspects of managing oak woodlands:

- a. A description of oak woodland habitats proposed for removal and preservation;
- b. An inventory of trees proposed for removal and preservation in development areas; and
- c. Replanting locally-native trees, as needed.

Target date: Ongoing review standard

Implementation Measure COS-1.9.6.2: New developments affecting 10 contiguous acres of oak woodland stands that exhibit a greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover, shall preserve oak woodland habitat for each acre removed due to the development project at a ratio provided in the applicable Oak Woodland Management Plan or until such time that preservation ratios are established in the tree ordinance. Target date: Ongoing review standard

Implementation Measure COS-1.9.6.3: Update, maintain, and enforce the City tree ordinance, including the addition of standards applicable to oak woodlands, oak woodland management plans and their contents, and oak woodland mitigation. Target date: Short-term

5.5.10 Energy Conservation

Objective COS-1.10: Increased energy conservation and renewable energy generation/production.

Policy COS-1.10.1: New developments should be designed to maximize opportunities to limit use of automobiles, distance traveled to local destinations, and traffic congestion.

Policy COS-1.10.2: All new development should be designed for natural heating and cooling opportunities to the greatest extent feasible. This should be accomplished in the design of large commercial or multifamily residential buildings and by the design of lot sizes and configurations that consider heating and cooling opportunities provided by solar exposure, shade, and breezes.

Policy COS-1.10.3: New structures shall comply with California Energy Star guidelines or similar energy savings program that achieve a 20% reduction from standards contained in Title 24 of the California Code of Regulations. Compliance with Energy Star guidelines may occur through measures such as effective insulation, high performance windows, tight construction and ducts, efficient heating and cooling equipment, natural heating, and non-polluting energy production.

Implementation Measure COS-1.10.3.1: The City shall develop incentives for buildings exceeding Title 24 Energy Efficiency Standards and new development projects that meet 70% of their energy needs from renewable sources. Target date: Short-term

Policy COS-1.10.4: New developments shall be designed to reduce heat island effects.

Implementation Measure COS-1.10.4.1: Update the Design Standards and/or Municipal Code to include the use of shade trees, structures, cool pavement and cool roofs in new construction of structures, parking lots, and streets. Target date: Short-term

Policy COS-1.10.5: Increase renewable-energy generation and use through public outreach.

Implementation Measure COS-1.10.5.1: Maintain and continue to update renewable-energy tools and information on the City's website. Target date: Ongoing

5.5.11 Greenhouse Gases

Objective COS-1.11: Reduce the emission of Greenhouse Gases from all activities within the City in compliance with State policies for Greenhouse Gas reduction and Climate Change.

Policy COS-1.11.1: The City shall implement an emissions reduction strategy.

Implementation Measure COS-1.11.1.1: The City shall focus on the following tasks to reduce emissions from the City's operations:

- Reducing usage of city owned vehicles and replacing those that are not fuel efficient, and change procurement policy to specify high fuel efficiency for each vehicle class.
- Comprehensive energy efficiency retrofit of existing municipal buildings and facilities.
- Establish a purchasing policy requiring new electrical equipment to be Energy Star, or similarly, rated.
- Evaluate the potential to utilize solar renewable-energy systems to operate municipal facilities.
- Include energy-efficiency provisions in City-released RFPs related to wastewater infrastructure.
- Switch existing traffic signals and street lights from incandescent bulbs to Light Emitting Diodes (LEDs).
- Install water efficient landscaping in areas managed by the City and establish municipal water consumption reduction goals.
- Increase office recycling, e.g. paper, cardboard, cans, toner cartridges.
- Participate in PG&E's Phase II of Green Communities: Community-Wide Inventory.
- Evaluate the potential to implement methane capture system to utilize digester gas for electricity and heating at the wastewater treatment plant, as well as solar energy systems.

Target date: Ongoing

Implementation Measure COS-1.11.1.2: The City shall update, as appropriate, the City's Greenhouse Gas Inventory to track its progress in reducing Greenhouse Gas emission from the 2005 baseline inventory.

Target date: Short-term

Implementation Measure COS-1.11.1.3: The City shall update, as appropriate, the Goals, Policies, and Implementation Measures in the General Plan Land Use Element, Conservation Element, Circulation Element, Public Services and Facilities Element, and Parks and Recreation Element that reduce Greenhouse Gas emissions. Target date: Intermediate-term

Implementation Measure COS-1.11.1.4: The City shall evaluate the feasibility of offering incentives for or requiring participation in the voluntary CALGreen water-efficiency measures. Target date: Ongoing

6 Circulation Element

6.1 Introduction

6.1.1 Statutory Requirements

California Government Code Section 65302(b) requires that the general plan include “a circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities, all correlated with the land use element of the plan.” The California courts have found, particularly in the landmark case of *Concerned Citizens of Calaveras County vs. Board of Supervisors of Calaveras County* (1985), that a general plan circulation element must be “closely, systematically and reciprocally related to the land use element of the plan...The statutory correlation requirement is evidently designed in part to prohibit a general plan from calling for unlimited population growth in its land use element, without providing in its circulation element, ‘proposals’ for how the transportation needs of the increased population will be met.” The “Concerned Citizens” case concluded that adequate “correlation” does not exist where “no known funding sources are available for improvements necessary to remedy the problems....”

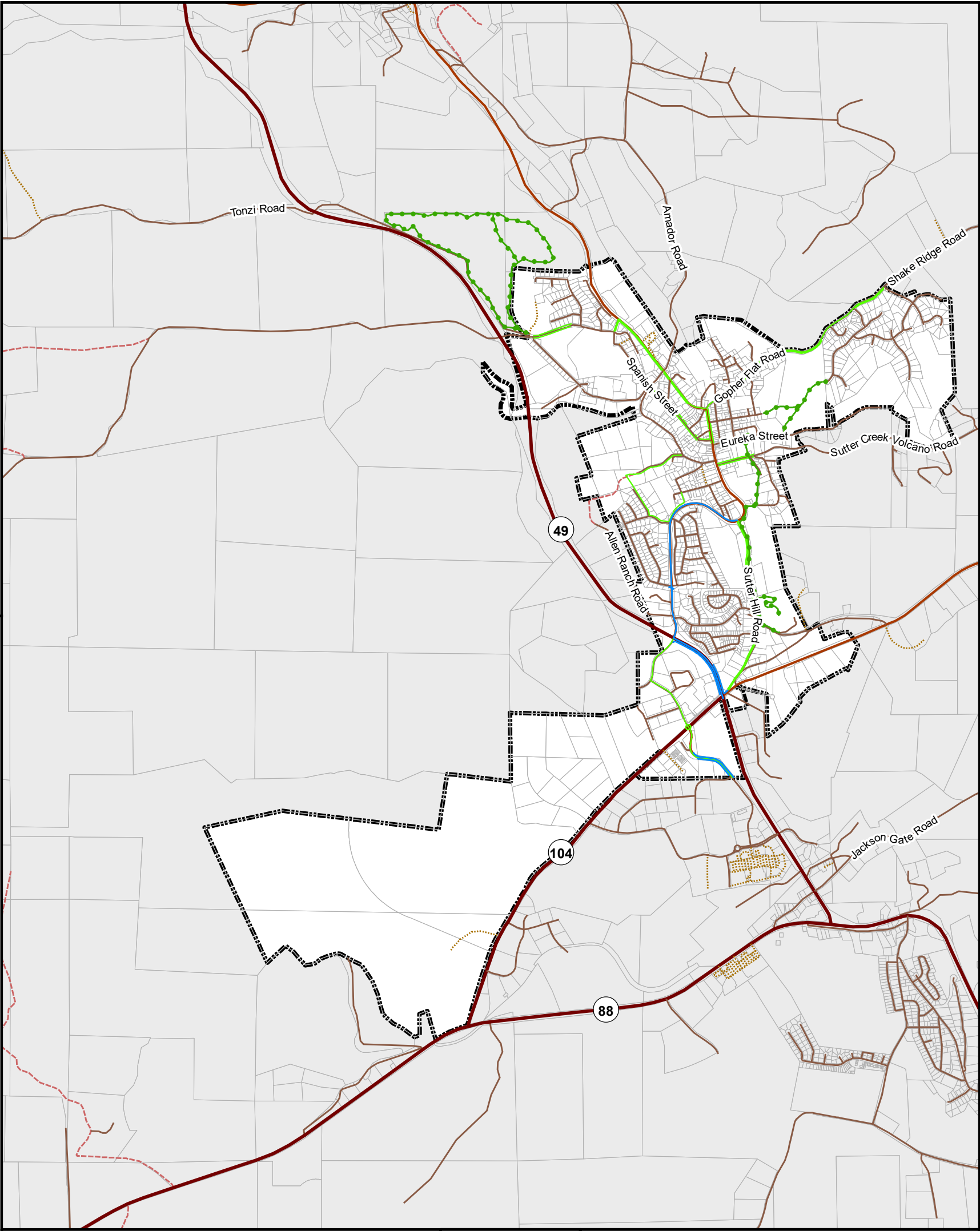
6.1.2 Format

The format of the Sutter Creek Circulation Element is similar to that used in the other general plan elements; text followed by goals, objectives, policies, and implementation measures. In order to ensure that the “correlation” requirements of State law are met, Volume II includes a capital improvements program and funding strategy.

Similar to the Land Use Element and the Noise Element, the Circulation Element contains the Circulation Element Diagram (Figure 6-1), which is a conceptual visual representation of the circulation system that will need to be developed during the 20-year planning period.

The circulation of non-traffic-related aspects of infrastructure (water, sewer, storm drainage, public utilities, etc.) are addressed separately in the Public Services and Facilities Element. Pedestrian walkways and bicycle trails are further addressed in the Parks and Recreation Element.

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Legend

Existing Roadways

- State Highway
- Main Arterial
- Local or Residential Street
- Service Road
- Unpaved Road

Proposed Ped/Bike Projects

- Pedestrian
- Ped/Bike
- Walking Path
- Parcel
- Sutter Creek City Limits

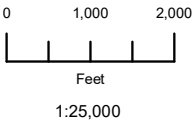


FIGURE 6-1
CIRCULATION DIAGRAM

CITY OF SUTTER CREEK
General Plan

JULY 15, 2019

Map prepared by Amador County Transportation Commission GIS staff

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6.2 Goals, Objectives, Policies, and Implementation Measures

6.2.1 Goals

Goal C-1: The primary goal of the City of Sutter Creek Circulation Element is to ensure that public safety and adequate levels of service are maintained through a variety of available modes of transportation as the City grows.

The following lists of objectives, policies, and implementation measures are intended to achieve this goal. The lists are organized as follows:

- Highway and Street Improvements
- Multi-Modal and Transportation System Management (TSM) Considerations
- Downtown Parking

Funding mechanisms for circulation improvements include: direct construction, mitigation fees, land exactions, and special assessment districts or Mello-Roos districts.

6.2.2 Objectives, Policies and Implementation Measures

The objectives, policies, and implementation measures are consistent with the Capital Improvements Program (CIP) and Funding Strategy found in Volume II. The CIP is itself an objective.

6.2.3 Highway and Street Improvements

Easterly Bypass Collector Road

Objective C-1.1: Construction of the Easterly Bypass Collector Road.

Policy C-1.1.1: The City shall require the dedication and construction of the Easterly Bypass Collector Road.

Implementation Measure C-1.1.1.1: As property is developed between Ridge Road and Shake Ridge Road, these development projects shall be required to dedicate and construct a collector road that will ultimately connect Ridge Road to Shake Ridge Road to the east of the City. Target date: Ongoing review standard

Signalization

Objective C-1.2: The provision of traffic signals at intersections where warranted and feasible.

Policy C-1.2.1: Provide traffic signals at intersections where warranted and feasible.

Implementation Measure C-1.2.1.1: A number of intersections in the Sutter Creek planning area have met one or more of the standard warrants for signals. Each of these intersections should be further evaluated as time progresses to determine if traffic signals should be installed. Installation of the signals should be programmed as long-term improvements only when and if fully justified. Target date: Ongoing review standard

Street Improvements

Objective C-1.3: The provision of necessary street improvements, where and when appropriate, for existing streets and in new development projects.

Policy C-1.3.1: New development projects that have a potential to exceed the growth assumptions contained in the General Plan or that may have specific traffic and circulation concerns not identified by this General Plan shall be required to conduct independent traffic analysis and/or pay for construction improvements to the city's circulation system beyond those addressed in this Circulation Element through direct construction, mitigation fees, land exactions, or special assessment or Mello-Roos districts. In such instances, the citywide traffic model and this Circulation Element shall be updated at the developer's expense.

Policy C-1.3.2: Improve existing streets and make extensions where appropriate to improve circulation, safety, and capacity.

Implementation Measure C-1.3.2.1: Improve Gopher Flat Road and Main Street to city limits as funding is available. The street should be improved with curb, gutter, and sidewalk and be widened to provide two 12-foot travel lanes, bike lanes, and a center two-way, left turn lane wherever right-of-way is not constrained by existing buildings or other factors. Target date: Long-term

Implementation Measure C-1.3.2.2: Provide a walkway for elementary school children on Spanish Street. Improve with curb, gutter, and sidewalks where not now provided between the school entrance and Main Street. Target date: Intermediate-term

Implementation Measure C-1.3.2.3: Evaluate the appropriateness and feasibility of the designation of the following as one-way streets: Hayden Alley, Keyes Street, Randolph Street and Boston Alley. Limiting parking to one side of Randolph Street may eliminate the need for the street to become one way. Target date: Long-term

Implementation Measure C-1.3.2.4: Widen as appropriate and feasible Sutter Hill Road and Eureka-Sutter Hill Road to provide 12-foot travel lanes and five-foot paved shoulders. Target date: Long-term

Implementation Measure C-1.3.2.5: Improve the North Amelia Street and Spanish Street intersection. Amelia Street is misaligned through its intersection with Spanish Street. Realignment will require acquisition of right-of-way. Target date: Long-term

Policy C-1.3.3: The City will update the City of Sutter Creek Capital Improvement Program and Funding Strategy as additional street improvement needs are identified (beyond those presently identified in the Circulation Element).

Implementation Measure C-1.3.3.1: The City shall review and update the City of Sutter Creek Capital Improvement Program and Funding Strategy. Target date: Annual

Intersection Improvements (Other Than Signalization)

Objective C-1.4: The provision of intersection improvements, where and when appropriate.

Policy C-1.4.1: Provide improvements at intersections to improve safety and traffic flow as conditions warrant.

Implementation Measure C-1.4.1.1: Improve radius of curb returns as appropriate and feasible. Most intersections of side streets with Main Street in Sutter Creek should be improved by removing a 10-foot square section of the ten foot wide sidewalks on each side of an intersection and replacing the sidewalk with a 10-foot radius curb return and handicapped ramp. Target date: Long-term

Implementation Measure C-1.4.1.2: Construct turning and acceleration/deceleration lanes as appropriate and feasible. At intersections where turning movements from the minor street are significant (over 100 vehicles per hour during the peak hours of the day), the Level of Service (LOS) can be improved by adding separate turn lanes for the various turning and through movements. This measure is not practical in the Main Street Historic District.

Traffic on the state highways can be expedited with turn pockets at intersections, a continuous median turning lane for mid-block turning movements, and acceleration and deceleration lanes at intersections. Target date: Ongoing

Implementation Measure C-1.4.1.3: Improve sight distance at intersections as appropriate and feasible. At locations where accident records show problems due to poor visibility, corrective measures should be taken. These measures might involve removal or lowering of plantings or fences and, in some cases, the removal of low tree branches where buildings cannot be moved; stop signs can help in these situations. Target date: Ongoing

New Streets

Objective C-1.5: The provision of new streets that meet City standards, where and when appropriate.

Policy C-1.5.1: The City defines and authorizes the use of a “Plan Line.” The Plan Line is a process that specifically defines the location of center lines, alignment, right-of-way, cross sections, and intersections for future or proposed roadways and non-motorized transportation rights-of-ways. The purpose of a Plan Line is to provide adequate right-of-way for future growth needs and to protect the right-of-way from encroachment.

Implementation Measure C-1.5.1.1: Adopted Plan Lines shall be incorporated into development plans to define specific requirements for dedicating the right-of-way for street purposes and to implement Circulation Element policies of the General Plan. Target date: Ongoing review standard

Policy C-1.5.2: As development takes place, developers shall be required to construct major and minor collectors that are needed to serve the area. In lieu of construction, additional fees may be assessed in the amount of the particular developer’s share of the cost unless the cost of specific road improvements has been included in City or County mitigation fee computations.

Policy C-1.5.3: Residential lots should not have direct access to new collectors and arterials; lots should front on local subdivision streets only.

Policy C-1.5.4: Parking shall not be permitted on arterials and collectors where roadway design does not provide shoulders, lanes and/or parallel facilities available for use by cyclists and for emergency parking.

Policy C-1.5.5: Road design should minimize necessary grading by aligning roads with topography, running roads along natural ridges or valleys, and working with existing grade.

Policy C-1.5.6: Road sections shall have curbs and gutters or alternative drainage facilities adequate for receiving stormwater runoff from roadway surfaces. New roadway sections shall include sidewalks or pedestrian routes that provide safe and efficient pedestrian access. Sidewalks are preferred but may be

deleted in an effort to minimize grading if an alternative is provided for pedestrian use that meets the satisfaction of the Planning Commission or City Council.

Policy C-1.5.7: Multiple ingress and egress options should be provided through new development projects for safety purposes.

Policy C-1.5.8: Neighborhood streets should be curvilinear and follow existing contours to the greatest extent feasible.

Policy C-1.5.9: Neighborhood streets shall be protected from high traffic counts by not allowing large or accumulated developments from relying on them for access.

Policy C-1.5.10: Cul-de-sacs and dead end streets shall be discouraged and through streets should be preferred.

Policy C-1.5.11: Collector streets should be of adequate width for projected traffic and should not have direct access from low or medium density residential lots.

6.2.4 Multi-Modal and TSM Considerations

Transit

Objective C-1.6: Increased use of public transit.

Policy C-1.6.1: Maximize the use of public transit to reduce dependence on the private automobile.

Implementation Measure C-1.6.1.1: Provide bus service to and from special events from local parking facilities. Charter bus service from the San Francisco Bay Area and Central Valley locations should be promoted for special events that are expected to draw large crowds. Target date: Intermediate-term

Implementation Measure C-1.6.1.2: Extend and add transit routes as demand dictates. Target date: Ongoing

Implementation Measure C-1.6.1.3: Bus shelters and benches should be provided where demand warrants and their provision included as part of development approval requirements. New development projects should provide safe locations off the traveled way for busses to stop without impeding the flow of traffic. Target date: Ongoing

Implementation Measure C-1.6.1.4: Public transit facilities (bus stops, etc.) should be located near or incorporated into commercial and industrial projects employing more than 10 people provided there is not an adequate existing bus stop within 1/4 mile. Target date: Ongoing review standard

Policy C-1.6.2: The City shall request that the Amador County Transportation Commission (ACTC) and Amador Regional Transit System (ARTS) review and comment upon new projects that may generate or attract, individually or cumulatively, large or moderate volumes of traffic. ACTC's roles and responsibilities involve two overlapping categories: (1) administration of Transportation Development Act and other funds that are allocated to ACTC, and (2) to serve as the Regional Transportation Planning Agency for Amador County. ARTS serves as the local transit system for Amador County.

Implementation Measure C-1.6.2.1: The City shall work with ACTC and ARTS to review and comment upon new projects that may generate or attract, individually or cumulatively, large or moderate volumes of traffic. Target date: Ongoing review standard

Delivery of Goods and Services

Objective C-1.7: The reduction of auto trips through delivery and conventional access to goods and services.

Policy C-1.7.1: Encourage delivery services to homes and businesses to reduce the number of auto trips.

Implementation Measure C-1.7.1.1: The City shall encourage retail stores to provide delivery service and telephone and online shopping services. Some retail stores are instituting online ordering and delivery of goods to homes and business. This trend should be encouraged. Target date: Long-term

Policy C-1.7.2: Small neighborhood commercial facilities should be included where economically viable to minimize automobile traffic as new areas of the city develop.

Implementation Measure C-1.7.2.1: Implement the (pd) land use designation explained on Table LU-2 in the Land Use Element, which allows planned developments to include neighborhood commercial uses. Target date: Long-term

Policy C-1.7.3: High-density residential development that conforms to standards and programs of the General Plan and City ordinances should be constructed in the Sutter Hill/Martell area with convenient walking access to shopping and public services.

Ridesharing

Objective C-1.8: Increased use of carpooling and ridesharing.

Policy C-1.8.1: The City should encourage carpooling.

Implementation Measure C-1.8.1.1: The City encourages commercial development projects and employers to provide reserved parking spaces and vans for use by employees who carpool. Target date: Ongoing

Implementation Measure C-1.8.1.2: The City shall work with the Amador County Transportation Commission to encourage use of carpool parking at the Sutter Hill Transit Center. Target date: Ongoing

Staggered Working Hours

Objective C-1.9: Increased use of staggered work hours.

Policy C-1.9.1: The City encourages employers to provide staggered work hours for employees. Staggered work shifts can spread out and reduce peak hour traffic.

Bicycle and Pedestrian Facilities

Objective C-1.10: Increased provision of bicycle and pedestrian facilities.

Policy C-1.10.1: Bicycle lanes or paved shoulders should be provided on new arterial and collector roadway facilities unless separate bicycle routes are provided.

Policy C-1.10.2: When required for pedestrian access to public services and facilities, the City shall require development projects to construct pedestrian walks.

Policy C-1.10.3: Sutter Creek will urge the creation of safe crossings on Old Highway 49 especially on Old Highway 49 toward Sutter Hill, at the intersection of Old Highway 49 and Sutter Hill Road, at the foot of Sutter Oaks and Mount Pleasant, and near Spanish Street.

Policy C-1.10.4: Sutter Creek should require new development proposals to help create walking paths or lanes along Old Sutter Hill Road and Sutter Creek-Volcano Road.

Policy C-1.10.5: New development projects should be required to create a creekside trail system along Sutter Creek going toward Volcano as the city limits are moved outward.

Policy C-1.10.6: The design of public facilities, including pedestrian facilities shall comply with the Americans with Disabilities Act.

Policy C-1.10.7: New development projects should be tied together and to existing parts of the City by an interlinked bicycle and pedestrian trail network as addressed in the Parks and Recreation Element.

Policy C-1.10.8: Sutter Creek shall require new subdivisions, commercial projects requiring a site plan approval, and industrial projects to implement or fund, as appropriate, a bike system for children to ensure safe access to schools and parks within town.

Policy C-1.10.9: The Sutter Hill commercial and industrial area should have bicycle and pedestrian access from the adjacent multifamily designated area. Specific facilities for pedestrian and bicycle circulation should be added to the Sutter Hill circulation plan.

6.2.5 Downtown Parking

Objective C-1.11: The provision of downtown parking, where appropriate.

Policy C-1.11.1: Provide adequate parking in the historic central business district to serve existing and future development and improve traffic flow on narrow streets.

Implementation Measure C-1.11.1.1: As traffic increases on some City streets, parking should be curtailed where parked vehicles encroach into the traveled way. Target date: Ongoing

Implementation Measure C-1.11.1.2: On-street parking is important to the business community and should be reserved for customers. Members of the business community should use the off-street lots. Target date: Ongoing

Implementation Measure C-1.11.1.3: Provide adequate parking for new and old development. Off-street parking should be required whenever new commercial buildings are constructed. Where downtown businesses cannot provide adequate off-street parking, in-lieu fees shall be charged. These fees should go toward purchase of land and construction of parking facilities located within the downtown commercial district or other appropriate locations.

Due to the heavy tourist demand for parking on weekends, additional public off-street parking facilities should be added as land becomes available within walking distance of the historic commercial area. Available off-street spaces should be retained and additional space developed as property becomes available.

Parking structures can provide additional parking where land values are high and available land area is limited. Target date: Ongoing

Implementation Measure C-1.11.1.4: Where designated, post standard “No Parking” signs on streets and alleys in appropriate locations to ensure compliance and enforcement. Target date: Short-term

7 Public Services and Facilities Element

7.1 Introduction

7.1.1 Statutory Requirements

The Public Services and Facilities Element is an optional element within the Sutter Creek General Plan. Although State law contains no specific requirement for a public services and facilities element, State requirements for the circulation element do mandate that a general plan shall address "...other local public utilities and facilities (Government Code Section 65302(b))", implying that, at minimum, the circulation of water, sewage, power, and communication must be addressed. The Sutter Creek Circulation Element is limited to traffic circulation (including automobiles, transit, and freight). The circulation of water, sewage, power, and communications are addressed here in the Public Services and Facilities Element, as are other basic public services and facilities.

7.1.2 Local Purpose

In addition to State requirements, the City of Sutter Creek is increasingly concerned with the cost of meeting the demands of providing adequate local public services and facilities as population growth occurs. The City Council appointed General Plan Task Force #3 in May 1990 to study the City's infrastructure and public facilities needs for inclusion in the General Plan. The general recommendations of this task force have been expanded in this Element. The following subjects are addressed:

- | | |
|---|---|
| <p>A. Public Facilities</p> <ul style="list-style-type: none"> water sewage storm drainage solid waste public buildings and grounds schools City offices | <p>B. Public Services</p> <ul style="list-style-type: none"> police protection fire protection emergency medical <p>C. Utility Systems</p> <p>D. Funding City Services</p> |
|---|---|

7.1.3 Format

The existing level of service and projected needs for each of the subjects listed in Section 7.1.2 are addressed in Volume III, City of Sutter Creek Setting, Chapter 4. Projected needs are based upon the General Plan's assumptions for growth as presented in the Sutter Creek Setting (Volume I, Chapter 2). The goals, objectives, policies, and implementation measures for each area are listed at the back of the Element.

Pedestrian facilities are addressed in the Parks and Recreation Element and in the Circulation Element. Parks, dedicated open space, and recreation facilities are addressed in the Land Use and Parks and Recreation Elements. There are design standards that affect public services and facilities contained in the Land Use Element.

In spite of the research conducted to prepare an adequate Public Services and Facilities Element, the Element shows that serious effort must still be put forward on the part of local agencies and the City government if the Element's goals are to be realized. In particular, this effort will involve fiscal analysis

and future funding of public services. The concern for adequate revenues to pay for increasing demands is a recurring theme throughout almost every subject in this Element. Consequently, a separate section concerning funding City services is found in Section 7.3 and an all-encompassing objective of conducting a citywide fiscal analysis, capital improvement program, and funding strategy is found within Section 7.4, Goals, Objectives, Policies, and Implementation Measures.

7.1.4 Existing Services and Facilities

Public service providers and facilities are discussed in Volume III, Chapter 1, Section 4. Table 7-1 lists the existing service providers in the City.

Table 7-1 Public Service Providers	
Service	Provider
Water	Amador Water Agency
Sewer	City of Sutter Creek Public Works Department
Storm Drains	City of Sutter Creek Public Works Department
Solid Waste	ACES Waste Services, Inc.
Schools	Amador County Unified School District
City Offices	City of Sutter Creek
Law Enforcement	City of Sutter Creek Police Department
Fire Protection	Sutter Creek Fire Protection District
Electricity	PG&E
Natural Gas	PG&E
Telecommunications	AT&T, Volcano Communications

7.2 Public Facilities

7.2.1 Cooperation Between the City and the Amador County Unified School District

The City and the Amador County Unified School District (ACUSD) should cooperate to attain their individual and mutual interests in providing new and expanded facilities. ACUSD is, by law, exempt from some of the City's land use requirements yet it would be important to the City that ACUSD conform to relevant aspects of this General Plan as well as related City ordinances when siting and designing new facilities. Conversely, ACUSD needs the cooperation of City government to obtain a new school site and to pay for the construction of new facilities.

7.2.2 Need for Additional School

The Land Use Element Section 4.2.4, Location of Future Public Facilities, identifies the need for a new 15 to 20 acre public school site within the Gold Rush Ranch Specific Plan site. The City and ACUSD need to cooperate to determine the best site and obtain the site for a reasonable fee. In addition to the need for a new site, ACUSD has requested that the City require new development projects pay an additional impact fee to compensate for the costs of new school construction.

7.3 Funding City Services

The need to analyze projected revenue sources for public services is of concern to both City services and other agencies and districts that provide basic services in the City. This section focuses upon public services and facilities provided directly by the City. The specific areas that may suffer funding shortfalls in the future include sewage collection and disposal, storm drainage, City offices, street lighting, and police protection.

In addition to these, the Conservation and Open Space Element and the Parks and Recreation Element would add acquisition and maintenance of open space areas. Additional City services that have not been addressed previously in this or other elements, but that rely predominantly upon the City general fund include public works (responsible for ongoing maintenance of streets, the sewage system, the storm drainage system, buildings and grounds, and more) and basic City Hall functions (the Clerk's office, Planning Department, City Engineer, City Attorney, etc.).

City services face demands that are exceeding available revenues. This fiscal bind is usually traced back to the passage of Proposition 13 in 1979 that has limited local jurisdictions' ability to raise taxes for new or expanded services. Task Force #3 provided the following general assumptions or findings about public finance in their final report:

1. Sutter Creek will continue to be a desirable place to live.
2. Growth will be the driving force behind the City's ability to provide public services and facilities.
3. New development will overburden the existing infrastructure; new development can assist in paying for new infrastructure and improving existing infrastructure.
4. Existing infrastructure will need to be replaced or improved whether or not there is City growth.
5. New funding mechanisms are necessary to finance immediate *and* long-range public facilities and services. These mechanisms include: user fees, facility fees, assessment and improvement districts, Mello-Roos, and/or general obligation bonds.
6. State and federal funding and/or policies will directly affect the City's ability to provide public services and facilities.

In their final report, Task Force #3 recommended that the City resolve this public finance issue with a combination of (1) a citywide assessment district to pay for existing needs; and (2) a Mello-Roos district or comparable system to pay for the additional needs brought forth by new development:

"The assessment district would establish a citywide area of benefit to which all current and future property owners would participate. This type of assessment would generally require property owner voter approval, depending on how the assessment proceeds are used, and could be limited as to the types of projects.

Public works type projects are recommended (streets, bridges, sewer and storm drainage). This means all property owners would pay for upgrading existing public infrastructure. To date, the only way these funds are generated is through the General Fund or grants; through gas tax revenues (in the case of some streets); and sewer connection fees (in the case of treatment plant expansion). This means improvements to the remaining street system, bridges, sewer collection system, and storm drainage system are not being accomplished. The situation is serious enough that charging impact fees only for new development will not generate sufficient funds to replace and upgrade these systems.

Mello-Roos districts (or other comparable special districts), which require two-thirds voter approval, would be established for all new developments within the City. In addition to the assessment district fees discussed above, new development would pay this additional tax to fund the recommended public service projects (office space, police and public works facilities, vehicles and equipment). The rationale being that new development creates a need for these additional city services. In addition, new development would fund on and off-site infrastructure improvements as required by conditions of approval.”

Facility participation charges or impact fees are an option for ensuring new development pays its share. Facility participation charges and impact fees have been used by surrounding communities and they have been discussed as the option preferred by many agencies that provided input to this Element. The City adopted Ordinance No. 322 in 2008 for development impact fees in accordance with California Assembly Bill (AB) 1600. The City of Sutter Creek Capital Facilities Fee Nexus Study, which contained a capital improvement program, analyzed the impacts of contemplated future land development on the existing public facilities in the City, the need for new public facilities, the improvements required by new development, and the relationship between new development, the needed facilities, and the estimated cost of those facilities. The purpose of the fee program is to fund new development’s share of public improvements through the City of Sutter Creek.

A difference between special districts and development impact fees is that districts levy a regular charge against the properties affected over a long-term period of time whereas impact fees are a one-time charge upon new development based upon the quantified impact they will generate. Impact fees thus tend to lend themselves to one-time capital improvement costs and assessment districts may be more applicable for ongoing service and maintenance costs. Impact fees are often discouraged because they drive up the one-time cost of housing and development. Mello-Roos and similar districts are designed to help facilitate development by spreading costs over time. A comprehensive fiscal study and capital improvement program would likely utilize a combination of these options.

7.4 Goals, Objectives, Policies, and Implementation Measures

7.4.1 Goal

The goal of the Public Services and Facilities Element is as follows:

Goal PS-1: Upgrade deficiencies in existing public facilities and achieve well-planned expansions of services and facilities to keep pace with the City’s growth and ensure the long-term health, safety, and welfare of the City’s residents.

Goal PS-2: Maintain funding for services through the formation and management of a City Community Services District (CSD).

7.4.2 Objectives, Policies, and Implementation Measures

The objectives, policies, and implementation measures needed to meet the Element's goal are listed in Sections 7.4.3 through 7.4.14 by subject heading.

7.4.3 Community Services District

Objective PS-1.1: The adequate provision of City services and funding to maintain adequate service levels.

Policy PS-1.1.1: The City shall form and manage a City of Sutter Creek Community Services District to address funding for ongoing services, road development and maintenance, street lighting, recreation, City landscaping, and other City-wide services.

Policy PS-1.1.2: All development shall be annexed into the City Community Services District.

Implementation Measure PS-1.1.2.1: Development shall pay its fair share for services through Community Service District fees applied to property taxes following annexation into the City Community Services District. Target date: Intermediate-term and Ongoing.

7.4.4 Water Service

Objective PS-1.2: The adequate provision of water that keeps pace with demand and fire protection needs.

Policy PS-1.2.1: The City supports the establishment of an additional water storage facility in the northern area of the City provided it improves fire flows citywide and does not conflict with other General Plan policies and standards.

Policy PS-1.2.2: The Amador Water Agency (AWA) should adjust its "first come, first served" policy of reserving water supplies based upon development projects to include a provision whereby water supplies will be reserved for jurisdictions who adopt reasonable and adequate general plans. The water reserved for such jurisdictions will be based upon the water supply needs identified in said plans. The City and AWA should work together to establish a rate for projecting water demands for commercial, industrial, and institutional uses in the planning area and add that to expected residential demands. These projections should then be reserved for the City.

Policy PS-1.2.3: AWA should upgrade its revenue system to ensure the long term needs of the City can be met in a timely fashion. Revenue increases should be connected to a long-term plan that meets the nexus rationale required by law.

Policy PS-1.2.4: AWA's Urban Water Management Plan should become a part of the City of Sutter Creek Improvement Standards document consistent with an implementation measure of the Land Use Element.

Implementation Measure PS-1.2.4.1: The City shall oversee inclusion of AWA's Urban Water Management Plan into the City's Improvement Standards. Target date: Intermediate-term and Ongoing.

7.4.5 Sewage Collection and Disposal

Objective PS-1.3: Improvements to the collection and treatment system shall keep pace with demands on the system and ensure public health.

Policy PS-1.3.1: New development projects shall upgrade, expand, and/or provide new sewage infrastructure that is sized adequately to meet expected peak flow demands from the development. The sizing of new infrastructure shall be based upon cumulative growth of the region. Reimbursement agreements may be arranged to pay back developers the cost of oversizing to accommodate cumulative growth.

Policy PS-1.3.2: New development projects shall be required to pay for or provide for expansion of the City's sewage treatment facility based upon the expected peak flow demands of said development.

Policy PS-1.3.3: New development projects may buy excess capacity in the sewage treatment facility that is equivalent to the amount of inflow and infiltration they can reduce within the City's existing sewage collection system, if this amount can be determined to the satisfaction of the City.

Policy PS-1.3.4: New development projects in the Sutter Hill/Martell area that did not pay a local match to contribute to the Economic Development Association-funded sewage system and storm drainage improvements in that area shall be assessed an equivalent local match to the extent that they benefit from said improvements.

Policy PS-1.3.5: The City shall develop and maintain a long-range capital improvement program that addresses both the maintenance and improvement of existing sewage collection and treatment facilities as well as expansion and construction of new facilities to accommodate projected growth. Existing users should not be required to pay for new or expanded facilities to serve new development; conversely, new development cannot be required to pay for existing problems. The revenue program and supporting plan should therefore include two components, one addressing existing problems and another addressing new developments. It will likely result in the need to raise rates charged to existing users and it will likely establish a clear rationale for charging new developments mitigation fees based on the new facilities and expansions they will require.

Implementation Measure PS-1.3.5.1: The City shall implement Implementation Measure C-1.3.3.1 ensuring the City of Sutter Creek Capital Improvement Program and Funding Strategy addresses sewage collection and treatment as necessary. Target date: Annual

7.4.6 Storm Drainage

Objective PS-1.4: New development that provides adequate drainage and does not exceed the capacity of the citywide drainage system.

Policy PS-1.4.1: Drainage from new construction should be planned carefully to guide water into the citywide drainage system. New developments shall analyze and improve off-site drainage systems to ensure their capabilities to handle increased flows.

Policy PS-1.4.2: New development projects will provide for their incremental effect on existing storm drainage facilities as well as provide new facilities needed to adequately service the increased runoff they may generate.

Policy PS-1.4.3: New development applications will be denied unless it is demonstrated they will not overload existing drainage facilities or add to flood hazards in Sutter Creek.

Policy PS-1.4.4: Grading plans shall be designed not to create areas of standing water, except for ponds, lakes, or other areas designed or intended to provide detention, wetlands, serve recreational or aesthetic purposes, etc.

Policy PS-1.4.5: Drainage should be directed through landscaped swales or underground pipes or a combination of both, wherever feasible. Open concrete or rock ditches are discouraged in most cases.

Implementation Measure PS-1.4.5.1: Storm water mitigation for streets and parking areas shall focus on four areas: 1) ensuring stormwater discharge rates do not exceed pre-construction stormwater discharge rates; 2) promoting permeable landscapes to reduce stormwater surface flows; 3) preventing runoff contamination; and 4) allowing natural treatment of runoff in detention ponds or grass swales. Target date: Ongoing review standard

Policy PS-1.4.6: A region-wide master drainage and flood control plan should be developed and adopted. The plan should assess runoff and system-wide improvement needs to upgrade the City storm drainage system and relieve the threat of flooding on Sutter Creek. The plan should include a finance strategy that allocates the share of improvement cost to be born by new construction and new development projects. It should also specify sources of existing revenues or methods to obtain new revenues to pay for the existing community's share of improvement costs.

Implementation Measure PS-1.4.6.1: The next large development to be considered after adoption of the General Plan Update that has the potential to add substantial storm runoff to Sutter Creek shall be required to provide for the master drainage plan (utilize CEQA mandatory findings of cumulative effect) and be partially reimbursed by subsequent developments. Target date: Ongoing review standard

7.4.7 Solid Waste

Objective PS-1.5: In accordance with the County AB 939 Task Force *Source Reduction and Recycling Element* and State Assembly Bill 341, increase diversion of total solid waste generated by the City through source reduction, recycling, composting, and special waste management.

Policy PS-1.5.1: The City shall adopt policies for diversion of total solid waste generated by the city.

Implementation Measure PS-1.5.1.1: The City shall develop and adopt policies for diversion of total solid waste generated by the city. Target date: Intermediate-term

7.4.8 Schools

Objective PS-1.6: The provision of adequate public facilities, including schools, and public recreation facilities.

Policy PS-1.6.1: The City shall cooperate with the Amador County Unified School District to help obtain a new elementary school site with public recreation facilities in the Sutter Creek planning area.

Implementation Measure PS-1.6.1.1: The City shall cooperate with the Amador County Unified School District in the development of a new elementary school site with public recreation facilities. Target date: Intermediate-term

Policy PS-1.6.2: New public buildings, including school facilities, should be located and designed to conform with applicable provisions of this General Plan and City Codes.

7.4.9 City Offices

Objective PS-1.7: The current City Hall should be significantly upgraded or replaced to provide an adequate civic center for City offices, Council Chambers, and related facilities.

Policy PS-1.7.1: The City shall assess alternative sites for a City civic center.

Policy PS-1.7.2: The City shall provide funding strategies for upgrading existing City offices and/or relocating offices to a new larger facility.

7.4.10 Police Protection

Objective PS-1.8: New development projects shall be required to provide for their incremental impacts upon police protection facilities.

Policy PS-1.8.1: The City should obtain a new police department facility that is adequately designed and equipped to meet projected demands. The City should establish a revenue plan and adopt mitigation fees as may be necessary to pay for the costs of the new facility.

Implementation Measure PS-1.8.1.1: The Police Chief and/or an outside consultant on a regular basis should calculate the cost of facilities that would be needed to adequately serve projected demand and a timetable for which the facilities must be brought into use. The costs and time frame should be compared with projected revenues and, if necessary, policies or plans for obtaining additional revenues should be adopted by the City Council. Target date: Short-term

Policy PS-1.8.2: The City should investigate whether or not existing and known projected revenue sources will be adequate to maintain adequate police protection services as the City grows. If it is determined that lack of revenues could jeopardize service, a plan and/or policies should be put in effect to modify services or generate needed revenues.

Implementation Measure PS-1.8.2.1: The City will likely need to rely upon the services of an outside fiscal consultant to conduct the referenced study and prepare subsequent plan. To save costs, this project could be combined with an overall budget projection analysis and capital improvement program as is called for under the subject heading “Funding Public Services”. Target date: Short-term

7.4.11 Fire Protection

Objective PS-1.9: The City should maintain a good working relationship with the Sutter Creek Fire Protection District and Amador Fire Protection District in the interest of public safety and the provision of adequate fire protection services.

Policy PS-1.9.1: New development projects shall be annexed into the County’s Community Facilities District No. 2006-1 (Fire Protection Services) and the Sutter Creek Fire Protection District, as may be required.

Implementation Measure PS-1.9.1.1: New Subdivisions of five or more lots shall prepare and maintain a Fire Safe Plan. Target date: Ongoing

Policy PS-1.9.2: The Sutter Creek Fire Protection District is encouraged to develop a 10-year fire protection service plan based upon growth assumptions specified in the General Plan as well as projections for the surrounding area.

Implementation Measure PS-1.9.2.1: The 10-year plan should be drafted by the Sutter Creek Fire Protection District and portions that are relative to Sutter Creek should be adopted by the City Council. Target date: Short-term

7.4.12 Emergency Medical

Objective PS-1.10: Continue cooperation with the Sutter Creek Fire Protection District and American Legion Ambulance Service for the provision of prompt and adequate emergency medical service.

Policy PS-1.10.1: The City shall cooperate with the Sutter Creek Fire Protection District and American Legion Ambulance Service in the provision of prompt and adequate emergency medical service.

7.4.13 Utility Systems

Objective PS-1.11: Utilities should be extended logically to provide a safe and reliable level of utility service.

Policy PS-1.11.1: New development shall be served by electric power and natural gas, telephone, and high speed communications.

Policy PS-1.11.2: Utilities in new neighborhoods shall be located underground; above-ground utilities in existing neighborhoods shall be located underground where feasible.

Implementation Measure PS-1.11.2.1: Utilities and telecommunications infrastructure shall be placed underground in rights-of-way that have been designated to accommodate utility and telecommunications networks. Target date: Ongoing review standard

Policy PS-1.11.3: Facilities should be located and designed to conform to the Objectives, Policies, and Implementation Measures of this General Plan.

Policy PS-1.11.4: New development projects shall be required to dedicate or set aside adequate right-of-way to accommodate cable routes and equipment housings for present and future public utility networks.

7.4.14 Funding Public Services

Objective PS-1.12: New development shall pay for its fair share of new, improved, or expanded public services and facilities and not bring an undue burden upon the City, its existing residents, or rate payers.

Policy PS-1.12.1: The City shall update its comprehensive public service and facilities needs and revenue study and long range capital improvement program and funding strategy to ensure that an adequate level of public services and facilities remain available to the citizens of Sutter Creek. The study and resultant plan shall include consideration of the effects of increased costs upon the supply of affordable housing and remain consistent with the Housing Element.

Implementation Measure PS-1.12.1.1: The citywide capital improvement program and funding strategy shall include a provision for the maintenance of open space areas that may be acquired through implementation of the open space objectives, policies, and implementation measures contained within the General Plan. Target date: Intermediate-term

8 Safety Element

8.1 Introduction

8.1.1 Statutory Requirements

California Government Code Section 65302(g) requires that general plans include a “safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction, and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, military installations, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.”

The Government Code requires consultation with the State Department of Conservation, California Emergency Management Agency, and Department of Forestry and Fire Protection with respect to earthquake and geologic hazards, emergency preparedness, and State responsibility areas of fire protection.

8.1.2 City’s Purpose

The City’s purpose in assuring the General Plan maintains and implements an adequate General Plan Safety Element is to protect property and the health and safety of persons living in or visiting the City.

8.1.3 Format

The Sutter Creek General Plan Safety Element addresses the following subjects in order:

- Earthquakes
- Other Geologic Hazards
- Dam Failure
- Flooding
- Wildland and Urban Fires
- Evacuation and Emergency Preparedness
- Hazardous Materials
- Aviation

The hazards associated with each of these subjects are assessed in General Plan Volume III, Setting and Background Reports. Section 8.2 lists goals, objectives, policies, and implementation measures that are intended to improve and/or maintain health and safety as well as the protection of private property over the 20-year planning period.

8.1.4 Recommendations for Emergency Preparedness

Recommendations regarding evacuation and emergency preparedness are:

- Prepare and practice flood and fire evacuation procedures in identified hazard areas;
- Coordinate major natural disasters response with the City of Amador City, City of Jackson, and the County of Amador;
- Require emergency plans of public service providers serving the City;
- Emergency water, power supplies, and communication networks should be available and ready for use;
- Establish mechanisms to call up police reserve.

8.2 Goals, Objectives, Policies, and Implementation Measures

8.2.1 Goal

Goal S-1: The goal of the City of Sutter Creek Safety Element is to improve and/or maintain services, facilities, and regulations that will ensure the long-term health and safety of persons and private property in the City.

8.2.2 Objectives, Policies, and Implementation Measures

The following lists of objectives, policies, and implementation measures are intended to achieve this goal. The lists are categorized to match the format of the preceding text.

8.2.3 Earthquakes

Objective S-1.1: To minimize possible threat to life or property due to earthquakes.

Policy S-1.1.1: State building code requirements pertaining to earthquake safety for seismic Zone 3 shall be applied to new construction and remodeling projects that require a building permit.

8.2.4 Other Geologic Hazards

Objective S-1.2: To minimize possible threat to life or property due to geological hazards such as soils-related damage or hazards and mine-related hazards.

Policy S-1.2.1: Site-specific soils investigations will be required for construction projects when and wherever there is concern for soils-related hazards.

Policy S-1.2.2: Development proposals involving the creation of more than four lots, parcels, or units shall be required to investigate the potential for mine collapse and other mine-related hazards in parts of the City known or suspected of being underlain by mine shafts, drifts, or vents.

Policy S-1.2.3: Mine hazards such as vent, drift, or shaft openings should be plugged, covered, fenced, signed, and/or otherwise managed to protect public health and safety.

Policy S-1.2.4: Site-specific soils investigations will be required to evaluate the health risk from proposed projects within or adjacent to mine waste materials. Schools, day care centers, hospitals, and residential subdivisions should not be located in areas where hazardous materials are present in mine waste materials.

Policy S-1.2.5: Records concerning mining activities within the planning area should be collected and maintained at City Hall for reference and use by the City and developers.

Implementation Measure S-1.2.5.1: The City shall maintain a record of mining activities within the city. Target date: Short-term and Ongoing.

8.2.5 Flooding and Dam Failure

Objective S-1.3: To minimize possible threat to life or property due to flooding.

Policy S-1.3.1: Building and planning permit applications proposing improvements within the FEMA/FIRM map Zones ‘A’ or ‘AE’ shall comply with the City’s flood plain management ordinance.

Policy S-1.3.2: The City of Sutter Creek and County of Amador should require new development projects within the Sutter Creek drainage area to control peak flow runoff such that post-development discharge rates are not greater than pre-development discharge rates, ensuring new development does not significantly add to flooding hazards.

Implementation Measure S-1.3.2.1: The City shall consult with the County of Amador about General Plan Policy S-1.3.2, which concerns peak flow runoff from new development within the Sutter Creek drainage area but outside of City jurisdiction. Target date: Ongoing

Policy S-1.3.3: The County of Amador should give the City of Sutter Creek the opportunity to review development projects within the Sutter Creek drainage area to ensure flood hazards within the City are not increased.

Implementation Measure S-1.3.3.1: The City shall consult with the County of Amador about General Plan Policy S-1.3.3, which concerns review of development projects within the Sutter Creek drainage area. Target date: Ongoing

Policy S-1.3.4: Reduce the extent of flooding that threatens existing developed areas within the City.

Implementation Measure S-1.3.4.1: The City shall continue to identify flood hazards and funding to correct the hazards. Target date: Intermediate-term

8.2.6 Wildland and Urban Fires

Objective S-1.4: To minimize possible threat to life or property due to wildland and urban fires.

Policy S-1.4.1: The Sutter Creek Fire District shall be asked by the City to review development plans, land division projects, and planned developments to ensure compliance with fire suppression and prevention requirements.

Policy S-1.4.2: New development shall ensure there is sufficient water supply and facilities for fire suppression units in the event of a wildland fire.

Policy S-1.4.3: Looped water systems shall be installed within new developments, where feasible, and new water systems shall provide for adequate pressure and volumes at each hydrant installed.

Policy S-1.4.4: In new developments there shall be sufficient access for emergency vehicles and evacuation of residents. Two or more routes of access should be provided, preferably on different sides of the development.

Policy S-1.4.5: Roads in wildland fire areas shall be well marked and homes shall have addresses in plain view.

Policy S-1.4.6: New roadways shall comply with City standards.

Policy S-1.4.7: Vehicular access shall be provided to within 150 feet of a structure.

Policy S-1.4.8: Buildings in urban-wildland interface areas shall comply with California Department of Forestry and Fire Protection recommendations on defensible space.

Implementation Measure S-1.4.8.1: The City, in cooperation with the Fire Protection District, shall prepare a Fire Safe Plan for the City's consideration and adoption. Target date: Short Term

Policy S-1.4.9: Property owners in the Main Street Historic District should become organized to plan for and fund a program to reduce or eliminate the threat of urban fire.

Implementation Measure S-1.4.9.1: The City and/or Fire District shall facilitate property owners in fulfillment of this objective by sponsoring educational programs as well as efforts to obtain grants, special districts formation, or other funding mechanisms. Target date: Short-term

8.2.7 Evacuation and Emergency Preparedness

Objective S-1.5: To minimize possible threat to life or property through evacuation and emergency preparedness.

Policy S-1.5.1: The County Office of Emergency Services should complete an upgrade of the County's Emergency Management Plan making the document more usable by jurisdictions involved.

Implementation Measure S-1.5.1.1: The City should urge the County to accomplish this objective. The document should address the recommendations of General Plan Task Force #3 as listed within the previous text. City departments and other public service agencies should be directed to actively cooperate and provide their own emergency plans in the effort. Target date: Short-term

Policy S-1.5.2: Coordinated interagency emergency drills should be conducted on a regular basis, especially in hazard areas identified in this plan.

Implementation Measure S-1.5.2.1: Drills should be coordinated with the County Office of Emergency Services. Target date: Short-term and Ongoing.

Policy S-1.5.3: Major developments and large commercial or industrial activities should have their own emergency plans and periodic drills.

8.2.8 Hazardous Materials

Objective S-1.6: To minimize possible threat to life or property due to hazardous materials.

Policy S-1.6.1: The City of Sutter Creek adopts and incorporates by reference the *Household Hazardous Waste Element* prepared by the Countywide AB 939 Committee.

Policy S-1.6.2: The City shall review industrial and commercial development projects that involve the transportation, storage and/or use of hazardous materials and insure steps are taken to protect public health and safety.

Policy S-1.6.3: The City Building Inspector will screen non-residential building permits to determine the proposed use of hazardous materials and refer such proposed uses to appropriate State and local agencies as necessary.

9 Noise Element

9.1 Introduction

The Noise Element of the Sutter Creek General Plan has been prepared in accordance with the provisions of Government Code Section 65302(f). This section of code requires that an adequate noise element address all of the following:

The general plan shall include "...a noise element which shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines adopted by the Governor's Office of Planning and Research and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

- A. Highways and freeways.
- B. Primary arterials and major local streets.
- C. Passenger and freight online railroad operations and ground rapid transit systems.
- D. Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.
- E. Local industrial plants, including, but not limited to, railroad classification yards.
- F. Other ground stationary noise sources, including, but not limited to, military installations, identified by local agencies as contributing to the community noise environment. "

"...Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (L_{dn}). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources..."

"The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.

The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards."

This section of state law and the OPR's Noise Element Guidelines can be summarized as requiring that the noise element contain the following information:

Components of the Noise Element

1. Inventory existing noise exposure and project future noise levels using noise contours on maps;
2. Ensure that other general plan elements (especially the land use, circulation, housing, and open space elements) are consistent;
3. Determine standards for noise that are acceptable to the community and consistent with state law;
4. Develop mitigation measures (general plan goals, objectives, policies, implementation measures, etc.) that will ensure development is compatible with the existing and projected noise environment;
5. Avoid increasing noise levels beyond acceptable standards; and
6. Provide means to resolve existing or potential noise conflicts where or when they may occur.

9.2 Consistency with Other Elements

The land use and traffic data utilized to prepare the General Plan was used to project future noise exposure on Figure 6-1 and Table 6-4 in Volume III, Setting and Background Reports. The use of hard numbers concerning growth in the General Plan has enabled more accurate noise exposure projections than might otherwise be possible. In spite of this level of technical accuracy, when growth assumptions about population or traffic are affected by changing conditions or general plan amendments, the noise contours should be reviewed and amended accordingly. OPR recommends that noise monitoring and a noise element update should be performed every five years.

The land uses shown on Figures 4-1 and 4-2 in the Land Use Element have been arranged with consideration for the noise contours specified in the Noise Element. New development projects must conform to the goals, objectives, policies, implementation measures, and standards of the Noise Element in order to be approved by the City. This requirement subjecting noise sensitive land uses to unacceptable noise levels.

9.3 The Noise Standards of Sutter Creek

9.3.1 Outdoor Standards For Noise

Illingworth and Rodkin, Inc. point out in their background report that “in general, the more a new noise exceeds the previously existing noise level, the less acceptable the new noise will be judged by the hearers (1992, p. 3).” Outside of the laboratory, a change of less than 3 dB is almost unperceivable. Relative quiet is one of the “quality of life” factors that define Sutter Creek's rural, small town character. In order to be consistent with the General Plan's predominant land use goal of allowing growth while protecting the City's existing quality of life, it is necessary to adopt standards regarding noise that maintain existing noise conditions. The existing noise exposure contours shown on Volume III Figure 6-1 should not be exceeded to maintain this standard. In order to allow for growth with the least possible increase in noise levels, Volume III Figure 6-2 and Table 6-2 have been developed to allow for some noise contour expansions including the maximum expansion of Westover Field. Volume III Table 6-2 projects growth of traffic on major city streets given the assumptions that were used to develop the Land Use Element.

The 60 dB L_{dn} was the upper limit of exterior noise allowed in any land use district except for industrial or commercial districts in the City's 1982 General Plan. The 60 dB L_{dn} is also the upper limit of noise that is considered normally acceptable for low-density single-family residential, duplexes, and mobile homes according to OPR. For these reasons, the 60 dB L_{dn} is carried forward as the threshold for exterior noise as shown by the 60 dB contour on Volume III Figure 6-2.

In general, noise sensitive uses should not be allowed within the projected 60 dB contour and uses that will generate noise beyond 60 dB L_{dn} should not be allowed outside of the projected contour. For the purpose of this Element, noise sensitive uses include residential uses, transient lodging, schools, libraries, churches, hospitals, and nursing homes. If such noise sensitive uses are to be allowed within the projected 60 dB noise contour, noise mitigation measures should be required to reduce noise to acceptable levels in accordance with this Element's goals, objectives, policies, implementation measures, and standards. Likewise, if new development projects are proposed that will generate noise in excess of the mapped contours or other standards of this Element, such new development projects should be required to provide noise attenuation measures that will reduce noise levels to meet the Element's standards.

The City of Sutter Creek maintains stronger standards for exterior-noise in Chapter 10.50 of the City's Municipal Code. These standards require that exterior noise be kept below the 60 dBA level in residential

and some commercial districts. This section of code also addresses short-term variations in noise such as those caused by special events that can be very disturbing but which are not easily quantified by the 24-hour L_{dn} or CNEL measurement methods required to be used in the General Plan. This means that mitigation measures may be required of land uses and development projects to satisfy City Codes that would exceed those required by the General Plan.

9.3.2 Indoor Standards For Noise

The City's previous General Plan did not address interior noise levels (the noise levels measured inside of buildings, usually from exterior sources). The California Building Code, which is enforced by the City, imposes California noise insulation standards that prohibit interior noise levels from exceeding a L_{dn} of 45 dB in multifamily residential development. The Noise Element Guidelines report that a 45 dB L_{dn} is a level that is recommended for normal residential activity. Since most residential construction will reduce exterior noise by 12 to 18 dB (with windows partially open) according to the Guidelines, residential development outside of the 60 dB contours on Volume III Figure 6-2 should not need additional acoustical insulation or design consideration.

In order to ensure interior noise levels are maintained for residential and other noise sensitive uses, the Noise Element includes interior as well as exterior noise level standards (see Volume III Table 6-4). These interior noise level standards include a limitation upon maximum instantaneous noise levels that are disturbing, brief, short-term, and or periodic. These increases in noise can be disturbing and yet they are difficult to quantify using CNEL or L_{dn} measurements.

9.4 Goals, Objectives, Policies, and Implementation Measures

9.4.1 Goals

Goal N-1: Prevent exposure of Sutter Creek citizens to unacceptable noise levels.

Goal N-2: Alleviate noise exposure problems where feasible.

9.4.2 Objectives, Policies, and Implementation Measures

Objective N-1.1: The prevention and mitigation of exposure to unacceptable noise levels.

Policy N-1.1.1: New noise sensitive land uses or developments projects shall be located and designed so that they will not subject persons to indoor or outdoor noise levels greater than those shown on Volume III Tables 6-5 and 6-6.

Policy N-1.1.2: The outdoor noise standard for residential developments shall apply only to back yards of single-family residences and recreation areas of multifamily developments. The outdoor noise standard shall also not apply to residentially-designated properties or existing noise sensitive land uses within the current 60+ dB contour shown on Volume III Figure 6-2.

Policy N-1.1.3: Acoustical studies shall be required for projects that would be exposed to noise in excess of the levels shown on Volume III Figure 6-2 and Tables 6-2, 6-3, and 6-4 or that would create noise in excess of the levels shown on Volume III Figure 6-2 and Tables 6-2, 6-3, and 6-4. Based on the results of the noise study, noise exposure mitigation, sound attenuation, and noise monitoring shall be required, as appropriate.

Policy N-1.1.4: The City shall protect existing (ambient) noise levels of existing residential neighborhoods and other existing noise sensitive land uses. If a developed area is currently below an adopted noise standard, an increase in noise up to the standard should not necessarily be allowed.

Policy N-1.1.5: The City may require that new land use proposals be modified, mitigated, or not be carried out if they will cause the L_{dn} of an existing developed area to experience an increase of 3 dBA or more or if they could generate noise levels that would be expected to generate significant adverse community response.

Policy N-1.1.6: Large trucks should be discouraged on Old Highway 49 (except possibly for deliveries or when large trucks operate from a base located in the City).

Policy N-1.1.7: Setbacks, earth berms, landscaping, design features and other measures acceptable to the City shall be used to ensure the Highway 49 bypass does not impact residentially designated properties beyond acceptable standards.

Policy N-1.1.8: Reduce noise generated from sources outside the City's jurisdiction.

Implementation Measure N-1.1.8.1: The City shall consult with the County Planning Commission, the County Airport Land Use Commission, and other agencies to reduce noise generated from sources outside the City's jurisdictions. Target date: Ongoing

Policy N-1.1.9: The City shall actively participate in monitoring and oversight of the Lincoln Mine project to ensure the project does not conflict with City codes and General Plan policies and standards.

Policy N-1.1.10: The Sutter Creek Police Department shall enforce Sections 27150 and 38275 of the California Vehicle Code; the sections pertain to the allowable noise emission of vehicles operated on public streets.

Policy N-1.1.11: Enforce the policies and standards of the Noise Element where and when appropriate.

Implementation Measure N-1.1.11.1: The City's Planning Department shall review public and private project plans and applications with respect to the policies and standards of the Noise Element. Target date: Ongoing review standard

Policy N-1.1.12: Incorporate noise attenuation features in design standards for collector and arterial city streets.

Implementation Measure N-1.1.12.1: The City shall revise the design standards for collector and arterial city streets to incorporate noise attenuation features. Target date: Intermediate-term

Policy N-1.1.13: The City shall update noise regulations when appropriate.

Implementation Measure N-1.1.13.1: Update the City noise regulations (Code Section 10.50) to be consistent with the noise element. Target date: Long-term

Policy N-1.1.14: The City shall modify the Noise Element Contour Maps when appropriate.

Implementation Measure N-1.1.14.1: The Noise Element Contour Maps should be modified every five to ten years or if any new development warrants their amendment. Target date: Intermediate-term

10 Historic Element

10.1 Introduction

10.1.1 Statutory Requirement

There is no State requirement that mandates the City to have a Historic Element in its General Plan. The Historic Element is an optional element that the State enables the City to include in its General Plan. The Governor's Office of Planning and Research reported that as of 2010, 126 communities in the State had a historic preservation program anchored by a general plan element.

10.1.2 City's Purposes

The City's purposes for including a Historic Element in its General Plan include the following:

1. To safeguard the City's unique cultural heritage as embodied and reflected in the City's architectural history and patterns of cultural development;
2. To encourage and facilitate public knowledge, understanding, and appreciation of the City's historic past and unique sense of place;
3. To foster civic and neighborhood pride and a sense of identity based on the recognition and use of cultural resources;
4. To promote the enjoyment, celebration, and use of cultural resources appropriate for the education and recreation of the people of the City;
5. To preserve diverse architectural styles, patterns of development, and design preferences reflecting phases of the City's history and to encourage complementary contemporary design and construction and inspire a more livable urban environment;
6. To enhance property values and to increase economic and financial benefits to the City and its inhabitants through the exploration of creative financial incentives for preservation;
7. To protect and enhance the City's attraction to tourists and visitors thereby stimulating business and industry;
8. To identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land uses;
9. To integrate the preservation (and enhancement) of cultural resources into public and private land use management and development processes;
10. To conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment;
11. To stabilize neighborhoods through the preservation of cultural resources and establishment of historic districts; and

12. To encourage public participation in identifying and preserving historical and architectural resources thereby increasing community pride in the City's cultural heritage."

(The foregoing list was borrowed from the State Office of Historic Preservation's model historic preservation ordinance.)

10.1.3 Format

The Historic Element addresses the City's prehistory or archaeology as well as its history. Discussion of the City's archaeology and history is brief because the main purpose of the element is to set up policies and programs to preserve or enhance the City's historic and cultural value(s) as growth and development take place. The bulk of the following text discusses the opportunities, options, and justification for establishing such programs and policies. The text is followed by a list of goals, objectives, policies, and implementation measures, most of which were recommendations by the City's General Plan Task Force #1.

10.1.4 The City's Historic Preservation Program

The City's General Plan Task Force #1, in outlining a historic preservation program for the Historic Element, recommended the formation of two historic districts as well as a Citywide approach to preserving historic structures and encouraging designs based on local historic architecture. Since that time, the City established revised historic districts and adopted the Sutter Creek Design Standards, which prescribe tools to facilitate implementation of architectural regulations.

The City's Historic Districts

The Office of Historic Preservation defines a historic district as, "A contiguous geographic concentration of buildings with a common history (OHP, 1986, p. 13)." The City's adopted Design Standards include the following two historic districts: Main Street Historic District and Historic District. The Historic Districts are geographic areas of the City that are dominated by historically significant residential and commercial structures and architectural features.

The Main Street Historic District

The Main Street Historic District is a contiguous area along Main Street from approximately 101 Hanford Street to the bend in Old Route 49 at 37 Main Street. The Design Standards require specific design review and clearance for demolition, new construction, rehabilitation, repair, maintenance, and painting within the Main Street Historic District.

The Historic District

The Historic District is a larger area, central to the City where building designs should complement the neighboring Main Street Historic District and improve the City's overall historic character. The Historic District is generally located from the northern city limit to Eureka Road, with large variation in the western and eastern boundaries. This area is identified for additional protection in order to maintain and enhance the unique cultural experience for residents and visitors as growth and development occurs. The Design Standards require specific design review and clearance for projects within the Historic District, but to a lesser degree of stringency than is applied to the Main Street Historic District.

Economics and Preservation

The State Office of Historic Preservation (OHP) reports that an integrated approach combining economics and preservation is needed to accomplish the goal of preserving and/or enhancing a historic district or corridor. The OHP finds that, "Building rehabilitation programs coupled with economic revitalization programs are necessary to turn around an aging historic core, and suggests that it takes time and patience to achieve such a turn around and become an area of active investment (OHP, 1986, p. 5)". There are many examples in the State where this has happened or is happening. Downtown Sutter Creek may have an advantage because so much of the historic core area is presently intact and has been restored.

Historic Preservation Citywide

Instead of applying historic preservation and enhancement solely to buildings within the historic districts, Task Force #1 recommended citywide historic preservation and enhancement of locally significant structures and features, such as rock walls, mining sites, archaeological sites and other historic features. Additionally, the City's Design Standards establish building design controls for non-historic buildings and structures to maintain the historic character of the City.

10.1.5 Locally Designated Historic Buildings and Sites

Historic designations can be made locally as well as at the State and federal level. As mentioned above, the local government, with its power to control land use through zoning and the General Plan, has the greatest opportunity for a successful historic preservation program. The California Office of Historic Preservation offers a model historic preservation ordinance that shows how local communities can use this local authority to designate and then protect local historic resources. Chapter 15.16 of the City's Municipal Code defines and addresses signs in the historical district and historic corridor, while Chapter 18.45 defines historic districts and addresses design standards.

10.2 Goal, Objectives, Policies, and Implementation Measures

10.2.1 Goal

Goal H-1: The goal of the Sutter Creek General Plan Historic Element is to preserve the overall historic character of the city.

The overall program for accomplishing this goal is set forth in the following list of objectives, policies, and implementation measures. The program is intended to facilitate the preservation of existing significant historic and significant prehistoric sites, buildings, and structures as implemented through the City's adopted Design Standards.

10.2.2 Objectives, Policies, and Implementation Measures

Objective H-1.1: The preservation of the historic character of the city through preservation and enhancement of historic structures, sites and districts, and archeological resources.

Policy H-1.1.1: Historic structures that give Sutter Creek its character should be preserved and maintained to the greatest degree possible. The City shall actively encourage the restoration and maintenance of historic buildings or sites.

Implementation Measure H-1.1.1.1: The Design Review Committee will evaluate City Staff recommendations regarding a proposed project's conformance with the Design Standards and will either issue design clearance in concurrence with Staff recommendations, issue design clearance with

modifications, or find a proposed project is not in conformance with the Design Standards and make recommendations to City Staff or the Planning Commission disapproving the applications. Target date: Ongoing

Implementation Measure H-1.1.1.2: The committee should review the "Walking Tour of Historical Places of Interest" and consult other reliable sources to determine which buildings or structures are historically significant. Target date: Intermediate-term

Implementation Measure H-1.1.1.3: The committee should recommend other policies and procedures for the citywide maintenance and enhancement of historic values including, possibly, a historic preservation ordinance, designation of the downtown area as a nationally registered historic place, participation in the National Historic Preservation program as a certified local government, and participation in the California Main Street program. Target date: Intermediate-term

Implementation Measure H-1.1.1.4: Documentation in compliance with the State of California and City of Sutter Creek regulations for removing or altering historic buildings, structures, objects and/or sites shall be required prior to the issuance of a building or demolition permit. Target date: Ongoing

Policy H-1.1.2: Stone walls and other structures or sites related to Sutter Creek's history, including rock walls, shall be preserved in place whenever possible. Where not possible, said structures may, in certain circumstances, be relocated and may be incorporated into new buildings if said design maintains the historic value of the structure.

Policy H-1.1.3: The North Central Information Center at Sacramento State University and qualified historians or individuals knowledgeable about the City's history shall be offered adequate information and time to review and comment upon major development proposal that has a potential to affect known or unknown cultural or historical resources. (The North Central Information Center is a regional clearinghouse regarding archaeological information and requirements.)

Implementation Measure H-1.1.3.1: The City shall provide the North Central Information Center and historians or individuals knowledgeable about the City's history qualified to review development proposals in the City of Sutter Creek adequate information and time to review and comment upon major development proposals that have a potential to affect known or unknown cultural or historical resources. Target date: Ongoing review standard

Policy H-1.1.4: Development projects shall notify the City and relevant parties if historic or prehistoric occupancy or use of the site is discovered during grading or building activities.

Implementation Measure H-1.1.4.1: Discretionary development project approvals shall contain the condition that sign of historic or prehistoric occupancy or use of the site that is discovered during grading or building activities will cause an immediate halt to such activities and the prompt notification of the City, the Chairperson, Jackson Rancheria and the North Central Information Center or the State Office of Historic Preservation. Target date: Ongoing review standard

Policy H-1.1.5: Maintain, improve or expand the historic districts as attractive and unique cultural and historical business and residential districts that will attract and please visitors to the City.

Implementation Measure H-1.1.5.1: Enforce and improve the historic overlay land use designations contained in the General Plan Land Use Element through the City's Design Standards. Target date: Intermediate-term

Implementation Measure H-1.1.5.2: The Design Review Committee should recommend to the City Council and Planning Commission a list of land uses deemed compatible with the intent of the historic districts. Target date: Intermediate-term

11 Parks and Recreation Element

11.1 Introduction

11.1.1 Statutory Requirements

There is no State requirement that a local general plan contain a parks and/or recreation element. The State's Public Resources Code does however require that "...every city and county shall consider the demands for trail-oriented recreational use... (Section 5076)."

11.1.2 City's Purpose

The City's purpose in including a Parks and Recreation Element in its General Plan is to establish and maintain a comprehensive program to ensure adequate public parks and trails are developed and maintained as the City grows. Adequate parks and trails systems will serve to benefit public health, enhance the quality of life in Sutter Creek and complement the objectives, goals and policies of other general plan elements, especially the Conservation and Open Space and Circulation Elements.

11.1.3 Format

The format of the Parks and Recreation Element includes a brief assessment of existing parks and recreational facilities in the City and planning area. This assessment is followed by a brief description of policies and programs that are currently in place to acquire, develop, and maintain parks and recreational facilities in the City.

Following the discussion of current facilities and programs, the Element addresses needs and opportunities for expanding and maintaining parks and a trail system as the City grows, including:

- a regional park/sports complex,
- community park(s),
- neighborhood parks,
- linear parkway(s),
- a perimeter greenbelt/recreational trail, and
- an interlinking bicycle and pedestrian trail network.

After a discussion of the needs and opportunities for acquiring and developing each of these types of facilities, the Element contains a list of goals, objectives, policies, and implementation measures that constitute the framework of a citywide program to meet the above stated purpose of this Element.

11.1.4 Recreation Facilities

The City owns and manages recreation facilities and the Amador County Recreation Agency (ACRA) manages regional facilities. Recreation facilities are also located on school property managed by the Amador County Unified School District (ACUSD). These facilities are summarized in Table 11-1 and shown on Figure 11-1.

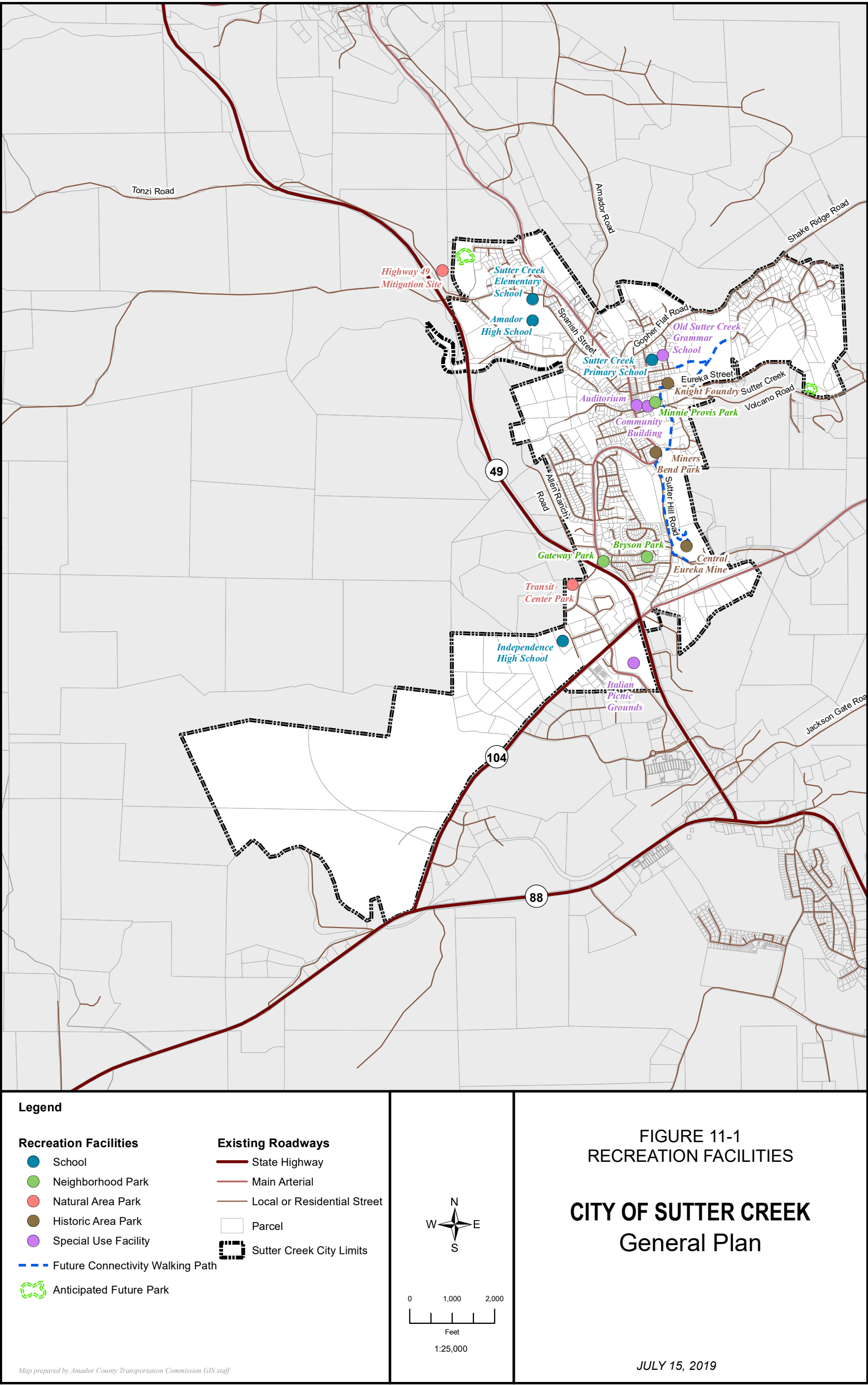
**Table 11-1
Recreation Facilities**

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

**Table 11-1
Recreation Facilities**

Name	Type	Acres	Uses	Ownership/Management
Central Eureka Mine	Historic Area Park	11.5	Existing: -Paved access Planned: -Historical artifacts -Picnic tables -Open space/trails	City
Knight Foundry (Undeveloped/Planned Park)	Historic Area Park and Special Use Facility	1.1	Planned: -Historical artifacts -Passive recreation -Educational and informational	City
Total City Recreation Acres in Sutter Creek		196.2		
Old Sutter Creek Grammar School	Special Use Facility	--	-Multipurpose room -Meeting rooms -Restrooms	ACUSD
Amador High School and Sutter Creek Elementary School	School	--	-Gymnasium -Pool -Baseball/softball fields -Football/soccer field -Track -Tennis courts -Basketball/volleyball courts -Playground	ACUSD
Independence High School	School	--	-Multipurpose room -Baseball/softball field -Basketball court	ACUSD
Sutter Creek Primary	School	--	-Playground -Basketball half courts	ACUSD
Italian Picnic Grounds	Private Special Use Facility	20	-Picnic grounds -Event hall -Bocce courts	Italian Benevolent Society of Amador County

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11.2 Parks and Recreation Policies

11.2.1 Parkland Dedication/In-Lieu Ordinance

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

11.2.2 Cost vs. Revenue Programs

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

11.3 Projected Needs and Opportunities

11.3.1 Regional Park/Sports Complex

The City's General Plan Task Forces identified the need for a fairly large regional park facility. Before the end of the 20-year planning period, growth in the City and the entire western Amador County region will increase demands such that a regional park and/or sports complex will be needed. The facility should include baseball and softball diamonds, grass outfields adequate for soccer and other activities, restrooms, concessions, night-time lighting, seating, and parking facilities. The facility could include playground and picnic facilities and be designed to serve outdoor entertainment purposes as well. The Sutter Hill/Martell area is identified as the area where such a facility should be located consistent with the Land Use Element and regional access factors.

It is possible the regional park/sports complex could be part of a community college complex in the Sutter Hill/Martell area. The City and/or County could consider a plan whereby new commercial and industrial land uses in the Sutter Hill/Martell area are required to contribute land or in-lieu fees toward the facility. The facility should require a cooperative effort including the County and City of Jackson. The facility operators (City or other) would likely charge user fees to defray ongoing costs.

A regional park/sports complex would reduce the burden upon smaller "community" parks and school facilities in the planning area. Until such a park is available, community parks and school facilities will continue to fill this need.

11.3.2 Community Parks

Additional community parks are an immediate need that will become more serious if definite plans for a regional park do not develop. The City presently has no park that fits the general definition of a community

park. School recreational facilities, especially ball fields and courts at Amador High School, fulfill the purposes of community parks. Community parks generally require several acres or more and include facilities for organized or individual sports such as ball fields, tennis, basketball, and/or volleyball courts as well as area for picnics and community or family functions. The Gold Rush Ranch Specific Plan requires the dedication of a site containing or providing at least 15 acres of usable area in or adjacent to the Gold Rush Ranch Specific Plan for a community park.

11.3.3 Neighborhood Parks

Neighborhood parks tend to serve the needs of neighborhood children and youth more specifically than larger community parks. As such, they typically contain playground facilities, a large lawn area, perhaps a basketball half-court, and picnic benches. Sometimes larger neighborhood parks are privately owned and operated. They may be associated with a lake or pond and water sports activities or they may include a neighborhood recreation hall. Neighborhood parks are based on the current Quimby ordinance and are typically two to five acres in size.

Sutter Creek presently has one small neighborhood park on Bryson Drive called Bryson Park and a 2.5-acre park near City Hall called Minnie Provis Park. The elementary and primary school grounds tend to serve as neighborhood parks. Neighborhood parks and community parks are the primary focus of the City's current Quimby ordinance. Large new developments are required to provide area for such parks so that they are interspersed and available to neighborhoods throughout the planning area as the City grows.

11.3.4 Residential Parks

A residential park, which is a park approximately one acre but not less than half an acre in size located in residential neighborhoods, contains a large lawn area and may have playground facilities and picnic benches. The Gold Rush Ranch Specific Plan requires the dedication of a minimum of 4.5 acres of residential parks.

11.3.5 Sutter Creek Linear Parkway

The City's General Plan Task Forces agreed that Sutter Creek should be developed into a linear parkway that will serve not only local residents but enhance tourism and thus the local economy. Similar parks exist in other communities such as San Luis Obispo and Ashland, Oregon.

The City presently owns most of the north side of Sutter Creek between Old Highway 49 and Minnie Provis Park. This is the area where the parkway could be established or begun. Cooperation from local business and private property owners will have to be obtained for the parkway to include other parts of the downtown area. Requirements for dedication of flood plain and creekside properties could help extend the linear parkway outside of the existing developed area as the City grows. A secondary purpose of the City's Quimby ordinance could be to acquire and/or construct the parkway. Construction of the parkway will have to be carefully designed and carried out with major reliance upon natural materials and hand labor to avoid conflicts with the objectives, policies, and implementation measures of the General Plan's other elements.

11.3.6 Interlinking Pedestrian and Bicycle Trail Network

The Circulation Element requires that most new street and road improvements should include sidewalks and that bicycle shoulders should be included on most new collectors and arterials. In many parts of the City these requirements may be impractical due to slope, density, open space concerns, or constraints of existing development. The establishment of an interlinking bicycle and pedestrian trail network could

thereby meet the purpose for pedestrian and bicycle circulation, as addressed in the Circulation Element, as well as the need for recreational trails. Sufficient bicycle and pedestrian facilities not only provide for an increasing population of health-minded joggers, walkers, and cyclists, but they help save gasoline and reduce traffic congestion and air pollution. Pedestrian and bicycle facilities must be carefully designed to avoid safety hazards, including those that can occur between pedestrians and bicyclists. Motorized vehicles should not be allowed within the trail system. Task Force #2 recommended that the system should extend *beyond* the planning area by including lanes or trails along the Sutter Creek-Volcano Road and along County roads between Sutter Creek and Plymouth. The Amador County Transportation Commission is preparing a countywide bicycle and pedestrian plan that should address these facilities.

11.4 Goals, Objectives, Policies, and Implementation Measures

11.4.1 Goal

Goal PR-1.1: The goal of the Sutter Creek General Plan Parks and Recreation Element is to improve and maintain a full range of parks and recreational facilities as the City grows.

11.4.2 Objectives, Policies, and Implementation Measures

Objective PR-1.1: The provision of a full range of parks, recreational facilities, and walking paths.

Policy PR-1.1.1: Parklands and recreational facilities may be considered open space land uses for purposes of the General Plan provided they meet the criteria set forth for open space specified in the Land Use Element and Conservation and Open Space Element.

Policy PR-1.1.2: New residential developments shall provide land and/or funding for parks and recreational facilities.

Implementation Measure PR-1.1.2.1: New residential development will either dedicate land or pay an in-lieu fee for parkland (or a combination, at the option of the City) based upon a ratio of 5 acres per 1,000 residents anticipated in the development. Target date: Ongoing review standard

Implementation Measure PR-1.1.2.2: The City shall prepare and adopt a parks master plan and funding mechanism for construction and maintenance. Target date: Short-term

Policy PR-1.1.3: Public open space, trails, park maintenance, overhead, and liability insurance should be funded through a special district or other mechanism formed to maintain parks and landscaping as well as lighting or other facilities as deemed appropriate and consistent with the capital improvement program (CIP) to be developed under Policy PS-1.12.1 of the Public Services and Facilities Element.

Policy PR-1.1.4: School recreational facilities should remain available for public use when not being occupied by school functions.

Implementation Measure PR-1.1.4.1: The City shall consult with the Amador County Unified School District about school recreational facilities remaining available for public use when not being occupied by school functions. Target date: Short-term

Policy PR-1.1.5: A regional park/sports complex should be established in the Sutter Hill/Martell area that will serve the expanding needs of western Amador County.

Implementation Measure PR-1.1.5.1: The general purposes and features of a regional park/sports complex are described in the previous text, as are some general considerations for obtaining such a facility. Target date: Short-term

Policy PR-1.1.6: One or more additional community parks should be established in the City.

Implementation Measure PR-1.1.6.1: The general purposes and definitions of community parks are described in the previous text. New community parks shall be acquired and constructed by dedications and Quimby ordinance in-lieu fees. Target date: Intermediate-term and Ongoing review standard

Policy PR-1.1.7: Neighborhood parks should be located within walking distance of the residences they are intended to serve.

Implementation Measure PR-1.1.7.1: The general definition of neighborhood parks is contained in the previous text. New large residential development projects, containing at least 50 to 100 residential units, shall include neighborhood parks. Neighborhood parks may include private parks provided they are maintained and accessible to residents of the neighborhood being served for little or no gate fee. Target date: Ongoing review standard

Implementation Measure PR-1.1.7.2: Develop, and update as appropriate, City-wide standards for neighborhood parks to be adopted within the City's Development Standards, and establish a funding mechanism for ongoing maintenance of the parks. Target date: Short-term

Policy PR-1.1.8: The Sutter Creek corridor or 100 year flood plain should be made into an attractive, yet safe, linear parkway.

Implementation Measure PR-1.1.8.1: The general purposes and parameters for the Sutter Creek linear parkway are addressed in the previous text. The City could "seed" establishment of the parkway by using local volunteers to design and construct a part of the parkway on City-owned property near City Hall. The City could also sponsor a workshop of local business leaders and draw upon the direct experience of other communities whose commerce and tourism have improved due to similar park facilities. Target date: Intermediate-term

Implementation Measure PR-1.1.8.2: Dedication of creekside greenways is a requirement contained in the Land Use Element that applies to new development projects along Sutter Creek and Gopher Gulch. As future development occurs, improvements in the creekside greenway zones should consist only of passive recreation facilities including bicycle paths, pedestrian trails, picnic areas, open space, and similar uses. Riparian habitat should be maintained as much as possible. New plantings should consist of native plants to the greatest extent possible. The following controls should also apply:

1. Urban structures and facilities such as houses, commercial and industrial buildings, and parking lots shall be prohibited;
2. Filling shall be prohibited wherever feasible;
3. The obstruction of stream flow by manmade facilities shall be prohibited; and
4. The destruction of riparian vegetation should be prohibited except for flood control and public health and safety reasons.

Target date: Ongoing review standard

Policy PR-1.1.9: The City shall adopt a bicycle and pedestrian transportation plan and funding mechanism that includes an interlinking citywide network of pedestrian walking paths and bicycle trails should be established to provide connectivity between residential communities and the downtown area and to supplement the circulation system, especially in areas where sidewalks, paths, and bicycle shoulders are inadequate or unsafe.

Implementation Measure PR-1.1.9.1: A general explanation of the interlinking pedestrian and bicycle trail network is provided in the previous text of this Element. The network is also addressed by objectives, policies, and implementation measures found within the Circulation Element, and depicted on the Circulation Diagram, Figure 6-1. The bicycle and pedestrian transportation plan shall study alternative designs and locations, and develop maps and diagrams for essential components of the network. The bicycle and pedestrian transportation plan should also address means to obtain needed trails in developed parts of the City. New developments should be required to provide for links to the system where necessary. Such links should not generally be considered a contribution to parklands dedication if it serves in-lieu of other pedestrian and bicycle facilities. Target date: Intermediate-term

12 Housing Element

**CITY OF IONE
CITY OF JACKSON
CITY OF SUTTER CREEK**

**HOUSING ELEMENT
2014-2019**

Prepared by:



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March 2015

POLICY DOCUMENT



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INTRODUCTION

FRAMEWORK FOR THE JOINT AMADOR COUNTY HOUSING ELEMENT

In California, it is typical for each city or county to prepare and maintain its own general plan and housing element. However, Amador County and four of the five cities in the county have chosen to collectively prepare a joint countywide housing element. While unusual, this collaborative approach to the housing element has a number of advantages, including the following:

- Over the past several decades, the trend in dealing with complex public policy issues has been toward a regional approach to problem-solving.
- Housing markets are regional in nature and do not stop at jurisdictional boundaries.
- Coordinated regional strategies offer the potential to be more effective in addressing housing needs than when each jurisdiction operates individually.
- In difficult economic times such as these, economies of scale accruing from shared resources can result in significant cost savings to jurisdictions that jointly prepare housing elements.

DATA SOURCES

In preparing the Housing Element, various sources of information were consulted. The California Department of Housing and Community Development (HCD) developed a data packet for jurisdictions in Amador County that contains much of the information required for the Housing Needs Assessment of this Housing Element and is the primary source of data for this document. Where additional information is required, the US Census, which is completed every ten years, is the preferred data source, as it provides the most reliable and in-depth data for demographic characteristics of a locality. This report uses the 2010 US Census for current information and the 2000 US Census to track changes since the year 2000. The California Department of Finance (DOF) is another source of valuable data that is more current than the Census. However, the DOF does not provide the depth of information that can be found in the 2010 US Census. Whenever possible, the Amador County data packet, DOF data, and other local sources were used in the Housing Needs Assessment in order to provide the most current profile of the community.

The 2010 US Census did not collect information in several categories that are required for the Housing Needs Assessment. Where this is the case, historical DOF data is used. Where DOF data is not available, information from the 2000 US Census is retained. In cases where this is not feasible or useful, this assessment references US Census Bureau American Community Survey (ACS) data. The ACS provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Where the US Census provides complete counts of various demographic indicators, the ACS provides estimates based on statistically significant samples. Due to the small size of the sample taken in Amador County, the estimates reported by the ACS have large margins of error. Where ACS data is used, the numbers should not be interpreted as absolute fact, but rather as a tool to illustrate general proportion or scale. Although Amador City is not a participating



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jurisdiction in this joint Housing Element update, information for Amador City is included in many tables in the Housing Needs Assessment section in order to show complete totals for the whole county.

HOUSING ELEMENT OVERVIEW

Accommodating the County's fair share of the housing needs of the State of California is an important goal. To accomplish this goal, a comprehensive assessment of housing needs provides the basis for developing responsive policies and programs. This section presents and analyzes demographic, economic, and housing characteristics and their impact upon housing needs in the cities of Ione, Jackson, Plymouth, and Sutter Creek and in unincorporated Amador County.

Recognizing the importance of providing adequate housing, the state has mandated a Housing Element within every General Plan since 1969. This Housing Element was created in compliance with state General Plan law pertaining to Housing Elements and was certified by HCD on XXXXXXXX. **[to be completed after Housing Element certification]**

Purpose

The State of California has declared that "the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." In addition, government and the private sector should make an effort to provide diverse housing opportunities and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental and fiscal factors and community goals within the general plan.

Further, state Housing Element law requires "[a]n assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs." The law requires the element to include the following:

- An analysis of population and employment trends.
- An analysis and documentation of households characteristics.
- An inventory of land suitable for residential development.
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.
- An analysis of potential or actual governmental and non-governmental constraints on the improvement, maintenance, and development of housing.
- An analysis of any special housing needs.
- An analysis of opportunities for energy conservation with respect to residential development.

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- An analysis of publicly assisted housing developments that may convert to non-assisted housing developments within the next 10 years.
- An analysis of the County's fair share of the regional housing needs.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set policies and schedules promoting the preservation, improvement, and development of diverse housing types available at a range of costs in Amador County.

Relationship to Other Elements

State law requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” Each element of the General Plans of the four cities and Amador County, including the goals, policies, and implementation measures (actions) for environmental management, community development, public safety, circulation, and land use, have been reviewed for their internal consistency with this Housing Element. In addition, the Zoning Code of each of the four cities and the county has been reviewed for compatibility with this Housing Element's goals, policies, and implementation measures to identify places where the Zoning Codes will need to be updated for consistency.

Due to the passage of Assembly Bill (AB) 162 relating to flood protection in 2007, the jurisdictions may be required to amend the Community Safety and Seismic Safety Element and the Open Space, Conservation and Recreation Element of their General Plans. If amendments are needed, the Housing Element will be amended to be consistent with these elements. As required by law, the jurisdictions will continue to review any amendments to other elements of the General Plan, or to the Housing Element, to ensure that internal consistency is maintained. If any disadvantaged unincorporated communities are identified in the cities' spheres of influence (SOI) or in the unincorporated county (outside cities' SOIs) due to analysis required to comply with Senate Bill (SB) 244, the jurisdiction or jurisdictions will amend their Land Use Elements per SB 244 requirements.

Public Participation

The County and the Cities of Ione, Jackson, Plymouth, and Sutter Creek held a housing stakeholder meeting on February 27, 2014, at 3 p.m. in the Amador County Administration Center-Board Chambers. A flyer inviting over 65 service providers in the region was sent out. There were approximately 25 participants at the meeting, which started with a brief presentation made by the consultant. The presentation included a summary of Housing Element state law requirements, identification of new laws affecting this Housing Element update, a summary of demographic information from the 2010 Census, and a timeline for the next step in the process for adoption of the 5th round Housing Element update.



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Agencies, advocacy groups, and residents in attendance included the following:

- A representative from Ability Mortgage
- A representative from Coldwell Banker
- A representative from Cavaliere Properties
- A representative from Mother Lode Tea Party
- A representative from Area 12 Agency on Aging
- A representative from Amador-Tuolumne Community Action Agency
- Residents from Pine Grove, Pioneer, and Jackson
- A representative from the California Senior Legislature representing older Californians in Alpine, Amador, Calaveras, Mariposa, and Tuolumne counties
- A representative Board of Supervisors, District 3

Following the presentation a roundtable discussion was held about needs throughout the county.

During the group discussion, participants were asked to provide feedback on housing issues and the programs on which they would to see more emphasis placed during this Housing Element update.

The group identified the following needs/programs:

- The majority of age 60+ individuals desire to age in place; incorporate aging in place options.
- Additional senior housing: Increase low-income multi-unit housing, single-family dwellings that have been modified for accessibility and in close proximity to needed services (medical offices, hospital, pharmacy, grocery store).
- Expand on veterans housing that is accessible and in close proximity to needed services (medical office, hospital, pharmacy, grocery store).
- Add home modification or residential repair programs to ensure that seniors who have home repairs are able to access programs which provide funding for the specific service.
- Add a program that gives incentives to developers who desire to build smoke-free, tobacco-free multi-unit housing.
- Better access to loans and grants for affordable housing.

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- Provide more information regarding the grants that are available to residents throughout the county.
- What housing programs/loans are available to second- and third-time buyers?
- USDA funding: What types of programs are available with this funding?
- The high cost of building fees throughout the county is contributing to the lack of housing being built.
- There are currently no construction loans or loans available in the county for purchasing land.
- More incentives are needed to build housing throughout the county.

Amador-Tuolumne Community Action Agency and Area 12 Agency on Aging provided information on their current funding sources programs and needs.

- There is a need for more transitional housing for large families.
- There is a need for more supportive housing programs.
- Currently operating a first-time homebuyer program.
- Current funding sources:
 - ESG grants
 - CDBG grants
 - Neighborhood Stabilization Programs

[REMAINDER OF PUBLIC PARTICIPATION SUMMARY TO BE INCLUDED WHEN COMPLETED]



POLICY DOCUMENT

EXECUTIVE SUMMARY

Below is an outline of the document and all its components.

DOCUMENT ORGANIZATION

- Joint Policy Document
 - o Introduction
 - o Executive Summary
 - o Goals Policies and Programs (Joint)
 - o Individual Programs
- Appendix A: Housing Needs Assessment
- Appendix B: Constraints
- Appendix C: Resources
- Appendix D: Review of Previous Housing Elements
- Appendix E: SB 244

JOINT POLICY DOCUMENT

This section includes the introduction and basis for the joint Housing Element approach, executive summary, Goals, Policies and Programs countywide and then individual programs for each of the jurisdictions.

APPENDIX A: HOUSING NEEDS ASSESSMENT

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

Key findings include the following:

- The county's population is expected to increase by 29 percent over its 2010 population of 35,009 to a little over 45,100 by 2060. With this rate of anticipated population growth, the demand for new housing to accommodate these new residents will increase.

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- More than half of the very-low and extremely-low-income households in each jurisdiction, in most cases in both owners and renters, were reported to be overpaying for housing. With the exceptions of Amador City and Jackson, over three-quarters of renters were overpaying. Ione had the highest percentage of renters overpaying (83%), while Amador City had the highest percentage of owners overpaying (79%). Overall, 57% of households in Amador County were overpaying in 2011.
- Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, incomes, and housing preferences. As people move through each stage of life, their housing needs and preferences change. Age characteristics are therefore important in planning for the changing housing needs of residents. The median age for Amador County in 2012 was 48.4 years, significantly older than the California average (33.2). The most populous age cohort across most of the jurisdictions was 50 to 59 year olds.
- The large majority of seniors own rather than rent their home in Amador County. This is true across all jurisdictions, although seniors are much more likely to rent in Plymouth (26%) and Sutter Creek (25%) than in the rest of the county.
- A high proportion of female-headed and single-parent households have incomes below the poverty line. Jackson has the highest percent of female-headed households in the county living under the poverty line, 12% of all households, while the other cities range from 0 to 5% of female-headed households living under the poverty line.
- Commuting patterns reflect that there is an imbalance between where people live and work in Amador County. Roughly a fifth (19%) of residents in Amador County drive between 25 and 60 minutes to work each day and another 15% drive more than an hour to work. Those in Amador City (26%) and Plymouth (22%) are most likely to commute the longest, while Jackson residents are most likely to have the shortest commute, with over 90% traveling less than 25 minutes. The median commute time for residents countywide is 28.5 minutes.

Refer to Appendix A for the complete Housing Needs Assessment.

APPENDIX B: CONSTRAINTS

Various interrelated factors may constrain the ability of the private and public sectors to make available adequate housing and meet the housing needs for each economic segment 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.



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In general, non-governmental constraints can be looked at in an integrated fashion across the cities of Ione, Jackson, Plymouth, Sutter Creek, and the unincorporated area of Amador County while governmental constraints are specific to each jurisdiction.

Key findings include the following:

Non-governmental constraints

- Portions of Amador County have flood risks because of the county's high average annual rainfall, the number of watercourses that traverse the County, and the location of development adjacent to flood-prone areas. Flooding events occur countywide, and have caused significant damage in the western portion of the county near population centers, especially in the incorporated areas surrounding the Cities of Jackson, Ione, and Sutter Creek.
- Substantial water exists beyond the projected 2020 demand and therefore there is no supply constraint to housing development. However, there are specific issues with water treatment that affect each jurisdiction's ability to provide water and could potentially constrain residential development.

Governmental constraints

- California law states that local governments must provide incentives to developers of specified housing developments, and a density bonus can be used to accomplish this requirement. In return for these requirements, the developer must reserve these units for this purpose for a certain number of years (OPR, 2003). Requirements for density bonuses are not included in the zoning ordinances of Amador County and Sutter Creek. While density bonuses are mentioned in Section 17.32 of the City of Jackson's Development Code, an ordinance to allow density bonuses per state law has not been included in the code. This can be a constraint in the development of affordable housing. In addition, since density bonus ordinances are required under state law, modifying the zoning ordinance to include density bonus regulations is included in the Housing Element's implementation programs for these three jurisdictions.
- Senate Bill (SB) 2 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the municipal code. In addition, SB 2 requires that jurisdictions allow emergency shelters without discretionary review in at least one zone. The jurisdictions in the joint Housing Element have complied with this portion of SB 2. Amador County and Sutter Creek will need to amend their Zoning Code to allow transitional and supportive housing by right in zones that allow residential uses in the same way other residential uses are allowed.
- State law (Sections 17021.5 and 17021.6 of the Health and Safety Code, Employee Housing Act) require that employee housing for farmworkers and other employees be allowed ministerially in zones allowing single-family residential structures (Section 17021.5). Section 17021.6 requires that farmworker housing consisting of 36 beds or 12 units or spaces designed for use by a single family or household be allowed ministerially in zones that allow agricultural uses. No conditional

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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. Programs will be included for the City of Ione, Jackson, and Sutter Creek to amend their Zoning Codes to comply with the Employee Housing Act.

- To ensure fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes, Amador County and the City of Jackson will amend their codes to create a reasonable accommodation procedure. The City of Sutter Creek will amend their reasonable accommodation procedure to fully comply with SB 520 (see County Program H-13, Jackson Program H-11, and Sutter Creek Program H-7). Additionally the definition of “family” in the City of Ione, City of Jackson and Amador County’s 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.”
- Extremely low-income households have special housing needs because they are unlikely to find market-rate housing that is affordable. 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. Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing elements must identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs). Amador County has included Program H-12 which states that the County will update its Zoning Code to allow for single-room occupancy units. Program H-2.2 states that the County and four cities 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. The cities of Jackson, Ione, and Sutter Creek currently allow SROs.
- Manufactured and factory-built housing can be integral parts of the solution for addressing housing needs. Pursuant to Government Code Section 65852.3, the siting and permit process for manufactured housing should be regulated in the same manner as a conventional or stick-built structure. Specifically, Government Code Section 65852.3(a) requires that with the exception of architectural requirements, a local government, shall only subject manufactured homes (mobile homes) to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including, but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements. The City of Plymouth and Sutter Creek have included programs to review their Zoning Codes to comply with Government Code Section 65852.3.

Refer to *Appendix B: Constraints* for a complete analysis of governmental and non-governmental constraints.



APPENDIX C: RESOURCES

Appendix C: Resources provides an overview of the Regional Housing Needs Allocation (RHNA), land inventory, and energy conservation measures in each of the five jurisdictions. The Regional Housing Needs Allocation (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 5-year period from January 2014 through June 2019. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The intent of the RHNA is to ensure that local jurisdictions address their fair share of the housing needs for the entire region. A major goal of the RHNA is to assure that every community provides an opportunity for a mix of affordable housing to each economic segment of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs of a particular community.

State law (Government Code Section 65583[a][7]) requires housing elements to contain an analysis of opportunities for residential energy conservation. The energy conservation section of a housing element must inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Housing element policies and programs should address the environmental significance and operational benefits of employing energy conservation in the building and retrofitting of housing.

Opportunities for residential energy conservation exist at all levels: individual dwelling units, residential projects, neighborhoods, communities, and regions. Conservation can be achieved through a variety of approaches, including reducing the use of energy-consuming appliances and features in a home, physical modification of existing structures or land uses, and reducing the reliance on automobiles by encouraging more mixed-use and infill development and providing pedestrian access to commercial and recreational facilities.

Key findings include the following:

- Each jurisdiction has sufficient land zoned for residential development to accommodate their RHNA for the 5th Housing Element cycle.
- The County and Cities actively promote energy conservation programs offered through local service and utility providers including the CARE program, REACH, and The Family Electric Rate Assistance (FERA). The CARE program provides a 20 percent monthly discount on gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities. The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to pay for their necessary energy needs. FERA is a program that provides a rate reduction for large households of three or more people with low to middle income.



Refer to *Appendix C: Resources* for a complete analysis of the RHNA, land inventory, and energy conservation.

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENTS

In an effort to ensure the policies and implementation programs included in the Housing Element are relevant to addressing the current housing needs in Amador County, an evaluation of achievements under the previous Housing Elements was undertaken in *Appendix D: Review of Previous Housing Elements*. This evaluation provided the basis for recommended modifications and the establishment of new objectives in the Housing Element.

Key achievements from the previous planning period include:

- Amador County reduced development-related fees during Fiscal Year 2008-2009. So far no affordable housing projects have taken advantage of the fee reduction.
- Amador County has amended the Zoning Code to allow small family day care homes as a permitted use in all residential zones and large family day care homes as a conditional use in all residential zones, to amend the definition of “family” to comply with state law, and to allow emergency and transitional housing as a permitted use in the C-1 zone.
- The City of Ione’s density bonus program (codified in Zoning Code Section 17.46) was updated to be consistent with State density bonus law as part of the 2009 comprehensive Zoning Code update.
- As part of the General Plan update, the City of Ione rezoned land to allow higher density residential development. 8.4 acres were rezoned to the High Density Multiple-family or Light Commercial.
- In February 2014, the City of Jackson amended Section 17.32 of the Development code to require portions of new development to provide for housing opportunities for extremely low income households.
- The City of Jackson is currently working with Amador-Tuolumne Community Action Agency (A-TCAA) on a transitional housing project located on Clinton Road. The City will continue to meet regularly and support A-TCAA in their efforts to provide transitional, supportive and female headed household housing.
- The City of Plymouth adopted a comprehensive update to its Zoning Code on March 27, 2014. The update achieves consistency with the General Plan and implements a number of the programs listed in the Housing Element. Amendments incorporated a range of densities and uses within the City’s residential zoning districts and incorporated several affordable housing-related concepts, including density bonus provisions and use listings required by state law.
- In 2010, the City of Sutter Creek amended the Zoning Ordinance to provide minimum densities for the R-3 and R-4 zoning districts.



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A separate review of the previous Housing Element was completed for each jurisdiction and can be found in *Appendix D: Review of Previous Housing Elements*.

APPENDIX E: SB 244 ANALYSIS

Senate Bill (SB) 244 (Wolk) was approved by Governor Brown in October 2011 and requires cities and counties to address the infrastructure needs of disadvantaged unincorporated communities (DUC) in city and county general plans, Local Agency Formation Commission (LAFCo) Municipal Service Reviews (MSR), and annexation decisions.

Government Code Section 65302.10(a) requires that before the due date for adoption of the next housing element after January 1, 2012, the general plan land use element must be updated to identify and describe each DUC (fringe community, legacy community, and/or island community) that exists within unincorporated areas of the county or in spheres of influence (SOI) of each city; analyze for each identified community the water, wastewater, stormwater drainage, and structural fire protection needs; and identify financial funding alternatives for the extension of services to any identified communities.

GOALS, POLICIES AND PROGRAMS

JOINT GOALS, POLICIES AND PROGRAMS

This section describes Amador County and the cities of Ione, Jackson, Plymouth, and Sutter Creek's future housing plan, including housing goals, policies, and implementation programs to achieve those goals. The section begins with joint goals, policies, and programs, followed by individual programs for each of the jurisdictions.

The goals of the Housing Element provide a framework for compliance with California Government Code Section 65583, which requires the Housing Element contain a "statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing."

GOAL H-1: Provide adequate sites to encourage provision of affordable housing.

Policy H-1.1: Ensure sufficient sites are appropriately zoned to accommodate each jurisdiction's share of regional housing needs.

Program H-1.1: 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 Ione, 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.

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Responsible Agencies: Planning Department of each jurisdiction

Time Frame: Annually

Funding Source(s): General Fund

Policy H-1.2: Make use of state and federal programs to support housing provision, including funding programs. Work with nonprofit and for-profit developers to make use of those programs for which the developer must be the applicant.

Program H-1.2: The County and the cities of Ione, 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 individually by submitting grant applications depending on the availability of funding. Local, state, and federal programs include:

- 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

Responsible Agencies: Planning Department of each jurisdiction,
Grants Coordinators

Time Frame: Annually, and as NOFAs are released

Funding Source(s): General Fund, Program Administration
Funds (Housing Authority)



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Policy H-1.3: Promote the development of second units.

Program H-1.3: The County and the cities of Ione, 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.

Responsible Agencies: Planning Department of each jurisdiction

Time Frame: Review and update annually

Funding Source: General Fund

Policy H-1.4: Assist in the development of housing affordable to extremely low-, very low- and low-income households through financial and/or technical assistance.

Program H-1.4: The County and the cities of Ione, Jackson, Plymouth and Sutter Creek shall consider applying jointly or individually to use CDBG funding for the First-time Homebuyer Program.

Responsible Agencies: Planning Department of each jurisdiction

Time Frame: Apply annually

Funding Source: General Fund

Policy H-1.5: The County and the cities of Ione, Jackson, Plymouth and Sutter Creek will consider establishing countywide or individual Affordable Housing Trust Fund(s).

Program H-1.5: The County and the cities of Ione, 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.

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).

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Responsible Agencies: City Manager, City Planner, County Planning, Planning Commission, Board of Supervisors and City Council.

Time Frame: Consider developing a trust fund by June 2016.

Funding Source: General Fund

Goal H-2: Provide support for affordable and special-needs housing in Amador County.

Policy H-2.1: Provide for a variety of housing types to meet the housing needs of special population groups.

Program H-2.1: The County and the cities of Ione, 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.

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 in an effort to reduce the traffic and air quality impacts that result from long commutes.

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.

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.

Responsible Agencies: City Council, Board of Supervisors, City/County Administrators, Planning, Engineering, and Finance Departments

Time Frame: Annually

Funding Source(s): State and Federal Grants



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Program H-2.2: 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 Ione, 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.

Responsible Agencies: Planning Departments

Time Frame: December 2015

Funding Source(s): General Fund

Program H-2.3: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall consider working together or individually with the A-TCAA to find suitable sites for transitional, supportive, and female heads of households housing. The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall consider working together to host an annual meeting with A-TCAA to insure that opportunities for transitional and special needs housing are implemented to the greatest extent possible.

Responsibility: Building Inspector, County Planning, City Planners, County Administrators and City Managers

Time Frame: Ongoing with annual meetings

Funding Source: General Fund

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.

Policy H-3.1: Pursue a combination of public and private actions to rehabilitate and maintain the existing stock of housing.

Program H-3.1: The County and the cities of Ione, 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.

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

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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.

Responsible Agencies: Building Departments, Planning Departments

Time Frame: June 2016

Funding Source: CDBG, HOME, USDA Rural Housing Services funds

Policy H-3.2: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall promote energy and water conservation designs and features in residential developments.

Program H-3.2: The County and the cities of Ione, 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 AC-TCA and ACES, Inc. (formerly Amador County Environmental Services) to promote energy conservation.

Some measures the County and the cities could undertake jointly or individually to assist in the implementation of the A-TCAA 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.

Responsible Agencies: Planning, Building, and Engineering Departments

Time Frame: Ongoing

Funding Source(s): None required

Policy H-3.3: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek should consider working together with local utility companies to implement energy awareness programs.

Program H-3.3: The County and cities of Ione, 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.

Program H-3.4: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will consider partnering with Pacific Gas & Electric (PG&E)



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to promote energy saving programs by notifying home builders of the design tools offered by PG&E and by posting a link on each jurisdiction's 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).

Responsible Agencies: Planning, Building, and Engineering Departments

Time Frame: Ongoing

Funding Source(s): None required

Goal 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.

Policy 4-1 The jurisdictions shall promote housing opportunities for persons regardless of age, race, religion, sex, marital status, national origin, color, disability, or economic level.

Program H-4.1: The County and the cities of Ione, 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).

Responsible Agencies: Planning Departments

Time Frame: 2014

Funding Source: General Fund

Program H-4.2: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall refer housing discrimination complaints to the A-TCAA and the fair housing authority for Amador County.

Responsible Agencies: Planning Departments

Time Frame: 2014-2019

Funding Source: General Fund

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Goal 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.

Policy H-5.1: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall enforce its land use policies that allow residential growth for a variety of housing types.

Program H-5.1: The County and the cities of Ione, 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.

Responsible Agencies: City/County Administrators, Planning, Public Works, Engineering, and Finance Departments, City Councils and Board of Supervisors

Time Frame: Annually, 2015

Funding Source(s): General Fund

Policy H-5.2: The agencies shall continue efforts to fast-track residential applications in order to promote the construction of housing.

Program H-5.2: 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 Ione, Jackson, Plymouth and Sutter Creek will minimize processing time for residential development permits, especially affordable residential projects and those that conform to respective jurisdiction's development requirements.



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The County and the cities of Ione, 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.

Responsible Agencies: City Manager, City Planners and County Planning

Time Frame: Annually

Funding Source: General Fund

Policy H-5.3: Reestablish a countywide housing task force to implement this housing element.

Program 5.3: Pursue formation of a County Housing Task Force to consolidate countywide housing needs.

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.

Responsible Agencies: City Administrator, Cities and County Planning departments, Public Works, Engineering, and Finance Departments, Planning Commission, City Council and Board of Supervisors

Time Frame: Establish in 2015 and meet biannually or as necessary.

Funding Source(s): General Fund

INDIVIDUAL PROGRAMS

Ione Individual Programs

Program H-1: Building Code Review.

The City will continue to annually review the City's building codes for current compliance and adopt the necessary revisions so as to further local development objectives.

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Responsible Agencies: City Manager, Building Inspector, City Planner, and City Council

Time Frame: Annual evaluation of the adequacy of the City's building codes

Funding Source: General Fund

Program H-2: Wastewater Capacity.

The City is committed to ensuring that there is enough wastewater treatment capacity to support its fair share of the region's housing needs. The 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.

Responsible Agencies: City Council, City Manager, Wastewater Operator, City Engineer, City Planner

Time Frame: Ongoing through 2019

Funding Source: Wastewater Fund

Program H-3: Ione Program Potable Water Capacity.

The City is committed to ensuring that there is enough potable water to support its fair share of the region's housing needs. The City will continue to work collaboratively with the region's potable water provider, Amador Water Agency, to identify both short and long-term viable and cost effective solutions to maintaining potable water availability in the City.

Responsible Agencies: City Council, City Manager, City Engineer, City Planner

Time Frame: On-going

Funding Source: General Fund



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Program H-4: Ione Beautification (Code Enforcement) Program.

The City currently handles violations of its Municipal Code on a demand-driven basis. Staff responds to housing code complaints initiated by Ione tenants. The City plans to sponsor debris hauling and clean-up programs and plans to limit the number of garage sales permitted during the year.

Responsible Agencies: City Manager, City Building Inspector, Police Chief, City Planner

Time Frame: Ongoing as complaints are received; debris hauling and cleanup program biannually.

Funding Source: General Fund

Program H-5: Infill Development Program

Infill development is one technique in meeting the housing needs required by expanding populations. The City will encourage the use of vacant small individual lots in the central City by reviewing, and amending as appropriate, development standards to accommodate housing development.

The City will encourage the use of infill for the development of housing by addressing density requirements, which may constrain the development of housing on infill lots, and if necessary remove those constraints. The City will consider reduced impact fees for infill development.

Responsible Agencies: City Planner, City Manager, Planning Commission, City Council

Time Frame: June 2015

Funding Source: City General Fund

Program H-6: Affordable Housing Program

To encourage the development and availability of housing affordable to a broad range of households with varying income levels throughout Ione, the City requires that residential projects of ten or more units include five percent of the units in the project as affordable to very low-, low-, and moderate-income households. Developers of less than ten housing units are exempt from this requirement.



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

- In a rental housing project of ten or more units two percent of the units shall be affordable to very low -income households, two percent shall be affordable to low-income households and one percent shall be affordable to moderate-income households.
- In a for-sale project of ten or more units two percent shall be affordable to low-income households and three percent shall be affordable to moderate-income households.
- Affordable units shall be built on site and must be comparable in infrastructure (including wastewater, water and other utilities), construction quality, and exterior design to the market-rate residential units. Affordable units may be smaller in aggregate size and have different interior finishes and features than market-rate units, so long as the interior features are durable, of good quality, and consistent with contemporary standards for new housing. The number of bedrooms should be the same as those in the market-rate units, except that if the market-rate units provide more than three bedrooms, the affordable units need not provide more than three bedrooms
- All affordable units must be constructed and occupied concurrently with or prior to the construction and occupancy of market-rate units. In phased developments, the affordable units must be evenly distributed throughout the development and will be constructed and occupied in proportion to the number of units in each phase of the residential development
- Deed restrictions shall be provided to assure that rental units developed for very low-, low- and moderate-income persons will remain affordable for 55 years and ownership units developed for low- and moderate-income units will 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.



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

Alternatives

Payment of an in-lieu fee for ownership or rental units may be acceptable and the amount of in-lieu fees shall be established by a nexus study to be completed by June of 2010. The money will then be placed into an affordable housing trust fund. The City will develop a set of priorities for the use of Housing Trust Fund monies once the Housing Trust Fund is established (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.

Incentives

Possible incentives that may be included but are not limited to the following:

- Assistance with accessing and apply for funding (based on availability of federal, state, local foundations, and private funds);
- Mortgage-subsidy or down payment assistance programs to assist first time homebuyers and other qualifying households, when such funds are available;
- Expedited/streamlined application processing and development review;
- Modification of development requirements, such as reduced set backs and parking standards on a case-by-case basis; and
- Density Bonuses.

Responsible Agencies: City Manager, City Planner, Planning Commission, and City Council.

Time Frame: Implement as residential projects are processed through the Planning Department. Nexus study to be completed by June 2016.

Funding Source: General Fund

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Program H-7: Large Family Housing Program.

Renter households with seven or more persons do not have an adequate number of dwelling possibilities in the City. The number of large rental housing units is very limited in the City and as such large renter households cannot obtain adequate housing.

The City will continue to provide incentives, such as modifications to development standards, and regulatory incentives for the development of rental housing units with four or more bedrooms

Responsible Agencies: City Manager, City Planner, Planning Commission and City Council

Time Frame: Ongoing

Funding Source: General Fund

Program H-8: Senior Housing Program.

To encourage the development of affordable senior projects, the City will offer density bonuses, help interested developers apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multifamily development, expedite permit processing, consider reducing parking standards and lot sizes, and consider waiving impact fees for low-income dwelling units.

Responsible Agencies: City Manager, City Planner, Planning Commission, City Council

Time Frame: Ongoing

Funding Source: General Fund

Program H-9: Child Care Program.

In cooperation with private developers, the City will evaluate on a case by case basis the feasibility of pairing a child care center in conjunction with affordable, multifamily housing developments or nearby to major residential subdivisions.

Responsible Agencies: City Manager, City Planner, Planning Commission, City Council

Time Frame: Ongoing

Funding Source: General Fund



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Program H-10: Assisting “At-Risk: Units

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.

Responsible Agencies: City Planner

Time Frame: As needed

Funding Source(s): State and Federal Grants

Jackson Individual Programs

Program H-1: Resources Constraints and Priority Allocation.

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.

Responsible Agencies: City Planner, Planning Commission, and City Council

Time Frame: Ongoing, continue to monitor the Ordinance annually.

Funding Source: General Fund

Program H-2: Planning Development.

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.

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Responsible Agencies: City Planner, Planning Commission, and City Council

Time Frame: Ongoing

Funding Source: General Fund

Program H-3: Development Agreements.

The City will continue to utilize development agreements as they formally document work to be accomplished, timing and/or sequencing, and require bonding to guarantee task completion. These agreements serve to ensure “fair-share” funding of off-site improvements and thus minimize additional construction costs from being passed onto the housing consumer.

Responsible Agencies: City Planner, City Engineer, and City Council

Time Frame: Ongoing

Funding Source: Application Fees

Program H-4: Building Code.

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. The City will annually ensure that local building codes are consistent with state mandated or recommended green building standards.

Responsible Agencies: Building Inspector, City Planner, and City Council

Time Frame: Annual evaluation of the adequacy of the City’s building codes

Funding Source: General Fund

Program H-5: Potable Water.

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



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water supply for new housing development in the City of Jackson with preference given to affordable housing projects.

Responsible Agencies: City Engineer, City Planner, City Manager, Planning Commission, and City Council

Time Frame: Annual review of the City's resources

Funding Source: General Fund

Program H-6: Wastewater Treatment Capacity.

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.

Responsible Agencies: City Engineer, City Planner, City Manager, Planning Commission, and City Council

Time Frame: Annual review of the City's resources

Funding Source: General Fund

Program H-7: Child Care Centers.

The City will continue to implement the Resource Constraints and Priority Allocation Ordinance to include child care centers in or around new development.

Responsible Agencies: City Planner, Planning Commission, and City Council

Time Frame: Annually

Funding Source: General Fund

Program H-8: Inclusionary Affordable Housing.

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.

Responsible Agencies: City Planner, Planning Commission, and City Council

Time Frame: Ongoing

Funding Source: General Fund

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Program H-9: Development Fees.

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.

Responsible Agencies: City Manager and City Council

Time Frame: Annually

Funding Source: General Fund

Program H-10: Multi-family Development.

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.

Responsible Agencies: City Planner, City Engineer, Planning Commission, and City Council

Time Frame: On-Going

Funding Source: General Fund

Program H-11: Reasonable Accommodations.

“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 accommodation for persons with disabilities, including, but not limited to, the following:

- 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



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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.

Responsible Agencies: City Planner working with the Building Department

Time Frame: June 2015

Funding Source: General Fund

Program H-12: Large Family Housing.

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.

Responsible Agencies: City Planner and City Manager

Time Frame: Ongoing

Funding Source: General Fund

Program H-13: Density Bonus

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.

Responsible Agencies: City Planner and City Council

Time Frame: June 2015

Funding Source: General Fund



Program H-14: Conservation of At-Risk Units

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:

- 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.
- 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.
- 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.

Responsible Agencies: City Planner

Time Frame: Ongoing communication with the Housing Authority of the County of Stanislaus and local nonprofits

Funding Source: General Fund; CDBG; HOME

Program H-15: Removal of Parking Constraints

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.

Responsible Agencies: City Planner

Time Frame: Amend the zoning code by December 2017.

Funding Source: General Fund



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Sutter Creek Individual Programs

Program H-1: Water and Sewer Hook-Ups

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

Responsible Agencies: Community Development Department

Time Frame: Annually

Funding Source: General Fund

Program H-2: Application Processing Procedures.

The City shall review the application processing procedures annually to determine their effectiveness and recommend necessary amendments to the Planning Commission.

Responsible Agencies: Community Development Department, Planning Commission

Time Frame: Annually

Funding Source: General Fund

Program H-3: 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.

Responsible Agencies: Community Development Department, City Council

Time Frame: Annually

Funding Source: General Fund

Program H-4: Planned Development

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

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households, and maintained as such, prior to approval of a development plan or tentative map for the project.

Responsible Agencies: Community Development Department

Time Frame: Ongoing

Funding Source: Developer and General Fund

Program H-5: Density Bonus

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.

Responsible Agencies: Community Development Department

Time Frame: June 2015

Funding Source: General Fund

Program H-6: Fee Waiver or Deferral.

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 inconsistencies with the General Plan, City regulations or State law. The City shall amend its codes as necessary.

Responsible Agencies: Community Development Department, City Council, Planning Commission

Time Frame: Annually and with each development application.

Funding Source: Developer and General Fund

Program H-7: Reasonable Accommodations

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.



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Responsible Agencies: Community Development Department, City Council

Time Frame: June 2015

Funding Source: General Fund

Program H-8: Transitional and Supportive Housing

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.

Responsible Agencies: Community Development Department, City Council, Planning Commission

Time Frame: January 2015

Funding Source: General Fund

Program H-9: Historically Significant Structures.

The City shall assist, as appropriate, in the rehabilitation and adaptive reuse of historically-significant structures. This shall include assisting private property owners of historically-significant structures in applying for and utilizing State and Federal assistance programs as appropriate.

Responsible Agencies: Community Development Department

Time Frame: Ongoing

Funding Source: State and Federal funds

Program H-10: Allow Residential Care Facilities per state law.

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.

Responsible Agencies: Community Development Department, City Council, Planning Commission

Time Frame: January 2015

Funding Source: General Fund

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Program H-11: Assisting “At-Risk: Units

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.

Responsible Agencies: City Planner

Time Frame: As needed

Funding Source(s): State and Federal Grants



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QUANTIFIED OBJECTIVES

TABLE HE-1A
SUMMARY OF QUANTIFIED OBJECTIVES – CITY OF IONE

Task	Income Level					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction						
Fair Share Allocation¹	1	2	3	3	7	16
Residential Permits Issued 1/14-8/14	0	0	0	0	1	1
New Construction Objectives	1	2	3	3	6	15
Rehabilitation	0	1	1	0	0	2
Preservation²	0	0	0	0	0	0
Total	1	3	4	3	6	17

Notes:

1 The RHNA planning period for the Housing Element is January 1, 2014, through June 30, 2019. These numbers are the RHNA allocation for Ione.

2 Corresponds to units at risk of converting to market rate and Ione doesn't have any assisted units at risk of converting to market rate.

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TABLE HE-1B
SUMMARY OF QUANTIFIED OBJECTIVES – CITY OF JACKSON

Task	Income Level					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction						
Fair Share Allocation ¹	2	2	3	4	8	19
Residential Permits Issued 1/14-8/14	0	0	0	0	0	0
New Construction Objectives	2	2	3	4	8	19
Rehabilitation	1	1	1	0	0	3
Preservation ²	0	82	0	0	0	82
Total	3	85	4	4	8	104

Notes:

1 The RHNA planning period for the Housing Element is January 1, 2014, through June 30, 2019. These numbers are the RHNA allocation for Jackson.

2 Corresponds to the 82 units at risk of converting to market rate.

TABLE HE-1C
SUMMARY OF QUANTIFIED OBJECTIVES – CITY OF SUTTER CREEK

Task	Income Level					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction						
Sutter Creek 2007-2014 Fair Share Allocation	21	21	30	36	81	189
Fair Share Allocation ¹	1	1	2	2	4	10
Residential Permits Issued 1/14-8/14	0	0	0	0	11	11
New Construction Objectives	1	1	2	2	0	6
Rehabilitation	0	1	1	0	0	2
Preservation ²	0	0	0	0	0	0
Total	22	23	33	38	81	197

Notes:

1 The RHNA planning period for the Housing Element is January 1, 2014, through June 30, 2019. These numbers are the RHNA allocation for Sutter Creek.

2 Corresponds to units at risk of converting to market rate and Sutter Creek doesn't have any assisted units at risk of converting to market rate.

13 Environmental Justice Element

13.1 Introduction

With the passage of Senate Bill 1000 in 2016, cities and counties that have disadvantaged communities must incorporate environmental justice policies into their General Plans, either in a separate element or by integrating related goals, policies, and objectives throughout the other elements.

The statute defines a “disadvantaged community” as an area identified by the California Environmental Protection Agency Pursuant to Section 39711 of the Health and Safety Code OR an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation” (Gov. Code §65302(h)(4)(A)). A “low-income area” is defined as “an area with household incomes at or below 80 percent of the statewide median income OR with household incomes at or below the threshold designated as low income by the Department of Housing and Community Developments list of state income limits adopted pursuant to Section 50093” (Gov. Code §65302(h)(4)(C)).

According to Gov. Code §65302(h) the Environmental Justice Element must identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by means such as reducing air pollution exposure and improving air quality, and promoting public facilities, food access, safe and sanitary homes, and physical activity. The Environmental Justice Element must also must identify objectives and policies to promote civil engagement in the public decision making process and objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities.

13.1.1 City's Purpose

The City's purpose in including an Environmental Justice Element in its General Plan is to establish and maintain a comprehensive program to ensure all communities within the City have the same advantages in accessing a healthy environment. This will serve to benefit public health, enhance the quality of life in Sutter Creek and complement the objectives, goals and policies of other general plan elements, especially the Conservation and Open Space, Land Use, Circulation, Housing, and Parks and Recreation Elements.

13.1.2 Format

The Sutter Creek General Plan Environmental Justice Element addresses public health, environmental health, civil engagement, and the quality of life within the City. The format of the Sutter Creek Environmental Justice Element is similar to that used in the other general plan elements; text followed by goals, objectives, policies, and implementation measures. Environmental justice issues are addressed in other general plan elements and the environmental justice related goals, objectives, policies, and implementation measures are referenced in this Element.

13.2 Goals, Objectives, Policies, and Implementation Measures

13.2.1 Goal

Goal EJ-1.1: The goal of the Sutter Creek General Plan Environmental Justice Element is to support a thriving community by reducing health and environmental impacts, particularly on disadvantaged or low income communities within the City.

13.2.2 Objectives, Policies, and Implementation Measures

Objective EJ-1.1: The provision of a full range of access to housing, public facilities, and economic centers, improvement in the quality of the built and natural environment, and promotion of civil engagement.

Policy EJ-1.1.1: Consider environmental justice issues as they pertain to the equitable provision of public services, housing, amenities, and environmental quality.

Implementation Measure EJ-1.1.1.1: The City shall consider matters of community equity and environmental justice during the public project review process. Target date: Ongoing review standard.

Implementation Measure EJ-1.1.1.2: The City shall modify the General Plan, zoning code, and zoning map to maintain environmental justice within the City and achieve equitable conditions throughout the City. Target date: Ongoing review standard.

13.3 Environmental Justice Goals, Objectives, Policies, and Implementation Measures in Other General Plan Elements

13.3.1 Land Use Element

The Land Use Element directs the growth and location and density of uses within the City to maintain the quality of life in Sutter Creek. This element defines the various land use types within the City, identifies their location by type in the City, and defines the acceptable uses, densities, lot sizes, lot coverage, and other limits or requirements for each land use type. Residential uses are not permitted in the Industrial land use designation, which ensures disadvantaged or low-income communities are not relegated to areas of higher pollutant concentrations. In addition, the Land Use Element includes the following goals, objectives, policies, and implementation measures promoting environmental justice within the City of Sutter Creek.

Goal LU-1: Allow the City to grow and prosper while protecting existing neighborhoods and the existing quality of life that is the essence of Sutter Creek. The existing quality of life includes the City's rural small town atmosphere, its historic qualities, and its current level of public services and facilities. The scenic and natural beauty of the existing skyline, prominent hillsides, and riparian corridors in the City and surrounding planning area as well as other topographically sensitive features shall be protected by requiring the use of creative land development designs that transfer density and construction to less sensitive areas.

Implementation Measure LU-1.1.1.1: The City shall evaluate General Plan consistency when considering project applications and, if the project is not consistent, advise applicants that the project may be denied if a General Plan amendment is not processed and approved first or concurrently.

Policy LU-2.1.2: The City shall update the zoning code and the zoning map to conform to the General Plan.

Implementation Measure LU-2.1.2.1: Table 4-3, “Building Intensities Population Densities”, generally shows the new zones that are needed and generally those that need amendment. The Building Intensities Population Densities shall be updated appropriately when the General Plan is updated.

Goal LU-3: Improve the local economy by retaining and developing jobs and revenues through tourism and related services in the Main Street Historic District and Historic District and through orderly development of the Sutter Hill/Martell area with non-polluting commerce and industry.

13.3.2 Conservation and Open Space Element

The Conservation and Open Space Element establishes goals, objectives, policies, and implementation measures to protect and improve the natural environment, including improvement to air quality and reduction in climate change emissions that can affect community health.

Goal COS-1: The following listed resources are part of the City’s existing character and quality of life. Such resources should be carefully maintained and/or enhanced as growth and development takes place.

- Open Space
- Water Resources
- Water Conservation
- Air Quality
- Geology and Mineral Resources
- Soils, Erosion Control, and Grading
- Vegetation, Wildlife, and Fisheries
- Energy Conservation
- Greenhouse Gases

The objectives, policies, and implementation measures needed to meet the Element’s goal are listed by subject heading in the same order that has been presented in the previous text.

Objective COS-1.1: Compliance with the California Environmental Quality Act.

Policy COS-1.1.1: Development projects shall be reviewed in accordance with the California Environmental Quality Act (CEQA) and this Element to insure that such developments mitigate to the point of less than significant impacts upon each of the listed resources except where Statements of Overriding Considerations are adopted.

Objective COS-1.2: Maintain City of Sutter Creek Development Standards for the conservation of resources.

Policy COS-1.2.1: Development projects shall be reviewed in accordance with City of Sutter Creek Development Standards.

Implementation Measure COS-1.2.1.1: Adopt and maintain the City of Sutter Creek Development Standards to maintain and enhance the City’s natural resources.

Objective COS-1.6: Increased air quality.

Policy COS-1.6.1: The City shall limit new industry to those that can demonstrate no harmful effect upon air quality.

Policy COS-1.6.2: The City shall implement policies and implementation measures in the Circulation Element that reduce per capita reliance on automobile traffic and incidence of traffic congestion to minimize locally generated carbon monoxide and ozone air pollution.

Policy COS-1.6.3: The City supports efforts of the Amador Air District to maintain local air quality and statewide efforts to lessen the impacts of pollution affecting the City from growth in the great Central Valley.

Objective COS-1.10: Increased energy conservation and renewable energy generation/production.

Policy COS-1.10.1: New developments should be designed to maximize opportunities to limit use of automobiles, distance traveled to local destinations, and traffic congestion.

Policy COS-1.10.2: All new development should be designed for natural heating and cooling opportunities to the greatest extent feasible. This should be accomplished in the design of large commercial or multifamily residential buildings and by the design of lot sizes and configurations that consider heating and cooling opportunities provided by solar exposure, shade, and breezes.

Policy COS-1.10.3: New structures shall comply with California Energy Star guidelines or similar energy savings program that achieve a 20% reduction from standards contained in Title 24 of the California Code of Regulations. Compliance with Energy Star guidelines may occur through measures such as effective insulation, high performance windows, tight construction and ducts, efficient heating and cooling equipment, natural heating, and non-polluting energy production.

Implementation Measure COS-1.10.3.1: The City shall develop incentives for buildings exceeding Title 24 Energy Efficiency Standards and new development projects that meet 70% of their energy needs from renewable sources.

Policy COS-1.10.4: New developments shall be designed to reduce heat island effects.

Implementation Measure COS-1.10.4.1: Update the Design Standards and/or Municipal Code to include the use of shade trees, structures, cool pavement and cool roofs in new construction of structures, parking lots, and streets.

Policy COS-1.10.5: Increase renewable-energy generation and use through public outreach.

Implementation Measure COS-1.10.5.1: Maintain and continue to update renewable-energy tools and information on the City's website.

Objective COS-1.11: Reduce the emission of Greenhouse Gases from all activities within the City in compliance with State policies for Greenhouse Gas reduction and Climate Change.

Policy COS-1.11.1: The City shall implement an emissions reduction strategy.

Implementation Measure COS-1.11.1.1: The City shall focus on the following tasks to reduce emissions from the City's operations:

- Reducing usage of city owned vehicles and replacing those that are not fuel efficient, and change procurement policy to specify high fuel efficiency for each vehicle class.
- Comprehensive energy efficiency retrofit of existing municipal buildings and facilities.
- Establish a purchasing policy requiring new electrical equipment to be Energy Star, or similarly, rated.

- Evaluate the potential to utilize solar renewable-energy systems to operate municipal facilities.
- Include energy-efficiency provisions in City-released RFPs related to wastewater infrastructure.
- Switch existing traffic signals and street lights from incandescent bulbs to Light Emitting Diodes (LEDs).
- Install water efficient landscaping in areas managed by the City and establish municipal water consumption reduction goals.
- Increase office recycling, e.g. paper, cardboard, cans, toner cartridges.
- Participate in PG&E's Phase II of Green Communities: Community-Wide Inventory.
- Evaluate the potential to implement methane capture system to utilize digester gas for electricity and heating at the wastewater treatment plant, as well as solar energy systems.

Implementation Measure COS-1.11.1.2: The City shall update, as appropriate, the City's Greenhouse Gas Inventory to track its progress in reducing Greenhouse Gas emission from the 2005 baseline inventory.

Implementation Measure COS-1.11.1.3: The City shall update, as appropriate, the Goals, Policies, and Implementation Measures in the General Plan Land Use Element, Conservation Element, Circulation Element, Public Services and Facilities Element, and Parks and Recreation Element that reduce Greenhouse Gas emissions.

Implementation Measure COS-1.11.1.4: The City shall evaluate the feasibility of offering incentives for or requiring participating in the voluntary CALGreen water-efficiency measures.

13.3.3 Circulation Element

The Circulation Element provides for the fair distribution of transportation, including multi-modal transportation such as transit, bicycle, and pedestrian access. Increased use of alternative transportation also improves air quality, which is another factor in promoting healthy communities.

Objective C-1.6: Increased use of public transit.

Policy C-1.6.1: Maximize the use of public transit to reduce dependence on the private automobile.

Implementation Measure C-1.6.1.1: Provide bus service to and from special events from local parking facilities. Charter bus service from the San Francisco Bay Area and Central Valley locations should be promoted for special events that are expected to draw large crowds.

Implementation Measure C-1.6.1.2: Extend and add transit routes as demand dictates.

Implementation Measure C-1.6.1.3: Bus shelters and benches should be provided where demand warrants and their provision included as part of development approval requirements. New development projects should provide safe locations off the traveled way for busses to stop without impeding the flow of traffic.

Implementation Measure C-1.6.1.4: Public transit facilities (bus stops, etc.) should be located near or incorporated into commercial and industrial projects employing more than 10 people provided there is not an adequate existing bus stop within 1/4 mile.

Policy C-1.7.2: Small neighborhood commercial facilities should be included where economically viable to minimize automobile traffic as new areas of the city develop.

Implementation Measure C-1.7.2.1: Implement the (pd) land use designation explained on Table LU-2 in the Land Use Element, which allows planned developments to include neighborhood commercial uses.

Policy C-1.7.3: High-density residential development that conforms to standards and programs of the General Plan and City ordinances should be constructed in the Sutter Hill/Martell area with convenient walking access to shopping and public services.

Objective C-1.8: Increased use of carpooling and ridesharing.

Policy C-1.8.1: The City should encourage carpooling.

Implementation Measure C-1.8.1.1: The City encourages commercial development projects and employers to provide reserved parking spaces and vans for use by employees who carpool.

Implementation Measure C-1.8.1.2: The City shall work with the Amador County Transportation Commission to encourage use of carpool parking at the Sutter Hill Transit Center.

Objective C-1.10: Increased provision of bicycle and pedestrian facilities.

Policy C-1.10.1: Bicycle lanes or paved shoulders should be provided on new arterial and collector roadway facilities unless separate bicycle routes are provided.

Policy C-1.10.2: When required for pedestrian access to public services and facilities, the City shall require development projects to construct pedestrian walks.

Policy C-1.10.3: Sutter Creek will urge the creation of safe crossings on Old Highway 49 especially on Old Highway 49 toward Sutter Hill, at the intersection of Old Highway 49 and Sutter Hill Road, at the foot of Sutter Oaks and Mount Pleasant, and near Spanish Street.

Policy C-1.10.4: Sutter Creek should require new development proposals to help create walking paths or lanes along Old Sutter Hill Road and Sutter Creek-Volcano Road.

Policy C-1.10.5: New development projects should be required to create a creekside trail system along Sutter Creek going toward Volcano as the city limits are moved outward.

Policy C-1.10.6: The design of public facilities, including pedestrian facilities shall comply with the Americans with Disabilities Act.

Policy C-1.10.7: New development projects should be tied together and to existing parts of the City by an interlinked bicycle and pedestrian trail network as addressed in the Parks and Recreation Element

Policy C-1.10.8: Sutter Creek shall require new subdivisions, commercial projects requiring a site plan approval, and industrial projects to implement or fund, as appropriate, a bike system for children to ensure safe access to schools and parks within town.

Policy C-1.10.9: The Sutter Hill commercial and industrial area should have bicycle and pedestrian access from the adjacent multifamily designated area. Specific facilities for pedestrian and bicycle circulation should be added to the Sutter Hill circulation plan.

13.3.4 Public Services and Facilities Element

Environmental Justice includes equitable access to public services and facilities. The following goals, objectives, policies, and implementation measures support environmental justice by ensuring adequate services and facilities are available to ensure the long-term health and safety of the City's residents.

Goal PS-1: Upgrade deficiencies in existing public facilities and achieve well-planned expansions of services and facilities to keep pace with the City's growth and ensure the long-term health, safety, and welfare of the City's residents.

Objective PS-1.2: The adequate provision of water that keeps pace with demand and fire protection needs.

Objective PS-1.3: Improvements to the collection and treatment system shall keep pace with demands on the system and ensure public health.

Policy PS-1.3.1: New development projects shall upgrade, expand, and/or provide new sewage infrastructure that is sized adequately to meet expected peak flow demands from the development. The sizing of new infrastructure shall be based upon cumulative growth of the region. Reimbursement agreements may be arranged to pay back developers the cost of oversizing to accommodate cumulative growth.

Policy PS-1.3.2: New development projects shall be required to pay for or provide for expansion of the City's sewage treatment facility based upon the expected peak flow demands of said development.

Policy PS-1.3.3: New development projects may buy excess capacity in the sewage treatment facility that is equivalent to the amount of inflow and infiltration they can reduce within the City's existing sewage collection system, if this amount can be determined to the satisfaction of the City.

Objective PS-1.4: New development that provides adequate drainage and does not exceed the capacity of the citywide drainage system.

Policy PS-1.4.1: Drainage from new construction should be planned carefully to guide water into the citywide drainage system. New developments shall analyze and improve off-site drainage systems to ensure their capabilities to handle increased flows.

Policy PS-1.4.2: New development projects will provide for their incremental effect on existing storm drainage facilities as well as provide new facilities needed to adequately service the increased runoff they may generate.

Policy PS-1.4.3: New development applications will be denied unless it is demonstrated they will not overload existing drainage facilities or add to flood hazards in Sutter Creek.

Objective PS-1.6: The provision of adequate public facilities, including schools, and public recreation facilities.

Policy PS-1.6.1: The City shall cooperate with the Amador County Unified School District to help obtain a new elementary school site with public recreation facilities in the Sutter Creek planning area.

Implementation Measure PS-1.6.1.1: The City shall cooperate with the Amador County Unified School District in the development of a new elementary school site with public recreation facilities.

Policy PS-1.6.2: New public buildings, including school facilities, should be located and designed to conform with applicable provisions of this General Plan and City Codes.

Objective PS-1.8: New development projects shall be required to provide for their incremental impacts upon police protection facilities.

Policy PS-1.9.1: New development projects shall be annexed into the County's Community Facilities District No. 2006-1 (Fire Protection Services) and the Sutter Creek Fire Protection District, as may be required.

Implementation Measure PS-1.9.1.1: New Subdivisions of five or more lots shall prepare and maintain a Fire Safe Plan.

Policy PS-1.10.1: The City shall cooperate with the Sutter Creek Fire Protection District and American Legion Ambulance Service in the provision of prompt and adequate emergency medical service.

Objective PS-1.11: Utilities should be extended logically to provide a safe and reliable level of utility service.

Policy PS-1.11.1: New development shall be served by electric power and natural gas, telephone, and high speed communications.

Objective PS-1.12: New development shall pay for its fair share of new, improved, or expanded public services and facilities and not bring an undue burden upon the City, its existing residents, or rate payers.

13.3.5 Safety Element

The Safety Element addresses factors that affect human health and safety such as earthquakes, floods, fire, and hazardous materials. The following goals, objectives, policies, and implementation measures support environmental justice through careful planning and management.

Goal S-1: The goal of the City of Sutter Creek Safety Element is to improve and/or maintain services, facilities, and regulations that will ensure the long-term health and safety of persons and private property in the City.

Policy S-1.1.1: State building code requirements pertaining to earthquake safety for seismic Zone 3 shall be applied to new construction and remodeling projects that require a building permit.

Policy S-1.2.1: Site-specific soils investigations will be required for construction projects when and wherever there is concern for soils-related hazards.

Policy S-1.2.2: Development proposals involving the creation of more than four lots, parcels, or units shall be required to investigate the potential for mine collapse and other mine-related hazards in parts of the City known or suspected of being underlain by mine shafts, drifts, or vents.

Policy S-1.2.4: Site-specific soils investigations will be required to evaluate the health risk from proposed projects within or adjacent to mine waste materials. Schools, day care centers, hospitals, and residential subdivisions should not be located in areas where hazardous materials are present in mine waste materials.

Policy S-1.3.1: Building and planning permit applications proposing improvements within the FEMA/FIRM map Zones ‘A’ or ‘AE’ shall comply with the City’s flood plain management ordinance.

Policy S-1.3.2: The City of Sutter Creek and County of Amador should require new development projects within the Sutter Creek drainage area to control peak flow runoff such that post-development discharge rates are not greater than pre-development discharge rates, ensuring new development does not significantly add to flooding hazards.

Policy S-1.3.4: Reduce the extent of flooding that threatens existing developed areas within the City.

Implementation Measure S-1.3.4.1: The City shall continue to identify flood hazards and funding to correct the hazards.

Objective S-1.4: To minimize possible threat to life or property due to wildland and urban fires.

Policy S-1.4.1: The Sutter Creek Fire District shall be asked by the City to review development plans, land division projects, and planned developments to ensure compliance with fire suppression and prevention requirements.

Policy S-1.4.2: New development shall ensure there is sufficient water supply and facilities for fire suppression units in the event of a wildland fire.

Policy S-1.4.3: Looped water systems shall be installed within new developments, where feasible, and new water systems shall provide for adequate pressure and volumes at each hydrant installed.

Policy S-1.4.4: In new developments there shall be sufficient access for emergency vehicles and evacuation of residents. Two or more routes of access should be provided, preferably on different sides of the development.

Objective S-1.6: To minimize possible threat to life or property due to hazardous materials.

Policy S-1.6.1: The City of Sutter Creek adopts and incorporates by reference the *Household Hazardous Waste Element* prepared by the Countywide AB 939 Committee.

Policy S-1.6.2: The City shall review industrial and commercial development projects that involve the transportation, storage and/or use of hazardous materials and insure steps are taken to protect public health and safety.

Policy S-1.6.3: The City Building Inspector will screen non-residential building permits to determine the proposed use of hazardous materials and refer such proposed uses to appropriate State and local agencies as necessary.

13.3.6 Noise Element

The Noise Element addresses environmental justice through the provision of and adherence to acceptable noise thresholds so that persons are not exposed to unacceptable or harmful levels of noise. The following ensure that noise levels do not exceed established limits and that residential uses are not located in close proximity to areas where higher noise levels occur, thereby enhancing and maintaining the living environment of the City.

Goal N-1: Prevent exposure of Sutter Creek citizens to unacceptable noise levels.

Goal N-2: Alleviate noise exposure problems where feasible.

Objective N-1.1: The prevention and mitigation of exposure to unacceptable noise levels.

Policy N-1.1.1: New noise sensitive land uses or developments projects shall be located and designed so that they will not subject persons to indoor or outdoor noise levels greater than those shown on Volume III Tables 6-5 and 6-6.

Policy N-1.1.2: The outdoor noise standard for residential developments shall apply only to back yards of single-family residences and recreation areas of multifamily developments. The outdoor noise standard shall also not apply to residentially-designated properties or existing noise sensitive land uses within the current 60+ dB contour shown on Volume III Figure 6-2.

Policy N-1.1.3: Acoustical studies, shall be required for projects that would be exposed to noise in excess of the levels shown on Volume III Figure 6-2 and Tables 6-2, 6-3, and 6-4 or that would create noise in excess of the levels shown on Volume III Figure 6-2 and Tables 6-2, 6-3, and 6-4. Based on the results of the noise study, noise exposure mitigation, sound attenuation, and noise monitoring shall be required, as appropriate.

Policy N-1.1.4: The City shall protect existing (ambient) noise levels of existing residential neighborhoods and other existing noise sensitive land uses. If a developed area is currently below an adopted noise standard, an increase in noise up to the standard should not necessarily be allowed.

Policy N-1.1.5: The City may require that new land use proposals be modified, mitigated, or not be carried out if they will cause the L_{dn} of an existing developed area to experience an increase of 3 dBA or more or if they could generate noise levels that would be expected to generate significant adverse community response.

Policy N-1.1.6: Large trucks should be discouraged on Old Highway 49 (except possibly for deliveries or when large trucks operate from a base located in the City).

Policy N-1.1.7: Setbacks, earth berms, landscaping, design features and other measures acceptable to the City shall be used to ensure the Highway 49 bypass does not impact residentially designated properties beyond acceptable standards.

Policy N-1.1.10: The Sutter Creek Police Department shall enforce Sections 27150 and 38275 of the California Vehicle Code; the sections pertain to the allowable noise emission of vehicles operated on public streets.

Policy N-1.1.11: Enforce the policies and standards of the Noise Element where and when appropriate.

Implementation Measure N-1.1.11.1: The City's Planning Department shall review public and private project plans and applications with respect to the policies and standards of the Noise Element.

Policy N-1.1.12: Incorporate noise attenuation features in design standards for collector and arterial city streets.

Implementation Measure N-1.1.12.1: The City shall revise the design standards for collector and arterial city streets to incorporate noise attenuation features.

13.3.7 Parks and Recreation Element

The Parks and Recreation Element includes policies regarding the provision of additional parks in the City, as well as continued access to existing parks, and placement of new parks within walking distance of the communities they serve. This element supports environmental justice issues related to community health and equitable access.

Goal PR-1.1: The goal of the Sutter Creek General Plan Parks and Recreation Element is to improve and maintain a full range of parks and recreational facilities as the City grows.

Objective PR-1.1: The provision of a full range of parks and recreational facilities, and walking paths.

Policy PR-1.1.2: New residential developments shall provide land and/or funding for parks and recreational facilities.

Implementation Measure PR-1.1.2.1: New residential development will either dedicate land or pay an in-lieu fee for parkland (or a combination, at the option of the City) based upon a ratio of 5 acres per 1,000 residents anticipated in the development.

Implementation Measure PR-1.1.2.2: The City shall prepare and adopt a parks master plan and funding mechanism for construction and maintenance.

Policy PR-1.1.4: School recreational facilities should remain available for public use when not being occupied by school functions.

Policy PR-1.1.5: A regional park/sports complex should be established in the Sutter Hill/Martell area that will serve the expanding needs of western Amador County.

Policy PR-1.1.6: One or more additional community parks should be established in the City.

Policy PR-1.1.7: Neighborhood parks should be located within walking distance of the residences they are intended to serve.

Implementation Measure PR-1.1.7.1: The general definition of neighborhood parks is contained in the previous text. New large residential development projects, containing at least 50 to 100 residential units, shall include neighborhood parks. Neighborhood parks may include private parks provided they are maintained and accessible to residents of the neighborhood being served for little or no gate fee.

Policy PR-1.1.8: The Sutter Creek corridor or 100 year flood plain should be made into an attractive, yet safe, linear parkway.

Policy PR-1.1.9: The City shall adopt a bicycle and pedestrian transportation plan and funding mechanism that includes an interlinking citywide network of pedestrian walking paths and bicycle trails should be established to provide connectivity between residential communities and the downtown area and to supplement the circulation system, especially in areas where sidewalks, paths, and bicycle shoulders are inadequate or unsafe.

13.3.8 Housing Element

Disadvantaged and low income communities are present in Sutter Creek as described in the Housing Element Housing Needs Assessment. According to the Housing Element, nine percent of the City

population in 2011 was categorized as extremely low-income. It should be noted that the condition of existing housing units is exceptional, with no units in need of replacement and few requiring any level of rehabilitation. The Housing Element addresses fair and equitable access to various types of housing to meet the housing needs of the community through the following goals, policies, and programs:

Goal H-1: Provide adequate sites to encourage provision of affordable housing.

Policy H-1.1: Ensure sufficient sites are appropriately zoned to accommodate each jurisdiction's share of regional housing needs.

Program H-1.1: 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 Ione, 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.

Policy H-1.4: Assist in the development of housing affordable to extremely low-, very low and low-income households through financial and/or technical assistance.

Program H-1.4: The County and the cities of Ione, Jackson, Plymouth and Sutter Creek shall consider applying jointly or individually to use CDBG funding for the First-time Homebuyer Program.

Goal H-2: Provide support for affordable and special-needs housing in Amador County.

Policy H-2.1: Provide for a variety of housing types to meet the housing needs of special population groups.

Program H-2.1: The County and the cities of Ione, 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.

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 in an effort to reduce the traffic and air quality impacts that result from long commutes.

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.

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.

Program H-2.2: 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 Ione, 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.

Program H-2.3: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall consider working together or individually with the ATCAA to find suitable sites for transitional, supportive, and female heads of households housing. The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall consider working together to host an annual meeting with A-TCAA to insure that opportunities for transitional and special needs housing are implemented to the greatest extent possible.

Policy H-3.1: Pursue a combination of public and private actions to rehabilitate and maintain the existing stock of housing.

Program H-3.1: The County and the cities of Ione, 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.

Goal 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.

Policy 4-1: The jurisdictions shall promote housing opportunities for persons regardless of age, race, religion, sex, marital status, national origin, color, disability, or economic level.

Program H-4.1: The County and the cities of Ione, 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).

Program H-4.2: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall refer housing discrimination complaints to the A-TCAA and the fair housing authority for Amador County.

Program H-4: Planned Development. 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.

Appendix A Future Considerations

The list of future considerations is a compilation of City Council, Planning Commission, or community identified desires, for future consideration by the City Council. When community members suggest policy recommendations, these recommendations will be added to this list for deliberation by the City Council during the General Plan Annual Review Report period or each time the General Plan is updated. This list is dynamic and new items will continue to be added throughout the life of the General Plan; however, items can be removed from the list at the Council's discretion. When items are "approved" by the City Council, they will be developed into policies and/or implementation measures and included as part of General Plan amendment process.

1. **Evaluate whether there are needed revisions to the land use designations and land use map.**
2. **Evaluate whether there are needed revisions to the planning area and sphere of influence boundaries.** The planning areas is defined in the California Government Code as "any land outside its boundaries that in the planning agency's judgment bears relation to its planning". The sphere of influence is defined as "the probable ultimate physical boundary and service area" of the City.
3. **Evaluate whether there are needed revisions to the circulation map.** These revisions may include road route, road classification, transit, and pedestrian and bicycle trails.
4. **Evaluate the need for policies on aviation.** The General Plan Circulation Element may include policies that address aviation.
5. **Evaluate the need for policies on public buildings and grounds.** The General Plan Public Services and Facilities Element may include policies that address public buildings and grounds.
6. **Evaluate the need for policies on construction noise.** The General Plan Noise Element may include policies that address noise resulting from construction.
7. **Evaluate the need for and preferred location of a regional park/sports complex.** General Plan Section 11.3.1 calls for the construction of a regional park/sports complex within the General Plan's 20-year timeframe in the Sutter Hill/Martell area.
8. **Evaluate the need for revisions to the City tree ordinance.** The General Plan Conservation and Open Space Element may include policies that address trees and the City tree ordinance.
9. **Evaluate the need for policies regarding inclusionary housing.** The General Plan Housing Element may include policies that address inclusionary housing.

Appendix B Implementation Measures by Target Date

B.1 Short-Term Measures

Implementation Measure COS-1.3.5.1: The City shall update the Design Standards to define design requirements or limitations near scenic ridgelines that ensure projects complement the existing natural landscape and skyline.

Implementation Measure COS-1.7.1.1: The City shall apply the “M-Mining” land use designation to lands on which uses must be regulated to avoid conflict with mineral exploration or extraction activities and/or lands that provide access to valuable mineral reserves (see Figure 4-1 and Table 4-1 in the Land Use Element).

Land uses incompatible with mining generally require a high public or private investment in structures, land improvements, and landscaping and would prevent mining because of the higher economic value of the land and its improvements.

Examples of such uses include:

- High density residential
- Low density residential with high unit value
- Public facilities
- Intensive industrial
- Commercial

Compatible land uses with mining generally require low public or private investment in structures, land improvements, and landscaping and allow mining because of the low economic value of the land and its improvements.

Examples of such uses include:

- Very low density residential (For example: e.g. 1 unit per 10 acres)
- Recreation (public/commercial)
- Agricultural
- Silvicultural
- Grazing
- Open space

Implementation Measure COS-1.8.1.1: Develop, update, and implement as appropriate, City-wide grading standards to be adopted within the City’s Development Standards and utilizing the Gold Rush Ranch Specific Plan grading standards as a model.

Implementation Measure COS-1.8.1.2: Until City-wide grading standards are adopted, the following standards shall be used:

- a. Roadways should be aligned along natural ridges or valleys, be curvilinear, and follow existing contours through implementation of landform grading standards;
- b. Grading should protect the existing skyline, oak trees, prominent hillsides, riparian corridors, and other topographically sensitive features and shall emulate the natural topography, which is the

- shape, height, and depth of the land surface using landform grading standards, where feasible;
- c. Grading for individual detached single-family home sites should be restricted to that necessary to develop the driveway and individual home site. Proposed grading should be subject to grading plan review at the time of individual lot development; and
 - d. Oak trees should be retained unless it is demonstrated to be unfeasible or unreasonable.

Implementation Measure COS-1.9.6.3: Update, maintain, and enforce the City tree ordinance, including the addition of standards applicable to oak woodlands, oak woodland management plans and their contents, and oak woodland mitigation.

Implementation Measure COS-1.10.3.1: The City shall develop incentives for buildings exceeding Title 24 Energy Efficiency Standards and new development projects that meet 70% of their energy needs from renewable sources.

Implementation Measure COS-1.10.4.1: Update the Design Standards and/or Municipal Code to include the use of shade trees, structures, cool pavement and cool roofs in new construction of structures, parking lots, and streets.

Implementation Measure COS-1.11.1.2: The City shall update, as appropriate, the City's Greenhouse Gas Inventory to track its progress in reducing Greenhouse Gas emission from the 2005 baseline inventory.

Implementation Measure C-1.11.1.4: Where designated, post standard "No Parking" signs on streets and alleys in appropriate locations to ensure compliance and enforcement.

Implementation Measure PS-1.8.1.1: The Police Chief and/or an outside consultant on a regular basis should calculate the cost of facilities that would be needed to adequately serve projected demand and a timetable for which the facilities must be brought into use. The costs and time frame should be compared with projected revenues and, if necessary, policies or plans for obtaining additional revenues should be adopted by the City Council.

Implementation Measure PS-1.8.2.1: The City will likely need to rely upon the services of an outside fiscal consultant to conduct the referenced study and prepare subsequent plan. To save costs, this project could be combined with an overall budget projection analysis and capital improvement program as is called for under the subject heading "Funding Public Services".

Implementation Measure PS-1.9.2.1: The 10-year plan should be drafted by the Sutter Creek Fire Protection District and portions that are relative to Sutter Creek should be adopted by the City Council.

Implementation Measure S-1.2.5.1: The City shall maintain a record of mining activities within the city.¹

Implementation Measure S-1.4.8.1: The City, in cooperation with the Fire Protection District, shall prepare a Fire Safe Plan for the City's consideration and adoption.

Implementation Measure S-1.4.9.1: The City and/or Fire District shall facilitate property owners in fulfillment of this objective by sponsoring educational programs as well as efforts to obtain grants, special districts formation, or other funding mechanisms.

Implementation Measure S-1.5.1.1: The City should urge the County to accomplish this objective. The document should address the recommendations of General Plan Task Force #3 as listed within the previous

¹ This implementation measure is also included as an ongoing measure.

text City departments and other public service agencies should be directed to actively cooperate and provide their own emergency plans in the effort.

Implementation Measure S-1.5.2.1: Drills should be coordinated with the County Office of Emergency Services.²

Implementation Measure PR-1.1.2.2: The City shall prepare and adopt a parks master plan and funding mechanism for construction and maintenance.

Implementation Measure PR-1.1.4.1: The City shall consult with the Amador County Unified School District about school recreational facilities remaining available for public use when not being occupied by school functions.

Implementation Measure PR-1.1.5.1: The general purposes and features of a regional park/sports complex are described in the previous text, as are some general considerations for obtaining such a facility.

Implementation Measure PR-1.1.7.2: Develop, and update as appropriate, City-wide standards for neighborhood parks to be adopted within the City's Development Standards, and establish a funding mechanism for ongoing maintenance of the parks.

Implementation Measure Housing-1.5: The County and the cities of Ione, 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.

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).

Implementation Measure Housing-2.2: 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 Ione, 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.

Implementation Measure Housing-3.1: The County and the cities of Ione, 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.

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.

Implementation Measure Housing-4.1: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall obtain information on fair housing laws from the Department of Housing and Community

² This implementation measure is also included as an ongoing measure.

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).

Implementation Measure Housing-4.2: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall refer housing discrimination complaints to the A-TCAA and the fair housing authority for Amador County.

Implementation Measure Housing-5.3: Pursue formation of a County Housing Task Force to consolidate countywide housing needs.

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.

Implementation Measure Housing-5: Density Bonus. 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.

Implementation Measure Housing-7: Reasonable Accommodations. 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.

Implementation Measure Housing-8: Transitional and Supportive Housing. 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.

Implementation Measure Housing-10: Allow Residential Care Facilities per state law. 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.

B.2 Intermediate-Term Measures

Implementation Measure LU-2.1.4.1: Existing land use data and projections that were collected in developing this Land Use Element should be put on a computer spreadsheet and maintained as building permits, planning permits, and new developments are approved and/or constructed. The building inspector and planning department shall work together to ensure that the land use database is maintained. This database is important to the long-term maintenance of the General Plan and the evaluation of individual projects pursuant to Policies LU-2.1.1 and LU-2.1.2.³

Implementation Measure LU-2.1.5.1: The City's Improvement Standards is primarily an engineering document and is not formatted to overlap with the planning process. The document will need to be amended significantly to accept General Plan guidelines and standards and to ensure its consistency with the General Plan. The City shall maintain the adopted Design Standards separately from the Improvement Standards. The results of this effort provide the development community with written guidelines and standards regarding how to design projects for the City of Sutter Creek.

³ This implementation measure is also included as an ongoing measure.

Implementation Measure LU-3.1.3.1: The City should undertake a study to determine the feasibility of expanding the DTC area. Factors to consider include: demand for additional retail space; types of uses appropriate for the downtown area; traffic circulation and parking; and maintaining viability of the existing DTC area.

Implementation Measure COS-1.5.3.2: The City shall work with the Amador Water Agency to encourage the use of recycled water.

Implementation Measure COS-1.8.2.1: The City Engineer should develop the erosion control guidelines that will more directly control wind and water erosion and the secondary impacts upon aesthetics, water quality, etc. The controls would be more specific than those that are presently contained in the CBC. The City of Sutter Creek Conservation Best Management Practices in Volume II contains an extensive list of detailed erosion control measures that could be used in said guidelines.

Implementation Measure COS-1.11.1.3: The City shall update, as appropriate, the Goals, Policies, and Implementation Measures in the General Plan Land Use Element, Conservation Element, Circulation Element, Public Services and Facilities Element, and Parks and Recreation Element that reduce Greenhouse Gas emissions.

Implementation Measure C-1.3.2.2: Provide a walkway for elementary school children on Spanish Street. Improve with curb, gutter, and sidewalks where not now provided between the school entrance and Main Street.

Implementation Measure C-1.6.1.1: Provide bus service to and from special events from local parking facilities. Charter bus service from the San Francisco Bay Area and Central Valley locations should be promoted for special events that are expected to draw large crowds.

Implementation Measure PS-1.1.1.1: Development shall pay its fair share for services through Community Service District fees applied to property taxes following annexation into the City Community Services District.⁴

Implementation Measure PS-1.2.4.1: The City shall oversee inclusion of AWA's Urban Water Management Plan into the City's Improvement Standards.⁵

Implementation Measure PS-1.5.1.1: The City shall develop and adopt policies for diversion of total solid waste generated by the city.

Implementation Measure PS-1.6.1.1: The City shall cooperate with the Amador County Unified School District in the development of a new elementary school site with public recreation facilities.

Implementation Measure PS-1.12.1.1: The citywide capital improvement program and funding strategy shall include a provision for the maintenance of open space areas that may be acquired through implementation of the open space objectives, policies, and implementation measures contained within the General Plan.

Implementation Measure S-1.3.4.1: The City shall continue to identify flood hazards and funding to correct the hazards.

⁴ This implementation measure is also included as an ongoing measure.

⁵ This implementation measure is also included as an ongoing measure.

Implementation Measure N-1.1.12.1: The City shall revise the design standards for collector and arterial city streets to incorporate noise attenuation features.

Implementation Measure N-1.1.14.1: The Noise Element Contour Maps should be modified every five to ten years or if any new development warrants their amendment.

Implementation Measure H-1.1.1.2: The committee should review the "Walking Tour of Historical Places of Interest" and consult other reliable sources to determine which buildings or structures are historically significant.

Implementation Measure H-1.1.1.3: The committee should recommend other policies and procedures for the citywide maintenance and enhancement of historic values including, possibly, a historic preservation ordinance, designation of the downtown area as a nationally registered historic place, participation in the National Historic Preservation program as a certified local government, and participation in the California Main Street program.

Implementation Measure H-1.1.5.1: Enforce and improve the historic overlay land use designations contained in the General Plan Land Use Element through the City's Design Standards.

Implementation Measure H-1.1.5.2: The Design Review Committee should recommend to the City Council and Planning Commission a list of land uses deemed compatible with the intent of the historic districts.

Implementation Measure PR-1.1.6.1: The general purposes and definitions of community parks are described in the previous text. New community parks shall be acquired and constructed by dedications and Quimby ordinance in-lieu fees.⁶

Implementation Measure PR-1.1.8.1: The general purposes and parameters for the Sutter Creek linear parkway are addressed in the previous text. The City could "seed" establishment of the parkway by using local volunteers to design and construct a part of the parkway on City-owned property near City Hall. The City could also sponsor a workshop of local business leaders and draw upon the direct experience of other communities whose commerce and tourism have improved due to similar park facilities.

Implementation Measure PR-1.1.9.1: A general explanation of the interlinking pedestrian and bicycle trail network is provided in the previous text of this Element. The network is also addressed by objectives, policies, and implementation measures found within the Circulation Element, and depicted on the Circulation Diagram, Figure 6-1. The bicycle and pedestrian transportation plan shall study alternative designs and locations, and develop maps and diagrams for essential components of the network. The bicycle and pedestrian transportation plan should also address means to obtain needed trails in developed parts of the City. New developments should be required to provide for links to the system where necessary. Such links should not generally be considered a contribution to parklands dedication if it serves in-lieu of other pedestrian and bicycle facilities.

B.3 Long-Term Measures

Implementation Measure LU-3.1.2.1: The City should implement facilities plans to finance the provision of municipal facilities and services within industrial parks. The City should establish a research and development zone that can be applied to appropriate industrial areas.

⁶ This implementation measure is also included as an ongoing review standard.

Implementation Measure C-1.3.2.1: Improve Gopher Flat Road and Main Street to city limits as funding is available. The street should be improved with curb, gutter, and sidewalk and be widened to provide two 12-foot travel lanes, bike lanes, and a center two-way, left turn lane wherever right-of-way is not constrained by existing buildings or other factors.

Implementation Measure C-1.3.2.3: Evaluate the appropriateness and feasibility of the designation of the following as one-way streets: Hayden Alley, Keyes Street, Randolph Street and Boston Alley. Limiting parking to one side of Randolph Street may eliminate the need for the street to become one way.

Implementation Measure C-1.3.2.4: Widen as appropriate and feasible Sutter Hill Road and Eureka-Sutter Hill Road to provide 12-foot travel lanes and five-foot paved shoulders.

Implementation Measure C-1.3.2.5: Improve the North Amelia Street and Spanish Street intersection, Amelia Street is misaligned through its intersection with Spanish Street, Realignment will require acquisition of right-of-way.

Implementation Measure C-1.4.1.1: Improve radius of curb returns as appropriate and feasible. Most intersections of side streets with Main Street in Sutter Creek should be improved by removing a 10-foot square section of the ten foot wide sidewalks on each side of an intersection and replacing the sidewalk with a 10-foot radius curb return and handicapped ramp.

Implementation Measure C-1.7.1.1: The City shall encourage retail stores to provide delivery service and telephone and online shopping services. Some retail stores are instituting online ordering and delivery of goods to homes and business. This trend should be encouraged.

Implementation Measure C-1.7.2.1: Implement the (pd) land use designation explained on Table LU-2 in the Land Use Element, which allows planned developments to include neighborhood commercial uses.

Implementation Measure N-1.1.13.1: Update the City noise regulations (Code Section 10.50) to be consistent with the noise element.

B.5 Annual Measures

Implementation Measure LU-2.1.1.1: The City Planner shall provide the state required Annual Progress Report (APR) to the Planning Commission and City Council on the status of the General Plan and the progress in carrying out its objectives, policies, implementation measures, and mitigation monitoring program. This APR should precede an annual State of the City budget report to insure funding is budgeted appropriately each year to implement and maintain the General Plan. The City Planner shall annually review the General Plan's land use data and assumptions concerning growth and development as well as the General Plan's goals, objectives, policies, standards, and programs, and update as needed.

Implementation Measure C-1.3.3.1: The City shall review and update the City of Sutter Creek Capital Improvement Program and Funding Strategy.

Implementation Measure PS-1.3.5.1: The City shall implement Implementation Measure C-1.3.3.1 ensuring the City of Sutter Creek Capital Improvement Program and Funding Strategy addresses sewage collection and treatment as necessary.

Implementation Measure Housing-1.1: 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 Ione, 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.

Implementation Measure Housing-1.2: The County and the cities of Ione, 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 individually by submitting grant applications depending on the availability of funding. Local, state, and federal programs include:

- 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

Implementation Measure Housing-1.3: The County and the cities of Ione, 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 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.

Implementation Measure Housing-1.4: The County and the cities of Ione, Jackson, Plymouth and Sutter Creek shall consider applying jointly or individually to use CDBG funding for the First-time Homebuyer Program.

Implementation Measure Housing-2.1: The County and the cities of Ione, 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.

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 in an effort to reduce the traffic and air quality impacts that result from long commutes.

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.

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.

Implementation Measure Housing-5.1: The County and the cities of Ione, 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 a 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.

Implementation Measure Housing-5.2: 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 Ione, Jackson, Plymouth and Sutter Creek will minimize processing time for residential development permits, especially affordable residential projects and those that conform to respective jurisdiction's development requirements.

The County and the cities of Ione, 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.

Implementation Measure Housing-1: Water and Sewer Hook-Ups. 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

Implementation Measure Housing-2: Application Processing Procedures. The City shall review the application processing procedures annually to determine their effectiveness and recommend necessary amendments to the Planning Commission.

Implementation Measure Housing-3: 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

Implementation Measure Housing 6: Fee Waiver or Deferral. 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 inconsistencies with the General Plan, City regulations or State law. The City shall amend its codes as necessary.⁷

B.4 Ongoing Measures

Implementation Measure LU-1.1.3.1: The City shall advise the County of Amador regarding General Plan Policy LU-1.1.3 when changes are proposed outside of the City's planning area north of State Route 104/Ridge Road.

Implementation Measure LU-1.1.4.1: The City shall advise the County of Amador regarding General Plan Policy LU-1.1.4 when urban development is proposed within the City's planning area.

⁷ This implementation measure is also included as an ongoing review standard.

Implementation Measure LU-2.1.2.1: Table 4-3, “Building Intensities and Population Densities,” generally shows the new zones that are needed and generally those that need amendment. The Building Intensities Population Densities shall be updated appropriately when the General Plan is updated.

Implementation Measure LU-2.1.2.2: The City shall revise the zoning code when there is an amendment to the General Plan to ensure that “uses by right”, those uses that do not require local government review so long as they meet district standards and requirements, are consistent with the General Plan land use designation.

Implementation Measure LU-2.1.3.1: The City shall review its subdivision ordinance as needed to ensure consistency with the General Plan. The City shall amend the subdivision ordinance as appropriate to ensure consistency with the General Plan.

Implementation Measure LU-2.1.4.1: Existing land use data and projections that were collected in developing this Land Use Element should be put on a computer spreadsheet and maintained as building permits, planning permits, and new developments are approved and/or constructed. The building inspector and planning department shall work together to ensure that the land use database is maintained. This database is important to the long-term maintenance of the General Plan and the evaluation of individual projects pursuant to Policies LU-2.1.1 and LU-2.1.2.⁸

Implementation Measure LU-2.1.6.1: The City shall review General Plan growth and build-out projections during the Annual Progress Report to identify if an adjustment is needed. If needed, the City shall adjust the General Plan growth projection based on U.S Census population figures, updated California Department of Finance estimates and projections, General Plan amendments, and anticipated building permits. The City shall update the growth projection and build-out projection every five years during the Housing Element update, unless a different schedule applies pursuant to state law.

Implementation Measure COS-1.3.2.1: The preferred methods of preserving open space are through the use of a conservation easement or dedication to a conservation entity.

Implementation Measure COS-1.4.2.1: The City shall actively participate in the review of upstream diversions of water from Sutter Creek and its tributaries located outside of the City limits to prevent negative impacts on the creek.

Implementation Measure COS-1.7.2.1: The City shall actively participate in the review and oversight of mining activities in or near the City’s planning area in accordance with the provisions of CEQA and the Surface Mining Reclamation Act in order to ensure public health and safety and that the City’s environment is not degraded.

Implementation Measure COS-1.10.5.1: Maintain and continue to update renewable-energy tools and information on the City’s website.

Implementation Measure COS-1.11.1.1: The City shall focus on the following tasks to reduce emissions from the City’s operations:

- Reducing usage of city owned vehicles and replacing those that are not fuel efficient, and change procurement policy to specify high fuel efficiency for each vehicle class.
- Comprehensive energy efficiency retrofit of existing municipal buildings and facilities.

⁸ This implementation measure is also included as an intermediate-term measure.

- Establish a purchasing policy requiring new electrical equipment to be Energy Star, or similarly, rated.
- Evaluate the potential to utilize solar renewable-energy systems to operate municipal facilities.
- Include energy-efficiency provisions in City-released RFPs related to wastewater infrastructure.
- Switch existing traffic signals and street lights from incandescent bulbs to Light Emitting Diodes (LEDs).
- Install water efficient landscaping in areas managed by the City and establish municipal water consumption reduction goals.
- Increase office recycling, e.g. paper, cardboard, cans, toner cartridges.
- Participate in PG&E's Phase II of Green Communities: Community-Wide Inventory.
- Evaluate the potential to implement methane capture system to utilize digester gas for electricity and heating at the wastewater treatment plant, as well as solar energy systems.

Implementation Measure COS-1.11.1.4: The City shall evaluate the feasibility of offering incentives for or requiring participation in the voluntary CALGreen water-efficiency measures.

Implementation Measure C-1.4.1.2: Construct turning and acceleration/deceleration lanes as appropriate and feasible. At intersections where turning movements from the minor street are significant (over 100 vehicles per hour during the peak hours of the day), the Level of Service (LOS) can be improved by adding separate turn lanes for the various turning and through movements. This measure is not practical in the Main Street Historic District.

Traffic on the state highways can be expedited with turn pockets at intersections, a continuous median turning lane for mid-block turning movements, and acceleration and deceleration lanes at intersections.

Implementation Measure C-1.4.1.3: Improve sight distance at intersections as appropriate and feasible. At locations where accident records show problems due to poor visibility, corrective measures should be taken. These measures might involve removal or lowering of plantings or fences and, in some cases, the removal of low tree branches where buildings cannot be moved; stop signs can help in these situations.

Implementation Measure C-1.6.1.2: Extend and add transit routes as demand dictates.

Implementation Measure C-1.6.1.3: Bus shelters and benches should be provided where demand warrants and their provision included as part of development approval requirements. New development projects should provide safe locations off the traveled way for busses to stop without impeding the flow of traffic.

Implementation Measure C-1.8.1.1: The City encourages commercial development projects and employers to provide reserved parking spaces and vans for use by employees who carpool.

Implementation Measure C-1.8.1.2: The City shall work with the Amador County Transportation Commission to encourage use of carpool parking at the Sutter Hill Transit Center.

Implementation Measure C-1.11.1.1: As traffic increases on some City streets, parking should be curtailed where parked vehicles encroach into the traveled way.

Implementation Measure C-1.11.1.2: On-street parking is important to the business community and should be reserved for customers. Members of the business community should use the off-street lots.

Implementation Measure C-1.11.1.3: Provide adequate parking for new and old development. Off-street parking should be required whenever new commercial buildings are constructed. Where downtown businesses cannot provide adequate off-street parking, in-lieu fees should be charged. These fees shall go toward purchase of land and construction of parking facilities located within the downtown commercial district or other appropriate locations.

Due to the heavy tourist demand for parking on weekends, additional public off-street parking facilities should be added as land becomes available within walking distance of the historic commercial area. Available off-street spaces should be retained and additional space developed as property becomes available. Parking structures can provide additional parking where land values are high and available land area is limited.

Implementation PS-1.1.2.1: Development shall pay its fair share for services through Community Service District fees applied to property taxes following annexation into the City Community Services District.⁹

Implementation Measure PS-1.2.4.1: The City shall oversee inclusion of AWA's Urban Water Management Plan into the City's Improvement Standards.¹⁰

Implementation Measure PS-1.9.1.1: New Subdivisions of five or more lots shall prepare and maintain a Fire Safe Plan.

Implementation Measure S-1.2.5.1: The City shall maintain a record of mining activities within the city.¹¹

Implementation Measure S-1.3.2.1: The City shall consult with the County of Amador about General Plan Policy S-1.3.2, which concerns peak flow runoff from new development within the Sutter Creek drainage area but outside of City jurisdiction.

Implementation Measure S-1.3.3.1: The City shall consult with the County of Amador about General Plan Policy S-1.3.3, which concerns review of development projects within the Sutter Creek drainage area.

Implementation Measure S-1.5.2.1: Drills should be coordinated with the County Office of Emergency Services.¹²

Implementation Measure N-1.1.8.1: The City shall consult with the County Planning Commission, the County Airport Land Use Commission, and other agencies to reduce noise generated from sources outside the City's jurisdictions.

Implementation Measure H-1.1.1.1: The Design Review Committee will evaluate City Staff recommendations regarding a proposed project's conformance with the Design Standards and will either issue design clearance in concurrence with Staff recommendations, issue design clearance with modifications, or find a proposed project is not in conformance with the Design Standards and make recommendations to City Staff or the Planning Commission disapproving the applications.

⁹ This implementation measure is also included as an intermediate-term measure.

¹⁰ This implementation measure is also included as an intermediate-term measure.

¹¹ This implementation measure is also included as a short-term measure.

¹² This implementation measure is also included as a short-term measure.

Implementation Measure H-1.1.1.4: Documentation in compliance with the State of California and City of Sutter Creek regulations for removing or altering historic buildings, structures, objects and/or sites shall be required prior to the issuance of a building or demolition permit.

Implementation Measure Housing-2.3: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall consider working together or individually with the A-TCAA to find suitable sites for transitional, supportive, and female heads of households housing. The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall consider working together to host an annual meeting with A-TCAA to insure that opportunities for transitional and special needs housing are implemented to the greatest extent possible.

Implementation Measure Housing-3.2: The County and the cities of Ione, 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 AC-TCA and ACES, Inc. (formerly Amador County Environmental Services) to promote energy conservation.

Some measures the County and the cities could undertake jointly or individually to assist in the implementation of the A-TCAA 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.

Implementation Measure Housing-3.3: The County and cities of Ione, 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.

Implementation Measure Housing-3.4: 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 jurisdiction's 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).

Implementation Measure Housing-4: Planned Development. 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.

Implementation Measure Housing-9: Historically Significant Structures. 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.

Implementation Measure Housing-11: Assisting "At-Risk: Units. 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.

B.6 Ongoing Review Standard

Implementation Measure LU-1.1.1.1: The City shall evaluate General Plan consistency when considering project applications and, if the project is not consistent, advise applicants that the project may be denied if a General Plan amendment is not processed and approved first or concurrently.

Implementation Measure LU-1.1.5.1: Prior to the annexation of lands to the City, an applicant shall submit a plan demonstrating the feasibility of providing services and facilities to the area proposed for annexation, that intended development will not have a negative economic impact on the City or its citizens, that the development will not have significant environmental impacts after mitigation unless the City makes findings of overriding considerations, and that the project will conform to the goals, policies, and standards of the General Plan.

Implementation Measure COS-1.2.1.1: Adopt and maintain the City of Sutter Creek Development Standards to maintain and enhance the City's natural resources.

Implementation Measure COS-1.3.3.1: The City shall develop and adopt standards for construction on unforested slopes in excess of 30% that will be integrated into and enforced through the Sutter Creek Development Standards. Until such standards are adopted, conditions of approval for new construction on unforested slopes in excess of 30 percent shall include the following:

- Grading on a single lot is no more than 25 percent of the gross lot area;
- Coverage by impervious surfaces is limited to 20 percent of the gross lot area;
- Stormwater discharge rates shall not exceed the quantity of pre-construction stormwater discharge rates; and
- The quality of stormwater discharges shall be the same or better than the quality of pre-construction stormwater discharges.

Implementation Measure COS-1.4.1.1: Best Management Practices described in Volume II, City of Sutter Creek Conservation Best Management Practices, should be considered in the master drainage plan and design standards. The master drainage plan and design standards should address cumulatively significant organic and inorganic pollutants.

Implementation Measure COS-1.5.2.1: New development projects shall achieve at least 30% use of native materials such as those on the California Native Plant Society's Calscape list of plants native to Sutter Creek.

Implementation Measure COS-1.5.3.1: New development projects shall use recycled water where available and to the maximum extent feasible.

Implementation Measure COS-1.9.6.1: Until the tree ordinance is updated to address oak woodland management, Project applicants shall submit an Oak Woodland Management Plan based on the requirements described in Volume II, if the project affects oak woodland stands that have greater than 10 percent canopy coverage or that display historic canopy coverage greater than 10 percent, and if the project affects 10 contiguous acres of oak woodland stands. The Oak Woodlands Management Plan shall be prepared by independent professionals under the direction of the City and address the following aspects of managing oak woodlands:

- a. A description of oak woodland habitats proposed for removal and preservation;
- b. An inventory of trees proposed for removal and preservation in development areas; and
- c. Replanting locally-native trees, as needed.

Implementation Measure COS-1.9.6.2: New developments affecting 10 contiguous acres of oak woodland stands, ~~or portions thereof~~, that exhibit greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover, shall preserve oak woodland habitat for each acre removed due to the development project at a ratio provided in the applicable Oak Woodland Management Plan or until such time that preservation ratios are established in the tree ordinance.

Implementation Measure C-1.1.1.1: As property is developed between Ridge Road and Shake Ridge Road, these development projects shall be required to dedicate and construct a collector road that will ultimately connect Ridge Road to Shake Ridge Road to the east of the City.

Implementation Measure C-1.2.1.1: A number of intersections in the Sutter Creek planning area have met one or more of the standard warrants for signals. Each of these intersections should be further evaluated as time progresses to determine if traffic signals should be installed. Installation of the signals should be programmed as long-term improvements only when and if fully justified.

Implementation Measure C-1.5.1.1: Adopted Plan Lines shall be incorporated into development plans to define specific requirements for dedicating the right-of-way for street purposes and to implement Circulation Element policies of the General Plan.

Implementation Measure C-1.6.1.4: Public transit facilities (bus stops, etc.) should be located near or incorporated into commercial and industrial projects employing more than 10 people provided there is not an adequate existing bus stop within 1/4 mile.

Implementation Measure C-1.6.2.1: The City shall work with ACTC and ARTS to review and comment upon new projects that may generate or attract, individually or cumulatively, large or moderate volumes of traffic.

Implementation Measure PS-1.4.5.1: Storm water mitigation for streets and parking areas shall focus on four areas: 1) ensuring stormwater discharge rates do not exceed pre-construction stormwater discharge rates; 2) promoting permeable landscapes to reduce stormwater surface flows; 3) preventing runoff contamination; and 4) allowing natural treatment of runoff in detention ponds or grass swales.

Implementation Measure PS-1.4.6.1: The next large development to be considered after adoption of the General Plan Update that has the potential to add substantial storm runoff to Sutter Creek shall be required to provide for the master drainage plan (utilize CEQA mandatory findings of cumulative effect) and be partially reimbursed by subsequent developments.

Implementation Measure PS-1.11.2.1: Utilities and telecommunications infrastructure shall be placed underground in rights-of-way that have been designated to accommodate utility and telecommunications networks.

Implementation Measure N-1.1.11.1: The City's Planning Department shall review public and private project plans and applications with respect to the policies and standards of the Noise Element.

Implementation Measure H-1.1.3.1: The City shall provide the North Central Information Center and historians or individuals knowledgeable about the City's history qualified to review development proposals

in the City of Sutter Creek adequate information and time to review and comment upon major development proposals that have a potential to affect known or unknown cultural or historical resources.

Implementation Measure H-1.1.4.1: Discretionary development project approvals shall contain the condition that sign of historic or prehistoric occupancy or use of the site that is discovered during grading or building activities will cause an immediate halt to such activities and the prompt notification of the City, the Chairperson, Jackson Rancheria and the North Central Information Center or the State Office of Historic Preservation.

Implementation Measure PR-1.1.2.1: New residential development will either dedicate land or pay an in-lieu fee for parkland (or a combination, at the option of the City) based upon a ratio of 5 acres per 1,000 residents anticipated in the development.

Implementation Measure PR-1.1.6.1: The general purposes and definitions of community parks are described in the previous text. New community parks shall be acquired and constructed by dedications and Quimby ordinance in-lieu fees.¹³

Implementation Measure PR-1.1.7.1: The general definition of neighborhood parks is contained in the previous text. New large residential development projects, containing at least 50 to 100 residential units, shall include neighborhood parks. Neighborhood parks may include private parks provided they are maintained and accessible to residents of the neighborhood being served for little or no gate fee.

Implementation Measure PR-1.1.8.2: Dedication of creekside greenways is a requirement contained in the Land Use Element that applies to new development projects along Sutter Creek and Gopher Gulch. As future development occurs, improvements in the creekside greenway zones should consist only of passive recreation facilities including bicycle paths, pedestrian trails, picnic areas, open space, and similar uses. Riparian habitat should be maintained as much as possible. New plantings should consist of native plants to the greatest extent possible. The following controls should also apply:

1. Urban structures and facilities such as houses, commercial and industrial buildings, and parking lots shall be prohibited;
2. Filling shall be prohibited wherever feasible;
3. The obstruction of stream flow by manmade facilities shall be prohibited; and
4. The destruction of riparian vegetation should be prohibited except for flood control and public health and safety reasons.

Implementation Measure Housing 6: Fee Waiver or Deferral. 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 inconsistencies with the General Plan, City regulations or State law. The City shall amend its codes as necessary.¹⁴

Implementation Measure EJ-1.1.1.1: The City shall consider matters of community equity and environmental justice during the public project review process.

¹³ This implementation measure is also included as an intermediate-term measure.

¹⁴ This implementation measure is also included as an annual measure.

Implementation Measure EJ-1.1.1.2: The City shall modify the General Plan, zoning code, and zoning map to maintain environmental justice within the City and achieve equitable conditions throughout the City.

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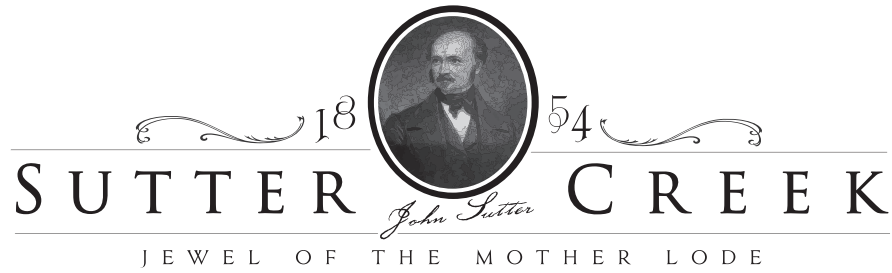
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GENERAL PLAN

Volume II

Implementing Standards, Guidelines and Plans

July 2019

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1 City of Sutter Creek Glossary

City of Sutter Creek Glossary

Abandoned / Abandoned use: A building or structure that becomes vacant and is unused or unoccupied for a continuous period of two years, or the cessation of the use of the property by the owner without intent to transfer the property to another or resume the use of the property.

Accessory Building: A detached subordinate building, the use of which is customarily incidental and complementary to that of the main building or to the main use of the land and which is located on the same lot with the main building or use.

Accessory Use: A use naturally and normally incidental to, subordinate to and devoted exclusively to the main use of the premises.

Acre: a unit of land area equal to 43,560 square feet.

Acre-foot: A volume equal to one acre covered with water to a depth of one foot. One acre-foot is 43,560 cubic feet, or approximately 325,829 gallons. Acre-foot is usually used to describe the volume of detention basins and reservoirs.

Affordability Covenant: A property title agreement that places resale or rental restrictions on a housing unit.

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Affordable Units: Units for which households do not pay more than 30 percent of income for payment of rent (including monthly allowance for utilities) or monthly mortgage and related expenses. Since above moderate-income households do not generally have problems in locating affordable units, affordable units are often defined as those that low- to moderate-income households can afford.

Alley: A public way permanently maintained as a secondary means of access.

Annexation: The incorporation of land area into the jurisdiction of an existing city with a resulting change in the corporate boundaries of that city.

Apartment Hotel: A building, or portion thereof designed for or containing both individual guest rooms or suites of rooms and dwelling units.

Apartment House: A building, or portion thereof, designed for or occupied by five or more families living independently of each other.

Appropriate: When a stated action or design choice is defined as being “appropriate” in the text, that particular design approach will be in compliance with the standard. However, in other cases, there may be another approach that is not expressly mentioned in the text, which also may be deemed “appropriate.”

Area Requirements: The minimum net square footage of any lot excluding street rights-of-way.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

Assisted Housing Developments: Multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of §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 term also includes multi-family rental units that were developed pursuant to a local inclusionary housing program or used to a quality for a density bonus pursuant to §65915.

At-risk Housing or Units: Multi-family rental housing that is at risk of losing its status as housing affordable for low- and moderate-income tenants due to the expiration of federal, state or local agreements.

Automobile Service Station: An establishment for the primary purpose of gasoline or vehicle fuel retail sales. This may also include sales of automotive accessories, vehicular operating fluids, and convenience goods or groceries, as well as the provision of minor vehicle maintenance, such as vehicle washing facilities, excluding automotive repair.

Bed and Breakfast Inn: An owner-occupied residence that provides temporary sleeping accommodations and a morning meal for paying guests for periods of 30 consecutive days or fewer.

Below-market-rate (BMR): Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as “low-income” or “moderate-income.”

Best Management Practices (BMP): A program, technology, process, siting criteria, operating method, measure, or device that controls, prevents, removes, or reduces pollution.

Boarding and Rooming House: A building or portion thereof which is used to accommodate, for compensation, five or more boarders or roomers not including members of the occupant’s immediate family who might be occupying such building. “Compensation” includes compensation in money, services or other things of value.

Building: See “Structure.”

Building Footprint: The ground area of a building or group of buildings.

Building Height: The vertical distance from the average finished grade of a building footprint to the highest point of the structure. See also “Grade.”

Building Setback: The minimum distance allowed between a lot line and the nearest building, column, wall, or fence requiring a building permit.

Bungalow Court: A group of two or more detached one-family or two-family dwellings as rental units located upon a single lot, together with all open spaces as required by this title.

California Department of Housing and Community Development (HCD): The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to consider the environmental consequences of their actions before approving plans and policies or committing to a course of action on a project.

California Housing Finance Agency (CHFA): A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

Carport: A permanent roofed structure with not more than two enclosed sides used or intended to be used for automobile shelter or storage.

Census: The official United States decennial enumeration of the population conducted by the federal government.

City: City with a capital “C” generally refers to City of Sutter Creek City Council or its designee. City with a lower case “c” generally refers to the geographical area of the city, both incorporated and unincorporated territory (e.g., the city road system).

Club: An association of persons, whether incorporated or unincorporated, for some common purpose but not including groups organized primarily to render a service carried on as a business.

Common Area: An area held, designed, and designated for common or cooperative use.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Community Noise Equivalent Level (CNEL): CNEL is a 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 p.m. to 10 p.m.) and nighttime (10 p.m. to 7 a.m.) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Community Park: A community park comprising fifteen (15) acres or more of useable park area and including facilities for organized and individual sports such as ball fields, tennis, basketball and/or volleyball courts as well as area for picnics and community or family functions.

Community Reinvestment Act (CRA): The CRA, enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low and moderate income neighborhoods, consistent with sound banking operations.

Compatible: Relates to the characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; pedestrian or vehicular traffic generated; volume of goods handled; and environmental effects like noise, vibration, glare, or air pollution.

Conditional Use Permit: A permit for a special use, which is not allowed as a matter of right within a zoning district, by the establishment of conditions of approval.

Condominium: A building or group of buildings in which the interior spaces of units are owned individually, but the structure, common areas, and facilities are owned by the owners on a proportional, undivided basis.

Consider: When the term “consider” is used, a design suggestion is offered to the applicant as an example of one method whereby the design standard could be met. Applicants may elect to follow the suggestion, but may also consider alternative means of complying.

Consistent: Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

Context: In many cases, the applicant is instructed to relate to the context of the project area. The “context” relates to those properties, uses, and structures adjacent to, and within the same block, neighborhood or area, as the proposed project.

Contract Rent: The monthly rent agreed to or contracted for, regardless of any furnishings, utilities, or services that may be included.

Convenience Store: A retail business with primary emphasis placed on providing the public a convenient location at which to purchase from a wide array of consumable products, predominantly food or food and gasoline services.

Decibel (dBA): A unit used to express the relative intensity of a sound as heard by the human ear.

Dedication, In Lieu of: Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Density: The number of dwelling units per unit of land. Density usually is expressed “per acre,” e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density Bonus: The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. Under Government Code Section 65915, a housing development that provides 20 percent of its units for lower income households, or ten percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus and other concessions.

Design Clearance: Written concurrence by the City that a project is deemed to be in conformance with the Design Standards. Design Clearance is required before a project may be processed for permitting or entitlements or in the case of repair, maintenance and/or painting within the Main Street Historic District, before said repair, maintenance and/or painting may commence.

Design Review Committee (DRC): A committee appointed by the City Council to review applications and make recommendations to City staff and/or the Planning Commission regarding an application’s conformance with the City’s Design Standards.

Design Standards: The standards adopted by the City of Sutter Creek to facilitate implementation of architectural regulations mandated by the City’s Municipal Code.

Detention: The temporary storage of storm runoff to ease peak runoff and to provide water quality treatment benefits.

Detriment: Loss, damage, disadvantage, or injury. A cause of loss or damage.

Developable Land: Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of or significant impact on, natural resource areas.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction’s costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling: A building or portion thereof designed for or occupied for residential purposes, including one-family, two-family, and multiple dwellings, but not including hotels, boarding and lodging houses, trailers and mobile homes.

Dwelling, Duplex: A single building consisting of two dwelling units designed for or occupied exclusively by two families living independently of each other.

Dwelling, Fourplex: A single building consisting of four dwelling units.

Dwelling Group: A combination or arrangement of dwellings on one building site.

Dwelling, Halfplex: One-half of a duplex dwelling which is located on a separate lot from the other half of the duplex. Also referred to as a zero lot line unit.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, One-family: See “Dwelling, Single-family Detached”.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling, Triplex: A single building consisting of three dwelling units.

Dwelling, Two-family: See “Dwelling, duplex.”

Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Easement: A limited right to make use of a property owned by another, for example, a right to drive across the property.

Educational Animal Project: An animal husbandry activity which is under the supervision of an educationally-oriented youth program or organization that is connected with a school or nonprofit organization.

Educational Institution: A college or university giving general academic instruction equivalent to the standards prescribed by the State Board of Education.

Effluent: Treated wastewater that is discharged from a wastewater treatment facility.

Elderly Household: As defined by HUD, elderly households are one- or two-member (family or non-family) households in which the head or spouse is age 62 or older.

Element: A division or chapter of the General Plan.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Emergency Shelter Grants (ESG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Encourage: In some cases, a particular design approach is “encouraged.” In such cases, that method should be utilized unless an alternative would also meet the intent of the standard. For example, a standard addressing the design of new buildings states, “new interpretations of traditional building styles are encouraged.” In such a case, a new building need not directly imitate a historic style. However, a specific condition may arise in which an imitation, accurately executed, could be determined to be appropriate. Reconstruction of a building that once stood on a site that conveys a particularly significant part of the community’s history is an example.

Enhance: To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Environmental Impact Report (EIR): In accordance with CEQA, an EIR is a document prepared by the jurisdiction or agency considering a project, or action, that includes the following: identification of potential impacts to the environment by the proposed project; the determination of the level of significance of the impact, and the identification of measures that would mitigate the impact. The EIR is required to discuss alternatives to the proposed project as well as identify the environmentally superior alternative. Decision makers use the EIR in their deliberations on whether to approve the project or action.

Extremely Low Income: Households earning up to 30% of the area median income (County median income) adjusted for family size, or households at the Federal Poverty Level.

Fair Market Rent: The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

Family: (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

Family Food Production: The non-commercial raising or keeping of animals by a family on the same lot as the primary family residence, solely for the purposes of personal use and consumption.

Feasible: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

First-time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

Floor Area: The sum of the gross floor area for each story of a building measured from the exterior faces of the exterior walls. Floor area includes all enclosed spaces.

Floor Area Ratio: The total floor area of the building or buildings on a lot, divided by the lot area. For example, on a lot with 10,000 square feet of lot area, a FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, a FAR of 0.50 would allow 5,000 square feet of floor area and a FAR of 0.25 would allow 2,500 square feet.

Garage: A building or portion of a building in which motor vehicles used by the occupants or tenants of the main building or buildings on the premises are stored or kept.

Garage, Public: A garage, other than a private garage.

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and others addressing similar local issues or concerns.

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Gold Rush Ranch Project (GRR-Project): Development that occurs within the Gold Rush Ranch Specific Plan boundaries, including but not limited to the Gold Rush Ranch Specific Plan, Vesting Large Lot Tentative Subdivision Map, General Plan Amendments, Zoning Ordinance Amendments, annexation, subsequent lot subdivision map(s), golf course, small lot subdivision maps, grading permits, parcel and lot line adjustments, and transfers of ownership and/or control (sale, lease, or rental of structures).

Grade: The average of the finished ground level at the center of all walls of a building.

Gross Acreage: The total number of acres of a site or within an area of land, such as a parcel or parcels. See also “Net Acreage.”

Group Dwelling or Group Home: A combination or arrangement of dwellings on one building site in which a small number of unrelated people in need of care, support, or supervision can live together in one home.

Growth Management: A tool used by local governments to prevent urban sprawl and preserve natural resources and agriculture.

Historic District and Main Street Historic District: The Historic Districts are geographic areas of the City that are dominated by historically significant residential and commercial structures and architectural features. The Design Standards include specific provisions for projects located within the Historic Districts.

Historic Property or Structure: A historic property or structure is any individual building, structure, object or site that is significant in or to the history, architecture, archeology and/or culture of the City of Sutter Creek, the County of Amador, or the State of California.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

Home Occupation: An occupational activity or business use conducted within a dwelling unit and/or an accessory structure by a resident of the property, and that is secondary to the residential use of a property. Also includes individuals who conduct “telecommuting” in conjunction with regular employment.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g.,

emergency, transitional, battered women, and homeless youth shelters, and commercial hotels used to house the homeless).

Hospital: Any building or portion thereof used for the accommodation and medical care of sick, injured or infirm persons and including sanitariums.

Hotel: A building that provides accommodations for temporary lodging and services for travelers and tourists, in which there are five or more guest rooms, and in which no provision is made for cooking in any individual room or suite.

Household: All those persons—related or unrelated—who occupy a single housing unit.

Household Income: The total income of all the persons living in a household.

Households, Number of: The count of all year-round housing units occupied by one or more persons.

Household Pets: Domestic animals ordinarily permitted in the house and kept for company or pleasure, such as dogs, cats, birds and the like.

Housing and Community Development, Department of (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing and Urban Development, U.S. Department of (HUD): A cabinet-level department of the federal government that administers housing and community development programs.

Housing Authority, Local (LHA): Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing.

Housing Cost: Monthly owner costs including mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance of the property, and utilities or the gross rent including the contract rent plus the estimated average monthly cost of utilities.

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost (overpayment).

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is “project” or “unit” based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be “tenant based.”

Housing Unit: A house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied, or if vacant, is intended for occupancy as separate living quarters (U.S. Census definition). See “Dwelling Unit.”

Impact Fee: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce.

Impervious Surface: Impervious surfaces are mainly constructed surfaces - rooftops, sidewalks, roads, and parking lots - covered by impervious or nearly impervious surfaces such as asphalt, concrete, brick, and stone. Such surfaces repel most water and effectively prevent precipitation from infiltrating soils.

Implementation Program: An action, procedures, program, or technique that carries out a general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Inappropriate: Something not appropriate, not proper, or is not suitable. When the term “inappropriate” is used, the relevant design approach should not be allowed. For example, a standard states, “a new addition that creates an appearance inconsistent with the historic character of the building is inappropriate.” In this case, the design would not be approved.

Income Category: Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Extremely Low (up to 30% of the County median); Very Low (31-50% of County median); Low (51-80% of County median); Moderate (81-120% of County median); and Upper (over 120% of County median).

Infill Development: Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Jobs/Housing Balance; Jobs/Housing Ratio: The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Large Household: A household with five (5) or more members.

Large Retail Establishment: A large retail establishment is defined as a retail commercial use comprising a total gross ground-floor area of 20,000 square feet or greater.

L_{eq}: A type of sound measurement used to describe the “equivalent continuous noise level” and is a preferred method to describe sound levels that fluctuate or substantially vary over time. The L_{eq} calculates a single decibel value that averages the total sound energy over a period of time.

L_{dn}: A day/night average sound level or the average equivalent sound level over a 24 hour period, with a penalty added for noise during the nighttime hours of 10:00 p.m. to 7:00 a.m. where 10 decibels are added to reflect the actual impact of the noise.

Leap-frog Development: The development of lands that requires the extension of public facilities from an existing terminal point through intervening undeveloped areas that ~~are~~ may or may not be scheduled for development at a later time.

Lease: A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Liquefaction, Soil: Soil liquefaction is the liquefying of wet, unconsolidated sediments that can occur during an earthquake. Soil liquefaction can cause flooding and major structural damage to buildings and other structures.

Live-work Unit: A building or space within a building that is used jointly for residential and office/business uses that are allowed in the applicable zoning district.

Lot: See “Parcel.”

Lot Area: The total horizontal area (i.e. map area) within the lot lines of a lot.

Lot, Corner: A lot situated at the intersection of two or more streets having an angle of intersection of not more than one hundred thirty-five degrees.

Lot Coverage: The ratio of the total footprint area of all structures on a lot relative to the lot area. The sum of the footprints of all primary and accessory structures, including garages, carports, covered patios, and roofed porches is used to calculate lot coverage.

Lot Depth: The lesser of the horizontal distances separating the front and rear lot lines measured at the side lot lines.

Lot, Interior: A lot other than a corner lot.

Lot Line, Front: The boundary line of a lot that separates the property from the street or right-of-way. On a corner lot, only the line separating the street on which the proposed or existing structure will face is considered as a front lot line.

Lot Line, Rear: The line opposite the front lot line.

Lot Line, Side: Any lot lines other than a front lot line or a rear lot line.

Lot Width: The lesser of the horizontal distances separating side lot lines measured at the front and rear lot lines.

Low-impact Development (LID): An approach to land development that works with nature to manage stormwater as close to the source as possible. LID employs principles such as preserving and recreating natural landscape features, and minimizing impervious surfaces to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

Low Income: Households earning 51-80% of the area median income (County median income).

Low-income Housing Tax Credits: Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market-rate Housing: Housing which is available on the open market without any subsidy.

Mean: The arithmetic average of a range of numbers.

Median: The mid-point in a range of numbers.

Median Income: The annual income for each household size within a region that is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mitigate: To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

Mobile Home: A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to permanent utilities; and (4) is tied down to a permanent foundation or is set on piers, with wheels removed and skirted, in a mobile home park or on a lot owned, rented, or leased by the homeowner.

Moderate Income: Households earning 81-120% of the area median income (County median income).

Mortgage Revenue Bond (MRB): A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Mother Lode Style: The Mother Lode Style of architecture incorporates and embodies the recognized architectural styles, forms and elements employed within Sutter Creek prior to about 1940. The characteristics of the Mother Lode Style are described in the City's Design Standards.

Multi-family Dwelling Unit: A building or portion thereof designed for or occupied by two or more families living independently of each other, including duplexes, triplexes, fourplexes, apartments, and condominiums.

Must: See "Shall."

Negative Declaration: In accordance with CEQA, a Negative Declaration is a finding made by the Lead Agency that a proposed project or action would not have a significant impact on the environment.

New Subdivision: A project that creates or proposes to create five (5) or more new, single-family residential parcels or two (2) or more new parcels of any other zoning or land use designation.

Net Acreage: The portion of a site exclusive of existing or planned public or private road rights-of-way. See also "Gross Acreage."

Nonconforming Building: "A building or structure or portion thereof conflicting with the provisions of this title applicable to the zone in which it is situated.

Nonconforming Use: A use that conflicts with the provisions of this General Plan, and may include use of a conflicting structure, a conflicting use within a conforming building, a conflicting use within a conflicting structure, or a conflicting use of land.

Non-essential: Structures which, while dating from the period of significance (i.e. prior to about 1940), have been altered so radically that the historic information is no longer interpretable and they no longer merit preservation or restoration. In many such buildings, nearly all of the structure's historic fabric has been replaced with new materials. Other non-essential structures include those that may lie outside the boundaries of the Historic District or those that have been constructed outside of the period of significance.

Nuisance: Anything that is injurious to the health, safety or public welfare, or is an obstruction to the free use and enjoyment of property in the affected area.

Oak Woodlands: Oak woodlands are defined in the Oak Woodlands Conservation Act as "an oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover" (California Fish and Game Code 1361(h)).

Occupancy, Change of: A discontinuance of an existing use and substitution therefore of a use of a different kind or class.

Occupied: The active use of a property, structure, or dwelling.

Open Space: A parcel, area, or waterway that is essentially unimproved and devoted to the preservation of natural resources, managed production of resources, outdoor recreation, or public health and safety.

Overcrowding: Households or occupied housing units with 1.01 or more persons per room.

Parcel: A lot in single ownership or under single control, usually considered a unit for purposes of development.

Passive Recreation Park: A park that contains natural open space and supports passive, low-intensity uses with minimal development.

Peak Flow: The volume of water that is carried in a waterbody over a certain period of time, usually expressed in cubic feet per second (cfs). Peak flows are commonly described in terms of rainfall event frequencies. For example, the “100-year peak flow” has a 1% chance of occurring in a given year.

Person: Any individual, firm, partnership, joint venture, association, club, fraternal organization, corporation, estate trust, receiver, organization, syndicate, city, county, municipality, district or other political subdivision, or any other group or combination acting as a unit.

Physical Defects: A housing unit lacking complete kitchen or bathroom facilities (U.S. Census definition).

Plan Line: a process that specifically defines the location of center lines, alignments, rights-of-way, cross-sections, and intersections for future or proposed roadways and non-motorized transportation rights-of-ways. The purpose of a Plan Line is to provide adequate right-of-way for future growth needs and to protect the right-of-way from encroachment.

Potable Water: Water of sufficiently high quality to be consumed or utilized without risk of immediate or long-term harm.

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Preferred: In some cases, an applicant is instructed that a certain design approach is “preferred.” In such a case, that approach should be utilized unless an alternative can be demonstrated to meet the intent of the standard. For example, a standard addressing design characteristics for a new building states that “a new design that draws upon the fundamental similarities among historic buildings in the community (without copying them) is preferred.” In such a case, a design that imitates a historic style generally is inappropriate. However, a specific condition may arise in which an imitation, accurately executed, could be determined to be appropriate. Reconstruction of a building that once stood on a site and which conveys a particularly significant part of the City’s history is an example.

Primary Treatment: The settling and removal of suspended solids in wastewater.

Project-based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Prominent Public Access Points: Prominent public access points are the following spaces within the City of Sutter Creek boundary: City parks, Church Street, Gopher Flat, Main Street/Hanford Street (Old Highway 49), Highway 49 and Highway 104.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities.

Quantified Objective: The maximum number of housing units that can be constructed, rehabilitated, and conserved by income level within a five- year time frame, based on the needs, resources, and constraints identified in the housing element (California Government Code §65583 (b)).

Raw Water: Water that is drawn directly from ground water or surface water (e.g. stream, lake, or reservoir) supplies and is not treated or otherwise purified to meet drinking water standards.

Reasonable: Appropriate for a particular situation or set of circumstances. What is reasonable in one situation may be unreasonable in another. “Reasonable” is usually determined on a case-by-case basis after review of a project’s specific circumstances.

Recovery Home: A recovery home or recovery residence is a group home for persons recovering from alcohol or drug addiction, or mental illness. The National Alliance for Recovery Residences defines recovery homes as “sober, safe, and healthy group home living environments that promotes recovery from alcohol and other drug use and associated problems.”

Recycled Water: Recycled water, sometimes called reclaimed water, is former wastewater that has been treated to remove solids and certain impurities (secondary or tertiary). Recycled water is typically only used for non-potable uses, such as irrigation, dust control, and fire suppression.

Redevelop: Building new construction on a site that has pre-existing uses or renovate existing uses on a site.

Regional Housing Needs Assessment Plan: The Regional Housing Needs Assessment is based on State of California projections of population growth and housing unit demand and assigns a share of the region’s future housing need to each jurisdiction. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

Regional Housing Needs Allocation (RHNA): A quantification by a council of governments (COG) or by the California Department of Housing and Community Development (HCD) of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation: The repair, preservation, and/or improvement of substandard housing.

Residential, Multiple Family: See “Dwelling, Multi-family.”

Residential, Single-family: See “Dwelling, Single-family Detached” and “Dwelling, Single-family Attached.”

Residential Care Facility: A non-medical care facility that provides room, board, housekeeping, supervisions, and personal care assistance with basic activities such as personal hygiene, dressing, eating, and walking for persons who are unable to live independently due to age, physical, mental, or emotional disorders.

Residential Park: A park of approximately one acre but not less than half an acre in size located in residential neighborhoods that contain a large lawn area and may have playground facilities and picnic benches.

Rezoning: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Riparian Habitat: Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are distinguished by the existence of plant species normally found near freshwater.

Sanitary Sewer: A subterranean system of pipes, pump stations, manholes, and other facilities that convey untreated wastewater (refuse liquids and waste matter) from different sources to a facility where the wastewater is treated. Sanitary sewers are not storm drainage systems that carry surface runoff or septic tanks or leach fields that hold refuse liquids and waste matter on-site.

Scenic Ridgeline: A ridgeline that exhibits a prominent skyline when viewed from different prominent public access points.

School: A public or private elementary, junior high, or high school which offers instruction in the several branches of learning and study required to be taught by the Education Code of the State of California.

Second Unit: Also called an “Accessory Dwelling Unit”, a self-contained attached or detached living unit in addition to the primary residential unit on a single lot. A “Granny Flat” is one type of second unit intended for the elderly. Effective January 1, 2018, state law allows these units to be built concurrently with a single-family home, opens areas where they can be built to include all zoning districts that allow single-family uses, modifies fees from utilities for these units, and reduces the parking requirements (SB 229 and AB 494).

Secondary Treatment: Treatment of wastewater that typically follows primary treatment and involves biological processes and settling tanks to remove organic material.

Section 8 Rental Assistance Program: A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households.

Seniors: Persons age 65 and older.

Sensitive Natural Community: A biological community that is regionally rare, provides important habitat opportunities for wildlife, is structurally complex, or is in other ways of special concern to local, State, or Federal agencies.

Service and Convenience Station: See “Automobile Service Station” and “Convenience Store.”

Service Area: The area for which a purveyor is responsible for distributing water, natural gas, electricity, or other utilities.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Shall: What is required or mandatory. Same as “will have to” or “must.”

Short-term Rental Units: A residential dwelling unit or accessory building rented for periods of 30 consecutive days or fewer. Also known as a vacation rental.

Should: Meaning what is expected or obligatory, except where there may exist valid reasons, in particular circumstances, to not implement an item or action after carefully weighing and understanding the implications.

Site: See “Parcel.”

Small Household: Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farmworkers and the homeless.

Special-status Species: Plants and animals that, because of their recognized rarity or vulnerability to habitat loss or population decline, are recognized by Federal, State, or other agencies.

Standard: A design requirement that must be met when appropriate for and applicable to a project. On a case-by-case basis a standard may be subordinated by the City in order to facilitate compliance with another standard that has been deemed more important, without compromising the overall objectives of the governing document.

Storage: The placement or keeping of an object, vehicle, or materials in a stationary location on private property for a period of time exceeding 72-hours.

Story: That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between such floor and the ceiling next above it.

Story, Half: A story with at least two of its opposite sides situated in a sloping roof, the floor area of which does not exceed two-thirds of the floor area immediately below it.

Street: A thoroughfare that affords the principal means of access to abutting property.

Strip Commercial Development: A form of commercial land use in which each establishment is afforded direct access to a major thoroughfare; generally associated with intensive use of signs to attract passersby.

Structure: Anything constructed or erected, the use of which requires being attached to the ground or attached to something located on the ground. For the purposes of this document, the term “structure” includes “buildings.”

Subdivision: The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

Subdivision Map Act: Section 66410 et seq. of the California Government Code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps.

Subsidize: To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing: Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Substandard, Suitable for Rehabilitation: Substandard units that are structurally sound and where the cost of rehabilitation is economically warranted.

Substandard, Needs Replacement: Substandard units that are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Swale: A natural, low-lying area that slows or captures surface water runoff and increases infiltration of rainwater. Swales differ from a stream channel by not having a defined bed or bank or other fluvial geomorphic feature. The short or ephemeral time of water ponding (hours to days after a precipitation event) distinguishes swales from ponds or vernal pools. Swales may or may not support distinct vegetation compared to surrounding upland habitats.

Tenant-based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Tertiary Treatment: The advanced treatment process following secondary treatment of wastewater that produces high-quality water in accordance with Central Valley Regional Water Quality Control Board requirements. Tertiary treatment may include removal of nutrients such as phosphorus and nitrogen and suspended and organic matter from wastewater, for example.

Threatened, Endangered, Rare Species: Special-status species that are granted specific protections under the Federal Endangered Species Act or California Endangered Species Act.

Time Share Unit: A condominium or similar unit that can be purchased for a specified annual term of use (typically one to two weeks).

Townhouse: A townhouse is a type of attached, privately owned single-family dwelling unit that is a part of, and adjacent to, other similarly owned single-family dwelling units, with each having at least two stories, sharing at least one common wall with other units, and having its own front and rear or side access to the outside.

Transient Occupancy Buildings: Buildings that have an occupancy of 30 consecutive days or fewer, such as boarding houses, vacation rental units, hospices, hostels, and emergency shelters. See also “Short-term rental units”.

Transitional Housing: Temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

Upper Income: Households earning above 120% of the area median income (County median income).

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

Use: The purpose for which a lot or structure is or may be leased, occupied maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the general plan land use designations and City zoning ordinance.

Vacant: See “Abandoned / Abandoned use.” Lands or buildings that are not currently actively used for any purpose.

Variance, Zoning: Zoning variance is a requested deviation from the zoning ordinance.

Very Low Income: Households earning 31-50% of the area median income (County median income).

Visually Sensitive Area (VSA): An area that is presently natural and undeveloped and that has been designated in the General Plan Land Use Element as an area that must be retained in its present natural and undeveloped state in order for the City to maintain its attractive and valuable small town atmosphere over time as designated and delineated on the City’s General Plan Land Use Overlay Map (Volume I, Figure 4-2).

Wastewater: Sewage (either treated or untreated) from residential, commercial, industrial, and institutional sources.

Waters of the United States: Waters regulated by the Clean Water Act (CWA), such as territorial seas, navigable waters, interstate waters and wetlands, impoundments of waters, tributaries to territorial seas, navigable waters and interstate waters, and adjacent waters, such as wetlands, ponds, lakes, oxbows, impoundments, and similar waters.

Watershed: An area of land that drains water, sediment and dissolved material to a common outlet.

Wetlands: Section 404 of the federal Clean Water Act defines wetlands as “areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support (and do support, under normal circumstances) a prevalence of vegetation typically adapted for life in saturated soil conditions” (33 CFR 328.3[b] and 40 CFR 230.3).

Yard: An open space on a lot unoccupied and unobstructed from the ground upward.

Yard, Front: A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the building setback line.

Yard, Rear: A yard extending across the full width of the lot between the building setback line and the rear lot line. The depth of the required rear yard is measured horizontally from the nearest part of a main building toward the nearest point of the rear lot line.

Yard, Side: A yard between the main building and the side lot line extending from the building setback line of the required front yard to the rear yard the width of which side yard shall be measured horizontally from, and at right angles to, the nearest point of a side lot line towards the nearest part of a main building.

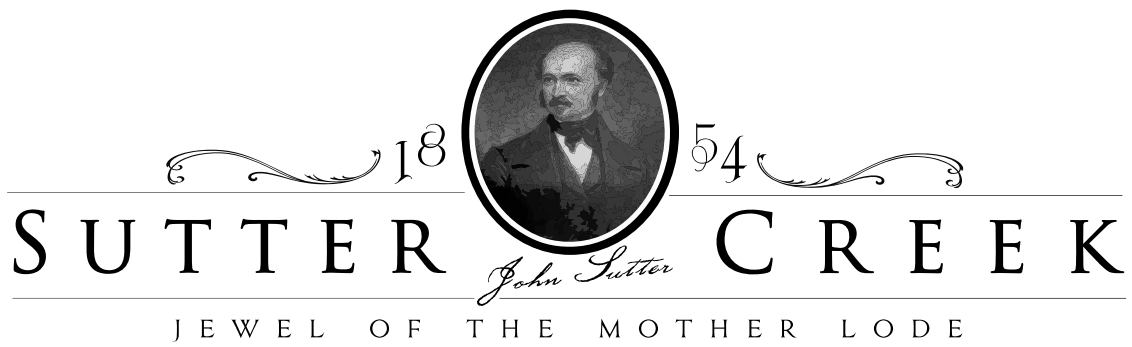
Zoning: The division of a city or county by legislative regulations into areas, districts, or zones, which specify allowable uses for real property, size, density, bulk, placement, restrictions for buildings, and other structural or use restrictions within these areas; a program that implements policies of the General Plan.

Zoning Variance: A requested deviation from the zoning ordinance.

2 Gold Rush Ranch Specific Plan, January 2010

The Gold Rush Ranch Specific Plan (January 2010) is available at the City Office and will be available on the City's website, cityofsuttercreek.org.

3 City of Sutter Creek Improvement Standards, May 2018



IMPROVEMENT STANDARDS

May 2018

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1.00 PURPOSE

1.01 General

It is the purpose of these Improvement Standards to provide minimum standards to be applied to improvements and private development projects to be dedicated to the public and accepted by the City for maintenance or operation, as well as improvements to be installed within existing rights of way and easements. These standards provide for coordinated development of required facilities to be used by and for the protection of the public. These standards shall apply to and regulate the design and preparation of plans for construction of streets, highways, drainage, sewerage, street lighting, water system facilities and related public improvements.

Water system design criteria has been established by the water purveyor for Sutter Creek. For specific requirements or specifications contact:

Amador Water Agency (AWA)
12800 Ridge Rd
Sutter Creek, CA 95685
(209) 223-3018

Water lines shall be sized to meet the fire flow requirements of the Sutter Creek Fire Protection District. For specific fire requirements or specifications contact:

Sutter Creek Fire Protection District
350 Hanford St.
Sutter Creek, CA 95685
(209) 267-0285

1.02 Exceptions

It is not possible to anticipate all situations that arise or to prescribe standards applicable to every development. The intent of these Standards is to assist developers, engineers, and contractors toward completion of improvements that will comply with City requirements and be accepted by City for maintenance and operation. The Planning Commission or City Council may impose project specific requirements which may supercede the requirements and standards set forth herein. Any items or situation not included in these Improvement Standards shall be designed in accordance with accepted engineering practice, the applicable Standard Plans and Standard Specifications of the State of California Department of Transportation, and shall be subject to the approval of the City Engineer.

2.00 DEFINITIONS

2.01 General

In these Improvement Standards, the intent and meaning of the terms that are used shall be as defined in State Standard Specifications and as herein specifically noted.

CITY - Shall mean City of Sutter Creek including any special districts administered by the City Council.

CITY ENGINEER - Shall mean the Engineer authorized by the City Council to represent City or their authorized representatives including City Building Official and inspectors under direction of the City Engineer.

CONTRACTOR - Shall mean any person or persons, firm, partnership, corporation, or combination thereof, licensed to perform the type of work involved, who has entered into a contract with any person, corporation, company, special district of the City of Sutter Creek, or his or their legal representative, for the construction of any improvement or portions of any improvement within the City.

DETENTION BASIN - A facility which stores storm water for a relatively short time designed with some type of metered outlet.

DEVELOPER - Shall mean any person or persons, firm, partnership, corporation, or combination thereof, financially responsible for the work involved.

DEVELOPMENT - Shall mean single properties as well as subdivision improvement.

INFILTRATION BASIN - A facility which stores storm water for a relatively short time and is designed to direct storm water to groundwater through permeable soils or ground cover.

LABORATORY - Shall mean any testing agency or testing firm which has been approved by the City Engineer.

SITE IMPROVEMENTS - Shall mean required improvements for projects other than subdivisions.

STATE - As used in the State Standard Specifications or State Standard Drawings, shall mean City of Sutter Creek.

STATE STANDARD DRAWINGS - Shall mean the most recent Standard Drawings and Plans of the State of California Department of Transportation.

STATE STANDARD PLANS - Shall mean the most recent volume of the State of California Standard Plans as issued by the State of California Department of Transportation.

STATE STANDARD SPECIFICATIONS - Shall mean the most recent volume of the State of California Standard Specifications as issued by the State of California Department of Transportation.

ZONING CLASSIFICATIONS - Shall mean those zones established by and as listed in the Sutter Creek Development Code.

3.00 GENERAL REQUIREMENTS

3.01 Plans and Specifications Required

Complete plans and specifications shall be prepared by an engineer for all proposed streets, drainage facilities, sewerage, street lighting, and water distribution system improvements. All plans and specifications for improvements to be accepted for maintenance by the City shall be prepared by an Engineer of the appropriate branch of engineering covering the work submitted. All dedications and easements necessary to accommodate all improvements shall be submitted to the City Engineer for approval and offered for dedication to the City. Possession of a complete set of City approved plans and a valid encroachment permit shall constitute the necessary permits for a Contractor to perform work in the City right of ways or easements. Engineer or his representative shall order the Contractor to cease work on any project if said Contractor does not have properly approved plans in his possession. Contractor shall be duly licensed by the State of California and shall be bonded as required to meet the requirements of the City.

3.02 Phased Improvements

Where the buildout of a development project is divided into phases, land dedications and infrastructure development will be required on a pro rata basis as each phase is developed unless the applicant negotiates an alternative phasing schedule with the City. Each phase of a phased development project shall be designed to minimize the number of instances where streets, water, sewer, storm drain and other utilities will need to be extended for future phases. It is the intent of these standards to create standalone complete phases if possible in all phased development projects.

3.03 Standard Specifications

The Standard Specifications shall be made a part of contract documents by note or reference which shall appear in the Special Provisions and in the General Notes on the plans. The note or reference shall be as follows:

"The Standard Specifications are part of the contract documents of this project and all materials and construction shall be in strict conformance with said Standard Specifications or as authorized by these plans."

3.04 Plan Submittal

Two sets of plans for subdivisions and two sets of plans for site improvements, complete and in accordance with these Improvement Standards and the Standard Specifications, shall be submitted along with any required specifications, computations, test data, and other material required by the City for approval. When the plans are initially submitted to the City, a plan check fee will be required as a deposit to initiate checking of the plans by the City.

Any portion of the required deposit over and above the accumulated costs expended by the City on the development will be refunded to the Developer. Should there be required alterations or revisions to the plans as submitted, one copy will be returned with the required corrections marked or indicated thereon. Plans not prepared in accordance with these Improvement Standards and the Standard Specifications or plans not prepared consistent with the standards of the profession, may be returned unmarked and unapproved.

No plans will be approved nor construction authorized until such times as all appropriate City Official(s) signify approval on the plans. All changes, corrections, or additions required shall be resubmitted to the City for approval as prescribed. At such times when the plans meet the requirements of the City and the plan check and inspection fees have been paid, the plans will be signed and stamped "Approved for Construction." The Engineer shall deliver not less than three complete sets of plans to the City Engineer. Two sets will be retained by the City.

Excepted from approval are any features of the plans that are contrary to or in conflict with any California State Law, City ordinance or resolution, generally accepted sound engineering practice, or standards of the profession; even though such errors, omissions or conflict may have been overlooked in City review of the plans.

3.05 Change in Plans During Construction

Should changes become necessary during construction, the Engineer shall resubmit "red lined" plan sheet prints for approval by the City. Necessary changes shall be clearly shown and dated on the plans. Minor changes, which do not affect the basic design or contract, may be made upon the authorization of the City Engineer. All changes shall be shown on "as-built" plans when the work is completed.

3.06 Contractor and Developer Responsibility

Contractor and Developer are directed to the Construction Safety Orders of the Division of Industrial Safety. Contractor and Developer shall conduct all work in accordance with these standards. Contractor and Developer shall be responsible for all damage arising from any failure to comply with such orders regardless of any action taken by the City or its authorized agents.

Contractor and Developer are directed to the regulatory provisions of the State Standard Specifications. City will assume no costs or liability for complying with these provisions.

3.07 Maintenance Guarantee

Developer or Contractor shall guarantee the entire work required by City to be free of defects in materials and workmanship for a period of one (1) year following the date of acceptance of work by the City. Developer or Contractor shall make, at their expense, any repairs or replacements made necessary by defects in materials and workmanship which become evident within guarantee period. The Developer or Contractor shall indemnify and save harmless the City and officers, agents, and employees of the City against and from all claims and liability arising from damage and injury due to said defects. The Developer shall cause all repairs and replacements to be made promptly upon receipt of written order from the City. Should Developer fail to have

repairs and replacements made promptly, City shall cause the work to be done, and the surety provided therefore shall be claimed for the cost of all such work.

Maintenance guarantee shall be a surety bond or other approved security which shall be delivered to City prior to recording of a final map or other approval requested of City. Said security shall be in an approved form and executed by a surety company or companies satisfactory to City in the amount of ten percent (10%) of approved engineer's estimate of construction costs. Security shall remain in force for the duration of the guarantee period specified. In lieu of providing security as prescribed above, the Developer may provide for the Faithful Performance Bond under agreement to remain in force until the expiration of guarantee periods.

Specific guarantees for periods longer than one (1) year may be specified due to special conditions of materials or workmanship.

4.00 CONSTRUCTION STAKING

4.01 Scope

It is the intent of this section to define the responsibilities of the Contractor regarding the use, maintenance, and replacement of construction stakes. The Developer's Engineer or Contractor shall furnish the stakes and reference points for the improvements relative to the work and shall provide restaking as required by the City as set forth in Section 3.03.

4.02 Control Stakes

Control and reference stakes for all construction work shall be conspicuously flagged. Contractor shall be responsible for the preservation and perpetuation of these points, marks, and stakes. When removal of a control point, mark, or stake is required by construction operations, Contractor shall notify the Developer's Engineer at least two (2) working days in advance of such operations. Developer's Engineer shall perpetuate such control points subject to approval of City Engineer.

4.03 Required Staking

The Developer's Engineer shall provide the stakes and reference marks sufficient to control the work. Staking requirements shall be not less than:

A. Street Grading

One set of slope stakes will be set at fifty (50) foot intervals and twenty-five (25) foot intervals along vertical curves. Reference stakes will be set at an appropriate offset from the top of cut or toe of fill. The top of cut or toe of fill need not be staked. The reference stake will indicate the offset to the top of cut or toe of fill and indicate the cut or fill from the reference point to the top of cut or toe of fill. The reference stakes will indicate the cuts or fills and distances from the top of cut or toe of fill to the subgrade hinge point and centerline subgrade elevation.

At street intersections, the radius points for pavement rounding will be staked. The elevation of the top of the stake will be established and marked on witness lath.

B. Clearing

When slope stakes are not required, clearing stakes will be set on streets and roads. Lath marked "CLEAR" will be set at fifty (50) foot intervals at the clearing limits. Lath will be oriented so the marking faces the centerline of the street or the improvement.

C. Sewer

Sewer trunk lines will be staked on an appropriate offset from centerline at fifty (50) foot intervals on tangents and twenty-five (25) foot intervals on horizontal and vertical curves. All manholes and curve points will be staked on an appropriate offset from the sewer centerline. Stakes will indicate offset to pipe centerline and the cut to the flow line of the sewer pipe. When a flow-line grade is indicated on the plans for a sewer service, a cut to the flow line at the end of the service will be marked on the offset stake or witness lath thereto.

D. Curb and Gutter

Stakes for curb and gutter will be set no more than five (5) feet from the proposed work and at twenty-five (25) foot intervals. Subgrade and **forms shall be checked and approved by the City prior to placing curb and gutter.**

E. Cross Culverts

The ends of all cross culverts will be staked by an offset stake set on the prolongation of the centerline of the culvert. Offset stakes will be marked with a cut or fill to the flow line at the ends of the culverts. The final length of cross culverts shall be determined in the field at the time of staking.

F. Underground Storm Drains

Underground storm drains will be staked in the same general manner as sewer trunk lines.

G. Drain Channels

The centerline of drainage channels will be marked with lath at fifty (50) foot intervals for horizontal alignment only. When vertical alignment is noted on the plans, offset grade stakes will be set at fifty (50) foot intervals and slope stakes will be at twenty-five (25) foot intervals along vertical curves.

H. Finish Subgrade

One set of finish subgrade stakes will be set on centerline at finished subgrade at fifty (50) foot intervals on tangent and twenty-five (25) foot intervals on vertical curve by the Developer's Engineer. An additional set of stakes will be set on hinge points at finished subgrade at fifty (50) foot intervals on tangents and twenty-five (25) feet on vertical curves by Contractor and checked by Developer's Engineer. Any realignment or adjustments of stakes on hinge points will be reset and rechecked as necessary. Developer will be responsible for staking base rock

grade from the finished subgrade once the subgrade has been accepted by the City Engineer. The method of staking shall be approved by the City Engineer.

I. Additional Stakes

Any additional stakes required by the City will be set at the Developer's expense.

4.04 Construction Stake Checking

Should occasion arise where the validity of a stake is questionable, either as to its location, offset, cut or fill marked thereon, Contractor shall notify the City Engineer and Developer's Engineer, who will check the stake or stakes in question. **It shall be the Contractor's responsibility to examine the stakes before commencing operations.** Any stakes found to be in error shall be reset. The Developer shall be responsible for any error in the finished work resulting from questionable or erroneous stakes.

4.05 Construction Staking

When the Developer has a registered civil engineer or licensed land surveyor, other than the engineer who prepared the plans, provide construction staking, he shall provide the City Engineer, in writing, with the name of the individual or firm one week prior to staking of the project for construction. Developer shall be responsible for providing professional engineering services for any plan change which may be required during the construction phase, and for the preparation of revised plans, and preparation of "as-built" plans upon completion of the improvements.

4.06 Lines and Grades

At all points along any grade line shown on the drawings, between the points along any grade line shown on the drawings, and between the points at which the grade elevations are given, the grades shall conform to a straight line except that grading through a vertical curve shall conform to a smooth curvilinear alignment. In any case where grade variation exists, it shall be reported to the Developer and City Engineer.

Contractor shall preserve all stakes and points set for lines, grades, or measurements of the work in their proper place until authorized to remove them by the Developer and City Engineer. All expenses incurred in replacing stakes that have been removed without proper authority shall be paid by the Contractor.

4.07 Utilities

All utilities shall be shown on the plans. The Engineer shall contact utilities early in the planning stage. Prints with the utilities approval shall be submitted to the City. All utilities must be contacted so they can properly plan their relocation work and construction of additional facilities. Engineer shall notify the City Engineer, by letter, when all utility companies have been so notified. Utility company approved plans for underground work in city streets shall be submitted to the City Engineer for review and approval prior to start of work. Utilities shall be clearly identified as existing or proposed.

5.00 PLAN DETAILS

5.01 General

All plans submitted to the City shall be prepared in a manner that will produce legible prints. All line work must be clear, sharp and heavy. Letters and numerals shall be 1/8 inch minimum height, well formed, and sharp. Numerals showing profile elevations shall not be bisected by station grid lines. Computer drafting shall be by clear and legible lettering acceptable to City.

5.02 Plan Content Requirements

The following requirements shall apply to all plans submitted for approval. Engineer shall prepare plans neat, accurate, and comprehensive in keeping with the standards of the profession. Engineers are directed to Caltrans Standard Plans.

A. Title Sheet

On subdivision or improvement plans, exceeding three sheets in the set, a title sheet shall be prepared showing the entire subdivision or project complete with subdivision or assessment district limits, city limits, street names, section lines, corners, and the location within the City. (Minimum scale 1"=500'.) The title sheet shall also include an index of the sheets; Engineer's name, license number, and signature; the date and scale of the drawing; north arrow; and the block for the necessary approval of the City Engineer and other officials. A sample of the City approval block may be obtained from the City Engineer. All sheets shall be 24" x 36".

B. Layout Sheet

The layout sheet (Sheet 2) shall contain thereon the entire subdivision unit on one sheet in skeleton form showing drainage features and sewer and water lines. Drainage pipe, sewer pipe, water lines, and other underground utilities shall each be identifiable from other underground conduits. Appurtenances such as manholes, valves, and drop inlets shall be shown in their proper location. The scale of the project shall be 1" = 100' or 1" = 200'. An index of the plan and profiles sheets shall be shown on the layout sheet.

C. Title Blocks

Each sheet within the set of drawings shall show the sheet title, sheet number, date, scale, and the Engineer's name, signature, and license number.

D. Right of Way

Right-of-way lines, the boundaries of lots fronting on the street, drainage easements, utility easements, planting easements, section lines and corners, land

grant lines, and temporary construction easements both existing and proposed shall be shown on the plans. All right-of-way and easement lines shall be properly dimensioned.

E. Topography

All pertinent topographic features shall be shown such as street lines, curbs, sidewalks, shoulders, location and size of storm and sanitary sewer lines, high water and frequent inundation levels, water lines, gas lines, telephone conduits, other underground utilities, existing structures, houses, trees (6" and larger) and other foliage, traffic signals, street lights, pull boxes, underground electrical conduits, drainage ditches, utility poles, fire hydrants, retaining walls, masonry structures, and all other features in the area which may affect the design requirements for the area. Any tree (6" and larger) which falls within the existing or proposed right of way or easement shall be shown on the cross section when requested by the City Engineer. Permission to remove any tree (not required to be removed by construction) in the City rights of way or easements shall be obtained from the City Engineer prior to removal.

F. Contours, Elevations, and Drainage Plan

Existing contours or supporting elevation data shall be shown on all plans. The Drainage Plan, if required, shall contain contours of the subdivision unit and the immediate vicinity sufficient to indicate the perimeter of areas to be drained by each structure. Calculations supporting the design of drainage facilities shall be submitted with the drainage plan. Scale of plan shall be of sufficient size to clearly show the drainage features and the location of major structures. FEMA established 100 year floodplains shall be identified when applicable.

G. Profiles

Plans shall show the profile of all existing roadway centerlines, existing edges of pavement, existing curb and gutter flow lines, drainage ditches, storm and sanitary sewers. All profiles of proposed improvement shall state centerline elevations at fifty (50) foot intervals and rate of grades, vertical curves and other vertical alignment data. Elevations of any warped surfaces and vertical curves shall be set at twenty-five (25) foot intervals. When required by the City Engineer, the Engineer shall provide centerline profiles and cross section information beyond the limits of the proposed development to facilitate setting proper vertical alignment within the proposed improvement limits.

H. Stationing and Orientation

The stationing on plan and profiles sheets shall read from left to right. Plans shall be so arranged that the north arrow points toward the top or upper 180 degrees of the sheet, insofar as practical.

I. Bench Marks

The bench marks and datum shall be clearly noted on the plans both as to location, description, and elevations. The datum shall be U.S.G.S., NGVD29, NAVD88 or as otherwise approved by the City Engineer.

J. Typical Sections

A typical section, setting out the structural features for each type of facility within the improvement, shall be set forth on the plans.

K. Cross Sections

Cross sections, when required, shall be included with the plans. When, in limited areas, unusual topographic features or special conditions occur that would affect the work, individual cross sections or typical sections may be shown on the pertinent plan sheet.

L. Special Notes

Special notes shall be clearly indicated and it shall be conspicuously noted on the plans that all construction work and installation shall conform to the State Standard Specifications, the City of Sutter Creek Improvement Standards, and that all work is subject to the approval of the City Engineer.

5.03 Plan Format Requirements

All improvement plans shall be prepared on plan and profile sheets, 24" x 36". Scales: Horizontal 1" = 20', 40', or 50'; Vertical 1" = 2', 5', or 10'. Design cross sections plotted on 1" = 5' scale, taken on maximum 50' intervals shall be submitted with preliminary improvement plans or cut and fill slopes shall be shown on the plans. Cross sections shall be plotted with background grid with reference to identifiable base line or centerline.

5.04 Additional Improvements to Be Shown

Storm drainage improvements shall be shown on the street plans. Sanitary sewer and water improvements may be shown on the street plans or separately as indicated above. Street lighting shall be shown separately. Street lighting plans shall be drawn to a scale of 1" = 100' with individual lot dimensions and street dimensions shown. Location of all utilities shall be shown on the "as-built" plans.

5.05 Sign and Striping Plan

Sign and striping plan shall be set forth on a separate plan sheet or detail sheet. Signage and striping shall be consistent with State Standard Drawings, and plan sheets shall contain references thereto.

5.06 Compliance

Plans shall be checked for compliance with these standards and all conditions of approval by the City Engineer. Plan checking deposit shall be as set forth in Section 6.05 of these standards.

6.00 INSPECTION DURING CONSTRUCTION

6.01 General

Any improvement which is intended for future City maintenance responsibility or required by City as a condition of approval shall be constructed to City requirements and inspected during construction by the City Engineer. Each phase of construction shall be inspected and approved prior to proceeding to subsequent phases.

Inspection includes field inspection during the course of construction and materials testing of those improvements over which no other public agency or utility exercises inspection responsibility.

6.02 Notification

The Engineer shall notify the City Engineer when the Contractor first calls for grades or staking. Any improvements constructed without inspection as provided above or any construction contrary to the orders or instructions of the City Engineer shall be deemed not in compliance with City requirements and will not be accepted by City.

6.03 Compliance and Responsibility

The City will inspect the work for ultimate compliance with the specifications but will not be responsible for the conduct of the work itself or the manner in which it is performed. Requirements of State or Federal agencies shall be verified by appropriate agency representatives.

6.04 Inspection Fees

The applicant shall deposit an estimated fee to cover the City's actual cost of plan checking and inspection of the project. This fee may be deposited in two installments. The first installment shall be paid when plans are submitted for checking. The balance of the inspection fee shall be deposited prior to approval of the plans. All other public agency or utility fees shall be paid separately by the developer. The inspection fee deposit shall be determined in accordance with the Fee Resolution adopted by the City Council in effect at the time application is made.

6.05 Inspection Deposit

Inspection deposits shall be placed in a plan check fund and all charges for inspection, as deemed necessary by the City shall be charged against that fund. No inspection work or construction work shall be undertaken when the cost of such inspection or work exceeds the funds remaining in the account for the project.

Whenever the inspection fee deposit is exhausted, the developer shall deposit additional funds for further inspection work. When the total inspection charges are less than the deposit, the balance will be returned to the applicant after the improvements have been certified as complete by the City Engineer and all conditions of approval complied with.

7.00 FINAL INSPECTION

7.01 Clean Up

Upon completion of any improvements which are constructed under and in conformance with these Improvement Standards and prior to requesting a final inspection, the work area shall be thoroughly cleaned of all rubbish, excess material, and all portions of the work shall be left in a neat and orderly condition.

7.02 City Engineer Inspection

Within five (5) working days after receiving a request for final inspection, the City Engineer shall inspect the work. Contractor, Engineer, and Developer will be notified in writing as to any particular defects or deficiencies to be remedied. Contractor shall proceed to correct all defects or deficiencies at the earliest possible date. At such time as the work has been completed, an inspection shall be made by the City Engineer to determine if all defects have been repaired, altered, and completed in accordance with these Improvement Standards. At such time as the City Engineer finds the work acceptable, the City Clerk will be notified and the matter scheduled for City Council approval. The Contractor, Engineer, and Developer will be notified in writing as to the date of final approval and acceptance by the City Council.

8.00 "AS-BUILT" PLAN

8.01 "As-Built" Plan Requirements

One complete set of "as-built" reproducible plans, as prescribed by the City Engineer, shall be submitted to the City Engineer prior to acceptance of the improvements.

Developer's Engineer shall keep an accurate record of all approved deviations from the plans. These are to be utilized with the Inspector's plans for preparing a complete and accurate set of "as-built" drawings for the permanent records of the City. "As-built" plans shall be prepared by the Engineer responsible for the work. Preparation of as-built plans, complete and in accordance with these standards, shall be the responsibility of the Developer.

9.00 IMPROVEMENT AGREEMENTS AND SECURITY

9.01 Improvement Agreement

When project improvements are not completed at the time the Final or Parcel Map is ready for approval by the City Council, the applicant shall enter into an Improvement Agreement with the City. The agreement shall require the applicant to complete all conditions of approval and improvements as shown on the approved improvement plans within the time frame set forth therein.

9.02 Improvement Agreement Security

Applicant's performance under any such agreement shall be secured by a good and sufficient instrument of surety in an amount fixed by the estimated costs of the improvement in accordance with Table II. The estimate of construction costs shall be submitted to the City Engineer for review and approval. Security for City maintained street improvements shall provide that ten percent of the secured amount be withheld by the City for a period of one year after the completion of improvements. The ten percent retention may be used by the City to correct any defects in material or workmanship which become evident in the one year period following completion.

TABLE II			
AMOUNT OF AGREEMENT SECURITY			
TYPE OF SECURITY	PERFORMANCE	LABOR/ MATERIALS	TOTAL
Bonds	100%	100%	200%
Letter of Credit	100%	50%	150%
Bank Deposit (1)	100%	50%	150%
Deposit with City (2)	100%	50%	150%
(1) Savings account assigned to City.			
(2) Deposit in a trust account or a negotiable certificate of deposit with principal payable to the City upon demand.			

9.03 Termination

Termination date of any security shall extend beyond the termination date of the agreement or any extension thereof. Termination date shall be subject to the requirements of the City Council.

9.04 Deposits and Certificates

Bank deposits and certificates of deposit shall be purchased or an account opened so that the principal and interest are payable to the City of Sutter Creek.

When the account or certificate is made jointly payable to the developer and the City, the developer shall submit a negotiable order of withdrawal with the bank book or an endorsed certificate.

9.05 Letter of Credit

The letter of credit shall be extended prior to its expiration date for any extension of time requested.

9.06 Performance and Labor/Materials Bond

Performance and Labor/Materials bonds shall be for the amount set forth in Table II. Performance and Labor/Materials bonds shall be provided by an "admitted California surety."

9.07 Security Release

Security will be released upon request of the project proponent in accordance with the terms of these standards, the Sutter Creek City Code Chapter 17.26, "Improvement Security," and the Improvement Agreement.

9.08 Time Extension

Upon written request by the developer, no less than thirty days prior to the expiration of the agreement, an extension of time may be requested from the City. To receive approval, the developer shall have made a good faith effort to complete improvement requirements, or conditions or circumstances beyond their control such as weather conditions or litigation shall have prevented completion of the improvements. An extension of time of up to one year may be approved, provided the improvement security is adjusted where required.

10.00 DESIGN STANDARDS - STREETS

10.01 General

The Design Standards provide the minimum standards for the design, construction and alterations for all streets, roadways, drainage, utility placement, and all appurtenances thereto. The Design Standards shall consist of the applicable provisions in the Highway Design Manual, the State Standard Plans, and this Chapter.

The City Engineer, at his discretion, may approve or require modifications to the minimum standards for a particular development whenever it appears necessary, reasonable, and proper. Exceptions to these standards will not be allowed unless the request is accompanied by written justification and certification by a licensed engineer that traffic safety is not compromised.

The City Engineer shall be the final authority on all questions which may arise as to the interpretation of the Design Standards. The City Engineer's decision shall be final and he shall have authority to enforce and make effective such decisions. Appeals of the City Engineer's decisions shall be in writing to the City Clerk pursuant to Sutter Creek City Code Chapter 17.31, "Appeal."

10.02 Street Classifications

Streets shall be classified as arterial, collector, local or private streets. Street classification shall be as follows:

- Arterial:** A through street collecting traffic from minor and collector streets and classified in the Circulation Element of the City as an "arterial" street.
- Collector:** A primary street that collects traffic from local streets and is classified in the Circulation Element of the City as a "collector" street.
- Local:** A local street that collects traffic along its frontage.
- Private:** A local street not accepted for maintenance by the City.

10.03 Grades, Cross Slope, and Intersections

The criteria for road grades and cross slopes shall be as follows:

- A. Minimum grade on new streets shall be 1.00 percent.
- B. Minimum grade of gutter section constructed on existing street shall be 0.50 percent with approval of City Engineer.
- C. Standard cross slope on new streets shall be 2.0 percent.
- D. Minimum cross slope on widening shall be 1.5 percent.

- E. Maximum cross slope of the traveled way shall be 3.0 percent.
- F. The roadway minimum vertical curve length allowable at the intersection of two grades shall be fifty (50) feet. Vertical curves may be omitted at intersections where the algebraic difference in grades does not exceed 2.0 percent.
- G. Streets shall have a desirable maximum grade of 15 percent. Steeper grades may be authorized where justified and approved by the City Engineer. Decision of the City Engineer concerning grades in excess of 15 percent shall be based upon local conditions.
- H. When two streets intersect, the minor street shall not have a grade greater than 7.0 percent for a minimum distance of forty (40) feet measured from the curb line of the intersecting street, except in unusually rough terrain, as determined by the City Engineer. The centerline of the lesser intersecting street shall meet the crown slope at the projected lip of gutter. Crown slope of the major street may be reduced to 1.0 percent within the intersection when approved by the City Engineer.

10.04 Design Speed

Streets shall be based upon design speeds as follows:

Classification	Design Speed
Arterial	45 MPH
Collector	35 MPH
Local and Private	25 MPH

Cul-de-sac streets, less than 300' in length, may be designed for 15 miles per hour.

Streets with grades in excess of 5 percent intersecting highways or arterial roads shall have a minimum of thirty (30) feet "storage" area from the edge of pavement of the primary road to the beginning of vertical curves (BVC).

10.05 Geometric and Structural Sections

Geometric and structural sections for proposed improvements shall comply with the following:

- A. Cross gutters will be allowed only with the specific approval of the City Engineer. Cross gutters shall be concrete with rebar reinforcement.
- B. The curve data for all centerline curves shall be computed and shown on the plans. Where unusual alignment problems exist, less than minimum curve radii may be allowed when approved by the City Engineer. Property lines radius at curb returns for intersecting streets shall be not less than twenty (20) feet.

- C. The property line radius for cul-de-sacs shall be fifty (50) feet unless otherwise specified by the City Engineer. A curve of twenty (20) foot radius shall connect the tangent and the fifty (50) foot radius curve. (See Section 18.00, Standard Details.)
- D. Cut and fill slopes: Fill slopes shall be 2:1 or flatter and cut slopes shall be 2:1 or flatter depending upon the material encountered. Desired slopes are 3:1 where compatible with other project design criteria. This condition may be modified when engineering studies indicate the need for flatter slopes or when stable slopes can be maintained on steeper grades and are approved by the City Engineer. Slope rounding shall be provided where the height of cuts or fills exceeds six (6) feet.
- E. Clearing Right of Way: All trees and all brush shall be removed from the road right of way when within a distance of seven (7) feet from the edge of the paved surface of the roadway regardless of the width of the paved section. The right of way shall be cleared to a minimum of three (3) feet beyond any cut or fill slope. At intersections, clearing may be required to the property line for a distance of 100 feet from the centerline of the intersection when deemed necessary to provide safe sight distance for approaching traffic.

Tree removal shall be consistent with Sutter Creek City Code Chapter 13.24, "Trees and Landscaping," and may be restricted by project specific conditions. The clearing limits of this section may be modified to comply therewith.
- F. Driveways: In areas where sidehill cuts and fills exceed three (3) feet or where damage may occur to public right of way during future driveway construction, driveways shall be graded into each lot at the time of grading for the roadway. All material from driveway construction shall be disposed of consistent with the grading plan or applicable chapter of the California Building Code.
- G. Access Roads: All roads to be accepted for dedication and maintenance by the City shall be paved to the boundary of the subdivision. Private road approaches that encroach into a City maintained street shall be constructed in accordance with these standards.
- H. Minimum allowable roadbed structural section shall be in accordance with Standard Detail ST-1.
- I. Pavement thickness and total structural section shall be designed on the basis of resistance factor "R" determined in accordance with State of California, Department of Transportation, California R-value determination or other approved method.

- J. The thickness of various structural components shall be determined by the tables, charts, formulas, and procedures contained in Chapter 600 of the State Highway Design Manual with a factor of safety of 1.2, and shall be approved by the City Engineer.
- K. The minimum traffic index used for structural section design shall be as follows:

<u>Street Type</u>	<u>Traffic Index</u>
Arterial	8
Collector	6
Local	5
Cul-De-Sac	4.5

- L. Where new paving meets existing paving, all low areas shall be paved as directed by City to maintain a uniform cross slope and provide required drainage improvements.

10.06 Testing of Materials

Testing of materials for compliance with these Standards shall be performed in accordance with the methods set forth in the State Standard Specifications. Signed copies of all test results required shall be submitted to the City Engineer. Test results shall show clearly the name of the individual and the firm performing the tests, as well as the name of the project, the date of sampling, and the date of testing.

The tests indicated in the State Standard Specifications will be required at locations and frequencies determined by the City Engineer.

10.07 Right of Way

Minimum right-of-way widths, to be dedicated in fee title to the City for all newly constructed streets, shall be as set forth in these Standards for the type of street under consideration. (See Section 18.00, Standard Details.) In no instance, without specific approval of the City Council, shall a street have a right-of-way width which is less than fifty (50) feet. Right-of-way requirements for widening at intersections shall be as approved by the City Engineer.

All proposed utilities (including but not limited to water, sewer, and storm drain) shall be contained within said dedicated right of way. If utilities are proposed to be installed outside of the right of way, developer shall submit sufficient documentation why the facilities must be installed in their proposed location for City approval.

10.08 Signing and Barricades

Street name signs shall be furnished and erected at all intersections. Street name signs shall conform to requirements of these Standards. Street names shall appear on plans submitted for approval.

Where phased improvement covers a portion of the ultimate improvement and where an improved street is proposed to be extended in the future, the improvements shall include a permanent-type barricade at the end of such a street to extend completely across the right of way to serve as a warning to the public. The barricade shall be constructed, painted, and signed in accordance with the Standard Specifications and Standard Plans. Gates may be required where streets stub into areas where ingress and egress is required.

11.00 DESIGN STANDARDS - STORM DRAINAGE

11.01 General

These standards shall serve as a guideline for drainage system design and indicate minimum design standards acceptable to the City.

Improvement projects shall be protected from inundation, flood hazard, sheet overflow, and ponding of storm water, springs, and other surface waters. The design of improvements shall be such that water accumulating within the project will be carried away from the project without injury to adjacent improvements, residential sites, or residences to be constructed on sites within the project, or to adjoining areas. Water accumulating within the project shall be carried to storm drainage facilities or to a natural water course by closed conduit or open channel, shall not exceed pre-development flows, and shall meet the design standards herein set forth.

Drainage systems within the project shall accommodate anticipated future development (consistent with the General Plan) within the drainage basin. Off-site drainage facilities shall be adequate for ultimate development of the drainage basin. Diversion of natural drainage will be allowed only within the limits of the proposed improvement. All natural drainage must enter and leave the improvement area at its original horizontal and vertical alignment unless an agreement, approved by the City, has been executed with the adjoining property owners. All concentrated drainage leaving the boundaries of an improvement area shall be connected to existing drainage ways approved by the City Engineer.

Where a subdivision is subject to flood hazard, the developer shall provide flood control works, drainage facilities, or other improvements sufficient to provide all structures or building sites, both existing and proposed, with 100-year flood protection and compliance with the Sutter Creek City Code Chapter 15.20, "Flood Plain Management."

Street improvements shall include adequate provisions for storm drainage. Adequate storm drainage shall consist of a system of underground piping, generating self-scouring velocities and leading to a disposal point which is workable under conditions of heavy rainfall and runoff.

Special design problems involving pump stations, infiltration basins, on-site retention, or other unusual features not covered herein, will require individual study and approval. Pump stations will not be allowed except where special circumstances warrant consideration.

11.02 Classification of Storm Drains

Cross Culverts - Drainage culverts transporting runoff across roadways into open ditches or natural drainage courses.

Driveway Culverts - Drainage culverts transporting runoff across driveways.

Onsite Drainage Facilities - All surface drains and underground drainage pipe within the development.

Offsite Drainage Facilities - Facilities required to carry storm water from the proposed project to a natural drainage course or existing conduit.

Modification of storm drain classifications may be required by special conditions. Any modification of classifications will be resolved on an individual basis by the City Engineer.

11.03 Alignment

The location of storm drainage pipelines in new streets shall be under or adjacent to the curb and gutter parallel to roadway centerline. Pipes placed under curb and gutter shall have minimum clearance of 0.5 feet between the bottom of gutter section and top of pipe.

11.04 Lines

Lines shall be as near parallel with the centerline of streets as possible. Angular changes shall not exceed 90 degrees. Open ditches, lined channels, swales, and flood plain areas shall be maintained as nearly as possible in their existing alignment. When an open ditch, other than a roadside ditch, is to be constructed parallel to an existing roadway, the ditch shall be constructed outside the proposed right of way of the ultimate street development.

11.05 Easements

Drainage conduits and channels, when not located in a public street, road or alley, or within an existing public drainage easement, shall be located in a recorded or dedicated public utility / public facility easement (PUE/PFE).

Dedications necessary for construction on private property shall be completed prior to acceptance of improvements by the City. Where a minor improvement of a drainage channel falls on adjacent property, a right of entry shall be obtained from the property owners, and a copy of the right of entry shall be submitted to the City prior to approval of the improvement plans.

Easements for closed conduits shall have a minimum width of fifteen (15) feet. The centerline of the pipe shall be not less than five (5) feet from the easement limit. Pipe may reverse sides of the easement at angle points.

Easements shall provide sufficient widths for vehicle access and working space.

For pipes exceeding 24" in diameter or trenches exceeding five (5) feet in depth, the easement shall have additional width to provide working space as required by the City Engineer.

Easements shall be provided for all ditches, culverts, and conduit systems whether constructed as newly built improvements or as rebuilt improvements and shall adequately meet the minimum width specified herein.

11.06 Natural Drainage Courses

All natural drainage courses within the boundaries of an area to be improved shall be provided with drainage easements extending the full length of the drainage courses within the improved

area. The width of such easement shall be determined from the limit of the 100-year flood plain. A natural drainage course is defined as an existing drainage way having specific sides and bottom, but may not have year-round flow.

11.07 Drainage Study

A drainage study consisting of calculations and a drainage map shall be submitted with all improvement plans requiring storm drain improvements. The following information shall be included in the drainage study:

- A. A drainage map that depicts onsite facilities, offsite drainage adjacent to the project, and all natural water courses within the project limits.
- B. All existing drainage structures shall be checked to see that sufficient capacity exists to safely pass the increased runoff.
- C. Calculations as set forth in Section 11.09.

11.08 Drainage Map

A drainage map shall be submitted with each set of improvement plans and shall reflect the following criteria:

- A. Must be of adequate scale and accurately and clearly show contour lines and reference to the datum.
- B. All individual watershed areas shall be clearly delineated on the plan.
- C. Concentrated storm flow patterns shall be delineated on the plan.
- D. The quantity of water arriving at each structure, pipe or ditch from a 10-year and a 100-year frequency storm shall be calculated and shown on the plan.
- E. The size, type, and location of conduit proposed.
- F. Channel dimensions and water surface profile computations for 100-year storm when required.
- G. Detention facility details, size, location, and discharge structure location.

11.09 Calculations

One set of drainage calculations shall be submitted with each set of improvement plans. The calculations shall be submitted by a California registered civil engineer and shall conform to standard engineering practice.

Drainage calculations shall be checked and approved by the City Engineer. Drainage calculations may be from any accepted engineering method. The City will check flow determinations by the rational method.

Storm drains shall be designed to pass a 10-year storm with no head. The 100-year storm must be carried within drainage facility or roadways with no potential for property damage. All major structures shall be designed to pass the 100-year storm.

Runoff factors for the rational method shall be not less than the following:

<u>Land Use</u>	<u>Runoff Factor "C"</u>
Rural Residential	0.50
Single Family Residential	0.50 – 0.60
Multi-Family Residential	0.60 – 0.75
Commercial and Industrial	0.75 – 0.95

Time of concentration (t_c) shall be determined by accepted methods. A 10 minute minimum may be used for unsurfaced basins.

Rainfall intensities shall be in accordance with the "Rainfall Intensity Chart," (See Standard Detail SD-6) and shall be not less than:

t_c	i_{10} (in/hr)	i_{100} (in/hr)
10 minutes	2.5	3.4

11.10 Closed Storm Drain Systems

Closed conduits shall be of cast-in-place concrete pipe, precast reinforced concrete pipe, non-reinforced concrete pipe, or smooth wall PVC pipe as set forth in the Standard Specifications. The specific type of pipe or alternate pipes to be used in the development shall be shown on the plans and be subject to approval of the City Engineer.

The minimum pipe diameter allowable on any storm drain trunk line shall be 15 inches for onsite development. The minimum pipe diameter allowable on any drop inlet laterals shall be 12 inches and laterals shall connect directly to a manhole or other drop inlet.

The minimum velocity in closed conduits shall be 2 f.p.s. when flowing at a depth of 0.8 D, (D = pipe diameter).

Minimum cover requirements are shown on Standard Drawings. At locations where the minimum cover requirements cannot feasibly be obtained, conduit shall be backfilled with cement slurry backfill or other method of pipe protection approved by the City Engineer.

11.11 Open Channels

Open channels shall consist of concrete-lined channels, rock slope protection lined channels, or earth channels with approved fabric liners. Open channels shall be designed to the following criteria:

Minimum Velocity - 2 f.p.s.

Maximum Velocity

1. Unlined channels - 6 f.p.s.
2. Lined channels - 10 f.p.s.
3. Paved invert channels – 8 f.p.s.

All channels with earth sides shall have freeboard of not less than 1.5 feet at design capacity for a 10-year storm. All lined channels shall have freeboard of not less than 0.5 feet at design capacity for a 100-year storm.

In existing channels, all abrupt changes in alignment or profile and all underbrush and debris, which restricts flow, shall be removed, trimmed, or otherwise improved.

All open channels shall pass the 100-year storm without the potential for property damage.

11.12 Drainage Structures

Drainage structures shall comply with the following specifications:

Manholes - Manholes shall be standard precast concrete. Cast-in-place type manholes may be used where required. Where special manholes or junction boxes are required, the design shall be approved by the City Engineer. In no case will junction boxes be allowed which are less than twenty-four (24) inches (inside dimensions). Manholes shall have a forty-eight (48) inch inside diameter.

Manholes shall be located at junction points and changes in conduit size. Manholes shall be placed at the BC and EC of all curves and on 300-foot maximum intervals along the curve.

Manholes, junction boxes or inlets shall be placed at intervals not to exceed 400 feet. All manholes and junction boxes other than inlets shall have standard manhole covers, as shown in Standard Detail SD-2. Manholes will not be allowed in gutter flow lines.

Drop Inlets (DI) - Drop inlets shall be open curb-face types as shown in the Standard Drawings or other approved inlets.

Drop inlets shall be spaced so that the length of flow in the gutter does not exceed 600 feet. The depth of the flow in the gutter shall not exceed 0.35 feet for a 10-year storm. Outfall pipes shall accommodate the design runoff taking into consideration bypass flow from upstream inlets.

Junction Boxes - Junction boxes shall be constructed of reinforced concrete or precast concrete. Minimum wall thickness for reinforced concrete junction boxes shall be 6 inches.

The inside dimension of junction boxes shall be sufficient to provide a minimum of three inches clearance on the outside diameter of the largest pipe in each face. All junction boxes shall be rectangular in shape unless otherwise approved by the City Engineer. Junction boxes deeper than four feet shall have a minimum inside dimension of 48 inches.

Headwalls, Wingwalls, Endwalls, Trash Racks, and Railings - All headwalls, wing-walls, and endwalls shall be considered individually and shall be, in general, designed in accordance with the Standards and Specifications of the California Department of Transportation and the requirements of the City.

Trash racks shall be provided where, in the opinion of the City Engineer, they are necessary to prevent clogging of culverts and storm drains or eliminate hazards. Trash racks shall conform to the requirements of the City Engineer. Temporary trash racks will be allowed where pipe will be extended in the near future.

On cross culvert drains, flared-end sections shall be used where required by the City Engineer.

Guardrails may be required by the City Engineer at culverts, headwalls, and box culverts and on steep side slopes. When so required, the railing shall be installed in accordance with the requirements of the current edition of the California Building Code or State of California, Department of Transportation.

Pipe used as cross culverts to open ditches may be corrugated steel.

Detention Basins - Storm water detention basins shall be provided with any proposed development which would increase offsite flows in order to limit said flows to pre-development levels. Basins may be considered a permanent means for handling peak storm runoff flows. A plan outlining the proper maintenance and/or abandonment of the basin in the future shall be provided for approval.

Basins shall be constructed such that the collection system drains into the basin by gravity. Design criteria shall be as follows:

Design Storm: 100 year, 24 hour

Basin volume shall be calculated by $V = (CAR)/12$ where:

V = Basin Volume in Acre Feet

C = Runoff Coefficient (Section 11.09)

A = Contributing Area in Acres

R = Total Rainfall in Inches for the Design Storm (100 Year, 24 hour event in inches)

Freeboard = 2 ft minimum

The volume shall account for a constant outflow not to exceed the pre-development peak runoff rate.

Alternate methods for volume calculations are subject to approval of the City Engineer.

12.00 DESIGN STANDARDS – SEWER SYSTEMS

12.01 Introduction

These design criteria shall govern the engineering design of sanitary sewer systems which will be dedicated to the public and accepted by the City of Sutter Creek (COSC) for maintenance and operation and those systems designed for COSC by its consultants.

It is the intent of these criteria to provide a sewerage system that will dependably and safely convey the peak sewage flows by gravity, where possible, to a point of existing effluent disposal all with minimum maintenance and operational costs to COSC.

Developer shall furnish, without cost to COSC, all intrinsic and auxiliary components for maintenance and operation as necessary to provide said complete system.

12.02 Regulatory Standards

Pertinent requirements of the following agency standards, including all changes thereto, shall be considered and complied with, except that in the event of conflict, the stricter design criteria shall govern.

1. Laws and standards of the State of California Department of Public Health.
2. The Porter-Cologne Water Quality Control Act and the California Regional Water Quality Control Board, Central Valley Region.
3. Ordinances of the City of Sutter Creek
4. Others as appropriate.

12.03 Design Procedure

A design for each project proposed to be constructed under COSC Agreement shall be submitted to and approved by, the City Sanitary Sewer Engineer. In addition the following requirements are applicable.

1. An engineering report on the development of the site shall include, but not be limited to, soils survey, geology, ground and surface water hydrology, water supply, liquid waste disposal, probably population densities, effects of construction and other development activities on the existing environment and conformance with the master regional or City plans.
2. A Master Plan relating to the disposal of wastes anticipated from the ultimate development, shall conform to the regional or City Master Plan for sewage disposal. Stage development may be acceptable for some components of the system if such stage development can be proved financially feasible and if approved by COSC.
3. If treatment plant expansion is required to accommodate new development flows, a report shall be filed on the proposed waste discharge in COSC's name by the Owner,

accompanied by the appropriate filing fee and pursuant to Section 13260 of the State Water Code to the Regional Water Quality Control Board, Central Valley Region.

COSC will provide one CD containing Standard Details to the Design Engineer for development of the Design drawings.

Preliminary Design. A preliminary design shall be submitted for “Planning Approval” and shall be submitted in the form of a map and table relative to the sewerage system.

The Map shall show the following:

1. Location of project.
2. Tributary areas outside project.
3. Adjacent areas.
4. Contours over complete map (ten (10) foot minimum).
5. Line layout and preliminary pipe size, manholes.
6. Predicted average and peak flows at major junction points, including flow coming from outside the project area.
7. Direction of flow.
8. Zoning used to predict flows.
9. Special areas such as hospitals, schools, large office buildings, etc.
10. Boundaries of areas within the project which are tributary to points of major flow.
11. Location and sizing of major system components, including sewage pumping facilities if included in the project.
12. Electrical & telemetry details.

The Table shall include the following in Tabular Form:

1. Areas tributary to points of major flow.
2. Zoning within each area.
3. Predicted flow from each area.
4. Infiltration flow.
5. Peaking factors.
6. Cumulative flow.
7. Pipe size and slope.
8. Equations used and references.
9. Sludge disposal recommendations.

Final Design. The final design shall be an expansion of the “Planning Review” preliminary design in such detail as to verify all preliminary sizing of facilities and to size those facilities not included in the preliminary design. All such final design calculations shall accompany the construction plans and specifications for the review leading to the plans being “Released for Construction.”

12.04 Benefiting Areas Included Within Project Boundaries

A parcel or area which benefits **and participates** in a project, but is not included within the project boundaries shall have a note to this effect placed on the overall project map and on the plan and profile sheet if the parcel appears thereon. Parcels not so noted which make use of a project's facilities after the project's completion will be required to pay an "expansion fee" prior to such use.

12.05 Calculations

Gravity Pipeline Flow. The Manning formula shall be used in the hydraulic study of the system, using an "n" value of 0.013 or the value recommended by the pipe manufacturer, whichever is higher.

Pressure Pipeline (Force Main) Flow. The Hazen-Williams formula shall be used in the hydraulic study of the system, using a "C" value of 140 or the value recommended by the pipe manufacturer, whichever is lower. Design shall provide for adequate aeration and odor control. The minimum velocity at design flow shall be not less than three and one-half feet per second (3.5 fps).

12.06 Average Flow Determination

Zoning. Flow determination shall be based upon the most recent or proposed zoning. The minimum population density in areas of potential development shall be equivalent to that of single family zoning. The area shall be examined for trends toward population concentration and, if found, an estimate shall be made of the probable extent of such concentration. This estimate shall be used as the basis for determining flow. All calculations shall assume ultimate development, except where a stage concept has been specifically approved by COSC.

Residential Living Units.

1. Design population per living unit:
 - Developments of 100 living units and less -3.5
 - Developments of greater than 100 living units -3.0
2. Average flow: Residential living units – 75 gals. per person per day.

Commercial, Industrial Development. Every attempt should be made to base flow requirements on specific development plans in consultation with the City Sanitary Sewer Engineer.

Schools. The flow shall be determined by the following method:

Flow shall be based on ultimate design student population plus administration, teaching and operation personnel.

Average Daily Flow (ADF). Average Daily Flow shall be determined for tributary areas by multiplying the sum of the area(s) design population by the per capita daily flow requirements, as determined above, plus any commercial, industrial, school, etc., contribution(s).

12.07 Design Flow (Peak Flow, or PF)

Average Daily Flow (ADF), as determined above, multiplied by peaking factors of 4.0 for laterals and 4.0 for outfall sewers. The recommended Infiltration Design Rate is 200 gallons per inch diameter per 5,000 feet per day or 40 gallons per inch per 1,000 feet per day or as approved by the City Sanitary Sewer Engineer.

12.08 Pumping Station Design

All phases of pumping station design shall be closely coordinated with COSC. In general, such facilities shall include all necessary components and amenities as required by COSC to ensure a complete, automated, operating facility which will lend itself to minimum maintenance and operational costs.

Auxiliary power shall be provided as required to prevent pump station overflow and operate pumping stations during power outages and shall automatically activate when a power outage occurs.

Pumping Unit. Shall approximately “pace” the expected flow pattern and shall be capable of providing the maximum design flow with the largest pumping unit out of service. All telemetry and electrical shall be compatible with existing COSC equipment.

Access. All weather, asphalt paved access with twelve (12) foot minimum width shall be provided to all pump stations. All pump stations shall be fenced with 6 foot high chain link fencing with 3 strand barbed wire at top. A ten (10) foot wide rolling, locking gate shall be provided in fence.

Structures. Shall provide protection against weather and vandalism, shall be designed to blend architecturally with the character of the Development and shall provide maximum efficiency and minimum operational and maintenance costs to COSC. Access to lower or higher structure levels shall be by inside stairways. Structures shall be multi-purpose wherever practicable. Toilet and sink facilities will be provided where required by the COSC.

Metering, Recording and Monitoring Equipment. Metering, recording and monitoring equipment shall be provided at all pumping stations. Auto-dialer and alarm equipment shall be required at all pumping stations and will be purchased and installed from COSC vendor.

Generally, but not necessarily limited to, requirements are as follows:

Pumping Stations

1. Flow meter and recorder.
2. Auto-dialer and alarm equipment.

Design Flow Rate. Pumping stations shall be designed utilizing peak flow rate.

Odor Control. Pump stations shall be provided with odor control systems. The preferred system is an active air blower and odor bed absorption system.

12.09 Collection System

Design Flow Rate. Pipe capacity shall be adequate to carry the design flow rate from the entire tributary area (even though said area is not within the project boundary), at the design velocity and, unless the line is designated as a force main, without surcharge on the pipelines.

Pipeline Velocity. Minimum velocity shall be two (2) feet per second (fps) when the pipe is half full or full, unless the City Sanitary Sewer Engineer has approved a specific exemption.

Following is a table of slope vs. diameter when the velocity is two (2) fps with the pipe half full or full.

<u>Diameter, inches</u>	<u>Slope, foot per foot</u>
6	0.0050
8	0.0035
10	0.0025
12	0.0020
15	0.0015
18	0.0012

Minimum Size Sewer Lines. Minimum size of collection lines which serve single family or duplex development shall be six (6) inches in diameter. Schools, commercial, industrial and multiple residential shall be served by lines eight (8) inches in diameter, minimum.

Exceptions: COSC approved Innovative and Alternative projects.

Sewer Line Location and Alignment.

1. **Location.** All sewer lines shall be designed to be installed within the paved portion of the roadway, normally six (6) feet from the right-of-way center line and parallel with the center line whenever possible, or in a public easement. All locations within existing road right-of-way shall be approved by the City Director of Public Works. If it is necessary to install a sewer line within a private road, the easement shall be the width of the paving plus one (1) foot on each side or fifteen (15) feet, whichever is larger.

2. **Horizontal Alignment.** Alignment shall be parallel to the street centerline wherever possible. Minimum radius for sanitary sewers six (6) inches through ten (10) inches in diameter shall be 200 feet unless a larger diameter is required by the proposed pipe material and/or pipe joint. A larger radius shall be used whenever practical. Pipe length/joint deflection

shall not exceed manufactures' recommendations. A manhole shall be placed at any abrupt change in alignment.

3. **Vertical Alignment.** Maximum deflection for vertical curves shall be $\frac{1}{4}$ inch per foot. A manhole shall be placed at any abrupt change in grade. Elevation shall be shown on the plans at twenty-five (25) foot intervals throughout the length of vertical curve.

4. **Typical Cross Section.** COSC Standard Details show typical pipe locations within roadways and minimum clearance between pipe lines.

12.10 Trench Loading

Deflection Equation. The Marston formula shall be used in determining pipe loading.

Deflection Limit. Design deflection of flexible pipelines shall be limited to five (5) percent.

Bedding Types. Bedding types shall be as per COSC Standard Details. Bedding type shall be as necessitated by height of cover over the pipe, trench width, pipe strength and other factors used to determine safe piping loading. Concrete bedding shall require specific approval of the City Sanitary Sewer Engineer before use. These bedding types are intended primarily for emergency field use and their use shall normally not be specified on the plans.

12.11 Sewer Structures

Manholes. Manholes shall be precast conforming to current ASTM Spec. No. C-478 with ASTM C-923 Resilient Connectors (See Standard Details). Manholes shall be placed at all intersections of sewer lines, other than sewer service connections and at the ends of all permanent lines 150 feet or more in length. Maximum spacing of manholes shall be 300 feet. All manholes, from which future sewer line extensions are anticipated, shall have a pipe stub planned and installed at the grade and direction of the anticipated sewer extension. Between manholes, the following combinations of vertical and horizontal curves will be allowed; two (2) horizontal and one (1) vertical curve or two (2) vertical curves and one (1) horizontal curve.

The average hydraulic grade line of any pipe which flows into a manhole shall be one-tenth (0.10) foot minimum above the average hydraulic grade line of the exit pipe. When the major conduit, based on flow, passes through a manhole with less than twenty (20) degrees deflection, the one-tenth (0.10) foot differential between hydraulic grade lines will not be required for the major conduit. The average hydraulic grade lines shall be derived from design flows based upon one hundred (100) percent development of the tributary areas. The crown of the exit pipe, when larger than twelve (12) inches, shall never be higher than the crown of pipes entering the manhole.

A manhole shall be required at the terminus of any collection line terminating within a cul-de-sac.

The minimum inside diameter for manholes shall be:

<u>HEIGHT IN FEET</u>	<u>INSIDE DIAMETER IN FEET</u>
≤8	4
>8 and ≤12	5
>12	6

Drop Connection. In general, the use of drop connections **will** be approved by the City Sanitary Sewer Engineer only. Free drops from an incoming collection line or service to the bottom of the manhole **will not** be permitted and shall be eliminated by use of a drop connection, vertical curve or increased slope of the incoming lateral.

Flushing Branches. A flushing branch (cleanout) may be used in-lieu of a manhole at the end of any line less than 150 feet long.

12.12 Sewer Services The sewer services shall extend from the collection line to the edge of public right-of-way or edge of easement. Sewer services shall extend one (1) foot beyond the edge of pavement of any private road. Easements of adequate width to accommodate the services shall be provided. A plan and profile of any sewer service shall be supplied to the City Sanitary Sewer Engineer upon request.

Minimum Size. Normal service sewer size to each lot is four (4) inches. Schools and other developments expected to contribute high sewage flows shall be served by six (6) inch or larger service sewers. In addition, sewer services shall be sized according to requirements of the Uniform Plumbing Code. A six (6) inch service sewer and larger services shall be connected to the collection line by use of a manhole.

Tapping Existing Lines. The Owner shall make all service sewer taps into existing collection lines upon application for permit and payment of required fees. COSC shall inspect all taps. A note of this effect shall be placed on all plan sheets which require such tapping.

Connection to Trunk Lines. Service sewers shall **not** connect to trunk sewers twelve (12) inches diameter and larger without the written approval of COSC.

Service Location and Depths. Unless specifically requested otherwise by the property owner, service sewers shall be placed on the low side of any typical subdivision lot. Consideration shall be given to trees, improvements, etc., so as to minimize interference when service sewer is extended to the proposed building.

The Consulting Engineer shall verify the adequacy of the normal service sewer depth at the edge of easement or right-of-way, to service the intended parcel at the point of anticipated structure location. The Consulting Engineer shall designate the invert elevation of the service sewer at the edge of the right-of-way or easement on the construction plans, whenever the required depth is greater than three (3) feet.

Clean Out. A four (4) inch clean out will be placed at the property line on all sewer service laterals.

Backflow Device. A sewer backflow device shall be installed on all sewer services and shall be located at or near the property line.

Grease Traps. Grease traps will be installed at all service connections (commercial and industrial) as required and sized by the Uniform Plumbing Code. See City of Sutter Creek F.O.G. Ordinance for additional requirements (SCMC 14.04.070).

Pumped Service. Pumped services will be permitted only on a very limited, individual basis.

Providing Service Sewers. When sanitary sewers are part of new subdivision construction, a service sewer shall be constructed to each parcel.

In developed areas, a sewer service shall be provided to each parcel which contains a source of sewage. A property owner's request for service shall be honored whenever practical. Parcels which have two or more sources of sewage must have an independent service sewer provided for each sewage source which can be separated from the rest of the parcel and sold. A service sewer shall be provided to each subdivision lot or lot similar as to size and possible development. At an early stage of design, the Consulting Engineer shall send every property owner affected by the proposed work a questionnaire requesting, in writing, the owner's preferred service sewer location. In absence of a response to this questionnaire, the Consulting Engineer shall provide a house service as required by this Section. In addition, when the service sewers are staked immediately prior to construction, each property owner shall be given notice that he should look at the staked location of his service sewer and, if not satisfactory, immediately notify the Consulting Engineer. The date of notification by the property owner, method of notification, nature of change and other pertinent information shall be furnished to COSC.

12.13 Creek Crossings

Crossing details of pipe, pier, anchorage, transition couplings, etc., shall be shown upon a detail sheet of the plans in large scales.

Ductile iron pipe shall be used under the full creek width plus ten (10) feet on each side. All soft or organic material shall be replaced with select imported backfill. Special care shall be used to provide a firm base for the pipe bedding. Full concrete encasement is required.

Any proposed crossing above the creek bed must be approved by the city Sanitary Sewer Engineer.

Calculations shall be submitted which clearly indicate the design of the pipe and supports regarding impact, horizontal and vertical forces, overturning, pier and anchorage reactions, etc.

12.14 Force Mains

Design shall be closely coordinated with COSC. Design criteria generally shall be as contained in Section 12.05, with due regard for the characteristics of the sewage to be conveyed.

12.15 Regulations Relating to Sanitary Hazards

All construction shall conform to applicable regulations relative to safeguarding the public health, particularly the regulations relative to cross-connections as established by the California Administrative Code, Title 17.

In designing the collection system, it is intended that twelve (12) feet be the minimum horizontal distance between parallel water and sanitary sewer lines and that the water main be at least twelve (12) inches higher. When crossing a sanitary sewer force main, the water main shall be a minimum of twelve (12) inches above the sewer line.

Construction of sewers across areas that are frequently saturated or have springs or which are within 25 feet of the 100-year high water line of a lake, reservoir or stream, or within 25 feet of an irrigation canal, should be avoided whenever possible. Construction in these areas may be required to meet the standards of Section 12.13, Creek Crossings, or other special requirements may be required to protect the water quality.

12.16 Locator Wire

All runs of non-metallic pipe shall have a No. 10 AWG solid, soft drawn copper wire with Type UF insulation. Locator wire shall be grounded with a ground rod at the end of a pipe run.

13.00 CONSTRUCTION STANDARDS - STREETS

13.01 Lines and Grades

Attention is directed to Section 4.00, "Construction Staking," of these Improvement Standards. Construction staking to be supplied by the Engineer shall consist of horizontal and vertical location of curb, gutters, valley gutters, and storm drains as determined by the Engineer. Flow line, and grate and rim elevations of drop inlets and junction boxes shall be staked with offsets. All supplemental construction staking required by the Contractor shall be supplied by the Contractor. Engineer may revise curb and gutter alignment in the field to avoid tree root structure or conform to existing improvements.

13.02 Order of Work

Contractor shall provide City with a schedule of work, and Contractor shall perform all work in accordance therewith. Should circumstances cause Contractor to anticipate falling out of compliance with said schedule, Contractor shall notify City in advance and provide revised schedule for review and approval by the City.

13.03 Maintaining Traffic

Attention is directed to Sections 7-1.03, "Public Convenience," 7-1.04, "Public Safety," and Section 12, "Temporary Traffic Control," of the State Standard Specifications and these special provisions. Nothing in these special provisions shall be construed as relieving the Contractor from his responsibility as provided in said Section 7-1.04.

Lane closures shall conform to the provisions of Section 13.05, "Traffic Control System for Lane Closure" of these Improvement Standards.

The Contractor shall notify local authorities of his intent to begin work at least 5 days before work is begun. The Contractor shall cooperate with local authorities relative to handling traffic through the work area and shall make his own arrangements to keep the working area clear of parked vehicles.

Whenever construction vehicles or equipment are parked on the shoulder within 6 feet of a traffic lane, the shoulder area shall be closed with fluorescent traffic cones or portable delineators placed on a taper in advance of the parked vehicles or equipment and along the edge of the pavement at 25-foot intervals to a point not less than 25 feet past the last vehicle or piece of equipment. A minimum of 9 cones or portable delineators shall be used for the taper. A C23 (Road Work Ahead) or C24 (Shoulder Work Ahead) sign shall be mounted on a telescoping flag tree with flags. The flag tree shall be placed where directed by the Engineer.

Minor deviations from the requirements of this section concerning hours of work which do not significantly change the scope of the work may be permitted upon the written request of the Contractor if in the opinion of the City Engineer public traffic will be better served and the work expedited. Such deviations shall not be adopted until the City Engineer has indicated his written approval.

13.04 Construction Area Signs

Construction area signs shall be furnished, installed, maintained, and removed when no longer required in accordance with the provisions in Section 12, "Construction Area Traffic Control Devices," of the State Standard Specifications.

Type IV reflective sheeting for sign panels for portable construction area signs shall conform to the requirements specified as "Pre-qualified and Tested Signing and Delineation Materials" by Caltrans.

13.05 Traffic Control System for Lane Closure

A traffic control system shall consist of closing traffic lanes in accordance with the provisions of Section 12, "Construction Area Traffic Control Devices," of the State Standard Specifications and the provisions under "Maintaining Traffic" elsewhere in these Improvement Standards.

The provisions in this section will not relieve the Contractor from his responsibility to provide such additional devices or take such measures as may be necessary to comply with the provisions in Section 7-1.04, "Public Safety," of the State Standard Specifications.

If any component in the traffic control system is displaced, or ceases to operate or function as specified, from any cause, during the progress of the work, the Contractor shall immediately repair said component to its original condition or replace said component and shall restore the component to its original location.

When lane closures are made for work periods only, at the end of each work period, all components of the traffic control system, except portable delineators placed along open trenches or excavation adjacent to the traveled way, shall be removed from the traveled way and shoulder. When the Contractor so elects, said components may be stored at selected central locations approved by the Engineer, within the limits of the right of way.

Work areas adjacent to city streets shall be open to two-way traffic by 4:00 p.m. each work day. One lane shall remain open to traffic during construction unless otherwise approved by the City.

Contractor shall submit a Traffic Control Plan for review and approval by the City Engineer and Police Chief prior to commencing work affecting city streets.

13.06 Obstructions

Attention is directed to Section 15, "Existing Facilities," of the State Standard Specifications.

The Contractor shall notify the City and the appropriate regional notification center for operators of subsurface installations at least 2 working days, but not more than 14 calendar days, prior to performing any excavation or other work close to any underground pipeline, conduit, duct, wire or other structure. Regional notification centers include but are not limited to the following:

NOTIFICATION CENTER	TELEPHONE NUMBER
City of Sutter Creek	(209) 267-5647
Underground Service Alert Northern California (USA)	811

13.07 Adjust Utilities to Grade

Contractor shall adjust all valve boxes, manhole frames, and meter boxes to grade in accordance with the approved plans and these Improvement Standards. (See Section 18.00, Standard Details)

13.08 Clearing and Grubbing

Clearing and grubbing shall conform to the provisions in Section 17-2, "Clearing and Grubbing," of the State Standard Specifications.

Contractor shall protect existing trees from damage caused by his operations. All work in drip line of trees shall be as directed by City Engineer. Pervious backfill shall be placed around all root structures exposed by Contractor's operations. Attention is directed to Sutter Creek City Code Chapter 13.24, "Trees and Landscaping," and specific project conditions of approval.

13.09 Asphalt Concrete

Asphalt concrete and pavement reinforcing fabric shall conform to the provisions in Section 39, "Asphalt Concrete," of the State Standard Specifications and shall be 1/2" or 3/4" maximum, medium grade, Type B aggregate as directed by the City Engineer.

13.10 Pavement Reinforcing Fabric

Pavement reinforcing fabric shall conform to the provisions of Section 96, "Geosynthetics" of the State Standard Specifications. Reinforcing fabric shall be placed at location specified on the plans or in accordance with limits marked in the field.

13.11 Fog Seal Coat

Fog seal coat shall conform to the provisions in Section 37, "Bituminous Seals," of the State Standard Specifications. Fog seal shall be 60 percent asphalt emulsion and 40 percent water and shall be applied at the rate of 0.10 to 0.12 gallons per square yard. Contractor shall provide City Engineer verification of asphalt emulsion used.

13.12 Striping and Pavement Markings

Roadway striping shall conform to Section 84, "Markings," of the State Standard Specifications, Manual on Uniform Traffic Control Devices, the approved plans and these Improvement Standards.

13.13 Subsurface Drain

Contractor shall construct subsurface drain where required in accordance with Section 68, "Subsurface Drains," of the State Standard Specifications, the approved plans and these Improvement Standards.

13.14 Locate and Protect Existing Utilities

This item of work shall cover the location and protection of ALL existing underground utilities as required under Section 4215 of the Government Code as amended and Section 13.06, "Obstructions," of these Improvement Standards.

Contractor shall locate existing utilities and pothole designated areas for location and protection of existing underground facilities within the project limits prior to start of work and as necessary to coordinate and schedule his work.

14.00 CONSTRUCTION STANDARDS - STREET LIGHTING

General

Street lighting improvements associated with new development shall be constructed in conformance with Section 86, Signals, Lighting and Electrical Systems, of the State Standard Specifications and the requirements of the National Electric Code (NEC) except as modified by these improvement standards. The work shall consist of furnishing and installing luminaires with LED lamps, photoelectric cells; electrolier standards, electrolier arms and foundations, solar powered lights where feasible, conduit and conductor wiring and all other materials and appurtenances in accordance with the project plans and these standards.

14.01 Materials and Construction

All materials and construction shall be in compliance with this section of these Improvement Standards.

- A. All materials delivered to the job shall be new and best quality of their respective grades in accordance with the following specifications and packed in their original sealed containers. All materials to be installed shall bear the Underwriters Laboratories, Inc. (U.L.) label.
- B. The Contractor shall use materials mentioned in these Improvement Standards as standard, and in no case will a substitute be allowed without written approval of the City Engineer.
- C. All work and material shall be protected at all times. Conduit openings shall be closed with protective caps during installation and all materials shall be covered and protected against dirt, water, and mechanical or other injury. All materials damaged during course of construction shall be replaced or repaired to original condition by the Contractor prior to acceptance of work.
- D. The Contractor shall not allow or cause any of his work to be covered up or enclosed until it has been inspected and approved by the City Inspector. Should any of the work be enclosed or covered up before such inspection, the Contractor shall uncover the work at his own expense and after it has been inspected and approved make all repairs with such material as may be necessary to restore all work to its original and proper condition.
- E. The Contractor shall furnish and install the street lighting equipment in accordance with these Improvement Standards.

14.02 Foundations

Foundations shall be cast-in-place and in conformance with Section 86-2.01 "Excavating and Backfilling," and Section 86-2.03, "Foundations," of the State Standard Specifications except as amended herein and on the Standard Details.

14.03 Electrolier Standards

Electrolier standards shall be defined for the purpose of these Improvement Standards to include the pole, base, and base cover. Electrolier Standards shall conform to the Standard Details and the following requirements:

- A. Each standard shall have an identification Street Light number sticker as assigned by PG&E.
- B. The hand hole shall be oriented on the pole so that a technician facing oncoming traffic while facing the hand hole.
- C. All electrolier standards shall be furnished with a grounding lug or nut installed opposite the hand hole/removable access door and inside the standard.
- D. Electrolier standards shall conform to the Standard Details and the following criteria:
 - 1. The pole shall consist of galvanized steel material with a minimum thickness of 11 gauge.
 - 2. The poles shall be single-arm poles unless the Project Plans specify otherwise.

14.04 Electrolier Arm

Electrolier Arms shall conform to City Standard Details.

14.05 Conduit

Conduit shall be furnished and installed, conforming to the Standard Details, the requirements of Underwriters Laboratories Publication UL 543, and the following:

- A. Conduit shall be 1½" PVC, Schedule 40 conduit.
- B. Cutting and machining of conduit shall be in accordance with the manufacturer's recommendations. Pre-assembly of sections of conduit shall not be permitted except where jacking is required.
- C. Pulling bells shall be installed on the ends of conduit terminating in pull boxes and electrolier standards.
- D. The installation of conduit shall conform to the following:
 - 1. Excavation and Backfill for conduit installation shall conform to Section 15.04 " Trenches & Backfill," of the City Improvement Standards except as amended by this Section 14, "Street Lighting," of the City Improvement Standards and the Standard Details.

2. The conduit shall be laid over two inches of uniformly spread sand, and shall be covered by a minimum of 6 inches of sand.

14.06 Pull Boxes

Pull boxes shall conform to the provisions of Section 86-2.06, "Pull Boxes," of the State Standard Specifications as amended herein by this Section 14, "Street Lighting," of the City Improvement Standards and Standard Details.

- A. Pull boxes shall be precast reinforced concrete, Caltrans #3 1/2 Box with brass hold down bolts.
- B. The cover shall be marked "Street Lighting."
- C. Grout shall not be placed in the bottom of the pull box.

14.07 Conductors and Wiring

Conductors and wiring shall conform to the provisions of Section 86-2.08, "Conductors," and Section 86-2.09, "Wiring," of the State Standard Specifications as amended herein by this Section 14, "Street Lighting," of the City Improvement Standards and Standard Details.

- A. Conductors shall be AWG and THHN copper stranded conductor Underwriters Laboratory Approved.
- B. The size of the conductors shall be as designated on the Project Plans.
- C. Any NEC approved splice excluding wire nuts connections may be used for splice connections.
- D. Splices shall be insulated in accordance with Section 86-2.09E, "Splice Insulation," type "B" method of the State Standard Specifications.
- E. A fused disconnect splice connector shall be installed in each conductor between the line and ballast and shall be located and readily accessible within the hand hole of the electrolier standard. The fused disconnect splice shall consist of a Class CC (NEC) midjet fuse holder with a 5 amp 250 volt non time delay midjet fuse.

14.08 Luminaires

Luminaires shall conform to the Standard Details and the following requirements:

- A. Luminaires shall consist of a housing, a reflector, a photoelectric control, and integral regular type ballast unless otherwise approved by the City Engineer. Luminaires, complete with LED lamps, shall be installed in the proper orientation to produce the desired light pattern and shall be completely assembled and connected to the conductor. The operating voltage shall be 120 volts unless otherwise specified.

The following shall be provided for City approval:

1. Maximum power in watts.
2. Maximum designed junction temperature.
3. Heat sink area in square inches.
4. Designed junction-to-ambient thermal resistance calculation with thermal resistance components clearly defined.
5. L70 in hours when extrapolated for the average nighttime operating temperature.
6. Life expectancy based on the junction temperature.
7. Manufacturer's data sheet for the power supply, including the rated life.

Submit the manufacturer's QC test data for LED luminaires as an informational submittal.

14.09 Lamps

Unless otherwise specified, LED lamps shall be installed in the luminaires. The wattage of the lamps shall be specified on the Project Plans.

14.10 Photoelectric Control

Photoelectric control shall be multi voltage photoelectric relay on a twist lock receptacle. A photoelectric cell shall be installed on each street light located on the top of the luminaire fixture.

14.11 Service Connection (Non-Solar Powered Lights)

Service connections for street lights served by underground electrical systems will be made at the Service Point Location designated on the Project Plans which is normally a PG&E secondary box. Service Connections shall conform to the following requirements:

- A. The Contractor shall provide conduit and wire from the PG&E secondary box to and throughout the new street light system.
- B. Wires shall be tagged at secondary box in accordance with the latest and applicable PG&E detail.
- C. Service connections for electroliers served by the overhead electrical systems will be made at a junction box located at the base of the service riser pole. The Contractor shall provide the junction box, conduit and wire from the junction box to the pull box adjacent to the nearest street light.
- D. All service connections will be made by PG&E. The Contractor/Developer shall bear all costs by PG&E for service connection(s).

15.00 CONSTRUCTION STANDARDS - STORM DRAIN

15.01 Storm Drain Pipe

Storm drain pipe shall conform to the provisions in Section 64, "Plastic Pipe" of the State Standard Specifications. Storm drain pipe shall be SDR 35. All piping shall be backfilled in accordance with Section 15.04 of these Improvement Standards.

Backfill material shall conform to Section 18.00, Standard Details.

15.02 Installation

Pipe shall be laid in strict conformity with the prescribed alignment and grade specified in the plans and these Improvement Standards, or as directed by the City Engineer. Before any length of pipe is laid, it shall be carefully inspected for defects. No pipe or other material that shows defect shall be placed. Pipe laying shall proceed upgrade with the bell ends of the pipe placed upstream. Each section of pipe shall be laid in such a manner as to form a water tight concentric joint with the adjoining pipe. The interior of the pipe shall be kept clear of all dirt and debris during construction.

All pipe laying and joining, including the maximum deflection of joints in curved alignment shall be in accordance with the pipe manufacturer's specifications and as directed by the City Engineer.

Small diameter storm drain connections to 36" diameter storm drain shall be in accordance with 36" diameter pipe manufacturer's recommendations and shall be water tight. No protrusion into large diameter pipe will be allowed.

Deflection for PVC pipe after installation shall not exceed manufacturer's recommended maximum deflection at any location. Should the installed pipe exceed manufacturer's recommended maximum deflection, each and every length of pipe so affected shall be removed and replaced.

15.03 Trenches and Backfill

This work shall consist of performing all operations necessary to excavate earth and rock or other material, of whatever nature, including water, regardless of character and subsurface conditions, necessary to excavate trenches for pipes and appurtenances; to place backfill for structure, pipes and appurtenances and other facilities; to backfill trenches and depressions resulting from the removal of obstructions; to remove and replace unsuitable material; to construct protection dikes; and to remove unstable material and slide material which may enter trenches. All such work shall be in conformance with the approved plans and these Improvement Standards or as directed by the City Engineer. Typical trench details shall be shown on the plans.

Backfill material shall conform to the provisions in Section 19, "Earthwork," of the State Standard Specifications. Pervious backfill material required by the plans and these specifications shall be considered structure backfill and full compensation therefore shall be included in the contract price paid for the various items of work, and no additional compensation will be allowed therefore.

When a firm foundation is not encountered due to soft, spongy, or other unsuitable material, such material shall be removed to the limits directed by the Engineer, and the resulting excavation shall be backfilled with approved washed drain rock compacted to ninety-five percent (95%).

When removal of unsuitable material requires excavation to a depth greater than 12" below pipe flow line grade, the Engineer will determine the limits of the required excavation. Excavation limits shall be trench width for the length specified by the Engineer.

Where pipes are to be installed above original ground or in new embankment fills, embankment shall first be constructed to the required height for a distance on each side of the pipeline of not less than five feet (5'). Embankment shall have relative compaction of not less than ninety-five percent (95%). Upon completion and approval of the embankment the trench shall be excavated with the sides nearly vertical and the pipelines installed in accordance with these Improvement Standards.

Materials excavated from trenches shall be placed and maintained so as to offer minimum obstruction to traffic.

Unsuitable materials shall become the property of the Contractor and disposed of in accordance with local regulations.

Ditches shall be kept clear for the purpose of handling road drainage. Drainage ways, walkways, and driveways shall be kept clear.

At the end of each working day, there shall be no open trench, unless otherwise permitted by the City Engineer.

In connection with earthwork, all tests shall be made in conformance with the following requirements set forth in the State Standard Specifications:

<u>Tests</u>	<u>Test Method No</u>
Relative Compaction	Cal 216 & 231
Sand Equivalent	217
Resistance (R-value)	301
Sieve Analysis	202

Foreign material which falls into the trench prior to or during placement of the backfill shall be removed.

The trench widths set forth on the plans are minimum widths. Where excavation greater than the specified widths is necessary for execution of the work, machine or hand excavation to a stabilized slope will be permitted provided one-way traffic can be maintained. Minimum trench width is the distance face-to-face of trench walls or inside face to inside face of sheeting should solid sheeting be used. Maximum trench widths from the bottom of the trench to the top of the pipe shall be limited to six inches (6") outside the specified minimum trench width, except with specific approval by the City Engineer.

The Contractor shall furnish all materials and facilities required for trench excavation and shall make trenches and excavation dry throughout all pipe laying operations.

The location of underground utilities or other obstructions shall be determined by the Contractor sufficiently in advance of excavation so that pipe alignment can be confirmed or re-routed without delay. Contractor's attention is directed to Section 13.14, "Locate and Protect Existing Utilities," of these Improvement Standards.

Material for backfill shall be placed in uniform horizontal layers not exceeding one foot (1') in thickness before compaction, and shall be brought up uniformly on all sides of the trench, structure or facility. When the Contractor can satisfactorily demonstrate to the City Engineer an alternative method of placing the backfill so that all requirements, other than the layer thickness, are met, the City Engineer may permit the Contractor to use the alternative method. Under no circumstance will the Contractor use the alternative method unless the City Engineer's approval is obtained in writing.

Each layer of backfill shall be compacted to a relative compaction indicated for the backfill involved.

Backfill shall not be placed until the pipe or other facility has been inspected by the City Engineer and approved for backfilling. The percentage composition by weight as determined by laboratory sieves shall conform to the following requirements:

Class 1 Backfill

<u>Sieve Sizes</u>	<u>% Passing Sieves*</u>
No. 4	90-100
No. 200	<5

*Gradations requirements may be waived with written approval from the Engineer.

"Crusher fines" are acceptable for Class 1 backfill. "Pervious backfill" shall be coarse or medium screenings in accordance with Section 37, "Bituminous Seals," of the State Standard Specifications or as otherwise approved by Engineer.

Class 2 Backfill

Class 2 Aggregate Base, 3/4" maximum, in accordance with Sections 26-1.02, 26-1.02B, 26-1.03 of the State Standard Specifications except that percentage of No. 200 material shall be 15-30% unless otherwise approved by the Engineer.

Class 3 Backfill

Material for Class 3 Backfill may consist of material from excavation free from rocks or lumps exceeding three inches (3") in greatest dimension, vegetable matter, and other unsatisfactory material. Backfill shall be compacted to the relative compaction shown on the plans or as set forth in these specifications.

Class 4 Backfill

Class 4 Backfill shall be cement-sand slurry comprised of aggregate, cement and water. The aggregate, cement and water shall be proportioned either by weight or volume. Cement used shall be 190 to 210 pounds for each cubic yard of material produced. The water content shall be sufficient to produce a fluid workable mix that will flow and can be pumped without segregation of the aggregate while being placed.

Materials shall be thoroughly machine mixed in a rotary drum mix truck and placed in the trench from a direct truck discharge unless otherwise approved.

Mixing shall continue until cement and water are thoroughly dispersed throughout the material. All mixed slurry shall be placed within one hour of the introduction of water and cement to the material.

Aggregate shall be commercial-quality concrete sand. Aggregate shall be free of organic materials and other deleterious substances and have a minimum sand equivalent of 20. Aggregate shall conform to the following grading:

<u>Sieve Sizes</u>	<u>% Passing Sieves*</u>
1/2"	95-100%
3/8"	80-100%
#4	75-100%
#100	10-24%

The Contractor may use Class 4 backfill, slurry backfill, at locations approved by the Engineer as an alternative to Class 1 backfill. Slurry backfill shall be placed to neat line trench walls using

care to completely envelope the pipe in the backfill. Road surfacing will not be permitted until the Engineer is satisfied that the set is sufficient to support traffic but in no case prior to setting four (4) hours. The Contractor shall include in all items of work using slurry backfill the full cost of all labor and equipment to prevent traffic from crossing any trench with slurry backfill prior to setting.

The Contractor may use sufficient amounts of additives for speeding the set of slurry backfill in accordance with manufacturer's recommendations. No additive shall be used without prior approval of the Engineer as to type and amount.

Slurry backfill shall be placed in a uniform manner that prevents voids in, or segregation of the backfill and will not float the pipe.

15.04 Compaction Testing

The Owner will provide compaction tests at various locations during the work as directed by the Engineer. In the event of a test failure, the Contractor shall remove and re-compact unacceptable backfill or fills in accordance with the plans and specifications.

THE COST OF RE-TESTING SHALL BE BORNE BY THE OWNER OR CONTRACTOR.

15.05 Manholes

All manholes shall be of concrete construction and shall be placed in accordance with the approved plans, and these Improvement Standards. The manhole base may be pre-cast or poured in place, conform to ASTM C-470, and shall be placed in accordance with the plans and these specifications. Control of water in excavations shall be to the satisfaction of the City Engineer. Precautions shall be taken to assure that pipe entering and leaving manholes does not deviate from the installed alignment and grade during and after construction. Flex connectors at the inlet and outlet of manholes shall comply with ASTM C-923. Sufficient material shall be placed on said lines to prevent such movement. Ground beneath the manhole shall be compacted to 95% relative compaction prior to placing the base.

All manholes shall be precast concrete bases with precast reinforced concrete pipe sections, tapered sections, and adjustment rings. Reinforced concrete parts shall conform to ASTM designation C-478, and pipe sections shall be not less than 4 feet inside diameter.

Manhole joints shall be sealed against infiltration and exfiltration by means of sand-cement mortar between each joint, or by means of joint sealing compound as manufactured by the K.T. Schneider Co., Houston, Texas under the brand name "Ram-Nek," or "Quick-Seal," as manufactured by Associated Concrete Products, Inc., or approved equal. Appropriate primers and preparation as specified by manufacturer shall be used.

Manholes shall be finished inside and out with sand-cement mortar to produce a water tight, smooth finish. Flow line channel through manhole shall have smooth trowel finish.

Backfill shall be placed uniformly around the outside of the manhole so as to not create differential forces and the possibility of dislodging the manhole sections.

15.06 Concrete Structures

Concrete structures (drainage inlets and junction boxes, headwalls, inlet and outlet structures) shall be constructed of Class A concrete and shall conform to the plans, the provisions in Section 51, "Concrete Structures," of the State Standard Specifications, and these Improvement Standards. Concrete structure reinforcement, when not set forth on plans, shall conform to Caltrans Standard Plan details.

Box culvert invert elevations shall be as directed by the City Engineer to match existing conditions.

All concrete structures shall have smooth trowel finish and rounded inlets at all openings. Drainage inlet, junction box combination structures shall pass full pipe flow in concrete channel.

Concrete structures in roadways shall be backfilled with Class 2 backfill compacted to not less than ninety-five percent (95%) relative compaction. Concrete structures off road or behind concrete curbs shall be backfilled with Class 3 backfill at not less than ninety percent (90%) relative compaction.

15.07 Miscellaneous Iron and Steel

Frames, grates, covers, and manhole riser rings shall conform to the provisions in Section 75, "Miscellaneous Metal," of the State Standard Specifications.

Manhole frames and covers shall be cast iron in accordance with ASTM A-48, Class 35B with H20 loading rating and shall be California Concrete Pipe Model A-640/A-1024 or approved equal.

Manhole covers shall have raised lettering not less than 1" spelling out "City of Sutter Creek," cast into cover and center of each manhole shall spell out "Sewer" or "Storm Drain" with 2" lettering or as approved by City Engineer.

15.10 Adjusting Utilities to Grade

Contractor shall adjust existing manhole frames, water valve boxes, and water meter boxes affected by his work to grade in accordance with these Improvement Standards.

Manholes shall be adjusted to grade with cast iron riser rings and asphalt concrete backfill. Riser rings shall conform to these Improvement Standards. Asphalt concrete shall conform with Section 13.09 except it can be hand placed.

16.00 CONSTRUCTION STANDARDS – SANITARY SEWER

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STANDARD PRACTICE FOR TESTING CONCRETE SEWER MANHOLES BY THE NEGATIVE AIR PRESSURE (VACUUM) TEST	ATTACHMENT A
STANDARD DETAILS	ATTACHMENT B

SECTION 01080 - STANDARD SPECIFICATIONS

All items noted on the plans related to the installation of sewers not covered by these Technical Specifications shall be provided and installed per the Standard Specifications.

The Standard Specifications shall be as published by the State of California, Business and Transportation Agency, Department of Transportation, latest edition.

Whenever in the Standard Specifications the following terms are used, the intent and meaning shall be interpreted as follows:

1. Department of Transportation: City of Sutter Creek
2. Engineer of State Highway Engineer: Weatherby-Reynolds-Fritson Engineering and Design.
3. State: City of Sutter Creek
4. Special Provisions: These specifications and contract documents.

In case of conflict between the Standard Specifications and these Technical Specifications, these Technical Specifications shall take precedence over and be used in lieu of such conflicting portions.

SECTION 01210 - PRECONSTRUCTION CONFERENCE

DESCRIPTION: Prior to start of construction, owner will arrange an on-site meeting with the contractor. The meeting agenda will include the following:

- Correspondence Procedures
- Designation of Responsible Personnel
- Labor Standards Provisions
- Payroll Reports
- Changes
- Payments to Contractor
- Subcontractors
- County and State Regulations
- Accident Prevention Program (including name of responsible supervisor)
- Safety Program
- Tentative Construction Schedule
- Submittal of Shop Drawings, Project Data and Samples

The contractor shall designate a supervisory employee to carry out the Contractor's Accident Prevention Program and shall submit a proposed Safety Program, for approval by the owner, prior to commencing work under the contract.

SECTION 01220 - PROGRESS MEETINGS

Once each month, the contractor and engineer shall arrange for an on-site meeting to discuss the following agenda items:

1. Review past months progress and update progress schedule submitted (Section 01300).
2. Determine and review next months' progress.
3. Update record drawings.
4. Determine contract payment amount.
5. Review change order progress.
6. Determine need for additional change orders.
7. Review payroll records.
8. Submission of shop drawings, project data and samples.
9. Other items, as necessary.

The contractor shall be responsible for maintaining one complete set of plans and specifications at the job site for the progress meeting and shall be turned over to the engineer before final payment request.

Upon completion of all work and prior to final contract payment, the contractor shall furnish the engineer with three (3) sets of prints, catalog cuts, parts lists and operations and maintenance manuals for all mechanical and electrical items incorporated in the work.

SECTION 01300 - SUBMITTALS

1. **SUBMISSION PROCEDURES:** At least ten (10) days before contractor's need for approval, submit three copies or two specimens (unless a different number is specified in the individual section) of all submittals required under this section to engineer. Identify all submittals. When approved, one copy will be returned to contractor.
However, engineer reserves the right to request additional submittals. No materials requiring engineer's approval shall be delivered to the site until approval has been given.
2. **ENGINEER'S APPROVAL:** Engineer will indicate his approval or disapproval of the submittals and, if not approved as submitted, will indicate his reasons therefor. Any work done prior to such approval shall be at contractor's risk.
3. **SHOP DRAWINGS:**
 - A. **Definition:** The term "shop drawings" includes drawings, diagrams, layouts, schematics, descriptive literature, illustrations, schedules, performance and test data, and similar materials furnished by contractor to explain in detail specific portions of the work required by the contract.
 - B. **Contractor's Review and Approval:** Contractor shall coordinate all such drawings, and review them for legibility, accuracy, completeness and compliance with contract requirements and shall indicate his approval thereon as evidence of such coordination and review. Shop drawings submitted to engineer without evidence of contractor's approval shall be returned for resubmission.
 - C. **Approval by Engineer:** Such approval shall not relieve contractor from responsibility for any errors or omissions in such drawings, nor from responsibility for complying with the requirements of this contract, except with respect to variations described and approved in accordance with Paragraph D below.
 - D. **If shop drawings show variations from the contract requirements,** contractor shall describe such variations in writing, separate from the drawings, at the time of submission. All such variations must be approved by the engineer.
4. **PROGRESS SCHEDULE:** Within five (5) days after receiving Notice to Proceed, submit a Progress Schedule (normally in bar chart form) showing estimated starting and completion dates for each part of the work.

SECTION 01380 - PRECONSTRUCTION PHOTOGRAPHS

Prior to starting construction, contractor shall provide engineer with preconstruction photographs as follows:

Pipeline:

- a) Public streets - 100 ft. intervals looking ahead.
- b) Cross-Country - 200 ft. intervals looking ahead.
- c) Fence Lines and Driveways - Two (2) required at each crossing to clearly show condition and materials of construction.
- d) Minor Structures - Four (4) required, one (1) from each of the cardinal directions, such as: North, South, East and West; or, in the case of stream structures, upstream and downstream; and one (1) from each side of the stream.

Buildings and Major Structures:

At least ten (10) photographs from angles sufficient to show all aspects of the construction.

Photographs will be processed; identified for location and placed in a photo album; bound in hard-back, three ring (two-inch diameter) binders; and turned over to the owner within thirty (30) days after award of contract and prior to starting construction.

NO WORK SHALL BE ALLOWED TO START UNTIL PHOTO ALBUM HAS BEEN REVIEWED AND APPROVED BY THE ENGINEER.

SECTION 01500 - TEMPORARY FACILITIES

1. **SIGNS, SIGNALS, AND BARRICADES:** Contractor to provide, erect and maintain barricades, lights, danger signals and warning signs, and take all necessary precautions for the protection of the work.
2. **UTILITIES:**
 - A. **Power:** The contractor shall arrange with the Pacific Gas and Electric Company for temporary and permanent electric power used for construction and operation. The cost of construction power shall be paid by the contractor. **EXISTING UTILITY POLES ARE NOT TO BE MOVED.**
 - B. **Water:** Water for all domestic consumption and construction will be provided by the contractor. Contact the Amador County Water Agency at 223-3018.
 - C. **Temporary Heating:** The contractor shall provide temporary heating, covering and portable enclosures as necessary to protect all work and material against damage by dampness and cold. The contractor shall supply all fuel, equipment and materials required for temporary heating.
3. **STORAGE FACILITIES:**
 - A. Confine storage of materials to contractor's office site.
 - B. Contractor to provide temporary sheds or other covered facilities for storage of materials subject to weather damage. Number and size of structures shall be subject to engineer's approval. Locate structures to avoid interference with work and relocate as required by progress of work.
 - C. Contractor to remove structures and surplus stored materials at completion of work.
4. **SANITARY FACILITIES:**
 - A. Contractor to provide and maintain facilities in compliance with applicable state and local laws, codes and ordinances.
 - B. Contractor to provide cool, potable water for construction personnel in locations convenient to work stations.
 - C. Contractor to provide sufficient lighted and ventilated toilet facilities in weatherproof, sightproof, sturdy enclosures. Place in approved locations where facilities will be secluded from public observation and convenient to work stations. Relocate as work progress requires.
 - D. Contractor to completely remove temporary facilities on completion of work.
5. **CONSTRUCTION CAMP:** No construction camp will be allowed on the project site.

6. **CONTRACTOR'S OFFICE:** During the performance of the contract, the contractor may maintain a suitable office at the site of the work which shall be the headquarters of a representative of the contractor. If the contractor elects to provide office space, it shall be a subsidiary obligation of all other items of work.

SECTION 01560 - SPECIAL CONTROLS

1. **PRESERVATION OF NATURAL FEATURES:** Confine all operations to within the work limits of the project. Exercise special care to maintain natural surroundings undamaged. Do not remove, injure or destroy trees or other planting without prior approval. Do not fasten ropes, cables or guys to existing trees for anchorage. Restore damaged trees or natural features as nearly as possible to original condition at no additional expense to the owner.
2. **HOUSEKEEPING:**
 - A. Keep project neat, orderly and in a safe condition at all times. Immediately remove all hazardous rubbish. Do not allow rubbish to accumulate. Provide on-site containers for collection of rubbish or dispose of it at weekly intervals during progress of work.
 - B. Wet down dry materials and rubbish to prevent blowing dust.
 - C. Keep volatile waste in covered containers.
 - D. Unless stated otherwise in permits, place cold mix surfacing where trench crosses areas where permanent paving is required at the end of each day's work.
3. **DISPOSAL OF RUBBISH:** Dispose of waste materials, legally, at county dump. Do not bury wastes inside the project site.
4. **AIR AND WATER POLLUTION CONTROL:**
 - A. Take all necessary reasonable measures to reduce air and water pollution by any material or equipment used during construction.
 - B. No burning of debris will be permitted inside the project unless a valid California Division of Forestry burning permit has been issued.
 - C. Do not dispose of volatile wastes or oils in storm or sanitary drains, nor allow such materials to reach streams.
 - D. Do not allow waste materials to be washed into the bed of a stream. Provide silt fences and hay bales, as required.
 - E. When excavations are made, immediately utilize resultant loose earth by filling and compacting in place, or dispose of it off the site.
5. **FIRE PREVENTION AND PROTECTION:**
 - A. **Hazard Control:** Take all necessary precautions to prevent fire during construction. Provide adequate ventilation during use of volatile or noxious substances.
 - B. **Spark Arrestors:** Equip all gasoline or diesel powered equipment used in potential forest or grass fire locations with spark arrestors approved by the U.S. Forest Service. Written determinations of areas and periods of potential fire hazard will be issued by engineer.

- C. Building Safety: Smoking within buildings or temporary storage sheds is prohibited. No welding or cutting by torch shall be performed unless adequate fire protection is provided and maintained for the duration of the work in the area of operations.
 - D. Protection Equipment Required: Provide and maintain suitable fire protection equipment. Furnish a minimum of one UL Class 2A, 2.5 gallon water type, stored pressure extinguisher, and one UL Class 10, Type 1, 15 pound B:C carbon dioxide extinguisher for each 3,000 square feet of building area or major fraction thereof. Travel distance from any workstation to the nearest extinguisher shall not exceed 100 feet.
- 6. DUST CONTROL: The contractor shall be responsible for alleviation or prevention of any dust nuisance arising from the work on this project, but the use of water or dust palliative as required, and as directed by the Engineer, and as set forth in these specifications. No separate payment will be made for dust control. The cost for same shall be considered to be included in the unit bid prices for the items to which it may apply. No petroleum or asphalt dust palliative may be used.
 - 7. OCCUPATIONAL SAFETY AND HEALTH REGULATIONS: All provisions of the California Occupational Safety and Health Act (OSHA) shall be adhered to.
 - 8. TRENCH SAFETY PLAN: The contractor shall be responsible for meeting all requirements of the State Division of Industrial Safety for trench excavations. Prior to the starting of work, the contractor shall obtain, at his expense, any necessary permits.

Nothing herein shall be deemed to allow the use of shoring, sloping or protective system less effective than that required by the Construction Safety Orders of the Division of Industrial Safety. In particular, the contractor shall, within five (5) days of the Notice to Proceed and in advance of excavation of any trench or trenches five feet or more in depth, submit to the owner a detailed plan showing the design of shoring, bracing, sloping or other provisions to be made for worker protection from the hazard of caving ground during the excavation of trench or trenches, in accordance with Section 6705 of the Labor Code, for acceptance by the engineer, and shall not proceed with such trenching until the plan has been accepted by the engineer. If such plan varies from the shoring system standards established by the Construction Safety Orders, the plan shall be prepared by a registered civil or structural engineer. Attention is directed to Section 832 of the Civil Code of the State of California relating to lateral and subjacent support, and the contractor shall comply with this law.

- 9. RIGHT OF ACCESS: The right is reserved to the owner, their consultants, employees or authorized agents, and electric, telephone and telegraph companies, and other utility companies to enter upon the area for the purpose of making repairs, changes and new installations that have become necessary by the improvement thereof, or for necessary maintenance or for construction review.
- 10. UTILITIES: Prior to starting construction, call U.S.A. (800) 227-2600 for assistance in locating all existing underground utilities.

SECTION 01700 - CONTRACT CLOSEOUT

1. FINAL CLEANING: Remove all tools, equipment, surplus materials, and rubbish. Repair marred surfaces and remove grease, dirt, stains, foreign materials, fingerprints, and labels from interior and exterior finished surfaces. Do any required waxing and polishing. At time of final inspection, project shall be thoroughly clean and ready for occupancy.
2. PROJECT RECORD DRAWINGS:
 - A. Using colored ink, make changes on a set of clean prints of original tracings. Indicate all changes and revisions to the original design, which affect the permanent structures and will exist in the completed work. Reference underground utilities to semi-permanent or permanent physical objects.
 - B. Keep record drawings current. Inspection will be made monthly. Certification of accuracy and completeness will be required on submitted monthly payment requisitions.
3. SUBSTANTIAL COMPLETION AND FINAL INSPECTION: Submit written certification that project, or designated portion of project, is substantially complete, and request, in writing, a final inspection within ten days of receipt of request.

Should owner determine that the work is substantially complete, he will prepare a punch list of deficiencies that need to be corrected before final acceptance, and issue a notice of substantial completion with the deficiencies noted. Should owner determine that the work is not substantially complete, he will immediately notify contractor, in writing, stating reasons. After contractor completes work, he shall resubmit certification and request for final inspection.

4. ACCEPTANCE OF THE WORK: After all deficiencies have been corrected, a letter of final acceptance will be issued. If only designated portions of the project have been inspected, a letter of partial acceptance will be issued for that portion of the work.

Temporary use of facilities by the owner will not constitute acceptance of the facilities used.

5. CLOSEOUT SUBMITTALS: Submit before final payment request.
 - A. Project Record Drawings: As specified above.
6. POST-CONSTRUCTION INSPECTION: Prior to expiration of one year from date of final acceptance, owner will inspect project to determine whether corrective work is required. Contractor will be notified, in writing, of all deficiencies. In accordance with terms of the Performance Bond, corrective work must start on noted deficiencies within ten days of receipt of notification to contractor or bonding company will be notified of forfeiture.

SECTION 02102 - CLEARING AND GRUBBING

PART 1: GENERAL

- 1-1 DESCRIPTION: The work of this section consists of the clearing of vegetation; removal of foundations, culverts, stumps, roots and debris; disposal of unutilized materials; and related incidentals required to prepare the site for the contract work.
- 1-2 JOB CONDITIONS: Work Limits: Specific areas to be cleared and grubbed will be the areas necessary to do the contract work. However, in no case shall the area to be cleared extend beyond twenty feet from the centerline of the pipe work or twenty feet from any structure, unless shown otherwise on the plans.

PART 2: MATERIALS – None.

PART 3: EXECUTION

- 3-1 GRUBBING: When the height of the embankment is less than three feet from finish subgrade, removal all stumps, roots, and debris a minimum of twelve inches below the original ground. When the height of the embankment is three feet or more from finish subgrade, stumps may be cut flush and left in place. In embankment areas, backfill stump and root holes with approved material and compact before placing embankment material. In all excavation areas, remove stumps, roots, and debris a minimum of twelve inches below finish grade. All excess material shall be hauled to the County solid waste disposal site, unless an alternative is presented to the engineer and approved prior to the need for disposal.

PART 4: MEASUREMENT AND PAYMENT

- 4-1 Per project agreement.

SECTION 02200 - EARTHWORK

PART 1: GENERAL

- 1-1 DESCRIPTION: Earthwork includes all labor, equipment, appliances, and materials as required or necessary to excavate, fill, backfill, and grade for the construction of all structures, ditches, dikes, embankments and graded areas, as shown on the plans and specified herein.

PART 2: MATERIALS

- 2-1 All materials for fill shall be native materials from the site unless all materials are found to be unusable. Material specifications shall be as noted in the Standard Specifications Section 19 and the California Building Code Appendix J, Latest Edition.

PART 3: EXECUTION

- 3-1 Earthwork shall conform to the provisions in section 19, "Earthwork", of the Standard Specifications, Appendix J of the California Building Code, Latest Edition, and these Special Provisions.

Compaction and placement dimensions shall meet the requirements of Section 19-6 (95% relative compaction) and the plans.

- 3-2 SURPLUS MATERIALS: All surplus materials may be stored at locations designated by the City of Sutter Creek Department of Public Works.

PART 4: MEASUREMENT AND PAYMENT

Measurement and payment shall conform to the provisions in Section 19-2 of the Standard Specifications (end-area method and cubic yards).

SECTION 02221 - EXCAVATION, TRENCHING AND BACKFILLING

PART 1: GENERAL

- 1-1 DESCRIPTION: The work of this section consists of excavating, trenching, and backfilling for the construction and installation of pipelines and related structures. All excavation will be open cut. It includes all clearing and grubbing, drilling and blasting, construction of cribbing and cofferdams, dewatering and incidental work.
- 1-2 RELATED WORK SPECIFIED ELSEWHERE: Watering, Section 02233.
- 1-3 JOB CONDITIONS: If unauthorized overexcavation occurs, contractor shall be responsible for the repair of the area by backfilling with approved select material and compacting to 95 percent maximum density. (AASHTO-T-191)
- 1-4 EXCAVATION CLASSIFICATION: Regardless of the nature of material excavated, all excavation will be considered unclassified.

PART 2: MATERIALS

- 2-1 GENERAL: All backfill material shall be approved before use and be free of roots, brush, debris, or other objectionable material.
- 2-2 EXCAVATED MATERIALS: Use only approved material for backfill and provide additional needs from approved sources outside of the project boundaries. Excess excavated material for backfill may be transported and used in areas of deficiency.
- 2-3 BACKFILL MATERIAL:
 - A. Initial Backfill: Shall be the material placed around the pipe to a point six inches below the top of the pipe and may be selected from job excavated material provided such material is finely divided and free from debris, organic matter and other deleterious substances and shall be classified such that 100 percent passes the No. 3/4 inch sieve. The material shall be placed immediately after pipe joints have been completed, inspected and passed by the Engineer. The material shall be carefully placed so as not to disturb or damage the pipe and shall be brought up evenly on both sides.

Where imported bedding material is used, initial backfill material may be selected from job excavated material, as described previously, if such suitable material is available.
 - B. Intermediate Backfill: Trench backfill above the initial backfill and to a point two feet below the top of the trench may be of job excavated material or imported backfill material, placed in any manner determined by the contractor. However, until the total backfill above the top of the pipe exceeds one (1) foot, machine-placed backfill material shall not be allowed to "free-fall" more than two feet. Jetting will not be allowed.

- C. Trench Excavated Intermediate Backfill Material: Shall be free from organic matter and other deleterious material and shall contain no concrete, stones or clods larger than three (3) inches in diameter and shall contain sufficient fines so that all voids will be filled when compacted, and shall be so constituted that compaction requirements can be met.
- D. Imported Intermediate Backfill Material: Shall be identical with imported bedding material specified previously and shall be used where shown on the drawings. Jetting will not be allowed.
- E. Top Backfill: The top two feet of backfill shall be job excavated material free from organic matter and other deleterious material and shall contain no concrete, stones, clods larger than three (3) inches in diameter and shall contain sufficient fines so that all voids will be filled when compacted, and shall be so constituted that compaction requirements can be met.

3-1 WATER: Clean, free from harmful substances.

PART 3: EXECUTION

3-1 STRUCTURE EXCAVATION:

- A. Excavation Dimensions: Provide eighteen inches of clear working space, except as noted on the plans, between the exterior lines of the structure and the face of excavation or shoring. In all cases, extend to solid bearing and below frost line.
- B. Foundation Treatment: Clean all rock or other foundation surface of loose material and cut to a firm surface either level, stepped, or serrated, as directed. Avoid excavation below the specified grade.
- C. Excavation Approval: When excavation has been completed for a structure, the contractor shall notify the engineer, who will inspect the excavation. Place no concrete until the excavation is approved.

3-2 TRENCH EXCAVATION:

- A. General: Excavate trenches to lines, grades and elevations indicated or staked in the field. Fine grade the trench bottom throughout and excavate to accommodate joints and connections so the barrel of the pipe will receive bearing pressure throughout from the trench bottom.
- B. Trenching Guidelines: For excavation, trench width and depth shall be as follows: Width, ample to allow a minimum free working space of one foot on each side of pipe barrel, except when hand dug; width of hand excavated trenches may be reduced providing approval is given, stability of soil is consistent with depth of trench required, and pipe can be satisfactorily installed to line and grade and properly backfilled; depth, at least four inches, but not exceeding twelve inches below pipe bottom; hand excavate placements for thrust blocks at grade and trim sides straight upward to original ground; pump off water which has accumulated in low ground; and keep excavation drained of water.

- C. If water is allowed to stand and the earth is softened, the earth must be completely dried or removed to firm material and the proper backfill placed before construction can proceed.

3-3 SHORING AND SHEETING:

- A. Construct and maintain all shoring and sheeting necessary to protect the excavation, as needed for the safety of the employees and as required by applicable state and federal laws.
- B. Do not disturb or remove timber or other sheeting driven to a depth below the elevation of the top of the pipe.
- C. As directed, remove all other sheeting and shoring when safe to do so. Any portion wholly buried by earth and at a distance of at least eighteen inches from any timber members of permanent structures need not be stripped.
- D. When shoring or sheeting is used in the trench, the fill shall be carried to a height sufficient to prevent the surrounding ground from cracking or caving into the trench before the shoring or sheeting is removed.

3-4 BACKFILL: As directed, mound at the surface to allow for settlement to adjacent finish grades. Prior to final inspection and acceptance, level areas of fill to surrounding ground surface. Do not backfill until all pipelines have been inspected and tested, and permission given to backfill. Place no backfill against foundation walls until concrete has thoroughly set.

- A. Compaction of Backfill Material: May be accomplished by mechanical tamper, by vibrating, or by a combination of these methods, as required.

3-5 BACKFILL OF STRUCTURES: Place backfill material in horizontal uniform layers not to exceed eight inches. Bring each layer up uniformly on all sides of the structure and thoroughly compact using pneumatic compaction or other approved methods. Moisten backfill prior to placing to insure maximum compaction. Puddling or water flooding for consolidation of the backfill will not be permitted.

3-6 TRENCH BACKFILL WITHIN CITY ROADS: Trench backfill within City roads shall be concrete slurry per City Standard Detail.

3-7 TRENCH WORK WITHIN STATE RIGHT OF WAY: Same as above or per City permit.

3-8 TRENCH WORK WITHIN PRIVATE ROADWAYS, DRIVEWAYS AND/OR IN OTHER TRAFFIC AREAS: None.

3-9 TRENCH WORK WITHIN NON-TRAFFIC EASEMENTS LOCATIONS: Bedding and initial backfill portions of the trench shall be compacted to a minimum compactive effort of 90%, as measured by California Test Method No. 216. The intermediate portion of backfill shall be compacted sufficiently to prevent settling of the trench backfill.

- 3-10 SHORING, SHEETING AND BRACING: When shoring or sheeting is used in the trench, the fill shall be carried to a height sufficient to prevent the surrounding ground from cracking or caving into the trench before the shoring or sheeting is removed.
- 3-11 CHECK DAMS: Check dams shall be constructed to reduce erosion along the surface of the new trench construction.
- 3-12 CLEANUP: Grade all areas disturbed to a finish ordinarily obtained from a blade grader with no abrupt changes in grade or irregularities that will hold water. Prior to final inspection and acceptance, remove all rubbish and excess material and leave area in a neat, satisfactory condition.

PART 4: MEASUREMENT AND PAYMENT

- 4-1 Per project agreement.

SECTION 02540 - EROSION CONTROL

PART 1: GENERAL

- 1-1 DESCRIPTION: This work shall consist of performing, erosion control, planting and other work necessary for improving the appearance of the disturbed areas and preserving the owner's investment.

Erosion control and planting shall be performed in accordance with these technical specifications, the Cal-Trans Standard Specifications, Section 21 (Latest Edition), the details shown on the plans, and as directed by the engineer.

PART 2: MATERIALS

- 2-1 TOPSOIL: Shall consist of fertile, friable soil of loamy character and shall contain an amount of organic matter normal to the region. It shall be obtained from well drained arable land and shall be reasonably free from subsoil, refuse, roots, heavy or stiff clay, stones larger than one inch in size, coarse sand, noxious seeds, sticks, brush, litter and other deleterious substances. Topsoil shall be capable of sustaining healthy plant life.
- 2-2 COMMERCIAL FERTILIZER: Shall conform to the requirements of the California Food and Agricultural Code. Commercial fertilizer for erosion control work shall be in pelleted or granular form and shall have a minimum guaranteed chemical analysis of sixteen percent (16%) nitrogen and twenty percent (20%) phosphoric acid. The fertilizer for erosion control work need not contain water-soluble potash.
- 2-3 FIBER: Unless otherwise specified, fiber shall be produced from non-recycled wood, such as wood chips or similar wood materials and shall not be produced from sawdust or from paper, cardboard, or other such materials. Fiber shall be of such character that the fiber will disperse into a uniform slurry when mixed with water. Water content of the fiber, before mixing into a slurry, shall not exceed fifteen percent (15%) of the dry weight of the fiber. The percentage of water in the fiber shall be determined by California Test 226. Commercially packaged fiber shall have the moisture content of the fiber marked on the package. Fiber shall be colored to contrast with the area on which the fiber is to be applied, shall be non-toxic to plant or animal life, and shall not stain concrete or painted surfaces.
- 2-4 SEED: All seed that is required to be labeled under the California Food and Agricultural Code, shall be labeled in accordance with said Code.

Before seeding, the contractor shall furnish written evidence (seed label or letter) to the engineer that seed, not required to be labeled under the California Food and Agricultural Code, conforms to the purity and germination requirements in the special provisions.

The percentage of seed germination shall include the germination percentage of any hard seed.

If seed conforming to the specified purity or germination is not readily available, seed with less than the specified purity or germination may be used under the following conditions:

- A. The application rate for such seed shall be increased to compensate for the less than specified purity or germination.
- B. Prior to using such seed, the contractor shall submit to the engineer the purity and germination percentages, and the proposed increased application rate for such seed.
- C. No such seed shall be used before the engineer has approved, in writing, the use of such seed and the increased application rate.
- D. The additional seed required because of the increased application rate shall be furnished and applied at the contractor's expense.

Seed specified without a purity or germination requirement shall be labeled to include the name, date (month and year) collected, and the name and address of the seed supplier. Said seed, at the time of sowing, shall be from the previous or current year's harvest.

All shipments of seed not accompanied by a valid California Nursery Stock Certificate shall be reported to the County Agricultural Commissioner at the point of destination for inspection and shall be held until released by the Commissioner.

Seed treated with mercury compounds shall not be used.

- 2-5 SEED SPECIES: The seed used for all outside of yard areas shall consist of 50% Blando Brome and 50% Annual Rye. Contractor to contact the Amador County Agricultural Commissioner for verification of seed mixture. Seed for yard areas shall be an approved lawn seed selected by the contractor and approved by the engineer.
- 2-6 Twelve (12) straw hay bales shall be kept on the site at all times when rainfall and runoff are eminent. Steel rods (three feet long) shall be used (two per bale) to hold bales down.

PART 3: EXECUTION

- 3-1 DESCRIPTION: This work shall consist of furnishing erosion Control materials; preparing slopes and planting areas; placing topsoil where necessary; applying fertilizer, seed, fiber; and planting all areas disturbed by construction. Erosion control work shall consist of mixing seed, fertilizer, fiber and water and applying said mixture by hand or with hydro-seeding equipment, at the contractor's option.
- 3-2 PREPARATION: Preparation shall include all work required to make ready the areas for erosion control materials.

Loose rocks larger than 2.5 inches in maximum dimension and debris on the surface of the ground shall be removed and disposed of outside the project.
- 3-3 SEEDING AND FERTILIZING: Hand-seeding or hydro-seeding shall consist of mixing and applying seed and commercial fertilizer with fiber and water.

The materials shall be applied uniformly at the following rates:

Seed: 100 pounds per acre
Fertilizer: 100 pounds per acre
Fiber: 500 pounds per acre

The quantity of water shall be as need for application.

Mixing of materials with hydro-seeding equipment shall be performed in a tank with a built-in continuous agitation system of sufficient operating capacity to produce a homogeneous mixture and a discharge system which will apply the mixture at a continuous and uniform rate.

- 3-4 PLACING STRAW BALES: Three (3) bales shall be placed at locations identified by the engineer if runoff occurs.

PART 4: MEASUREMENT AND PAYMENT

- 4-1 Per project agreement.

SECTION 02701 - ROADWAY REPAIR

PART 1: GENERAL

- 1-1 DESCRIPTION: The work of this section consists of the backfilling, compaction, grading and repaving of roadways damaged or destroyed during the construction of project elements and appurtenances.
- 1-2 RELATED WORK SPECIFIED ELSEWHERE: Section 02221 - Excavation, Trenching and Backfilling; Section 02233 - Watering; Encroachment Permits.
- 1-3 QUALITY ASSURANCE: California Business and Transportation Agency, Department of Transportation (Cal-Trans) Standard Specifications. Reference to Cal-Trans is for the purposes of specifying material requirements and methods only.

PART 2: MATERIALS

- 2-1 BACKFILL UNDER ROADWAYS: Shall be selected material approved by the Engineer and shall be free of humus, organic material and deleterious material.
- 2-2 AGGREGATE BASE COURSE: Shall comply with Standard Specifications Section 26-1.02B, Class 2 Aggregate Base and shall be 3/4 inch maximum.
- 2-3 PRIME COAT: Shall conform to Standard Specifications Section 93, Liquid Asphalts and shall be grade MC-70.
- 2-4 ASPHALTIC PAVEMENT: Shall conform to Standard Specifications Section 39, Asphaltic Concrete and shall be Type B, gradation .75 inch maximum medium. Asphalt shall be grade AR 4000. An equivalent cold mix shall be used for temporary paving.

PART 3: EXECUTION

- 3-1 BACKFILL: Shall be placed in accordance with Section 02221. The uppermost two feet of backfill shall be compacted to ninety-five percent (95%) of optimum density at optimum moisture content as measured in the field using AASHTO T-191, or as specified in the applicable Encroachment Permit.
- 3-2 AGGREGATE BASE: Shall be in accordance with Standard Specifications Section 26. Minimum depth shall be six inches for roadways.
- 3-3 PRIME COAT: Shall be in accordance with Standard Specifications Section 93 and shall be applied at the rate of .50 gallons per square yard, as directed for roadways.
- 3-4 ASPHALTIC PAVEMENT: All disturbed areas which were originally paved shall be repaved with minimum of two inches of asphalt concrete pavement for roadways. Asphalt concrete shall be in accordance with Standard Specifications Section 39. Finished pavement shall be spread and compacted in accordance with Standard Specifications Section 39-6 and 39-7.

At end of each day's work, temporary paving shall be placed in all areas where permanent paving will be placed.

PART 4: MEASUREMENT AND PAYMENT

4-1 Per project agreement.

SECTION 03306 - CONCRETE

PART 1: GENERAL

- 1-1 QUALITY ASSURANCE: Standards, American Concrete Institute (ACI), American Society for Testing and Materials (ASTM), and Federal Specifications (FS).
- 1-2 Coordinate these specifications with Section 90 of the Standard Specifications.

PART 2: MATERIALS

- 2-1 CEMENT: FS SS-CI92, Type I, Portland Cement, free from lumps.
- 2-2 AGGREGATE: Free from oil, alkali, organic matter, or other deleterious substances. Aggregate may consist of sand and gravel separately batched at construction site, central batching plant combined sand and gravel, or pit-run gravel, as approved, and well graded in accordance with Section 90-3.04 of the Standard Specifications, one inch maximum.
- 2-3 WATER: Potable.
- 2-4 REINFORCING STEEL BARS: FS QQ-S-632, Type II, Class B40, Intermediate, billet-steel, free from rust, scale or oil.
- 2-5 REINFORCING STEEL MESH: Welded steel fabric, ASTM A185, free from rust, scale or oil. Fabric, steel wire, FS RR-W- 375.
- 2-6 FORMS: Steel, plywood, or other approved material.
- 2-7 CURING COMPOUNDS: In accordance with Section 90-7 of the Standard Specifications.
- 2-8 ADMIXTURES: In accordance with Section 90-4 of the Standard Specifications.

PART 3: EXECUTION

- 3-1 FORMS: Construct true to line and grade, sufficiently rigid to prevent deformation under load or vibration placement of concrete. Clean and oil forms before placing concrete.
- 3-2 REINFORCING STEEL: Clean, place and secure, using metal chairs, spacers, or other approved devices. Tie wire, eighteen-gauge minimum, black annealed wire. Bending, splicing, and protection, ACI 318. Provide dowels in foundations for all vertical bars. Place reinforcement as indicated or directed.
- 3-3 PROPORTIONING AND CONTROL: Concrete, minimum of six 94-pound sacks (I. 5 barrels) of cement per cubic yard of concrete. Maximum allowable net water content, including water in aggregate, 6.5 gallons of water per sack of cement. Roadway deck slabs shall have a minimum of seven 94 pound sacks of cement per cubic yard of concrete.

- A. Consistency: Determine consistency in the field by the slump test, ASTM C143. Slump for vibrated concrete, two to four inches; for non-vibrated concrete, two to five inches.
- B. Strength: During pouring of the concrete, the contractor shall prepare standard test cylinders, which shall accurately represent the concrete placed in the forms. For each 75 cubic yards, or portions, poured each day in each separate structure, four standard cylinders shall be cast. Casting, handling, and curing of all cylinders shall be in accordance with ASTM C31. Additional cylinders may be required if an error in batching is suspected. The engineer may require that the test cylinders be prepared by inspection personnel.

Cylinders shall be tested for strength by a recognized testing laboratory at the contractor's expense and certified copies of the results shall be submitted to the engineer. One test cylinder from each group of four shall be tested at the end of seven days and three shall be tested at the end of twenty-eight days, all in accordance with ASTM C39. The minimum compressive strength for slabs and walls shall be 3000 pounds per square inch and all other structure shall be minimum 2400 pounds per square inch.

- 3-4 **MIXING**: Mix cement, aggregate, and water in an approved mechanical mixer for a minimum of 1.5 minutes before concrete placement. For small quantities, hand mixing may be permitted with approval. Remove entire content of drum before filling with materials for a succeeding batch. Mix concrete only in quantities required for immediate use. Retempering of concrete will not be permitted.
- 3-5 **PLACING**: With minimum handling, place concrete within thirty minutes after mixing. Do not drop freely more than five feet. Place concrete footings on surfaces free of mud, loose or unsound rock, or other detrimental substances. Thoroughly tamp or vibrate concrete in forms.
- 3-6 **FORMS REMOVAL**: After concrete has set, minimum twelve hours, remove forms when and as directed.
- 3-7 **CURING**: Prevent rapid drying by covering exposed surfaces with craft paper, mats, earth, wet burlap, or an approved membrane curing compound for at least seven days.
- 3-8 **PROTECTION**: After placement in forms, maintain concrete at a temperature of fifty degrees Fahrenheit for a period of seventy-two hours, and at a temperature above thirty-two degrees Fahrenheit for an additional period of three days.

PART 4: MEASUREMENT AND PAYMENT

- 4-1 Per project agreement.

SECTION 15060 - PIPE AND PIPE FITTINGS

PART 1: GENERAL

- 1-1 DESCRIPTION: The work of this section includes furnishing and installing all pipe, fittings and other appurtenances where replacement is found to be the most cost effective means of rehabilitation.
- 1-2 QUALITY ASSURANCE: See individual sections in Division 15.
- 1-3 RELATED WORK SPECIFIED ELSEWHERE: Excavation, Trenching and Backfilling - Section 02221; Concrete - Section 03306; Gravity Sewer - Section 15403.

PART 2: MATERIALS

- 2-1 PIPING: Cast iron, ductile iron or plastic pipe may be used. Alternative materials will be reviewed on a case by case basis.
- 2-2 PIPE FITTINGS: Fittings to be manufactured by the pipe manufacturer or to their specifications. Other appurtenances shall have special adapters which are compatible with both fittings and pipes. All metal fittings shall be bituminous coated and lined.

PART 3: EXECUTION

- 3-1 INSTALLATION: Shall be in accordance with the pipe manufacturer's recommendations, these specifications and the engineer's direction.
- 3-2 CLEANING: All cleaning shall be accomplished prior to testing and shall be in accordance with individual pipe sections.
- 3-3 TESTING: According to Section 15403 for the respective pipe.
- 3-4 DISINFECTION: No disinfection is required for any pipeline work.

PART 4: MEASUREMENT AND PAYMENT

- 4-1 Per project agreement.

SECTION 154030- GRAVITY SEWERS

PART 1: GENERAL

- 1-1 DESCRIPTION: The work of this section consists of furnishing and installing PVC pipe for the gravity flow sewer lines and furnishing and installing ductile iron pipe at locations where shown on and detailed in the plans.
- 1-2 RELATED WORK SPECIFIED ELSEWHERE: Excavation, Trenching and Backfilling, Section 02221; Watering, Section 02233; Clearing and Grubbing, Section 02102; Concrete, Section 03306; Pipe and Pipe Fittings, Section 15060; Roadway Repair, Section 02701.
- 1-3 QUALITY ASSURANCE: References, American National Standards Institute (ANSI); American Water Works Association (AWWA); and manufacturer's printed recommendations.

PART 2: MATERIALS

- 2-1 PIPE: Pipe and pipe fittings of the type, class and size shown on the plans shall conform to the respective specifications and other requirements specified below.

PVC sewer pipe shall conform to the requirements of ASTM Designation D3034, Type PSM of the size as shown on the plans. Pipe joints shall be an integral part of the pipe, joining with an O-ring.
- 2-2 At locations where shown on and detailed in the plans, the contractor shall install the below listed pipe.
 - A. Ductile iron pipe shall conform to the requirements of ANSI Standards A21.50 and A21.51, thickness Class 5. The pipe shall be bell and spigot with a tyton joint conforming to the requirements of ANSI Standards A21.11. Pipe shall have a coal-tar epoxy lining in conformance with AWWA Standards C210.
- 2-3 At locations shown on the plans, furnish and install casing of the size shown, meeting the requirements of the State Department of Transportation.
- 2-4 PRECAST CONCRETE MANHOLES:
 - A. Precast concrete manhole parts shall conform to the requirements of ASTM Designation C478 or AASHTO Designation M199, using Type II cement conforming to ASTM Designation C150.
 - B. Manhole Joints: Precast manhole shall be a commercial joint compound. Cement mortar shall consist of one part Portland cement and two parts sand by volume. Sand shall be well-graded and of such size as will pass a No. 8 sieve and shall conform to the strength requirements of AASHTO Designation M45.
 - C. Miscellaneous Iron and Steel Items: Shall conform to the dimensions and details shown on the plans, and as specified herein:

Cast iron for manhole frames and covers and cleanout frames and covers shall conform to the requirements for Class 30 gray iron castings, as specified in ASTM Designation A48. The castings shall be thoroughly cleaned and coated with commercial quality, asphaltum paint. Frames and covers shall fit into their frames without rocking.

- 2-5 FLEXIBLE COUPLINGS: Shall be Smith-Blair flexible cast iron couplings series 411, Dresser Style 38, or equal or in locations where no evidence of high ground water exists, flexible couplings made of virgin poly-vinyl chloride installed with stainless steel clamps may be used.

PART 3: EXECUTION

- 3-1 EXCAVATION, TRENCHING AND BACKFILLING: Excavation of trenches, backfilling and compacting for gravity sewers shall be in accordance with the applicable requirements of Section 02221 - Excavation, Trenching and Backfilling.
- 3-2 PIPE LAYING: Shall proceed upgrade with the spigot ends of bell and spigot pipe painting in the direction of the flow. If the maximum width of the trench at the top of the pipe, specified in Section 02221, is exceeded for any reason other than by direction, the contractor shall install, at no additional cost to the owner, such higher strength pipe or improved bedding as may be required to satisfactorily support the added load of the backfill. Trenches shall be kept free from water, and pipe shall not be laid when the condition of the trench or the weather is unsuitable for such work. As work progresses, a 9 gage galvanized steel locator wire shall be installed under the centerline of all non-metallic pipe in the trench.
- A. Alignment: Each pipe shall be laid true to line and grade and in such manner as to form a close concentric joint with the adjoining pipe and to prevent sudden offsets of the flow line. Alignment and grade shall be obtained by plumbing and measuring from a tightly stretched wire or line running parallel with the flow line grade, and supported over the center line of the sewer by batterboards or bars accurately placed and firmly fastened in place across the trench.
- B. Pipe Cleaning: As the work progresses, the interior of the sewer pipe shall be cleared of all dirt and superfluous materials of every description. At times when work is not in progress, or where pipe stub-outs have been constructed, open ends of pipe and fittings shall be securely and satisfactorily closed so that no trench water, earth or other substances will enter the pipe or fittings.
- 3-3 JOINTING: The inside of bells or couplings, gasket grooves, gaskets and spigot ends shall be cleaned prior to joining pipe. All jointing surfaces shall be lubricated and the joint assembled as recommended by the respective pipe manufacturer.
- 3-4 MANHOLES: Manholes shall be constructed in the location and to the dimensions shown on the plans. The precast units shall be assembled accurately, with full-bed commercial joint compound. All manhole bases shall be four way precast units.

The top of the manhole covers shall be accurately brought to the elevations indicated on the plans, or if no elevations are indicated, they shall be brought flush with the surface of the surrounding pavement. Manholes located outside paved areas shall be constructed to a cover grade six inches above the surrounding ground. Manholes shall be constructed

with not more than twelve inches of throat section between the top of the cone and the base of the frame.

All precast concrete manhole parts and cast iron frames and covers, which are removed per plans, shall be returned to the owner. All precast concrete manhole parts and cast iron frames and covers, which are removed, shall be shipped to suitable storage site, as specified by the owner.

- 3-5 AREAS REQUIRING FILL: Areas requiring fill so as to provide protection for the pipe or manholes shall be filled with import or select excavated material similar to normal backfill material to the required grade as shown on the plans. Grading, spreading and compacting shall be as approved by the engineer.
- 3-6 PAVEMENT RESTORATION: Pavement, bases and subgrade cut or damaged during the construction of sewer facilities, shall be replaced as specified in Section 02701. Where permanent pavement cannot be placed within 24 hours after backfilling, temporary pavement shall be placed and then removed when permanent paving is installed.
- 3-7 CLEANING SEWER LINES: Pressure sewer shall be flushed with water and "balled" to ensure that all dirt, debris and obstructions are removed. Such work shall be performed in the presence of and to the satisfaction of the engineer; and the contractor shall notify said party at least one working day in advance of starting the cleaning work. Water for flushing shall be furnished and paid for by the contractor.
- 3-8 LEAKAGE TESTS: Gravity sewers and manholes shall be initially tested by the contractor for tightness after they have been completed and backfill has been placed.

All tests shall be witnessed and approved by the engineer. Water, air and equipment for tests shall be furnished and paid for by the contractor.

- A. Air Test for Gravity Sewer Lines: Shall be performed in accordance with the following:

Before this test is performed, the pipe installation shall be cleaned in the following manner:

The contractor shall furnish an inflatable rubber ball of a size that will inflate to fit snugly into the pipe to be tested. The ball may, at the option of the contractor, be used without a tag line; or a rope or cord may be fastened to the ball to enable the contractor to know and control its position at all times. The ball shall be placed in the last cleanout or manhole on the pipe to be cleaned, and water shall be introduced behind it. The ball shall pass through the pipe with only the force of the water impelling it. All debris flushed out ahead of the ball shall be removed at the first manhole where its presence is noted. In the event cemented or wedged debris, or a damaged pipe shall stop the ball, the contractor shall remove the obstruction.

Test: The contractor shall furnish test plugs; an air compressor; and personnel for conducting the acceptance test under the direction of the owner. The owner shall furnish the test gauge; stopwatch; and the supervision of the test.

Immediately following the pipe cleaning described, the pipe installation shall be tested with low-pressure air. Air shall be slowly supplied to the plugged pipe installation until the internal air pressure reaches 4.0 pounds per square inch greater than the average back pressure of any ground water that may submerge the pipe. At least two minutes shall be allowed for temperature stabilization before proceeding further.

The rate of air loss shall then be determined by measuring the time interval required for the internal pressure to decrease from 3.5 to 3.0 pounds per square inch greater than the average back pressure of any ground water that may submerge the pipe.

The pipeline shall be considered acceptable, when the time interval for the decrease in pressure exceeds that shown in the table below:

<u>Pipe Size (Inches)</u>	<u>Time</u>
4	2 min. 32 sec.
6	3 min. 50 sec.
8	5 min. 6 sec.
10	6 min. 22 sec.
12	7 min. 39 sec.

If leakage is greater than that specified above, the defective joints shall be located and repaired until the leakage is within the specified allowance, without additional cost to the owner.

- B. Manhole Leakage: All manholes shall be tested for leakage. This test shall be made by plugging all openings in the manholes, filling same with water and checking the loss in a one-hour period. The loss shall not exceed 0.25 gallons, per foot of depth, per hour. Manhole leakage in excess of the allowable maximum shall be corrected by repairs and retesting, as required.
- C. Alternate Manhole Leakage Test Method: An acceptable leakage test method for the manholes shall be by the negative air pressure (vacuum) test method. Testing shall be per ASTM Standard C924 and "Standard Practice for Testing Concrete Sewer Manholes by the Negative Air Pressure (Vacuum) Test" as prepared by Mel C. Marshall Industrial Consultants, Inc. Testing apparatus and printed detailed testing procedures are available from Teichert Precast (916) 386-6964.

- 3-9 Following completion of each line, connect new line to old line with the least amount of disturbance to existing customers. Notify City maintenance and cooperate in determining an appropriate time for the changeover.

PART 4: MEASUREMENT AND PAYMENT

4-1 MEASUREMENT:

- A. General: Work covered by this section will not be accepted until backfilling and tests connected with the work have been completed satisfactorily. Any section of the sewer that is found defective in material, alignment, grade or joints before acceptance shall be satisfactorily corrected by the contractor at no additional cost to the owner.
- B. Gravity Pipe: Gravity pipe of the respective sizes and types will be measured in place along the surface of the pipe by the linear foot. The measurement will be continuous through all manholes, except that said measurement will be taken to center only of manholes where sewer lines terminate.
- C. Manholes: Will be measured on the basis of each manhole type completely installed. The cost of plugged sewer stubs shall be included in the unit price bid for manholes.

All precast concrete manhole parts and cast iron frames and covers, which are removed per plans, shall be returned to the owner. All precast concrete manhole parts and cast iron frames and covers, which are removed, shall be shipped to suitable storage site, as specified by the owner.

- D. Casing: Will be measured for the respective sizes in place.

4-2 PAYMENT:

Per project agreement.

17.00 DESIGN STANDARDS - LANDSCAPING

Project specific tree, landscaping, and irrigation plans shall be provided in accordance with the requirements of City of Sutter Creek Municipal Code Section 13.24. All plans are to be prepared by a qualified landscape person and submitted to the City for approval. Upon plan approval, all trees, landscaping, and irrigation system defined therein shall be constructed by the project proponent. All landscaping must be installed prior to issuance of a building permit certificate of occupancy.

18.00 STANDARD DETAILS: STREETS, STORM DRAIN, SEWER

Index of Standard Detail Drawings

STREET DETAILS:

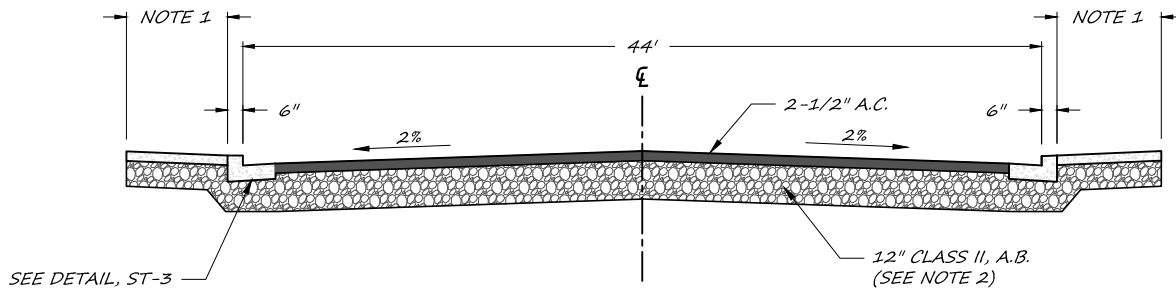
Typical Street Sections	ST-1
Typical Locations of Underground Utilities	ST-2
Curb, Gutter, & Sidewalk	ST-3
Typical Ramp Driveways	ST-4
Standard Residential Driveway Approach.....	ST-5
Driveway Profile.....	ST-6
Standard Driveway for Hillside Lots	ST-7
Standard Cul-De-Sac	ST-8
Intersection Bulb.....	ST-9
Standard Street Sign Detail.....	ST-10
Standard Street and Stop Sign Post Detail.....	ST-11
Standard Cross Gutter	ST-12
Standard Guard Panel	ST-13
Trench Restoration.....	ST-14
Street Light.....	ST-15

STORM DRAIN DETAILS:

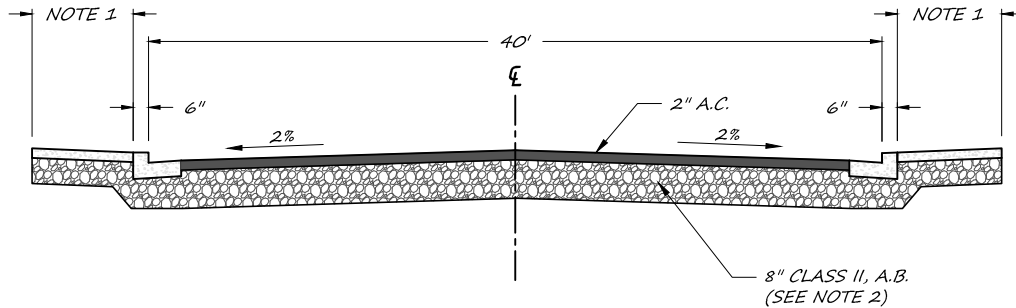
Drain Inlet Box	SD-1
Storm Drain Manhole	SD-2
Curb & Grate Inlet	SD-3
Under Walk Drain.....	SD-4
Storm Drain Outfall	SD-5
Rainfall Intensity Chart.....	SD-6

SANITARY SEWER DETAILS:

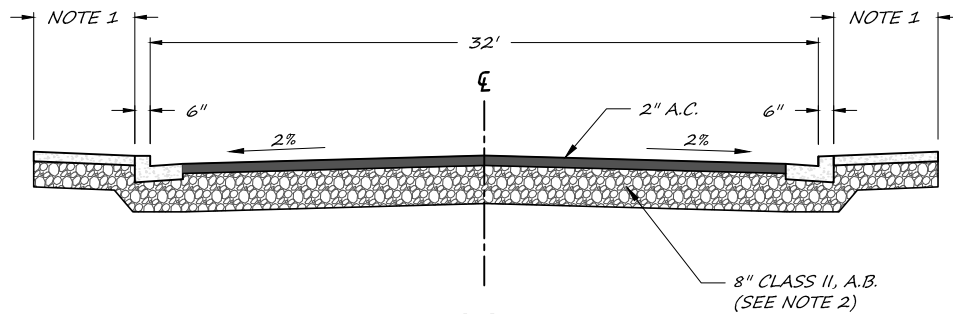
Standard Sewer Manhole Detail	SS-1
Sewer Service Detail.....	SS-2
Cleanout to Grade	SS-3
Trench Detail	SS-4
Minimum Coverage Section	SS-5
Water Main Crossing Detail	SS-6
Sewer Notes	SS-7



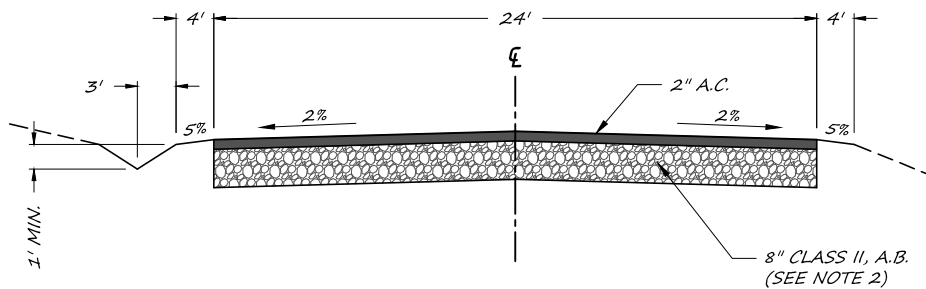
ARTERIAL



COLLECTOR



LOCAL



LOCAL RURAL

NOTES :

1. 6' COMMERCIAL
4' RESIDENTIAL
2. MINIMUM STRUCTURAL SECTION, PER CITY STANDARDS, ACTUAL STRUCTURAL SECTION TO BE BASE UPON R-VALUE TESTING.
3. SUBGRADE AND A.B. UNDER CURB, GUTTER & A.C., SHALL BE COMPACTED TO 95% R.C.

CITY OF SUTTER CREEK

TYPICAL STREET SECTIONS

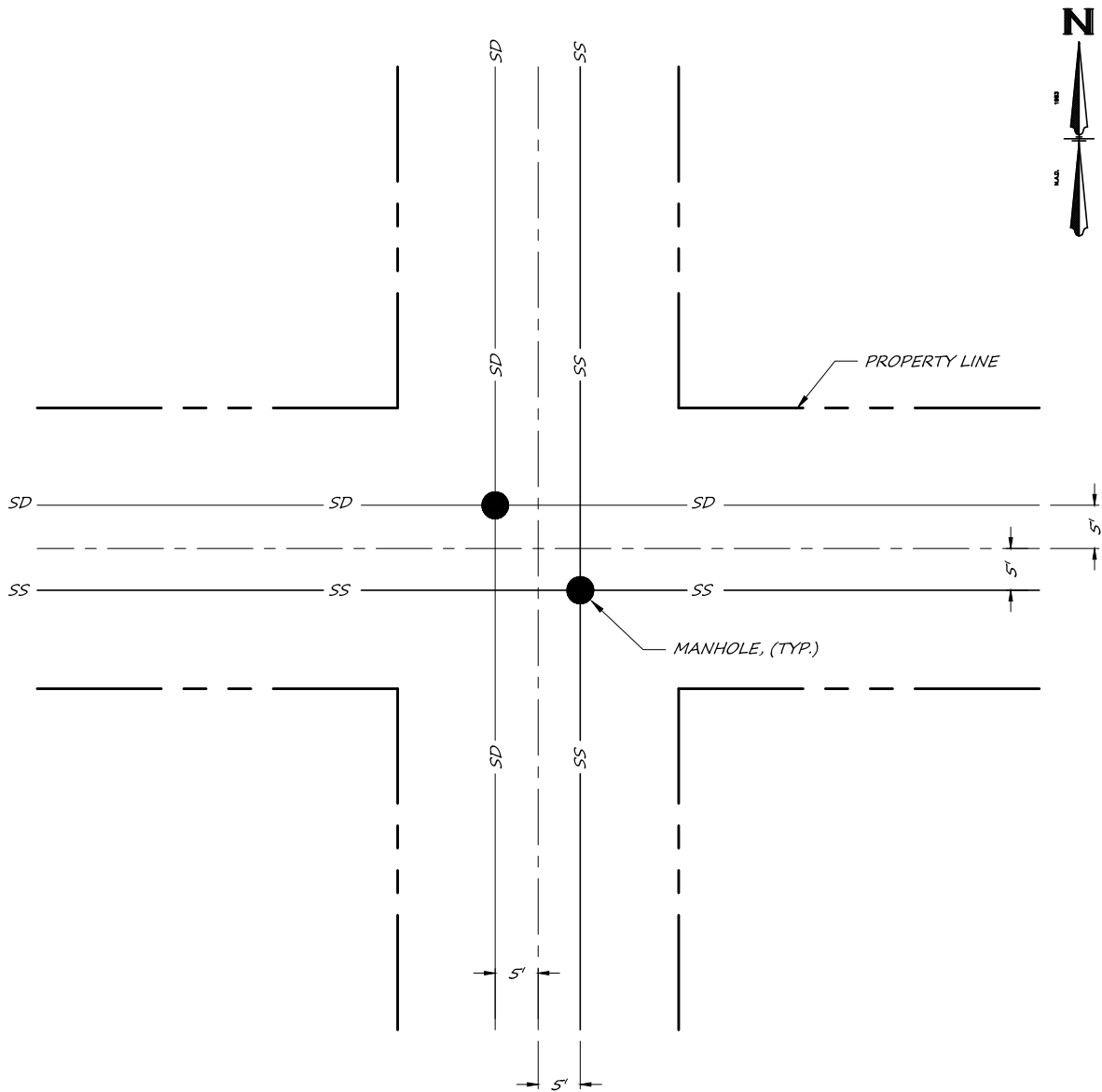
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1

REV No.:

DATE:

BY:



LEGEND :

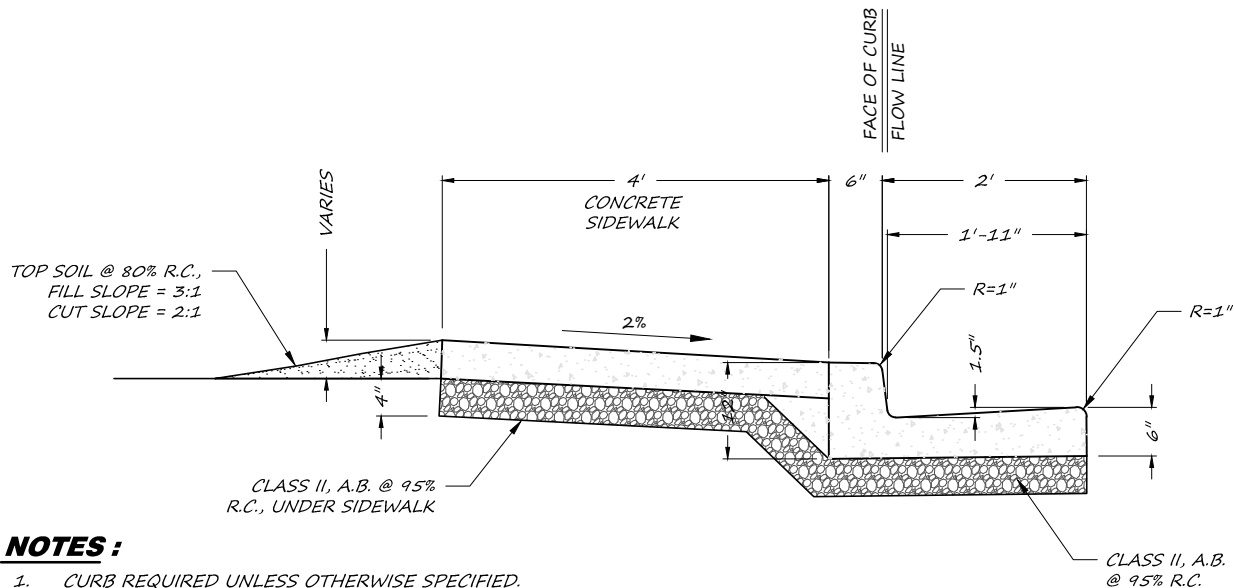
STORM DRAIN, (SD) ——— SD ———
 SANITARY SEWER, (SS) ——— SS ———
 STREET CENTERLINE — - - - -
 PROPERTY LINE ——— - - - - -

NOTES :

1. DEVIATIONS FROM THE STANDARD LOCATIONS SHOWN SHALL BE APPROVED BY THE CITY ENGINEER.

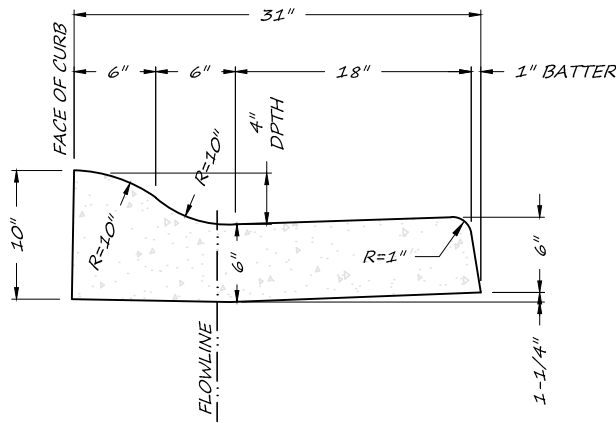
CITY OF SUTTER CREEK
TYPICAL LOCATION OF
UNDERGROUND UTILITIES

			ST
REV No.:	DATE:	BY:	2

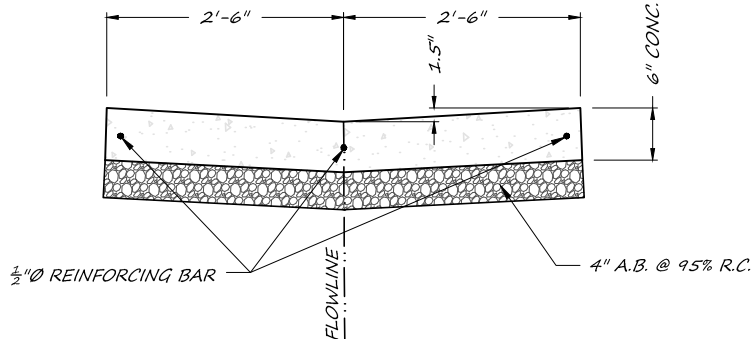


NOTES :

1. CURB REQUIRED UNLESS OTHERWISE SPECIFIED.
2. LOCATE $\frac{1}{2}$ " TRANSVERSE EXPANSION JOINTS OF ASPHALT IMPREGNATED CELOTEX IN SIDEWALK, CURB AND GUTTER AT 20' INTERVALS.
3. ALL CONCRETE TO BE CLASS "B" OR BETTER.
4. FORMS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO PLACEMENT OF CURB AND GUTTER.



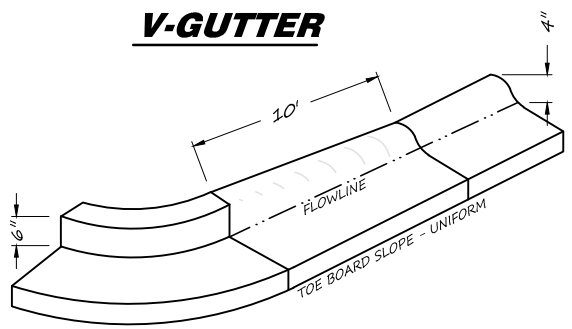
ROLLED CURB & GUTTER



V-GUTTER

NOTES :

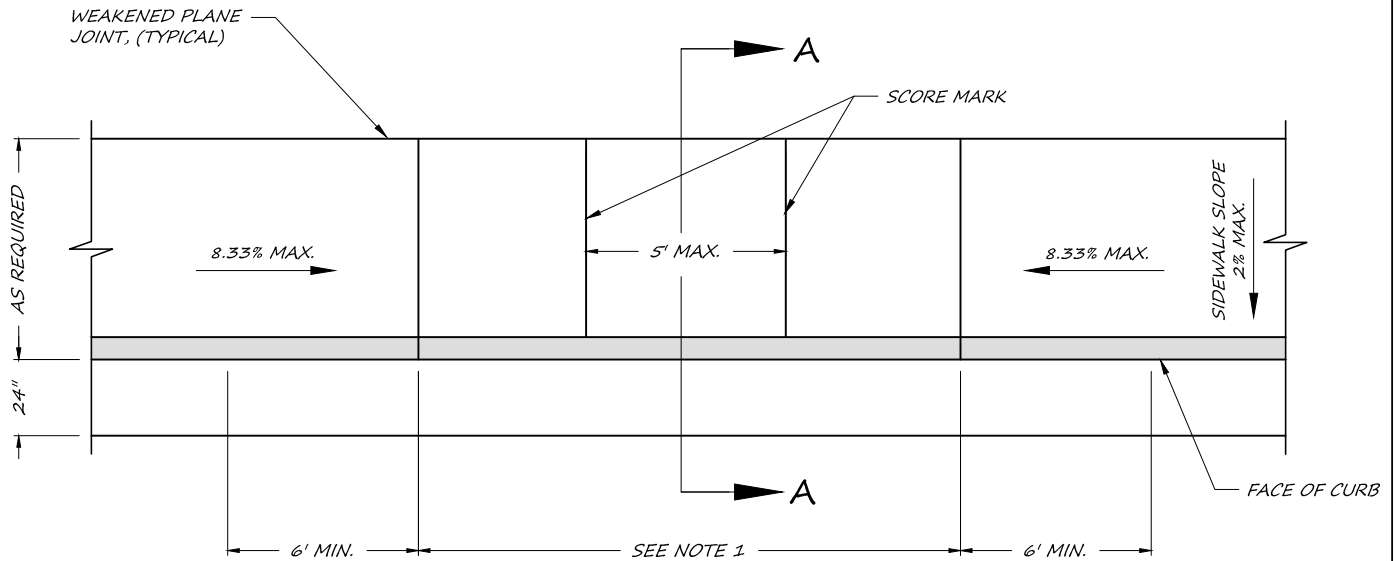
1. VERTICAL CURB AND GUTTER SHALL BE USED AT ALL CURB RETURNS.
2. $\frac{1}{2}$ " EXPANSION JOINT AT BOTH ENDS & MIDPOINT OF CURB RETURN
3. $\frac{1}{2}$ " WIDE EXPANSION JOINTS MAXIMUM INTERVAL 60'
4. $\frac{5}{8}$ " SCORED CONTROL JOINTS MAXIMUM INTERVAL 10'
5. GUTTER PAN WIDTH MAY BE REDUCED WITH APPROVAL OF CITY ENGINEER



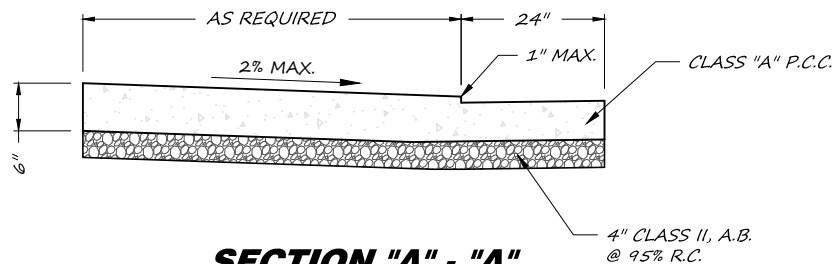
TRANSITION FROM ROLLED CURB & GUTTER TO VERTICAL CURB & GUTTER AT CURB RETURNS

**CITY OF SUTTER CREEK
CURB, GUTTER, AND SIDEWALK**

			ST
			3
REV No.:	DATE:	BY:	



PLAN



SECTION "A" - "A"

NOTES :

1. MINIMUM DRIVEWAY WIDTH SHALL BE 16' FOR RESIDENTIAL AND 24' FOR COMMERCIAL. MAXIMUM WIDTH SHALL BE 30'.
2. DRIVEWAY TO CONFORM WITH EXISTING SIDEWALK UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
3. IF SIDEWALK EXISTS, IT SHALL BE REMOVED AND REPLACED WITH PORTLAND CONCRETE 6" THICK
4. WHERE HIGH STREET CROWN EXISTS, DRIVEWAY RAMP MAY BE EXTENDED TO BACK OF SIDEWALK
5. WHERE DRIVEWAY PROVIDES ACCESS TO A ONE-WAY STREET, APPROPRIATE SIGNS AS SPECIFIED BY THE CITY ENGINEER WILL BE REQUIRED.
6. DRIVEWAY RAMP SHALL BE AS WIDE AS EXISTING DRIVEWAY INTO YARD, ROUNDED UP TO NEXT EVEN FOOT. (10' MINIMUM).
7. IN EVENT OF OBSTRUCTIONS IN PARKWAY, (E.G. POWER POLES ETC.), WIDTH MAY BE MODIFIED TO MEET EXISTING CONDITIONS.
8. PARKWAY WARP WINGS SHALL BE 3' FOR 6" OR HIGHER CURB. FOR 4-1/2" CURB, WARP WINGS SHALL BE 2'.
9. WHEN IT IS NOT POSSIBLE TO PROVIDE 2 LINEAL FEET OF FULL CURB HEIGHT, (WITH STANDARD 3' WARPS ON EITHER SIDE) BETWEEN ADJACENT DRIVEWAYS, A COMMON DRIVEWAY SHALL BE INSTALLED.
10. FINE HAIR BROOM FINISH ON ALL DRIVEWAYS

CITY OF SUTTER CREEK

TYPICAL RAMP DRIVEWAYS

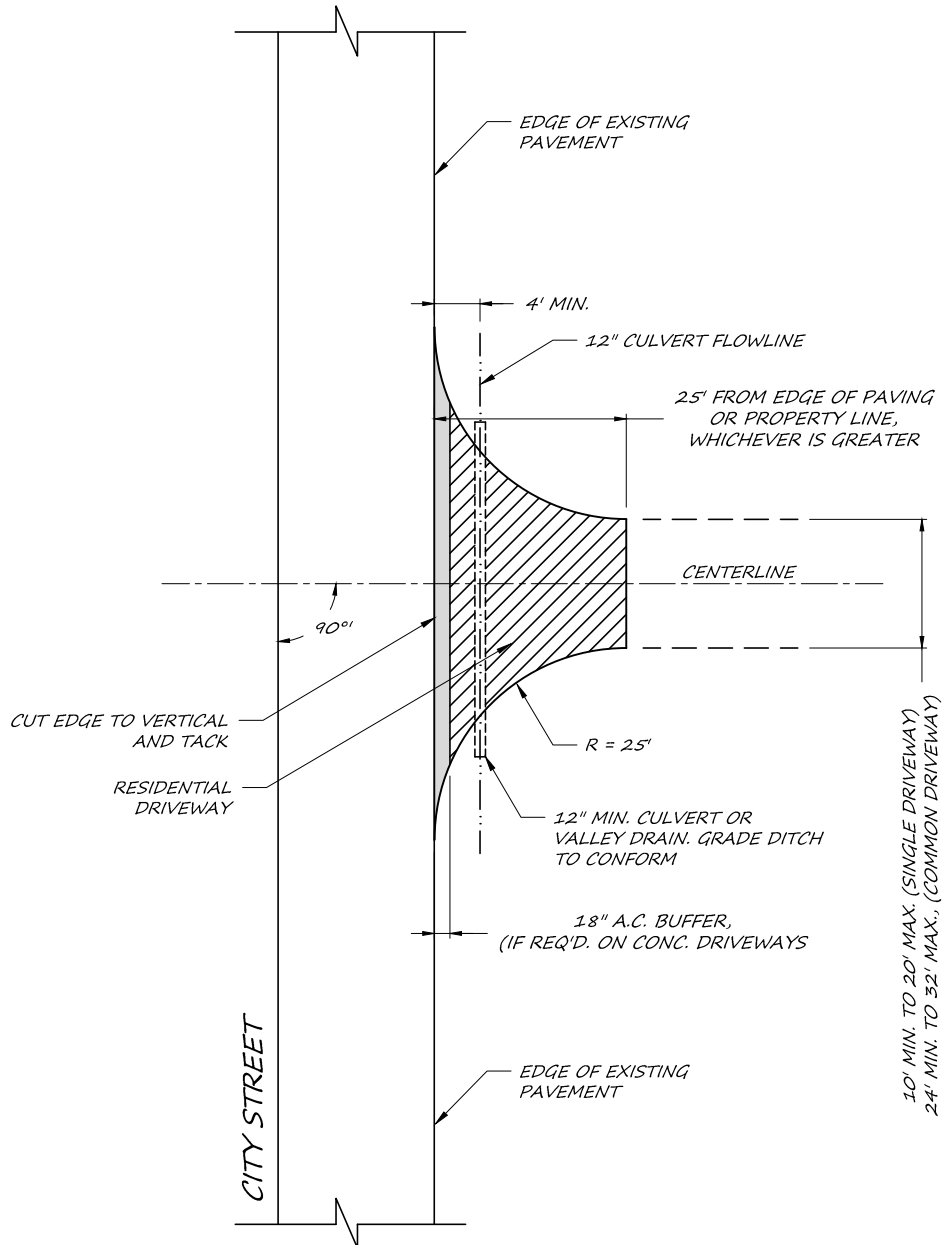
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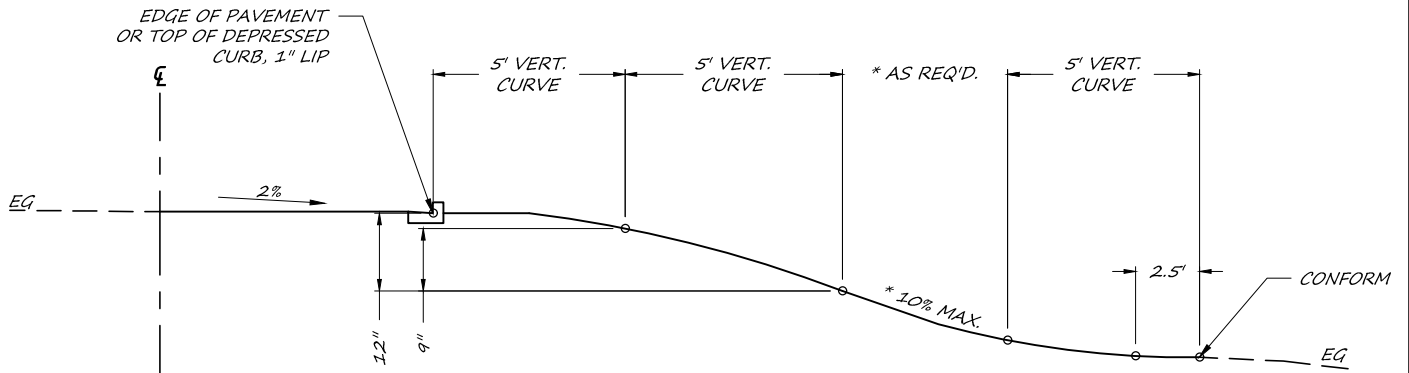


NOTES :

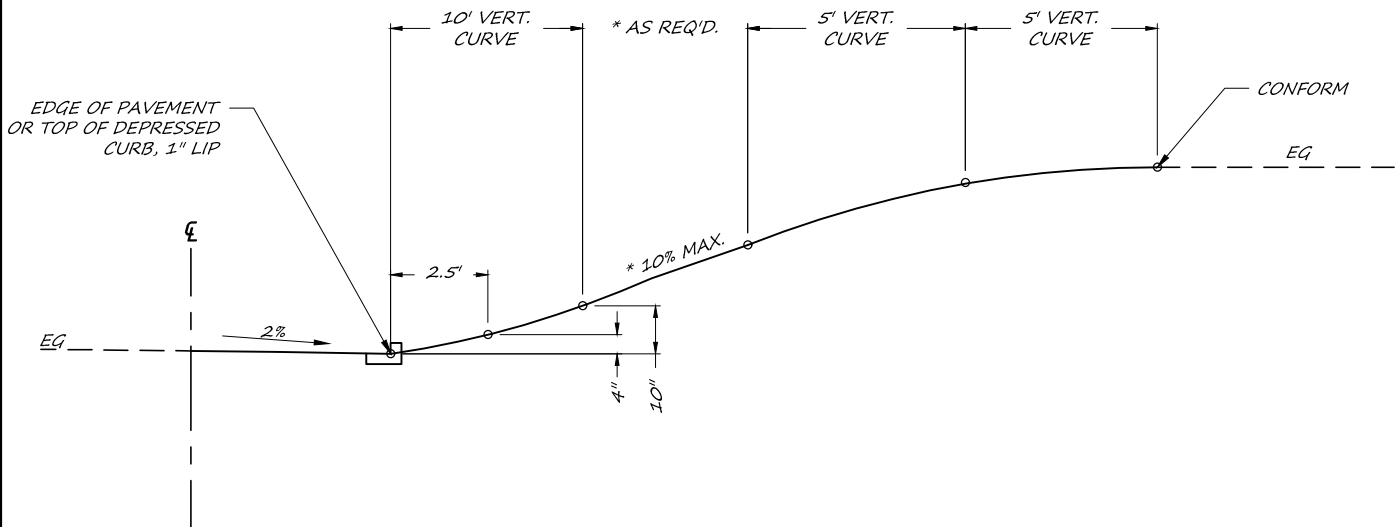
- APPROACH SHALL BE CONSTRUCTED FROM ONE OF THE FOLLOWING:
 - 2" A.C. OVER 4" CLASS II A.B.
 - 6" CONCRETE w/6" x 6" x 10GA MESH OVER 2" CLASS II A.B.
 - ALTERNATE DESIGN SUGGESTED AND APPROVED BY THE CITY.
- SUBGRADE INSPECTION IS REQUIRED BEFORE PLACING A.B.
- A BASE ROCK OR SAND LEVELING COURSE INSPECTION IS REQUIRED BEFORE PLACING A.C. OR CONCRETE.
- ALL WORK SHALL BE IN CONFORMANCE WITH CITY STANDARDS.
- DRIVEWAY APPROACH SHALL BE AT 90° OR AS NEAR AS 90° AS POSSIBLE.
- PERPETUAL MAINTENANCE IS THE RESPONSIBILITY OF THE PERMITTEE.

**CITY OF SUTTER CREEK
STANDARD RESIDENTIAL
DRIVEWAY APPROACH**

			ST
REV No.:	DATE:	BY:	5



DESCENDING DRIVEWAY

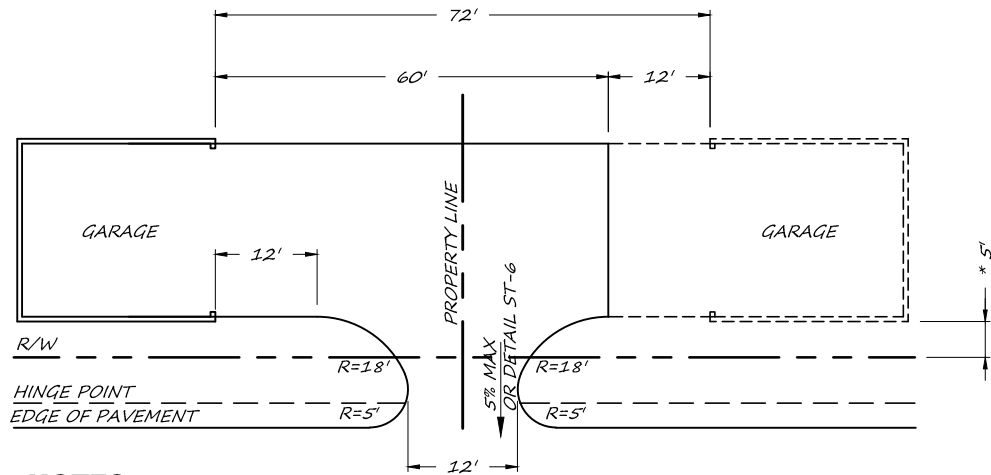


ASCENDING DRIVEWAY

* GRADE CHANGE OF 8% MAX. IN 10'.

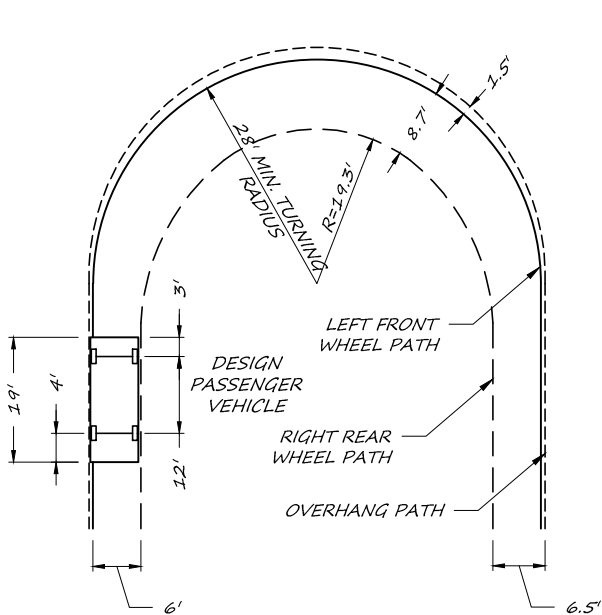
CITY OF SUTTER CREEK
DRIVEWAY PROFILE

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			6
REV No.:	DATE:	BY:	

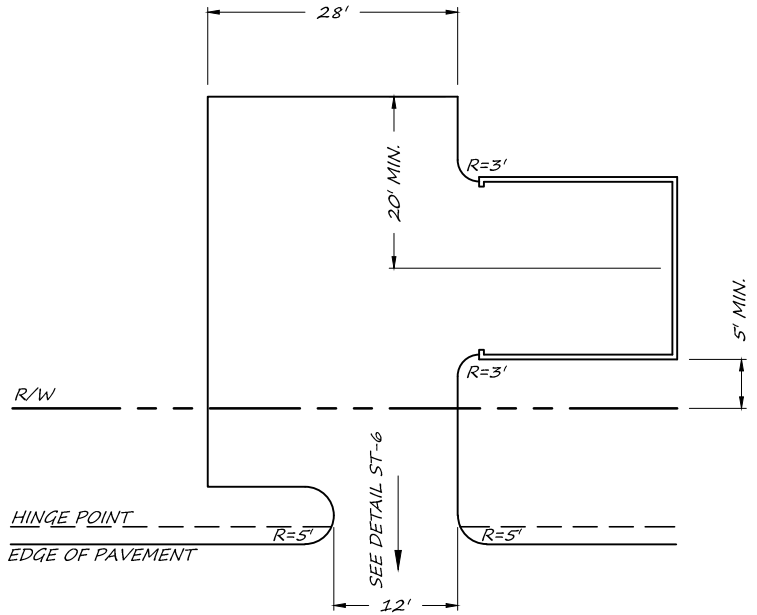


NOTES :

1. PROPERTY LINE AT CENTERLINE OF DRIVEWAY ONLY WHEN BOTH OWNERS USE SAME DRIVEWAY
2. * DEPENDS ON SETBACK REQUIREMENT



OTHER DRIVEWAY DESIGNS MAY BE APPROVED BASED ON THIS STANDARD



NOTE :

1. THESE STANDARDS APPLY ONLY WHEN GARAGE AND TURNING AREA ARE NEAR ROAD GRADE AND NEAR R/W.

**CITY OF SUTTER CREEK
STANDARD DRIVEWAYS
FOR HILLSIDE LOTS**

			ST 7
REV No.:	DATE:	BY:	

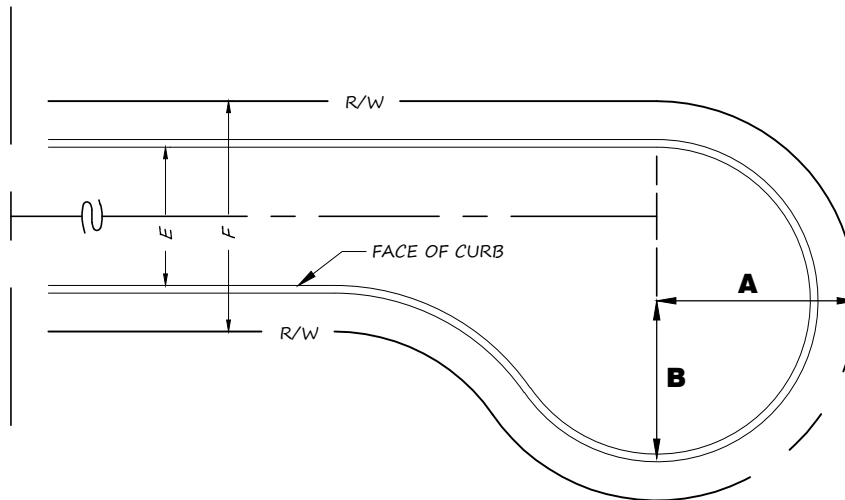
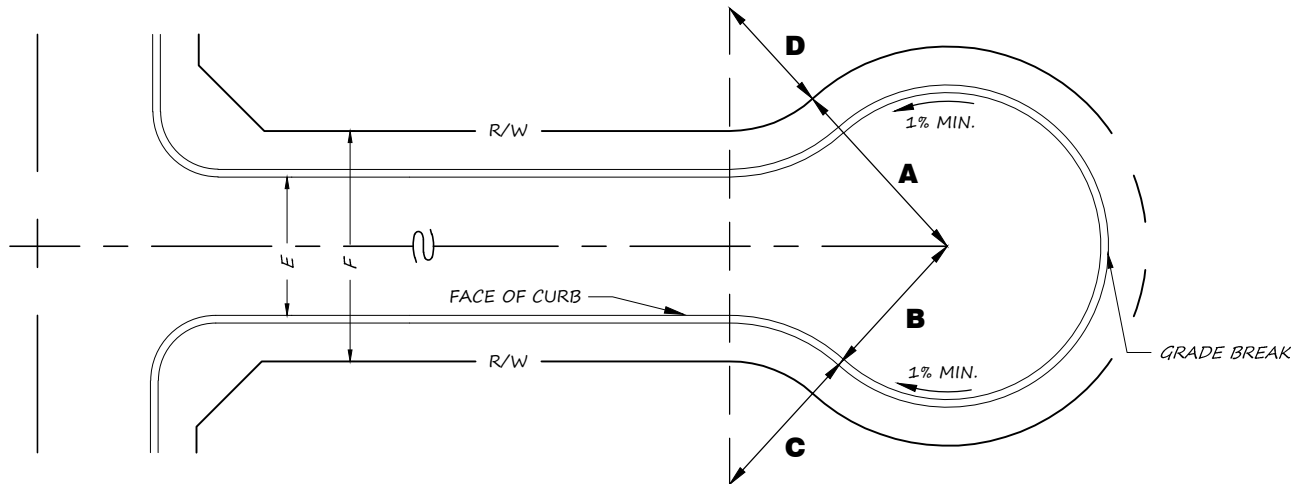


TABLE OF DIMENSIONS			
A	B	C	D
50'	40'	32'	20'

NOTES :

1. NO MORE THAN 20 SINGLE FAMILY RESIDENCES MAY BE SERVED BY A CUL-DE-SAC STREET, (OR A TEMPORARY DEAD-END STUBBED STREET).
2. DIMENSION "E" & "F" SUBJECT TO SPECIFIC PROJECT APPROVAL.
3. 500' MAXIMUM LENGTH TO CENTERLINE OF INTERSECTING STREET.
4. GUTTER SLOPE AROUND CUL-DE-SAC SHALL BE 0.005 FT./FT. MINIMUM
5. BULB DIAMETER TO BE 104' AT PROPERTY LINE.

CITY OF SUTTER CREEK

STANDARD CUL-DE-SAC

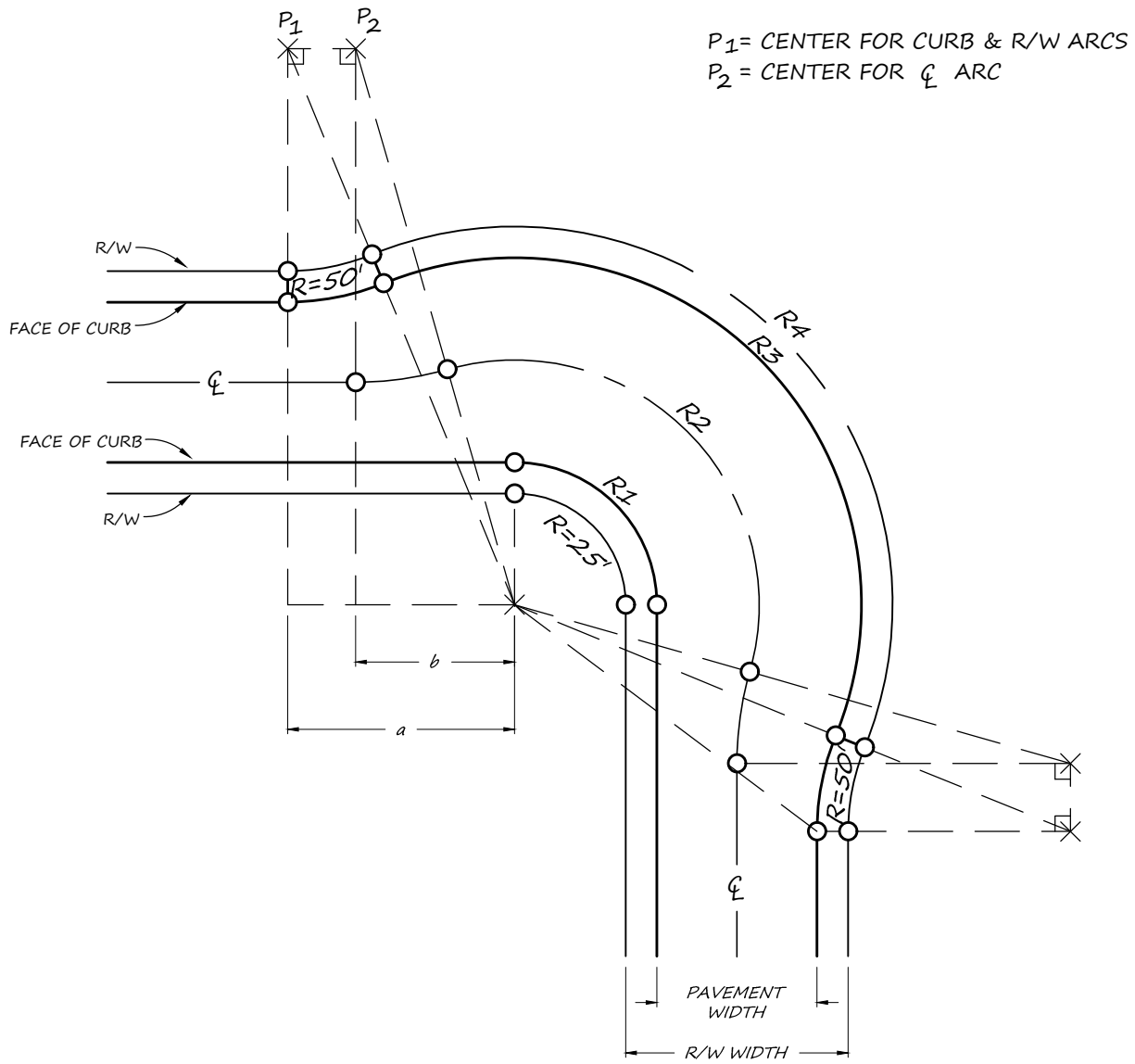
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8

REV No.:

DATE:

BY:



R/W WIDTH	PAVEMENT WIDTH	R ₁ CURB	R ₂ CL	R ₃ CURB	R ₄ R/W	a	b	P ₁ TO P ₂
60'	40'	35'	60'	85'	95'	52.91'	37.10'	15.81'
50'	32'	25'	60'	79'	85'	62.91'	47.10'	15.81'

NOTES:

1. KNUCKLE DIMENSIONS TO VARY PROPORTIONALLY WITH OTHER R/W AND PAVEMENT WIDTHS.
2. OTHER R/W AND PAVEMENT WIDTHS SUBJECT TO APPROVAL BY CITY ENGINEER.

CITY OF SUTTER CREEK

INTERSECTION BULB

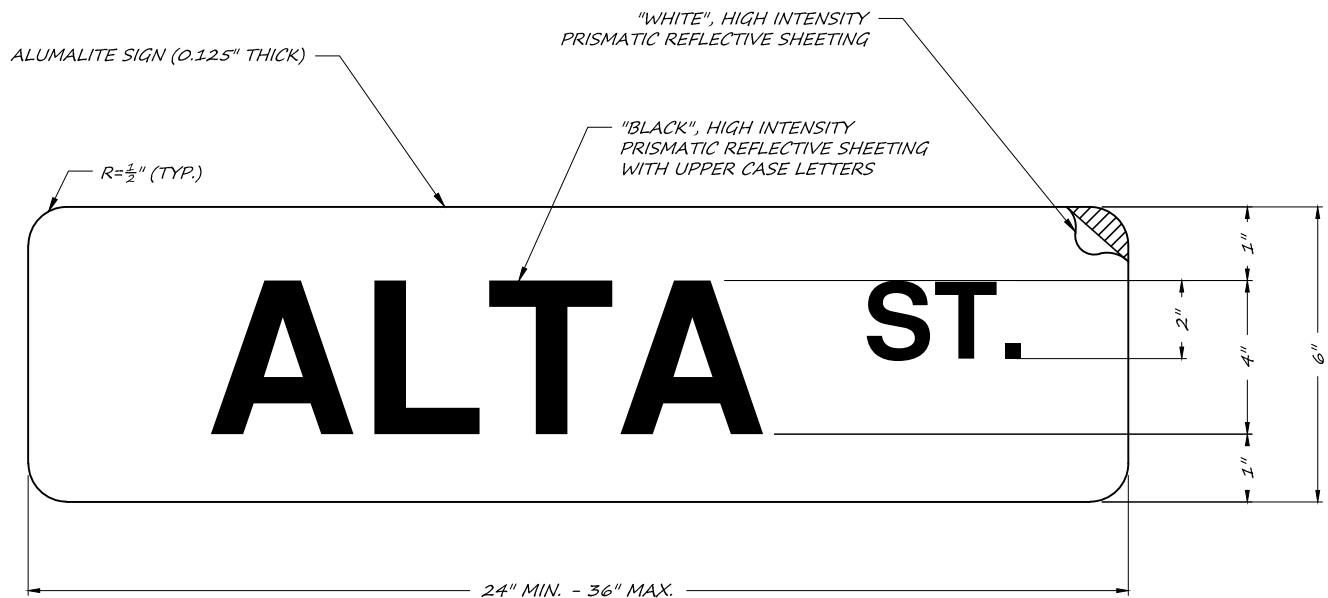
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9

REV No.:

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BY:



NOTES :

1. SIGNS SHALL BE PRINTED ON BOTH SIDES.
2. ALLEN HEAD SCREWS AFFIXING THE SIGN TO THE HARDWARE & CAP TO THE PIPE SHALL BE TIGHTENED, WITH HOLES THEN BEING FILLED WITH A "LIQUID METAL", IN SUCH A MANNER THAT THEIR REMOVAL IS RENDERED IMPOSSIBLE.
3. SEE STANDARD SIGN POST DETAIL ST-11..
4. CENTER LETTERS ON SIGN AND LEAVE $\frac{1}{2}$ " MIN. MARGIN ON BOTH ENDS.
5. 8-1/2" WITH BLOCK NUMBERS, BLOCK NUMBERS MAY BE REQUIRED BY CITY OR FIRE DISTRICT. BLOCK NUMBER & ARROW SHALL BE LOCATED AT THE TOP CENTER OF THE SIGN.

CITY OF SUTTER CREEK

STANDARD STREET SIGN DETAIL

ST

10

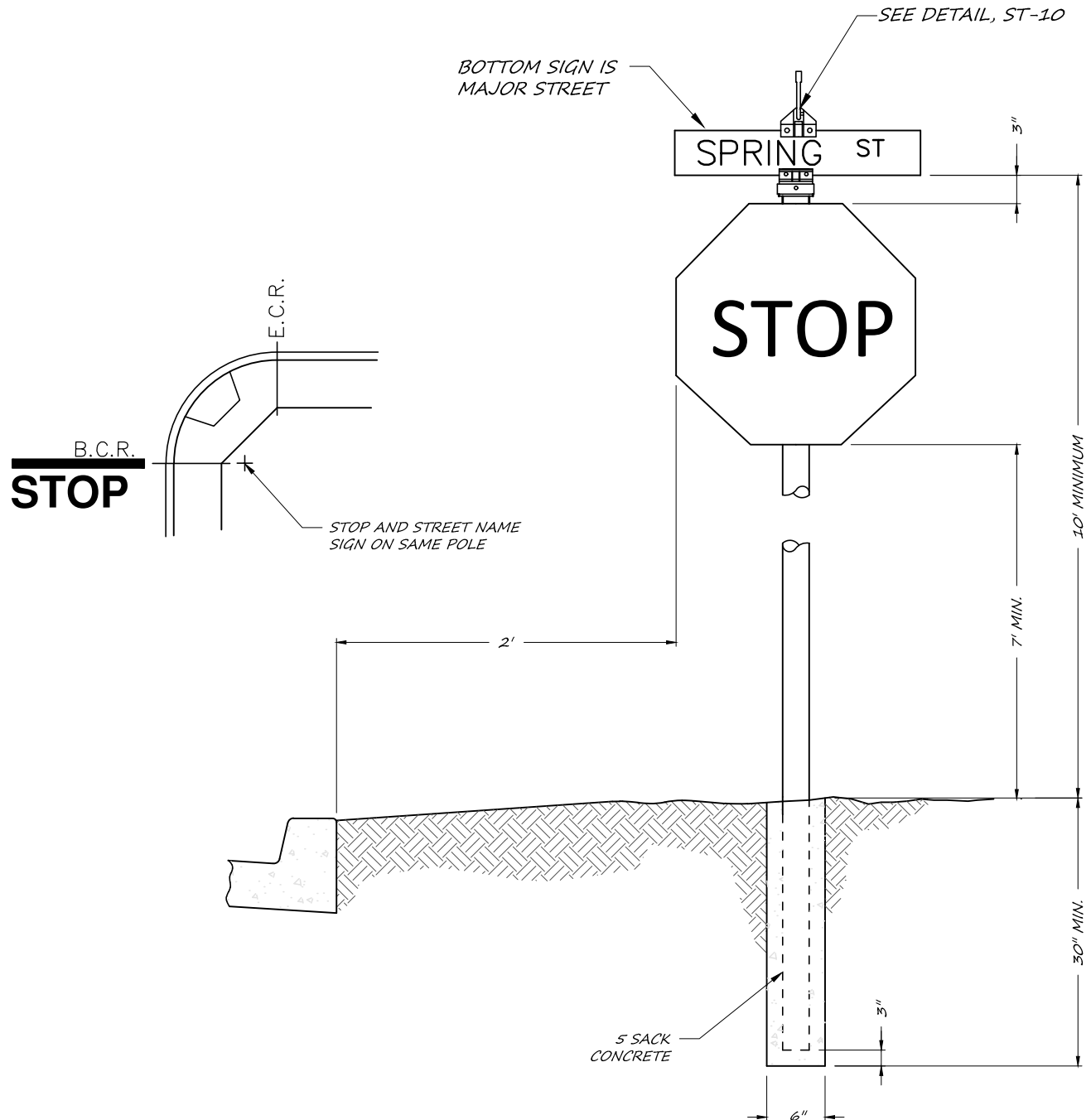
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NOTES :

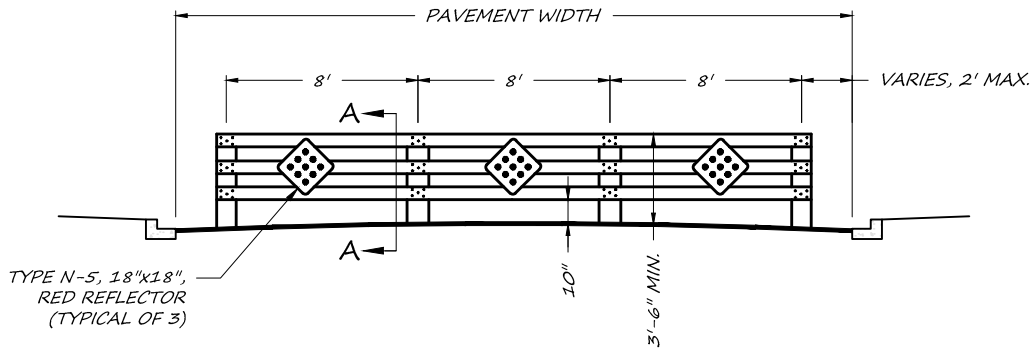
1. STOP SIGN SHALL BE 30" FOR ALL STREET TYPES.
2. HIGH INTENSITY PRISMATIC REFLECTIVE SHEETING SHALL BE USED ON ALUMINUM 0.080".
3. USE STANDARD 2" I.D. GALVANIZED IRON PIPE.
4. STOP BAR & "STOP" PER CALTRANS STANDARD DETAIL.



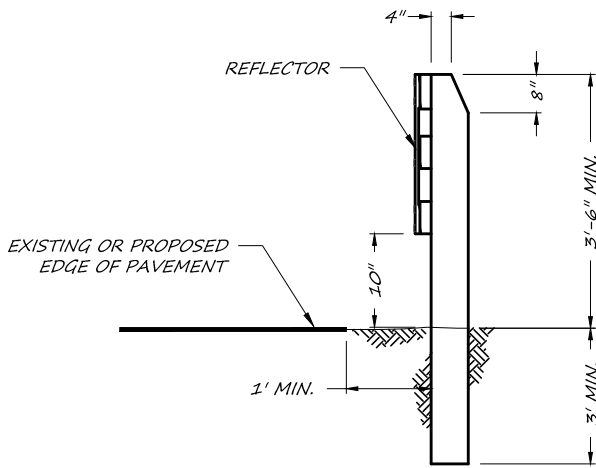
**CITY OF SUTTER CREEK
STANDARD STREET AND STOP SIGN
POST DETAIL**

			ST
			11
REV No.:	DATE:	BY:	

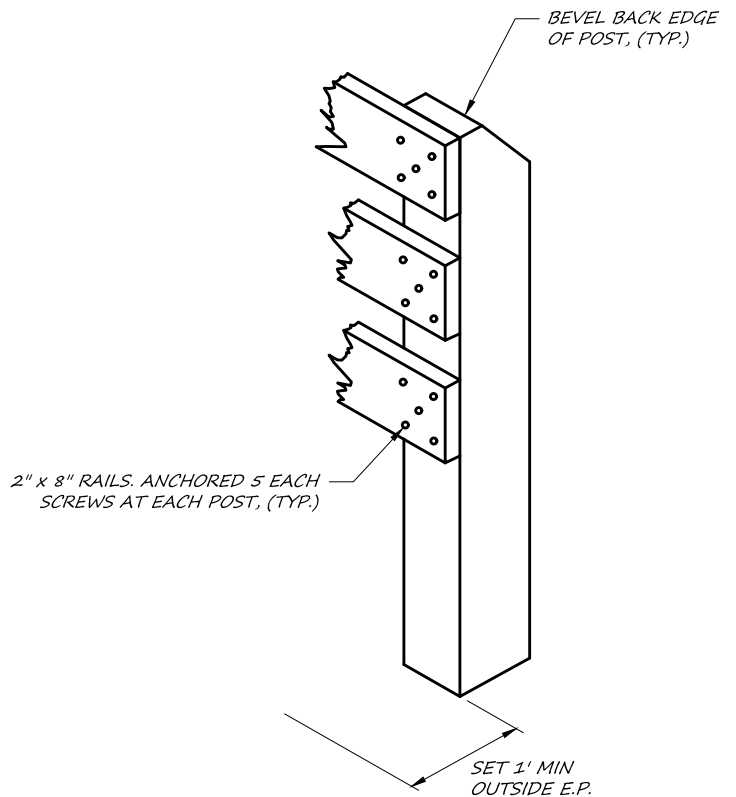
BY:



FRONT ELEVATION



SECTION "A" - "A"



ISOMETRIC

NOTES :

1. RAILS TO BE 2" x 8" CLEAR DOUGLAS FIR S4S, AND POSTS TO BE 6" x 6" PRESSURE TREATED DOUGLAS FIR.
2. BUTT ALL RAIL JOINTS ON CENTER OF POSTS, AND ADD ADDITIONAL SCREWS AS DIRECTED.
3. ALL EXPOSED WOOD SHALL BE PAINTED WHITE, 2 COATS OF EXTERIOR ALKYD RESIN HI-GLOSS ENAMEL OR APPROVED EQUAL.
4. STANDARD TYPE N-5, 18" x 18" REFLECTOR TO BE CENTERED BETWEEN BARRICADE POSTS..

CITY OF SUTTER CREEK

STANDARD GUARD PANEL

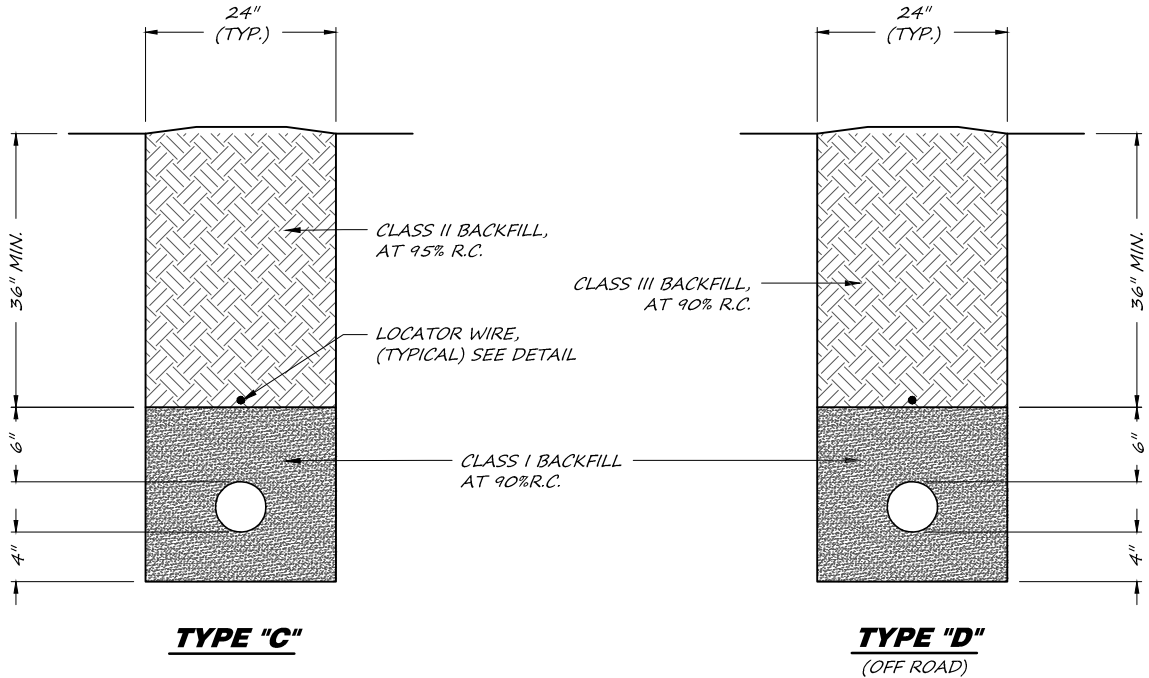
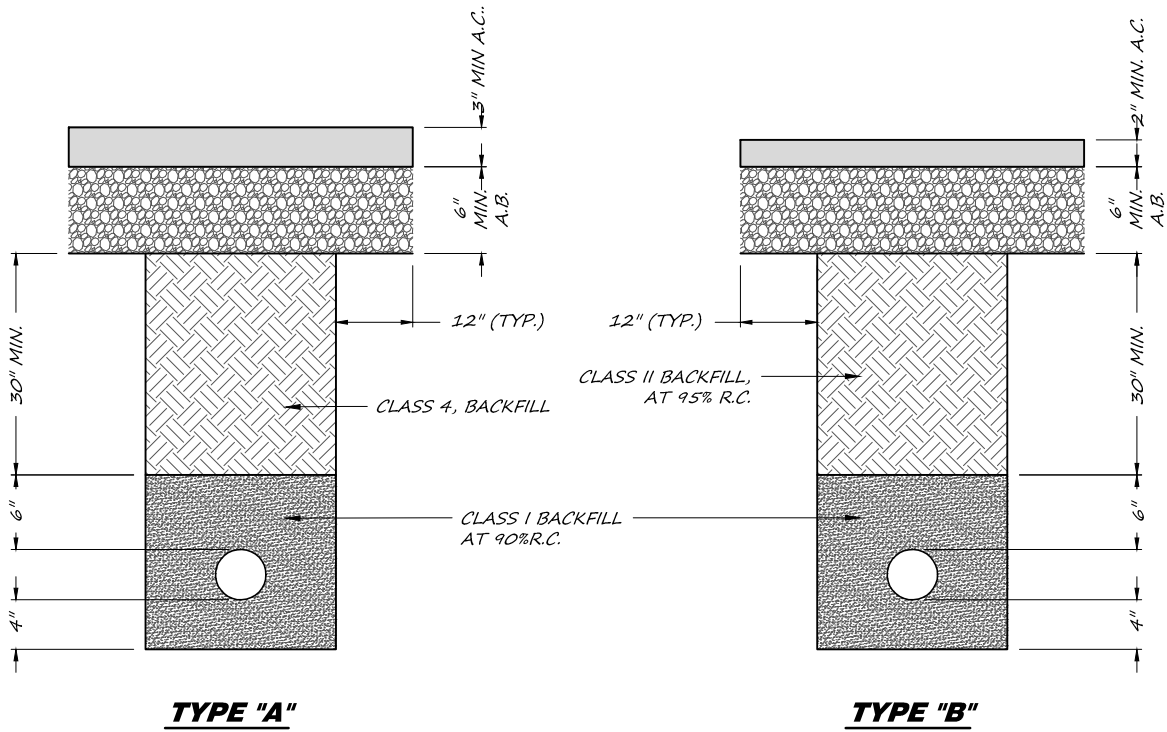
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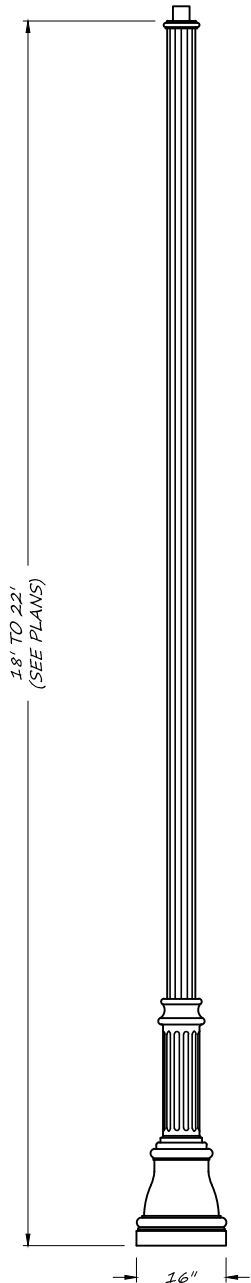
CITY OF SUTTER CREEK

TRENCH RESTORATION

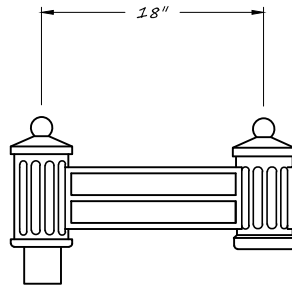
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REV No.:	DATE:	BY:	14

NOTES :

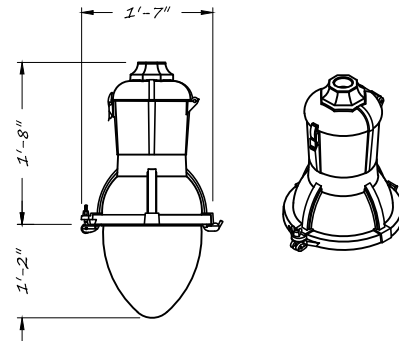
1. ASTM A307 ANCHOR BOLTS ARE REQUIRED FOR EACH POLE. PROVIDE A HEX NUT, LEVELING NUT AND (2) WASHERS FOR EACH BOLT.
2. HAND HOLES SHALL BE ORIENTED ON THE POLE SO THAT A TECHNICIAN FACING THE HAND HOLE IS ALSO FACING ONCOMING TRAFFIC.
3. CAP SCREWS SHALL BE TIGHTENED BY THE TURN-OFF-NUT METHOD, 1/3 TURN TO FORM A SNUG TIGHT CONDITION. NO WASHER WILL BE REQUIRED.
4. DURING POLE ERECTION, THE POST SHALL BE RAKED AS NECESSARY WITH THE LEVELING NUTS TO PROVIDE A PLUMB POLE AXIS.
5. ELECTROLIER IDENTIFICATION DECALS TO BE ASSIGNED BY PG&E.
6. OUTSIDE DIAMETER WALL THICKNESS AND CORRESPONDING SECTION PROPERTIES AS SHOWN IN THE CITY STANDARDS ARE MINIMUMS UNLESS OTHERWISE SPECIFIED, ALTERNATIVE SECTIONS REQUIRE APPROVAL BY THE CITY ENGINEER.
7. STREET LIGHT LUMINAIRE SHALL BE LED AND SOLAR POWER WHERE POSSIBLE.



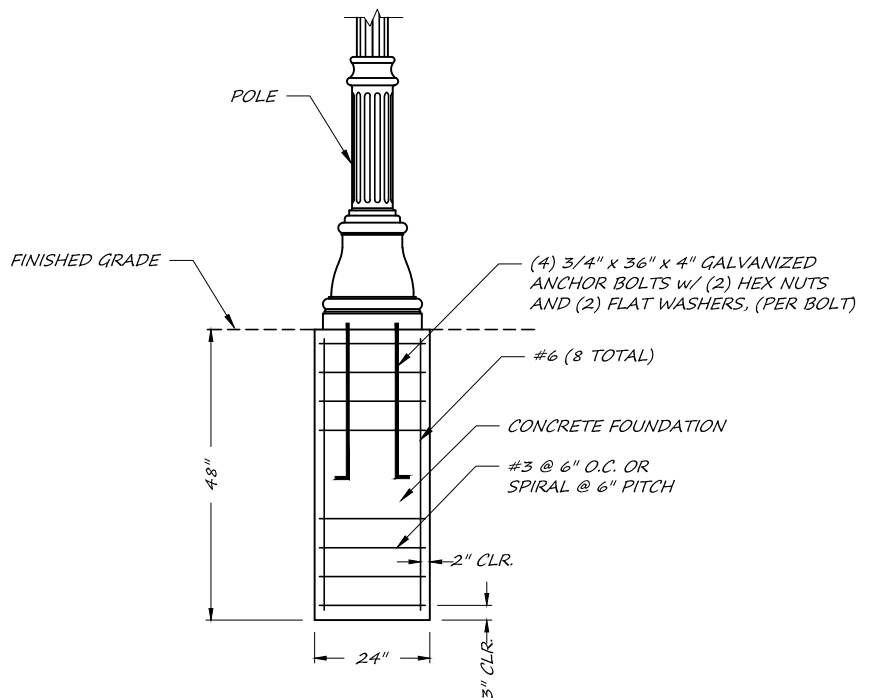
**CHARLESTON,
STYLE 5" EXTRUDED ALUMINUM POLE**



**BRACKET ARM,
(PHILADELPHIA)**



**TEARDROP LUMINAIRE,
(MEMPHIS)**



**FOUNDATION DETAIL
FOR CITY DECORATIVE STREETLIGHT**

CITY OF SUTTER CREEK

STREET LIGHT

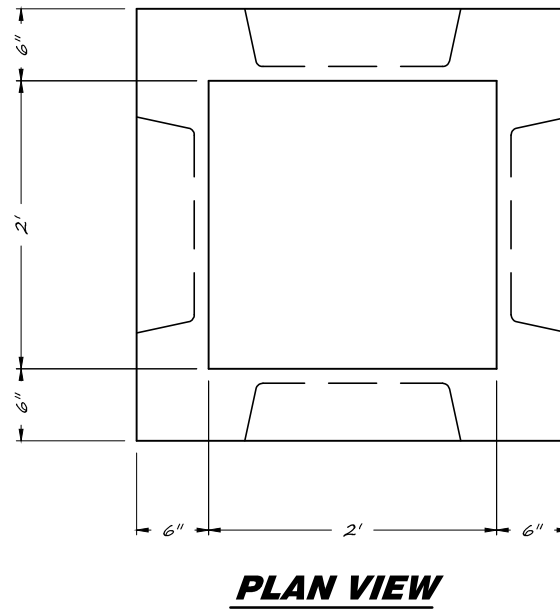
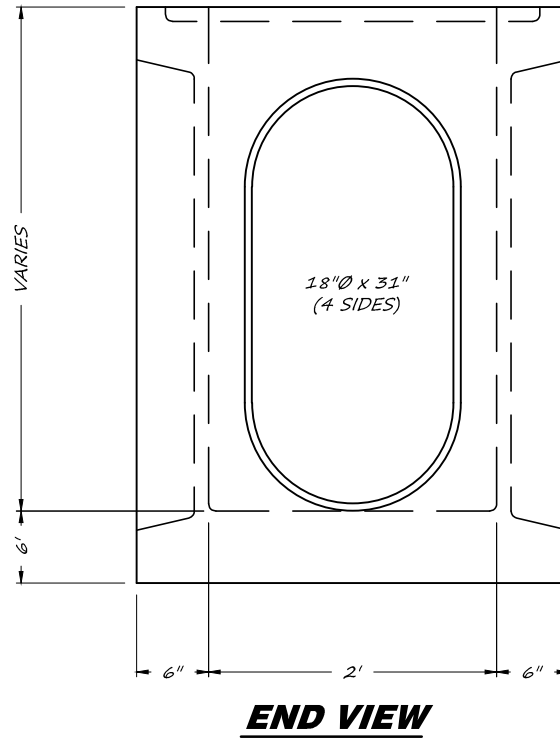
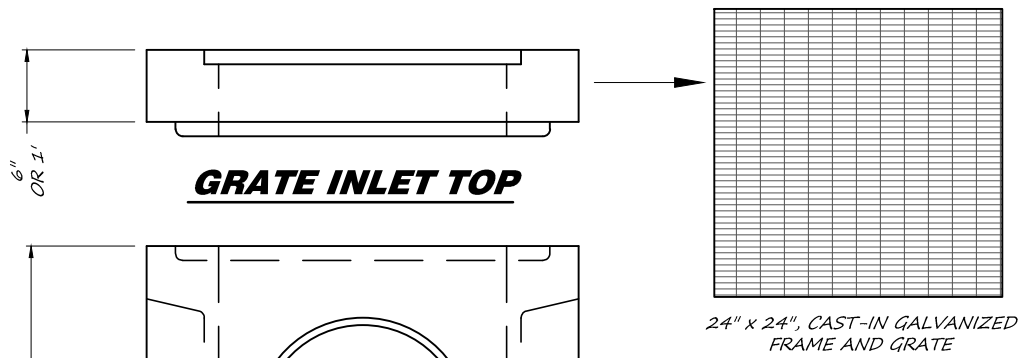
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15

REV No.:

DATE:

BY:



CITY OF SUTTER CREEK

DRAIN INLET BOX

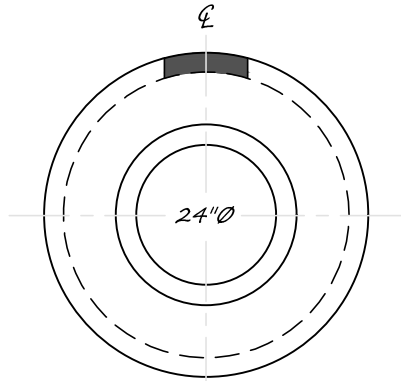
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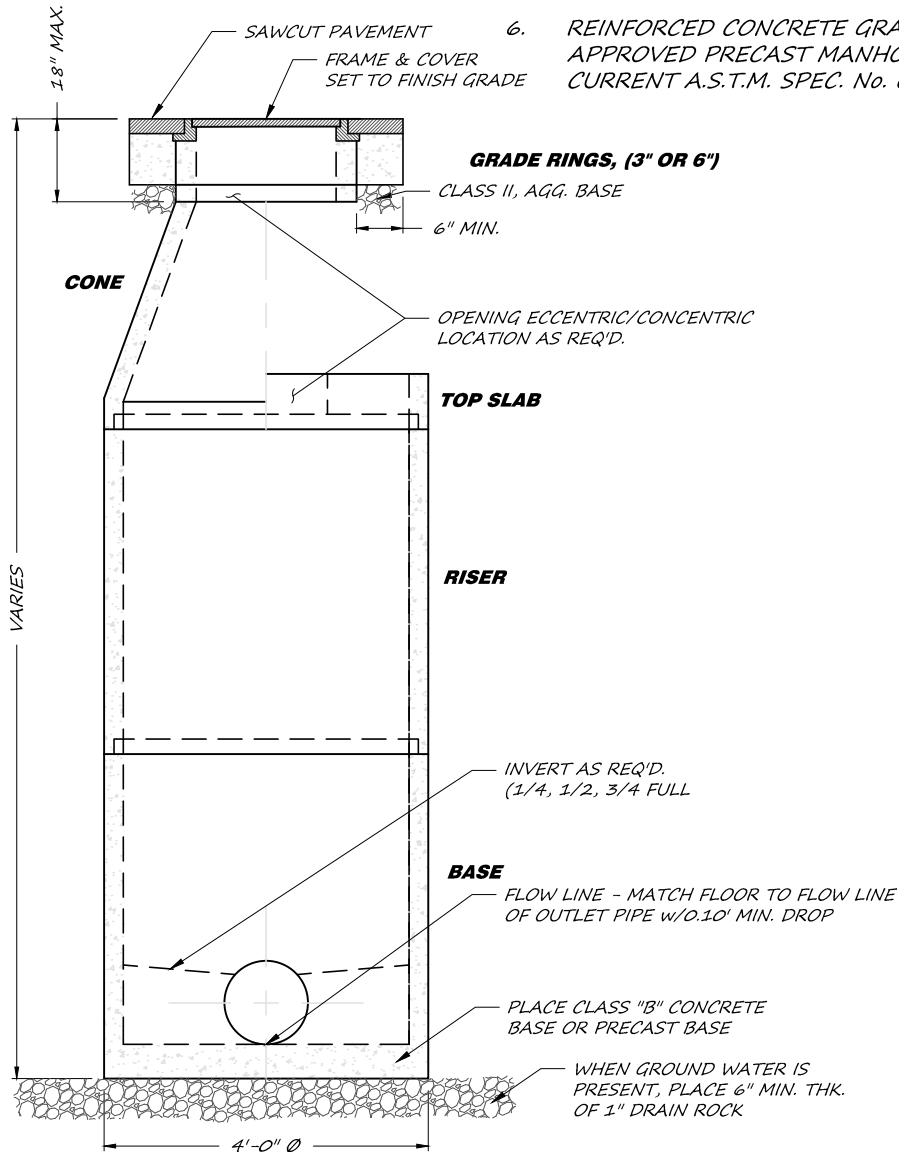
BY:



PLAN VIEW

NOTES :

1. ALL JOINTS BETWEEN PRECAST SECTIONS SHALL BE MORTARED, INSIDE AND OUTSIDE.
2. INTERIOR OF THE MANHOLE SHALL HAVE A SMOOTH TROWELED SURFACE.
3. MANHOLE COVER SHALL HAVE THE WORDS "STORM DRAIN" MOLDED INTO THE COVER, WITH PICK HOLE AND EDGE HOLE.
4. PIPES LARGER THAN 24" REQUIRE A SPECIAL DESIGN.
5. CONSTRUCT STORM DRAIN BOX WITH DECK AND KEY FOR PRECAST TAPERED CONE, FOR A FULL DECK BEARING. ALL CONSTRUCTION JOINTS TO BE APPROVED BY CITY ENGINEER.
6. REINFORCED CONCRETE GRADE RINGS, CONES, PIPE RISERS OR APPROVED PRECAST MANHOLE SECTIONS SHALL CONFORM TO CURRENT A.S.T.M. SPEC. No. C-478.



ELEVATION VIEW

CITY OF SUTTER CREEK

STORM DRAIN MANHOLE

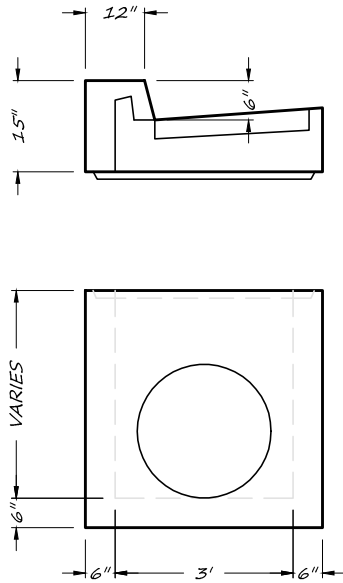
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2

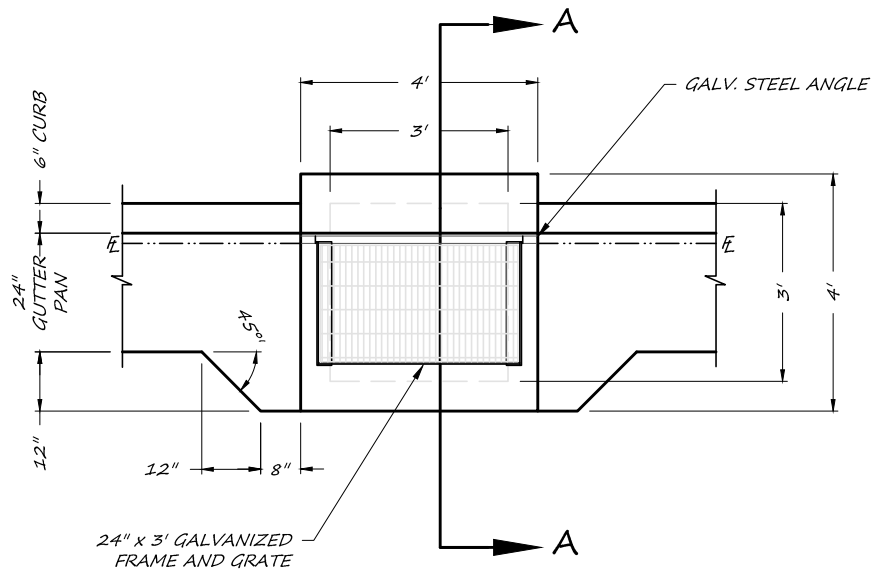
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SECTION "A" - "A"



PLAN VIEW

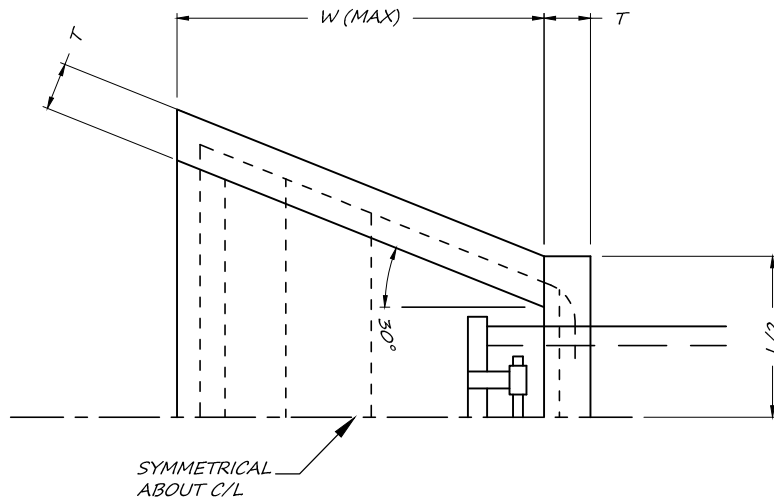
CITY OF SUTTER CREEK
CURB AND GRATE INLET

			SD
			3
REV No.:	DATE:	BY:	

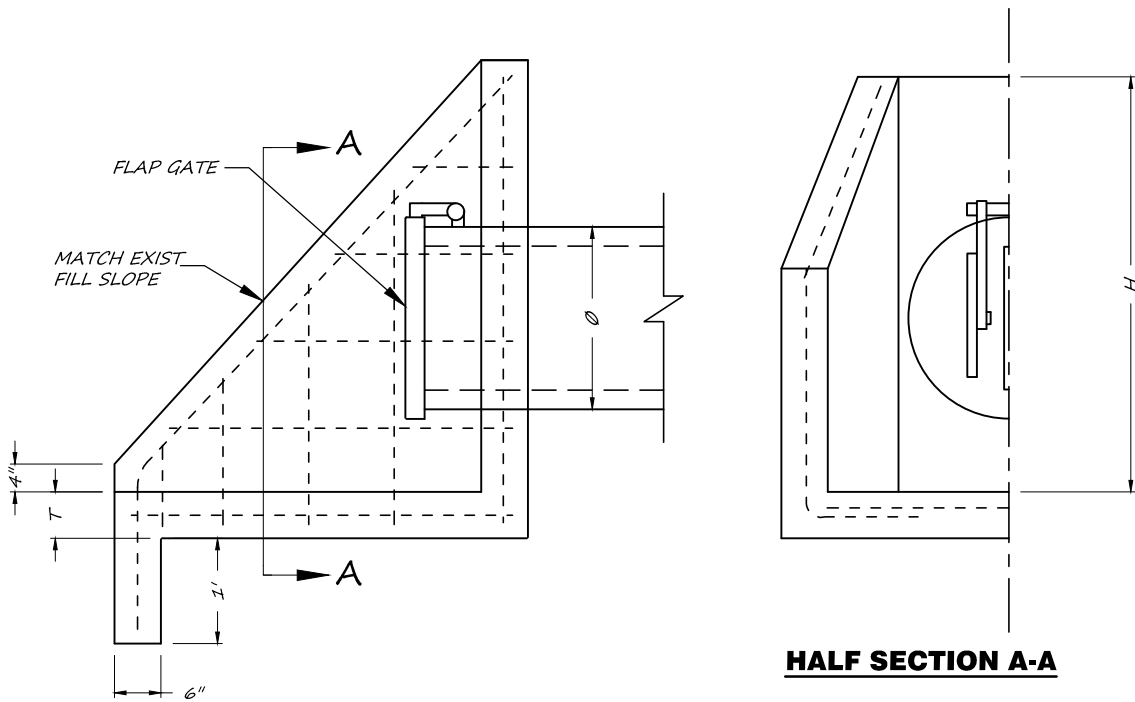


1. GALVANIZE AFTER FABRICATION.

BY:



PLAN



ELEVATION

HALF SECTION A-A

NOTES:

1. REINFORCING BAR SPACING & HEAD WALL DIMENSIONS SHALL COMPLY WITH CALTRANS DETAIL RSP D89 OR AS APPROVED BY CITY ENGINEER.

CITY OF SUTTER CREEK

STORM DRAIN OUTFALL

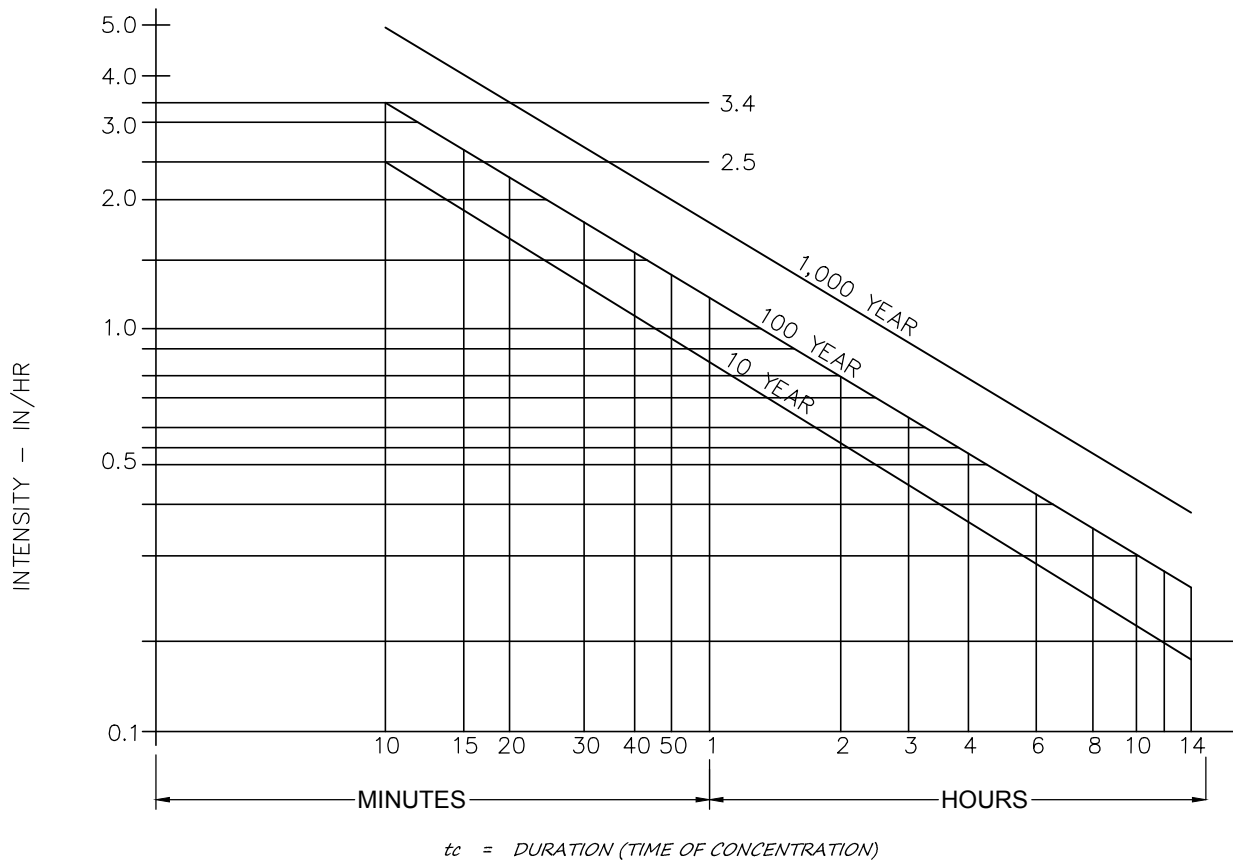
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5

REV No.:

DATE:

BY:



SLOPE	VELOCITY - FT. / SEC		
	OVERLAND	UNPAVED CHANNEL	PAVED GUTTER
< - .005	.25	2 - 3	1.0 - 1.7
.005 - .015	.50	3 - 6	1.7 - 3.0
.015 - .030	.75	6 - 8	3.0 - 4.2
.030 - .060	1.00	8 - 10	4.2 - 5.4
.060 - .10	1.50	10 - 13	5.4 - 7.8
.10 - .15	2.00	13 - 14	7.8 - 10
.15 - <	3.00	15	10

INSTRUCTIONS:

1. SELECT VELOCITY FROM TABLE AT LEFT
2. $T_c = L/V \times 60$, SEE FIGURE I-6 OF STREET AND HIGHWAY DRAINAGE VOLUME 1 (ITTE)
3. IN CHART, GO VERTICAL TO STORM FREQUENCY CURVE DESIRED, THEN HORIZONTAL TO READ THE INTENSITY.

NOTES:

CURVES ARE BASED ON DATA FROM P.G.&E. RAINFALL RECORDS & U.S. DEPARTMENT OF COMMERCE PRECIPITATION FREQUENCY ATLAS FOR WESTERN U.S.

CITY OF SUTTER CREEK

RAINFALL INTENSITY CHART

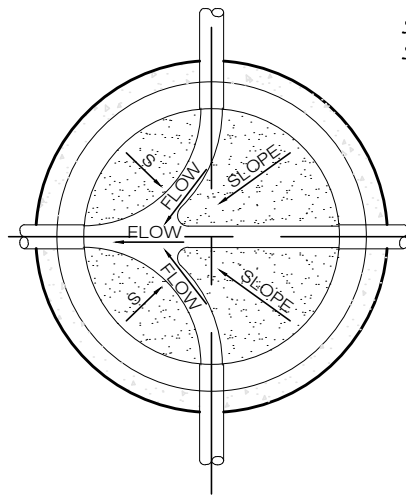
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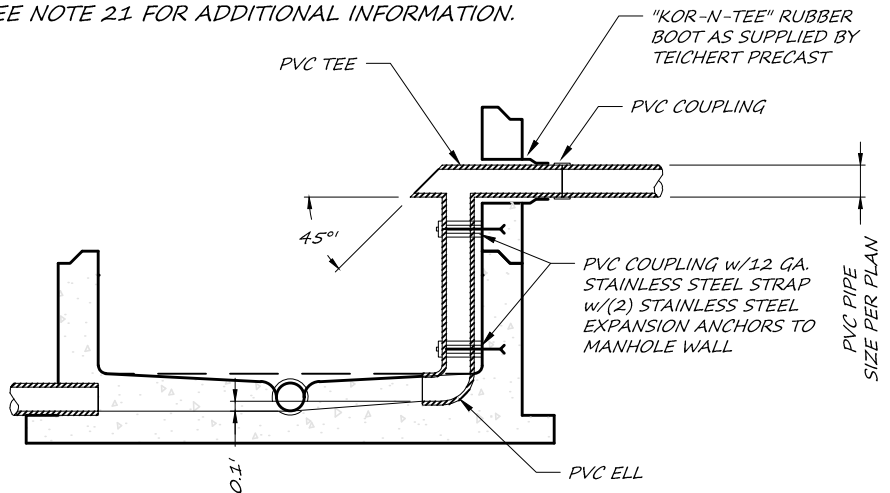
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BY:



PLAN VIEW

SEE DETAIL SS-7 FOR ADDITIONAL INFORMATION.
SEE NOTE 21 FOR ADDITIONAL INFORMATION.

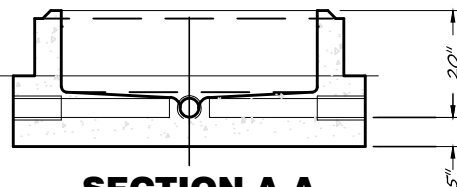
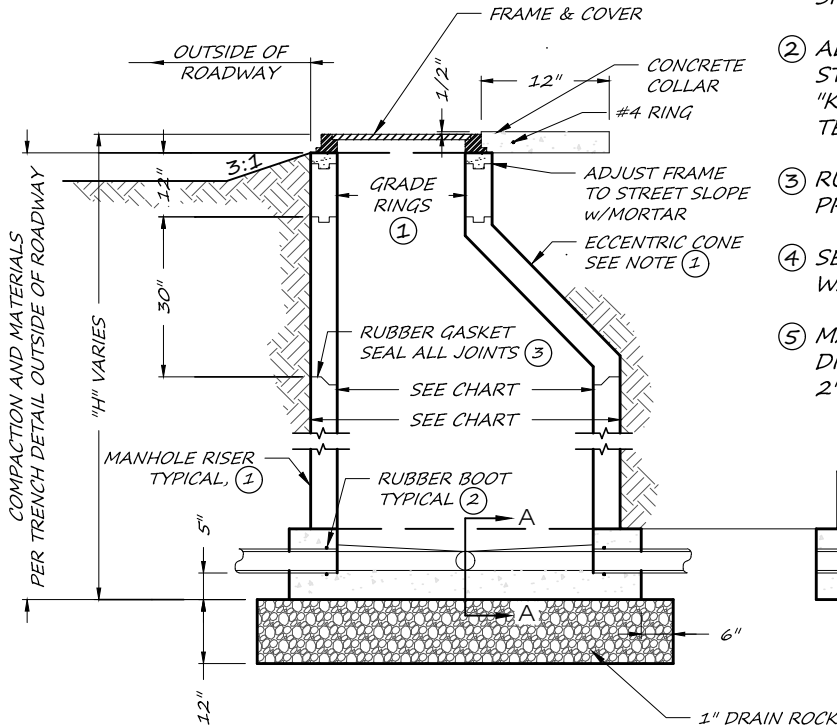


DROP CONNECTION DETAIL

MANHOLE HEIGHT / DIAMETER CHART	
HEIGHT IN FEET	INSIDE DIAMETER IN FEET
≤8	4
>8 AND ≤12	5
≥12	6

NOTES:

- ① REINFORCED CONCRETE GRADE RINGS, CONES, PIPE RISERS OR APPROVED PRECAST MANHOLE SECTIONS SHALL CONFORM TO CURRENT ASTM SPEC. NO. C-478 (TEICHERT PRECAST).
- ② ALL INLETS AND OUTLETS FROM MANHOLE STRUCTURES SHALL HAVE A FACTORY INSTALLED "KOR-N-TEE" RUBBER BOOT AS PROVIDED BY TEICHERT PRECAST OR EQUIVALENT.
- ③ RUBBER GASKETS SHALL BE "RAMNECK". GASKET PRIMER SHALL BE USED AT ALL JOINTS.
- ④ SEE SPECIFICATIONS FOR REQUIRED WATER-TIGHTNESS TESTING AT JOINTS.
- ⑤ MANHOLE LIDS SHALL BE SIZED AS FOLLOWS: 4' DIA. MANHOLE = 2' DIA. LID, 5' DIA. MANHOLE = 2' DIA. LID, AND 6' DIA. MANHOLE = 2' DIA. LID.



**SECTION A-A
PRECAST CONCRETE BASE**

CITY OF SUTTER CREEK

STANDARD SEWER MANHOLE DETAIL

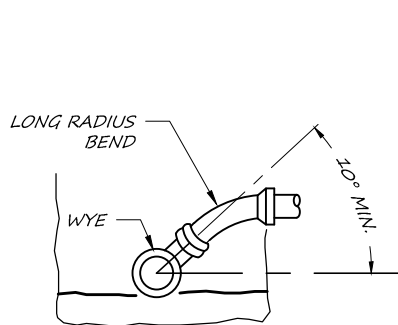
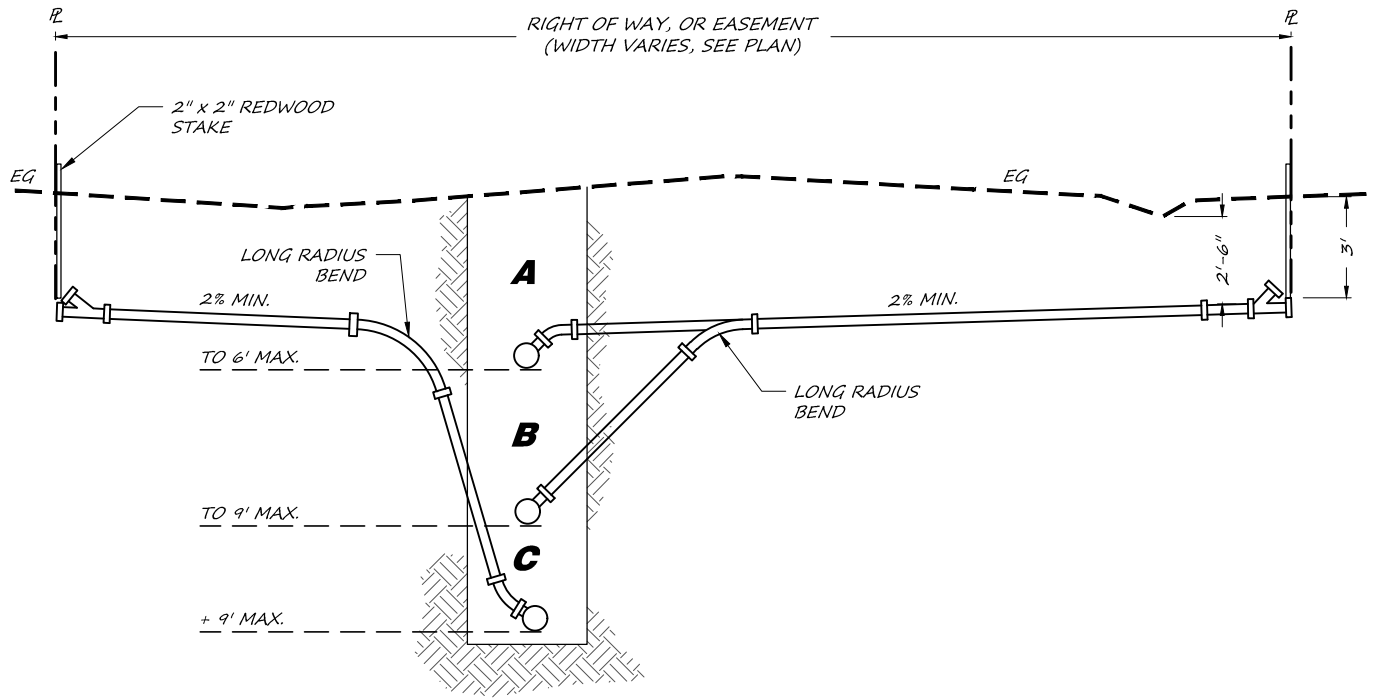
SS

1

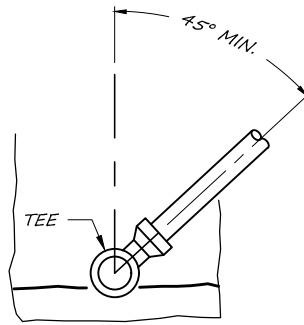
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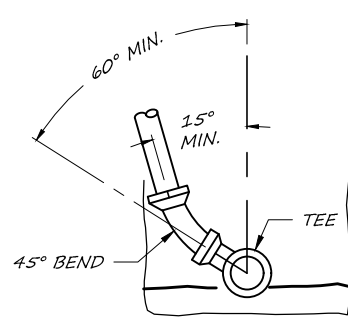
BY:



*** TYPE "A"**



*** TYPE "B"**



*** TYPE "C"**

CONNECTION DETAILS

NOTES :

1. ALL SERVICE LINES SHALL BE 4" I.D. U.N.O.
2. SERVICES SHALL HAVE SAME BEDDING AND BACKFILL AS LATERAL SEWER.
3. CONTRACTOR SHALL USE THE MOST APPROPRIATE TYPE OF CONNECTION, (A, B OR C) FOR THE PARTICULAR SITUATION ENCOUNTERED.
4. SERVICE SEWER SHALL HAVE A MINIMUM 3' COVER AT PROPERTY LINE.
5. PLACE CONCRETE 12" WIDE OR WELL COMPACTED BEDDING MATERIAL 18" WIDE UNDER WYE BRANCH AND FITTINGS, AND UNSUPPORTED PIPE. WHEN BEDDING MATERIAL IS USED, PLACE ADDITIONAL MATERIAL TO TOP OF BEND, THE FULL WIDTH OF THE TRENCH.
6. INSTALL OSCAR VALVE OR APPROVED BACKFLOW PREVENTION DEVICE AS REQUIRED ON SERVICE LINE.
7. WHERE REQUIRED PLACE CHRISTY B-5 UTILITY BOX WITH COVER MARKED "SEWER" OVER CLEANOUTS CUT TO GRADE.

CITY OF SUTTER CREEK

SEWER SERVICE DETAIL

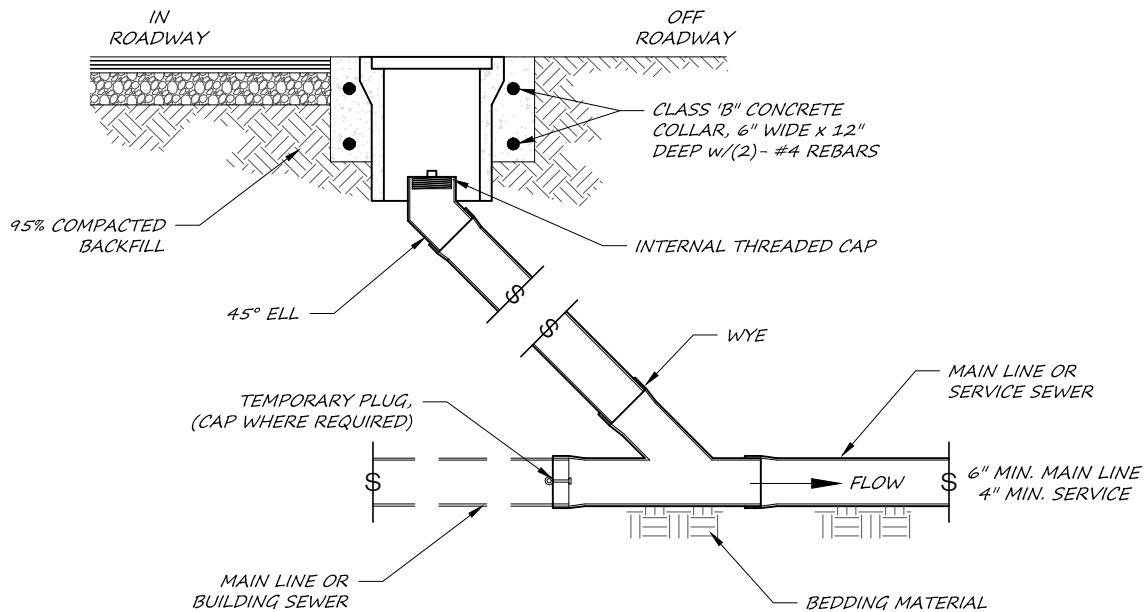
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2

REV No.:

DATE:

BY:



NOTES:

ALL PIPE AND FITTINGS SHALL BE THE SAME SIZE AND MATERIAL AS THE HORIZONTAL PIPE IN WHICH THEY CONNECT. JOINT SHALL BE AS SPECIFIED FOR THE TYPE OF PIPE USED.

CITY OF SUTTER CREEK

CLEANOUT TO GRADE

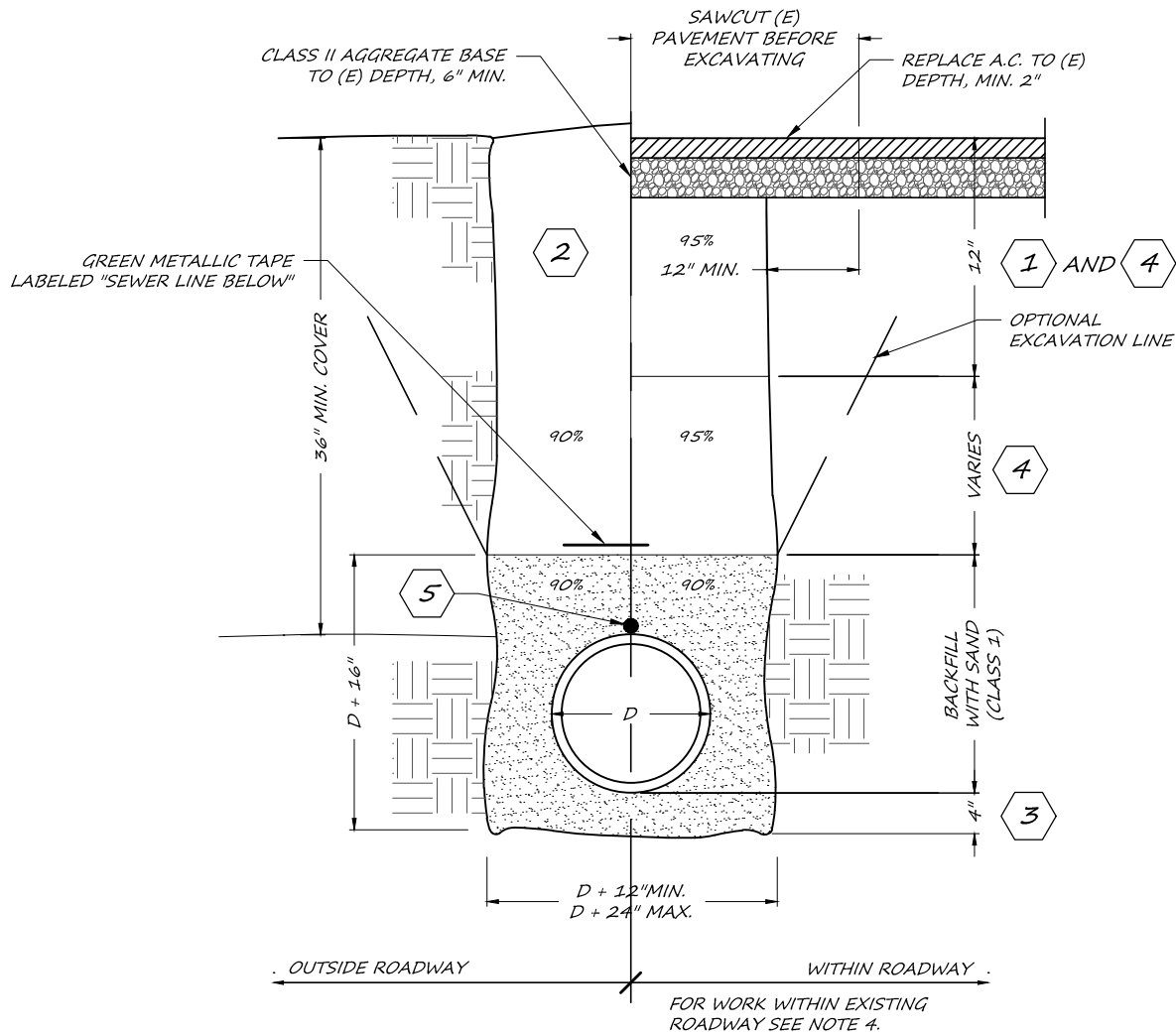
SS

3

REV No.:

DATE:

BY:



NOTES :

1. TOP BACKFILL SHALL BE IN ACCORDANCE WITH "SPEC. 19-5" STATE OF CALIF STD. SPECS.
2. INTERMEDIATE BACKFILL (CLASS III) MAY BE FROM NATIVE MATERIAL, NO ROCKS LARGER THAN 3'. SCREEN INSIDE ROADWAY, HAND PICK OUTSIDE ROADWAY. (MAY BE EXTENDED TO SURFACE OUTSIDE ROADWAY STRUCTURAL SECTION)
3. EXCAVATE 4" BELOW PIPE AND BACKFILL WITH SAND.
4. IN EXISTING ROADWAYS, TOP AND INTERMEDIATE BACKFILL SHALL BE 2 SACK CONCRETE SLURRY (CLASS IV) IF MIN. COVER IS LESS THAN 36". IF COVER EXCEEDS 36" REMAINDER OF BACKFILL ABOVE SAND SHALL BE AGGREGATE BASE (CLASS II)
5. PROVIDE LOCATOR WIRE NO. 10 AWG COATED SOFT DRAWN COPPER WIRE. TAPE TO PIPE EVERY 10 FEET.

CITY OF SUTTER CREEK

TRENCH DETAIL

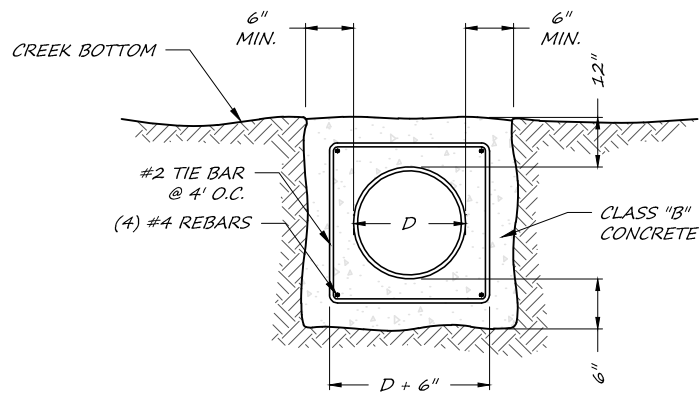
SS

4

REV No.:

DATE:

BY:



NOTES:

PROVIDE FLEXIBLE CONNECTION AT EACH END OF ENCASEMENT TO PROVIDE FOR SETTLEMENT.

CONTRACTOR TO PROVIDE CONNECTOR SUBMITTAL FOR APPROVAL PRIOR TO PURCHASE.

CITY OF SUTTER CREEK

MINIMUM COVERAGE SECTION

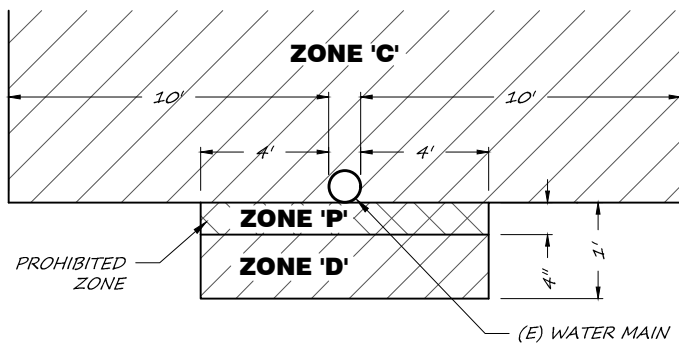
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5

REV No.:

DATE:

BY:



NOTES :

IF A SEWER LINE CROSSES A WATER MAIN IN ZONE 'C' OR 'D', THE SEWER LINE SHALL BE DUCTILE IRON PIPE CL. 50, COMPRESSION JOINT, OR PVC CL. 200 (4:1 SAFETY FACTOR AS PER AWWA SPEC. C-900) WITH RUBBER GASKET JOINT, WITHIN 10 FEET OF WATER MAIN.

CITY OF SUTTER CREEK

WATER MAIN CROSSING DETAIL

SS

6

REV No.:

DATE:

BY:

NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND CALTRANS STANDARD SPECIFICATIONS (MOST CURRENT EDITION) AND TO THE STANDARD SPECIFICATIONS OF THE CITY OF SUTTER CREEK.
2. THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS BEFORE STARTING CONSTRUCTION.
3. ALL SEWER SYSTEM CONSTRUCTION SHALL CONFORM TO THE CITY OF SUTTER CREEK SPECIFICATIONS AND STANDARD DETAILS.
4. ALL SEWER SERVICES SHALL HAVE A MINIMUM OF THREE (3) FEET OF COVER AT THE PROPERTY LINE AND TERMINATE AT THE PROPERTY LINE WITH PLUG AND CLEANOUT, AS PER THE CITY STANDARD.
5. A MINIMUM OF 36" COVER BELOW FINISH GRADE FOR SEWER LINE.
6. ALL GRAVITY SEWER PIPE SHALL BE ASTM D-3034, SDR-35, PVC UNLESS REQUIRED TO BE CL200 AWWA C900 AT WATER MAIN CROSSINGS. ALL PRESSURE SEWER PIPE SHALL BE PVC CLASS 200, UNLESS OTHERWISE APPROVED. IF AWWA C900 PIPE IS USED, THE PIPE SHALL BE COLORED GREEN OR A GREEN STRIPE SHALL BE PAINTED ALONG THE TOP OF THE PIPE ALONG ITS ENTIRE LENGTH.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND FACILITIES AFFECTED BY THE WORK AND SHALL CONTACT UNDERGROUND SERVICES ALERT (USA) 48 HOURS PRIOR TO ANY EXCAVATION WORK FOR DETERMINATION AND LOCATION OF UNDERGROUND UTILITIES (PHONE 800-227-2600).
8. WHERE EXCAVATION FOR ANY FACILITIES CONSTRUCTION EXCEEDS 5 FEET IN DEPTH, CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM CAL/OSHA.
9. ALL SEWER SERVICES TO BE 4" INSIDE DIAMETER UNLESS OTHERWISE NOTED.
10. SERVICES SHALL HAVE SAME BEDDING AND BACKFILL AS LATERAL SEWER.
11. SERVICE SEWER SHALL HAVE MINIMUM 3'-0" COVER AT PROPERTY LINE WHENEVER LATERAL DEPTH AND SERVICE SEWER SLOPE OF 1/4" PER FOOT PERMITS. CONTRACTOR SHALL VERIFY THE DEPTH OF ALL SEWER SERVICES AND SHALL NOTIFY THE ENGINEER IF ANY SERVICES CANNOT HAVE THE REQUIRED MINIMUM COVER PRIOR TO INSTALLATION. ALL WATER AND SEWER LINES SHALL MAINTAIN A 10'-0" HORIZONTAL CLEARANCE AND A 1'-0" VERTICAL CLEARANCE.
12. AT SERVICES, PLACE CONCRETE 12" WIDE OR WELL COMPACTED BEDDING MATERIAL 18" WIDE UNDER THE WYE BRANCH, THE FITTING, AND UNSUPPORTED PIPE. WHEN BEDDING MATERIAL IS USED, PLACE ADDITIONAL BEDDING MATERIAL TO TOP OF BEND, THE FULL WIDTH OF THE TRENCH.
13. MINIMUM COVER 3'-0" AT THE PROPERTY LINE SHALL BE MEASURED FROM THE EXISTING GROUND SURFACE OR EDGE OF ADJACENT ROADWAY, WHICHEVER IS LOWER.
14. ALL MANHOLE BARREL SECTIONS, K CONES, AND GRADE RISING SHALL BE REINFORCED IN ACCORDANCE WITH THE REQUIREMENTS OF THE REINFORCED CONCRETE SECTION, A.S.T.M. DESIG. C 478-75.
15. PREFORMED, ROPE-LIKE, READY TO USE, COLD-APPLIED, PERMANENTLY ADHESIVE AND FLEXIBLE, PLASTIC JOINT SEALING COMPOUND, (K.T. SNYDER CO. INC., RAM-NEK) OR EQUAL SHALL BE USED ON MANHOLE JOINTS.
16. ALL SEWER MAINS AND SEWER LATERALS SHALL BE BALLED, MANDRELLED, TELEVISION INSPECTED AND AIR TESTED PRIOR TO ACCEPTANCE BY THE CITY. SEE CITY STANDARD FOR AIR TESTING REQUIREMENTS
17. ALL MANHOLES SHALL BE VACUUM TESTED PRIOR TO ACCEPTANCE BY THE CITY. SEE CITY STANDARD SPECIFICATION FOR VACUUM TESTING REQUIREMENTS.
18. ALL MANHOLE LIDS SHALL HAVE BLIND HOLES FOR LIFTING. PICK HOLES WILL NOT BE ALLOWED. ALL MANHOLES SHALL BE GASKETED USING FLAT GASKETS. "O" RINGS WILL NOT BE ALLOWED.
19. SEWER LINE INSTALLATIONS ON A RADIUS SHALL BE ACCOMPLISHED BY BENDING PIPE ON A RADIUS NOT LESS THAN MANUFACTURER'S MINIMUM RADIUS OR BY USING FITTINGS. AXIAL DEFLECTIONS AT PIPE JOINTS WILL NOT BE ALLOWED.
20. MANHOLE LIDS SHALL BE SIZED AS FOLLOWS: 4' DIA. MANHOLE = 2' DIA. LID, 5' DIA. MANHOLE = 2' DIA. LID, AND 6' DIA. MANHOLE = 2' DIA. LID.
21. AT DEEP DROP SERVICE LINES AT MANHOLES, PROVIDE PVC COUPLING WITH STAINLESS STEEL STRAPS AND STAINLESS STEEL ANCHORS WITHIN 6" OF THE TOP AND BOTTOM AND 4'-0" ON CENTER MAXIMUM SPACING.

CITY OF SUTTER CREEK

SEWER NOTES

SS

7

REV No.:

DATE:

BY:

4 City of Sutter Creek Capital Improvement Program and Funding Strategy

Placeholder

5 City of Sutter Creek Design Standards, 2015

The City of Sutter Creek Design Standards, 2015 is available at the City Office and on the City's website, cityofsuttercreek.org.

6 City of Sutter Creek Conservation Best Management Practices

6 City of Sutter Creek Conservation Best Management Practices

6.1 Wildlife Habitat Management Plan (WHMP)

The Wildlife Habitat Management Plan (WHMP) describes guidelines for the preservation, enhancement, and management of wildlife habitats and conservation and open space preserve lands in a project.

6.1.1 Preparation and Contents of the WHMP

Prior to the City issuing a grading permit for construction in a project, project applicants must retain a qualified wildlife biologist to prepare and implement a WHMP. The WHMP is intended to reduce impacts to wildlife habitats and populations associated with construction, and enhance habitat values in the project. The WHMP shall demonstrate to the satisfaction of the City that implementation will enhance wildlife habitat value in the project.

The WHMP shall include the following elements to be implemented during construction of the project, including a description of the implementation schedule, methods, and responsible parties:

- Wildlife-friendly crossings (including, but not limited to, over-sized natural bottom box culverts at grade with dry trails for small mammals; directional fencing to focus wildlife movement; landscaping with locally-native species to provide cover) shall be designed and installed where roads cross streams and other drainages and wildlife movement corridors;
- Wildlife impact avoidance, minimization, and mitigation measures to be implemented during construction in the project;
- A buffer of natural habitats in open space lands shall be maintained along tributary streams and wetlands throughout the project;
- Locally-native plants shall be emphasized in landscaped areas and used entirely adjacent to open space lands;
- Informational brochures shall be developed by qualified biologists and provided to new residents describing wildlife-friendly practices such as:
 - Wildlife-friendly landscaping suggestions;
 - Avoiding landscaping with non-native invasive plant species;
 - Properly disposing of trash and securing trash can lids;
 - Not releasing domestic pets;
 - Maintaining pets in fenced yards and on leashes
 - Not handling or capturing native wildlife;
- The WHMP shall describe a variety of wildlife habitat structures to be installed in open space lands in the project and in offsite preserved oak woodland habitats acquired for developments in the project. The WHMP shall map locations and describe types of structures, materials, sources, and construction and installation methods. Types of structures to retain or install may include, but are not limited to, the following:
 - Downed wood or log structures,
 - Mammal dens within log structures,
 - Brush piles,
 - Tree snags,
 - Bat roosting slits, bark flanges, and stumps,
 - Sapwells,
 - Tree cavities and hollow trees,

- Artificial raptor perches, and
 - Bird houses;
- Large woody debris for wildlife habitat structures shall be derived from construction areas and placed in adjacent open space lands;
- The WHMP shall quantify the number, density, distribution, and type of habitat structures based on a field investigation by a qualified biologist of habitat values in open space lands in the project;
- The design, size, location, and materials of habitat structures placed in wildland-urban interface areas must comply with *General Guidelines for Creating Defensible Space* (State Board of Forestry and Fire Protection [BOF] and California Department of Forestry and Fire Protection [CalFire], 2006) and site-specific fuels management requirements of CalFire or the Sutter Creek Fire Protection District.

6.2 General Wildlife Habitat Management Standards

The Standards apply to the design, planning, and implementation of general vegetation management, road and trail crossings, drainage under crossings, and avoidance and minimization of impacts to bird and bat species during construction activities.

6.2.1 Vegetation Management

Vegetation management in open space lands shall be limited to the following activities:

- Restoration of locally-native vegetation communities;
- Invasive plant control;
- Vegetation removal for the construction of permitted maintenance roads, trails, and utilities;
- Vegetation clearance for safety and maintenance needs adjacent to roads, trails, and structures;
- Other activities consistent with the long-term conservation and enhancement of natural habitats and habitat values for locally-native wildlife species; and,
- Fuel management activities necessary to maintain consistency with wildland-urban interface guidelines established under PRC 4291, *General Guidelines for Creating Defensible Space* (State Board of Forestry and Fire Protection [BOF] and California Department of Forestry and Fire Protection [CalFire], 2006) and site-specific fuels management requirements of CalFire or the Sutter Creek Fire Protection District.

6.2.2 Road and Trail Crossings

The design and location of road and trail crossings for wildlife species shall be based on site-specific observations by a qualified wildlife biologist and documented in the WHMP.

- Locations of known or observed frequent mammal crossings of roads shall be marked with appropriate warning signs for motorists to reduce the incidence to vehicle-wildlife collisions;
- Signs shall be posted to indicate wildlife crossings in order to encourage drivers and pedestrians to be observant of animals on the roadway or pathway;
- Landscaped areas within 150 feet of wildlife crossing locations shall use only locally-native plant species, and include multiple-layers, including trees, shrubs and groundcovers to provide cover for a variety of wildlife species;
- Fences can be used to help in funneling animals towards a safe crossing for animals;
 - Heights of fences may vary up to eight feet based on the wildlife species;
- The entrances and exits of crossings shall be of a gradual slope;

- To encourage wildlife use of crossings, human presence and artificial lighting shall be avoided or minimized; and
- Lights or reflectors shall be placed a safe distance away from the crossing to divert animals to the crossing.

6.2.3 Road and Trail Drainage Under Crossings

- Drainage under crossings beneath roads and trails may vary for different areas and types of animals, hydrologic regimes, and channel geometries. Four types of under crossings may be used, in order of preference:
 - Bridges-on-piers;
 - Bottomless box culverts;
 - Standard box culverts; and
 - Pipe culverts;
- Under crossings shall provide an opportunity for terrestrial animal movement on the ground during times of high and low water, such as a small raised pathway of natural material that remains dry during a 10-year flow event;
- Under crossings shall be designed to minimize water pooling that may compromise the safety and accessibility of animals in the under crossing;
- Undercrossing shall be designed and installed to be maintained on grade at the entrance and exit;
- Under crossings shall not incorporate artificial lighting.

6.2.4 Avoidance and Minimization of Impacts to Nesting Birds

Construction, grading and vegetation removal may affect nesting bird species protected under the Migratory Bird Treaty Act (MBTA) of 1918 (16 USC 703-711) and F&G Code (Sections 3503, 3503.5, and 3800). Trees provide potential nest sites for raptors including Cooper's hawk, white-tailed kite, great horned owl, red-shouldered hawk, and red-tailed hawk. Grasslands provide nesting habitat for California horned lark and other sensitive species. Active nests of bird species listed under the MBTA or F&G Code prohibit the take, possession, or destruction of birds, their nests, or eggs. Disturbance that causes nest abandonment and/or loss of reproductive effort could be considered a "take."

The following Standards require avoidance and minimization of impacts to nesting birds by conducting pre-construction surveys and consultation with the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) if special-status bird species are detected. Avoidance of vegetation clearance or initiation of new construction during the nesting season will successfully avoid impacts to active nests. Pre-construction surveys to document the presence or absence of active nests, and consultation with responsible agencies to develop site and species-specific protection measures, will avoid or minimize impacts to active nests.

Prior to the City issuing a grading permit, project applicants shall demonstrate compliance with the following Standards:

- The initiation of ground disturbing activities and construction shall not occur during the nesting season (March 1 to August 31) to avoid or minimize impacts to nesting bird species, or
- If vegetation clearing or the initiation of new construction cannot be avoided during the nesting period, then project applicants shall complete the following additional measures:
 - Project applicants shall retain a qualified biologist to conduct pre-construction nesting bird surveys 15-30 days prior to the initiation of construction activities within 500 feet of ground disturbance;
 - If no nesting birds are detected, no additional measures are required;

- If active nests are detected, then the project applicants shall consult with CDFW and/or USFWS, as appropriate, to develop site-specific impact avoidance and minimization measures and apply those measures during construction;
- Project applicants must demonstrate compliance with impact avoidance and minimization measures required by the CDFW and USFWS prior to the City issuing a grading permit.

6.2.5 Avoidance and Minimization of Impacts to Bat Species

Oak woodlands, oak savannas, and riparian woodlands provide roosting habitat for bats. Mature trees may have cavities or dead limbs with peeling bark that provide potential roosting sites for bats.

Removal of trees for development may reduce bat species habitat and could result in the take of bats. Human activities such as recreation, noise, lighting, and other aspects of the development and land uses may degrade bat habitat. Prior to the City issuing a grading permit, project applicants shall demonstrate compliance with the following Standards:

- A qualified biologist shall conduct pre-construction surveys to determine if suitable habitat and evidence of bat use occur in trees or structures that will be removed;
 - If a tree or structure offers no suitable bat roosting habitat, it may be removed with no additional measures;
 - If suitable habitat occurs, the habitat shall be removed only after it is determined that no roosting bats occur by implementing the following measures:
 - If bats are detected, the habitat shall be removed during the non-nesting season (September 1 through April 1), and only after a qualified biologist has excluded bats from the removal site by installing exclusion devices during night when the roost is unoccupied.
 - If habitat removal during breeding season (April 1 - August 31) cannot be avoided, a qualified biologist must exclude bats before April 30 to avoid impacting pregnant females that are establishing a maternity roost.

6.3 Wildlife Habitat Management in Lakes, Streams, Wetlands, and Associated Riparian Areas

Lakes, streams, wetland, and associated riparian areas provide important habitats for terrestrial, aquatic, and amphibious species. Riparian areas provides important foraging habitat, movement corridors, cover, and nesting habitat for most species of wildlife in the area. The loss of riparian habitats reduces important breeding and foraging areas and disrupts movement corridors. The WHMP shall incorporate the following measures applicable to avoiding, minimizing, and mitigating impacts to wildlife species and habitats associated with lakes, streams, wetland, and riparian areas. These habitats may support populations of special-status species, such as the Valley elderberry longhorn beetle (VELB), Northwestern pond turtle (NPT), and other species.

6.3.1 Lakes, Streams, Wetlands, and Associated Riparian Habitats

Prior to the issuance of a grading permit that may affect lakes, streams, wetlands, or other jurisdictional waters of the U.S. (WoUS) and associated riparian habitats, project applicants must provide copies of applicable permits to the City and demonstrate to the City compliance with the following standards:

- Project applicants shall obtain and demonstrate compliance with conditions in required State and federal permits including, but not limited to the following:

- Clean Water Act, Sec. 404 permit from the U.S. Army Corps of Engineers (Corps);
- Clean Water Act, Sec. 401 certification or waiver from the Central Valley Regional Water Quality Control Board (CVRWQCB);
- Fish and Game Code Sec. 1600, Lake or Stream Bed Alteration Agreement with the CDFW;
- The following measures shall be implemented to avoid or minimize construction-related impacts to lakes, streams, wetlands, and associated riparian habitats, except where otherwise permitted by the Corps, CVRWQCB, and CDFW:
 - Construction shall be scheduled during the dry or low flow season;
 - If standing or flowing water is present during construction, a temporary dam shall be constructed for the construction site using non-erosive materials (e.g., sand bags, sheet pile, rubber/plastic tubes);
 - If sufficient stream flows are present at the time of construction, a flexible diversion pipe shall be installed to convey flows from above the upstream dam to an area downstream of the downstream dam. The pipe shall be screened to prevent large fish and amphibians from becoming entrained into the pipe;
 - Silty or turbid water produced from dewatering or other pipeline construction activities shall not be discharged directly into the streams, ponds, or wetlands. Instead, water impounded between the dams and/or underflow seepage into the work site shall be pumped into an upland containment area where the water will be allowed to percolate into the soil and not mix with channel flows;
 - A qualified biologist shall relocate stranded wildlife during initial construction of impoundments;
 - The use of heavy equipment in WoUS shall be limited to the area between impoundments;
 - Excavated material, equipment, and vehicles shall be stored outside of WoUS and riparian habitats to prevent incidental discharge and habitat degradation;
 - The primary streambed access point shall be stabilized on the bank using a pad of coarse aggregate underlain by filter cloth to reduce erosion and tracking of sediment;
 - After backfilling, disturbed areas in WoUS shall be recompact to original conditions prior to restoration of flows;
 - Water impoundments, if used, shall be removed starting with the downstream structure, and construction materials shall be removed from the channel before flows are restored.
 - Establishment of native vegetation shall be considered as a method to meet erosion control and bank stabilization goals and objectives.
 - Riparian habitats temporarily disturbed during construction shall be restored to natural contours and soils and revegetated with locally-native plant species and maintained and monitored until established locally-native species dominate vegetative cover.

6.3.2 Special-Status Species Habitats

Valley Elderberry Longhorn Beetle (VELB) Habitats

Blue elderberry (*Sambucus mexicana*) shrubs are obligate hosts for the federally-listed Threatened VELB, providing the VELB its sole source of food and broodwood. Blue elderberry is normally associated with riparian habitats and mesic upland sites. Construction activity that removes or degrades VELB habitat may be considered as “take” under the federal Endangered Species Act. The USFWS normally requires consultation for ground disturbing action within 100 feet of elderberry shrubs. The following provisions will not apply if the VELB is removed from the federal endangered species list.

Prior to the City issuing a grading permit for construction-related or maintenance activities within 100 feet of VELB habitat, project applicants must demonstrate compliance with the following standards:

- Project applicants shall retain a qualified biologist to conduct an inventory and map of VELB habitat (elderberry shrubs with at least one stem greater than one inch in diameter) within 100 feet of construction activity. Survey and habitat inventory methods shall be consistent with USFWS protocols;
- If no VELB habitat occurs within 100 feet of ground-disturbing activities, no additional measures are required; and
- If VELB habitat occurs, the following additional measures are required:
 - VELB habitat shall be shown on grading and vegetation clearance plans;
 - A qualified biologist shall prepare a Biological Assessment and submit to the USFWS for consultation and an incidental take permit under Section 7 or Section 10(a)(1)(B) of the ESA; and
 - Copies of reports, inventories, consultation, and permits shall be provided to the City.

If the USFWS issues a Biological Opinion and incidental take permit, project applicants shall demonstrate compliance with permit conditions prior to the City issuing a grading permit, including, but not limited to, the following measures:

- VELB habitat and elderberry shrubs shall be avoided with sufficient buffer areas established and maintained from the dripline of elderberry shrubs during construction;
- Brief contractors and work crews on the legal requirements for avoiding damage to elderberry plants and VELB habitat and the criminal penalties for non-compliance;
- Fence and post signs around areas to be avoided;
 - Post signs no more than 50 feet apart along the edge of the avoidance areas stating: “This area is habitat of the valley elderberry longhorn beetle, a threatened species, and must not be disturbed. This species is protected by the Endangered Species Act of 1973, as amended. Violators are subject to prosecution, fines, and imprisonment;”
 - The signs shall be clearly readable from a distance of 20 feet, and must be maintained for the duration of construction;
- If the buffer area is damaged during construction, the damage shall be reported immediately to the USFWS to determine if additional habitat mitigation is required;
- Retained elderberry shrubs shall have a 100-foot no disturbance buffer unless otherwise permitted by the USFWS;
- Elderberry shrubs that cannot be avoided with a sufficient no disturbance buffer during construction and maintenance activities shall be transplanted to an USFWS-approved VELB habitat conservation area when the shrub is dormant, normally between November 1 and February 15, or other period as approved by the USFWS.
 - The VELB habitat conservation area shall be:
 - Located, designed, planted, monitored, maintained, and reported in accordance with USFWS guidelines and performance standards; and
 - Located in an ecologically-suitable part of the project such as riparian habitats in open space lands.

Special-Status Reptile and Amphibian Species

Habitat for special-status reptile and amphibians may occur in the project and be affected by construction activities. Prior to the City issuing a grading permit, project applicants must demonstrate compliance with the following Standards:

- Prior to ground disturbing activities, project applicants shall retain a qualified biologist to review previously completed reports and construction plans, and conduct updated field surveys and literature reviews as needed, and submit a report of findings to the City;
 - If the proposed project has no potential to affect habitats or populations of special-status reptiles and amphibians, no further measures are required;
- If construction may affect habitat or populations of special-status reptile and amphibian species, project applicants shall complete the following additional measures:
 - Consult with the CDFW and/or USFWS, as appropriate, and obtain required permits;
 - Develop site-specific plans to avoid and minimize impacts, and habitat restoration and compensation plans as required by permit conditions. These measures may include, but are not limited to, the following measures:
 - A qualified biologist shall conduct pre-construction surveys and worker environmental training, direct the installation of protective barriers to prevent species from entering work areas, and monitor grading and vegetation clearing activities;
 - Establish non-disturbance buffer areas around ponds, streams, springs, riparian areas, and other sensitive habitats;
 - If individual special-status reptile and amphibians are found in construction areas, work in the vicinity of the species shall be halted until a qualified biologist relocates the animal to a site approved by the CDFW or USFWS. The CDFW and/or USFWS shall be consulted for additional mitigation measures as appropriate;
 - Best Management Practices shall be implemented to prevent or control surface runoff, soil erosion, sedimentation, and chemical spills into riparian, wetland, and aquatic habitats;
 - Areas of temporary disturbance shall be restored to natural contours and locally-native plant species, and maintained and monitored until established locally-native species dominate the vegetative cover.

7 City of Sutter Creek Oak Woodland Management Plan Requirements and Rare Plant Management Plan

7 City of Sutter Creek Oak Woodland Management Plan Requirements and Rare Plant Management Plan

7.1 Oak Woodland Management Plan (OWMP) Preparation

An Oak Woodland Management Plan (OWMP) shall be prepared and submitted to the City of Sutter Creek for approval for those portions of a project proposed for grading and vegetation removal within oak woodlands. The OWMP addresses three aspects of managing oak woodlands: 1) a description of oak woodland habitats proposed for removal and preservation, 2) an inventory of trees proposed for removal and preservation in development areas, and 3) replanting locally-native trees, as needed.

7.1.1 Definitions

For the purposes of the OWMP, the following definitions apply:

- Oak woodlands are defined as “an oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover” (Oak Woodlands Conservation Act, California Fish and Game Code 1361(h));
- Oak woodland habitat type mapping and the calculation of percent canopy cover shall use a 2.5-acre minimum mapping unit;
- Diameter at breast height (DBH) is the tree stem diameter measured in inches at 4.5 feet (54 inches) above grade;
- Tree inventories shall include trees measuring 5 inches or greater DBH (single stem or cumulative if multi-stemmed) (Public Resources Code 21083.4), rooted in or having a portion of their canopy projection dripline area over areas of ground disturbing activities;
- The canopy projection dripline area is the area on the ground directly beneath the furthest horizontal extent of branches in a tree canopy;
- The Root Protection Zone (RPZ) is a circle drawn on the ground with the tree stem at the center with a radius measuring 1.5 feet per inch of DBH;
- The Critical Root Zone (CRZ) is a circle drawn on the ground with the tree stem at the center with a radius measuring 0.5 feet per inch of DBH;
- Comparable oak woodland habitat to be preserved is defined as oak woodland habitat with similar species composition and within 20% of the canopy cover of the removed woodland.

7.1.2 Qualified, Independent Professionals

The OWMP shall be prepared by independent professionals working under the direction of the City of Sutter Creek at the sole expense of project applicants. Professionals shall be qualified based on their experience and work on subjects consistent with professional standards and licensing requirements. For example:

- A registered professional forester may measure, map, and describe oak woodlands, percent canopy cover, species composition, tree size, and develop an oak woodland restoration plan in permanently preserved open space;
- A certified arborist may inventory trees in construction areas, including mapping and describing species, measuring size, assessing pre- and post-construction tree health, describing construction-related impacts and protection measures, and replanting plans in developed or maintained landscape areas;
- A licensed landscape architect may develop planting, maintenance, and monitoring plans for locally-native trees in developed or maintained landscape areas.

7.1.3 Lifespan of OWMP Field Data

In order to provide accurate information about oak woodlands and trees that may be affected in construction areas, field data and measurements should be up to date. The following standards for the useable life of field data are based on the typical growth rates of trees in foothill blue oak woodlands. Blue oak trees average approximately one-seventh to one-eighth of an inch of radial stem growth per year. Consequently, it requires an average of seven to eight years of growth to measure a different DBH, or for a four-inch DBH seedling to measure five inches and be counted in the tree inventory.

- Oak woodland and tree field data shall be considered valid for five years after the fieldwork date. After five years, either field verification or a new inventory is required.
- If a catastrophic stand replacement event occurs prior to a site-specific inventory, then sampling data and/or a habitat map of oak woodlands and oak savanna data may be used to estimate the number, density, and sizes of individual trees in construction areas, oak woodland acreage, and percent canopy cover. Oak woodland distribution and percent canopy cover may also be measured on recent pre-disturbance orthorectified aerial imagery of the project.
- If a major disturbance event occurs in construction or preservation areas after the OWMP inventory, then the OWMP data remains as the basis for determining offsite oak woodland habitat preservation acreage requirements.

7.1.4 OWMP Contents

The OWMP shall provide a map and description of oak woodland habitats affected by construction-related activities and oak woodland habitats proposed for permanent preservation.

Inventory of Oak Woodland Habitats in Construction Areas

The OWMP shall include the following data on oak woodland habitats affected by construction-related activities:

- Acres of oak woodland habitat, average percent canopy cover, and dominant and codominant tree species;
- A qualitative description of the overall health, size structure, and reproductive status of oak woodland habitats, including,
 - Estimated number, density, and distribution of senescent trees, snags, and seedlings (1-4 inches DBH), and,
 - A description of understory plant species composition;

- A description and mapped locations of locally-native trees measuring at least five inches in DBH rooted in or having a portion of its canopy projection dripline area over areas of ground-disturbing activities, including:
 - Individual tree identification number,
 - Species,
 - DBH,
 - Health classification (e.g., good, fair, poor),
 - Construction – related impact (e.g., removal, adverse impact, preservation),
- The following data shall be provided for trees proposed to be preserved in construction areas:
 - Stem location, canopy projection area, CRZ, and RPZ and the placement and type of protection measures (e.g., construction fencing) shown on grading and construction plans;
 - Percentage of CRZ and RPZ affected by construction;
 - Recommended tree protection measures to be implemented during construction, such as limits on excavation and fill, soil aeration measures, staking, pruning, and cabling.

Inventory of Oak Woodland Habitats in Preservation Areas

For oak woodlands habitats proposed for preservation either within the project or outside of the project, the OWMP shall provide a map and description of the habitat, including:

- Acres of oak woodland habitat, average percent canopy cover, and dominant and codominant tree species proposed for preservation;
- A qualitative description of the overall health, size structure, and reproductive status of oak woodland habitats, including,
 - Estimated number, density, and distribution of senescent trees, snags, and seedlings (1-4 inches DBH), and,
 - A description of understory plant species composition;
- Land owner, assessor's parcel number, acreage, and legal description of the preserved area;
- The complete text of the conservation easement that describes acceptable, required, and prohibited land uses and management activities based on a site-specific assessment by a qualified registered professional forester. Land uses and management activities in preserved oak woodland habitat areas shall be consistent with the long-term conservation, sustainable use, and natural regeneration of oak woodlands and wildlife habitats. Examples include:
 - Properly managed livestock grazing,
 - Walking, equestrian, or other non-motorized recreational trails,
 - Fuels management,
 - Invasive plant removal,
 - Habitat restoration, and
 - Other low intensity uses;
- Proposed dollar amount of the management preserve trust account sufficient to perpetually maintain land management activities necessary to conserve oak woodlands and promote sustainable levels of natural oak regeneration;
 - An itemized cost estimate and schedule for management actions shall be developed as the basis for the calculation of the preserve trust account. Examples of land management activities to support or sustain oak woodland habitats may include:
 - Repair, construction, or replacement of gates and fences;
 - Livestock management;
 - Browse protection caging of oak seedlings;
 - Removal of non-native invasive plants;

- Fuel management in wildland-urban interface areas; and,
- Fuel break construction and maintenance.

Native Oak Woodland Tree Planting Plan

If needed or applicable, the OWMP shall include the following information regarding a locally-native tree replanting plan:

- Map and description of planting sites, including:
 - Size (acres),
 - Existing vegetation types and tree canopy areas,
 - Hardscape areas, and
 - Site preparation requirements (e.g., mowing, disking, herbicide, fencing, road access);
- Tree planting plans, including:
 - Species and quantities,
 - Genetic sources,
 - Installed size (e.g, seed or nursery container size),
 - Planting density and designs,
 - Soil amendments, and
 - Site access;
- Maintenance plans, including:
 - Type of browse protection and staking,
 - Irrigation system type, design, and operation,
 - Wood chips or mulch,
 - Weeding methods, including methods and frequency;
- Monitoring and reporting plans, including:
 - Frequency,
 - Responsible parties and contact information, and
 - Methods for measuring seedling height, DBH, health, and performance of maintenance activities.

7.2 Permanent Preservation of Oak Woodland Habitats at a 2:1 Ratio

At least two acres of oak woodland habitat shall be preserved for each acre removed in the project (2:1). Oak woodlands are assumed to be removed if they are located in a parcel designated for residential, commercial, recreation, or other land uses other than permanently protected open space. After accounting for oak woodland habitats preserved in the project, additional acreage of comparable oak woodland maybe be acquired to be permanently preserved outside of the project.

The following Standards apply to the preservation of comparable oak woodland habitats:

- At least two acres of comparable oak woodland habitat shall be permanently preserved by acquisition in fee or perpetual conservation easement for one acre of oak woodland habitat removed or adversely affected in the project (2:1 preserved:removed);
- Comparable oak woodland habitat to be preserved is defined as oak woodland habitat with similar species composition and within 20% of the canopy cover of the removed woodland;
- If oak woodlands proposed for preservation are below the comparable canopy cover standard, project applicants may, through mutual agreement with the City, preserve larger habitat areas to make up the deficit in canopy cover such that the preserved oak woodland has:
 - At least twice the total habitat area removed or affected, and,

- Twice the comparable canopy cover area. The following is an example of how to apply the canopy cover deficit calculation:
 - If a development phase removes 100 acres of oak woodland habitat with an average of 50% canopy cover, that phase removes approximately 50 acres of oak woodland canopy area. Since comparable oak woodlands are defined as having within 20%, or greater, of the canopy cover of the oak woodlands affected by construction, the minimum required preservation area is at least 200 acres of oak woodland averaging at least 30% canopy cover, or at least 60 acres of canopy cover;
 - If the proposed preservation site in this example has only 20% canopy cover, then the preservation site has only 40 acres of oak tree canopy, and a canopy cover deficit of 20 acres. To make up the deficit, the project applicant may increase the preserved acreage to 300 acres of oak woodland with an average canopy cover of 20%, thereby preserving the required minimum of 60 acres of total canopy area;
- Oak woodlands proposed for preservation shall be described in the OWMP and acquired at the minimum 2:1 ratio by project applicants in fee or permanent conservation easement;
- Oak woodland preservation may be implemented on a phased basis or for the buildout of the project provided that the standard of 2:1 preservation is met for that portion of oak woodland habitat subject to removal under a grading permit;
- Prior to the City issuing a grading permit, project applicants shall complete the following:
 - Submit to the City for review, and gain approval of, the OWMP for the area under the grading permit;
 - Acquire in fee or permanent conservation easement at least two acres of comparable oak woodland habitats for one acre of oak woodland habitat to be removed or adversely affected under the grading permit or by construction-related activities;
 - Record the conservation easement;
 - Provide a management preserve trust account sufficient for perpetual maintenance of the habitat area;
 - Transfer to the City or City-approved local land trust the title or easement of the preserved oak woodland habitat parcels and the management preserve trust endowment for managing the preserved oak woodlands in perpetuity;
- The preservation of comparable oak woodlands habitats outside of the project must occur within western Amador County. Candidate sites are subject to the review and approval in advance by the City.
- There is no minimum size requirement for offsite preserved oak woodland habitats if they are contiguous with other existing preserved open space at least 100 acres in size;
- In order to provide comparable wildlife habitat values if the parcel is isolated from other protected areas, the minimum allowable parcel size of preserved habitats outside of the project shall be 20 acres;
- Single, contiguous large sites provide better habitat values for wildlife, are more efficient to manage, and qualify for participation in the California Climate Action Registry. The priority configuration of properties for the preservation of comparable oak woodland habitats outside of the project are, in order of priority:
 - 1) A single parcel or contiguous parcels to satisfy the acreage requirement for the buildout of the project;
 - 2) Multiple parcels each with a minimum of 100 contiguous acres in size. Single, continuous large sites would provide comparable habitat values for wildlife populations and movement corridors as that affected by development in the project, be more efficient to manage, and qualify for participation in the California Climate Action Registry;

- 3) Parcels less than 100 acres in size but contiguous with other permanently protected open space;
- 4) Parcels at least 20 acres in size but isolated from other permanently protected open space;
- The priority locations for preserving oak woodland habitats outside of the project are sites that are visible and accessible to the public, and are, in order of priority:
 - 1) Parcels contiguous with preserved oak woodlands in the project;
 - 2) Parcels within or contiguous to the City of Sutter Creek sphere of influence; and
 - 3) Parcels within 2 miles of the Sutter Creek sphere of influence.

7.2.1 Avoidance of Oak Woodland Habitats Within Construction Areas in the Project

The calculation of removed oak woodland habitat includes the entire area of a parcel subject to grading or development. While individual oak trees may be preserved (see Section 3.1 below), it is assumed the natural habitat values of oak woodlands have been permanently adversely affected in parcels that are not protected as open space lands. Consequently, retaining individual trees or small groves in residential parcels does not reduce the 2:1 habitat preservation requirement described above in Section 2.0. To avoid impacts to oak woodland habitats and thereby reduce the 2:1 habitat preservation requirement, a parcel must be designated as permanently protected open space land and contiguous with other open space lands in the project. Retained oak woodlands that are isolated from other oak woodlands in open space lands are not considered adequately preserved habitats and will not reduce the 2:1 habitat preservation acreage requirement.

7.2.2 Monitoring and Reporting Requirements for Preserved Oak Woodlands

The oak woodland habitat management endowment holder shall provide a progress report to the City annually. The progress report shall include the following items:

- An accounting of the preserve trust account;
- Land uses and management activities during the reporting period;
- An assessment of observed changes to the health, structure, species composition, reproduction, and habitat quality of the preserved oak woodland habitats;
- Recommended or planned land uses and management activities; and,
- Proposed actions to improve, restore, or sustain oak woodland habitats.

7.3 Tree Retention

The following Standards apply to the preservation of existing native oak trees in the project.

7.3.1 Tree Retention Goals

Oak trees shall be retained in the project unless it is demonstrated that to do so is neither feasible nor reasonable. The removal and preservation of oak trees in developed areas shall be consistent with the grading ordinance when adopted in conformance with General Plan Policies COS-1.8.1 and COS-1.8.2 and Implementation Measures COS-1.8.1.1 and COS-1.8.2.1.

7.3.2 Tree Retention Monitoring

- A qualified registered professional forester or certified arborist shall conduct a pre- and post-construction health assessment of retained trees, prescribe site-specific tree protection measures,

monitor construction activities to verify that protection measures are being implemented correctly;

- The pre-construction health assessment shall be conducted within 1 year prior to construction, and the post-construction assessment shall be conducted during the period not less than two years and not later than three years (2-3 years) after the initiation of ground disturbance in the vicinity of the tree;
- Assessments shall be conducted during an appropriate phenological period to accurately assess and compare tree health and vigor;
- Retained trees are considered adversely affected by construction if any one of the following occurs due to construction-related activities:
 - Tree mortality;
 - >25% of the canopy is removed;
 - The CRZ is disturbed;
 - >35% of the RPZ is affected by ground disturbance; or
 - The post-construction tree health assessment finds a substantial decline in tree health or vigor.

7.4 Native Oak Woodland Tree Replanting

The OWMP shall describe the seedling planting and establishment plan including design, location, species, quantity, site preparation, maintenance, monitoring, reporting, and responsible parties. The plan shall describe how seedling planting and establishment will meet the following Standards.

7.4.1 Tree Seedling Planting Standards

- Species, planting densities and designs, and maintenance requirements shall be based on ecological compatibility with site-specific growing conditions;
- Seedlings may be planted in a variety of settings suitable for the growth and establishment of locally native trees, including:
 - Developed or maintained landscaped areas in the project;
 - Portions of open space lands in the project or offsite oak woodland habitat preservation areas that are not dominated by trees; or
 - In conjunction with other onsite habitat mitigation or restoration measures, such as riparian or VELB habitat restoration.
- The maximum average density is 150 tree seedlings per acre (17 feet on center average spacing);
- In wildland-urban interface areas, seedling planting designs shall be consistent with fuel management guidelines under PRC 4291 (State Board of Forestry and Fire Protection (BOF) and California Department of Forestry and Fire Protection [CalFire]. 2006. *General Guidelines for Creating Defensible Space*) at vegetation maturity and be approved by the Sutter Creek Fire Protection District;
- In natural habitat areas such as open space lands in the project or offsite habitat preservation areas:
 - Trees shall be planted at least 20 feet from buildings and hardscape infrastructure and at least 10 feet from the canopy dripline of an existing tree;
 - Planting shall be in a naturalistic pattern;
 - Seedlings shall be planted within one year of tree removal or mortality due to construction;
 - Installed seedlings may vary in size from seeds (acorns) to small container stock (e.g., 2" x 9" d-pots to 4" x 14" treepots);
- In developed and maintained landscape areas,

- Trees shall be planted at least 10 feet from the canopy dripline of existing trees;
- If trees are planted within 10 feet of hardscape, root barriers shall be installed to protect infrastructure and tree roots;
- Seedlings shall be planted within one year of tree removal due to construction or in the first suitable planting weather after the completion of construction activities;
- Installed seedlings may vary in size from small to large container stock (e.g., 4" x 14" treepots to 15-gallon containers);
- Seedling genetic stock shall be derived from western Amador County;
- In order to maintain local genetic stock, tree planting may be delayed if a regional acorn crop failure occurs limiting seed collection, and planting would occur during the next suitable planting season after the next available crop is produced;
- Seedlings shall be installed with:
 - Friable native soil, with rocks greater than 1-inch removed, and tamped down and watered in at planting to remove air pockets;
 - Appropriate quantity and type of slow-release fertilizer;
 - All-weather aluminum tag with unique identification number;
 - Browse protection to minimize damage by deer, rodents and other herbivores;
 - A 3-ft. diameter, 4-inch deep watering basin;
 - Wood mulch, chips, or other natural material to retain soil moisture and control weed growth.

7.4.2 Tree Seedling Maintenance Standards

- Irrigation requirements during the growing season (April 15 – October 15) include:
 - No overhead spray shall be used in contact with seedlings;
 - Drip irrigation is an acceptable method for watering oak tree plantings;
 - Irrigation events shall be sufficient to fill the water basin or thoroughly irrigate the entire root zone via drip irrigation;
 - At least weekly irrigation during Year 1 or as needed based on temperature and precipitation and allowing the soil surface to dry between irrigation events;
 - At least bi-weekly irrigation Years 2–3 or as needed based on temperature and precipitation and to allowing the soil surface to dry between irrigation events;
 - Irrigation shall be provided bi-weekly or as needed Years 4–7 to promote the establishment and growth of seedlings;
- Weeding requirements include:
 - Weed control shall be conducted as needed to maintain a weed free area at least 3 feet from the seedling and vegetation to less than 6 inches in height within 6 feet of the seedling until the seedling is established;
- Browse protection, staking, watering basins, and wood chips or mulch shall be repaired or replaced as needed until the seedling is established;
- Seedlings shall be actively maintained with supplemental irrigation, weeding, and browse protection until established.

7.4.3 Tree Seedling Survival and Establishment Standards

- Established seedlings are considered to be wind firm, have a good tree-like growth form with a balanced canopy structure, healthy foliage, and no longer reliant on supplemental irrigation, weeding, staking, or browse protection for continued good growth to maturity;
- In natural habitat areas such as open space lands in the project or offsite habitat preservation areas:

- The survival standard is 100% at the end of Year 4, and at least 70% of seedlings shall be established at the end of Year 7;
- In developed and maintained landscape areas:
 - The performance standard is 100% survival and replacement as needed for the life of the Project.

7.4.4 Tree Seedling Monitoring and Reporting Plan

The tree seedling monitoring and reporting plan described in the OWMP shall include:

- Map of planting locations, species, number, installed size and materials, and planting date;
- Monthly inspections April – October, Years 1–3 after initial planting;
- Inspections twice during the growing season, April – October, Years 4–5;
- Inspections at least once prior to July 15, Years 6–7 after initial planting;
- Within 14 days after each inspection, a letter report shall be distributed to the project applicant, City of Sutter Creek, and the parties responsible for maintenance describing general observations of growing conditions, maintenance levels, and recommended actions to improve success;
- During September – October of Years 1–7, an inventory shall be conducted recording tree number, height, canopy width, DBH, and overall health and vigor;
- A summary report shall be provided to the City of Sutter Creek and responsible entities by December 1 each year for Years 1–7, including the following information:
 - Seedling survival percentage, growth (height, width, DBH), and health;
 - Irrigation schedule, method, frequency, and quantity;
 - Weed conditions, removal schedule, method, and frequency;
 - Seedlings considered established;
 - Representative photographs of installed seedlings and planting areas;
 - Browse protection performance and condition; and
 - Recommended remedial actions or maintenance to improve site or seedling establishment success.

7.5 Rare Plant Management Plan

Rare plants are considered those listed under the federal Endangered Species Act, the California Endangered Species Act, the California Native Plant Protection Act (CNPPA), or the California Native Plant Society's (CNPS) *Inventory of Rare and Endangered Plants* (Skinner and Pavlik 1994, California Native Plant Society 2008). Prior to the issuance of permits for construction of off-site infrastructure to service the project, or for the planting of locally-native trees in natural habitat area, project applicants shall demonstrate to the satisfaction of the City that the Standards listed below have been achieved:

- Prior to the City issuing a permit for construction of offsite infrastructure improvements, or in offsite areas proposed for oak tree planting and oak woodland restoration under the project's OWMP above, a qualified botanist shall conduct rare plant surveys in areas of ground disturbance;
- Surveys shall be conducted during the appropriate phenological period to properly identify special-status plant species that may occur;
- Surveys shall be conducted in accordance with the CNPS' (2001) *CNPS Botanical Survey Guidelines* and the California Department of Fish and Game's (CDFG) (2000) *Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and*

Natural Communities;

- The results of the survey shall be submitted to the City of Sutter Creek prior to the City issuing grading permits;
- If no special-status plant species occur in the area of ground disturbance, no impacts to special-status plants are expected to occur and no measures are required;
- If special-status plant species occur, the results of the surveys shall be submitted to the City of Sutter Creek and CDFW prior to the City issuing permits, and the following measures are required:
 - Development design modifications shall be developed and implemented to avoid or reduce impacts to rare plants;
 - If avoidance of rare plant populations is not achieved, project applicants shall consult with the CDFW under Section 1913 (CNPPA) to develop and implement species-specific measures, which may include:
 - Seasonal construction restrictions;
 - Boring below populations;
 - Erection of protective barriers;
 - Collection and relocation of individual plants or seeds;
 - Site monitoring during construction;
 - Site restoration following construction;
 - Restoration of similar habitats in offsite locations;
 - Acquisition and permanent preservation of unprotected populations; and
 - Implementation of construction practices that will avoid specific areas.

7.6 References

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California Native Plant Society. 2008. *Inventory of Rare and Endangered Plants* (Version 7-08b). Accessed at <http://cnps.web.aplus.net/cgi-bin/inv/inventory.cgi>. Accessed on May 1, 2008. California Native Plant Society. Sacramento, CA.

State Board of Forestry and Fire Protection (BOF) and California Department of Forestry and Fire Protection (CalFire). 2006. *General Guidelines for Creating Defensible Space*. Adopted by BOF on February 8, 2006. Approved by Office of Administrative Law on May 8th, 2006. BOF and CalFire. Sacramento, CA.

8 City of Sutter Creek Energy Action Plan, 2015

The City of Sutter Creek Energy Action Plan, 2015 is available at the City Office and on the City's website, cityofsuttercreek.org.

9 City of Sutter Creek Traffic Impact Study Guidelines

The City of Sutter Creek Traffic Impact Study Guidelines is available at the City Office and will be available on the City's website, cityofsuttercreek.org.

10 Amador Countywide Pedestrian and Bicycle Plan, October 2017

The Amador Countywide Pedestrian and Bicycle Plan (October 2017) is available at the City Office and will be available on the City's website, cityofsuttercreek.org.

11 Amador County Park and Recreation Master Plan, 2006

The Amador County Park and Recreation Master Plan is available at the City Office and on the City's website, cityofsuttercreek.org.

12 Design Standards from the Cramer Hill East CC&Rs



Amador County Recorder

Sheldon D. Johnson

DOC- 2002-0015138-00

Check Number 6214

REQD BY JOHN B. ALLEN

Thursday, DEC 05, 2002 16:43:30

Ttl Pd \$123.00

Nbr-0000047569

SDJ/R1/1-40

RECORDING REQUESTED BY

John B. Allen, Sr., George E. Allen,
Janet L. Allen and John B. Allen, Jr.

AND WHEN RECORDED MAIL TO:

Name JOHN B. ALLEN
Address P.O. Box 232
City & Sutter Creek, CA 95685
State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR PROPERTY KNOWN AS
CRAMER HILL EAST**

SECTION 1. DECLARANTS. THIS DECLARATION, called "CC&R's," is made on the date set forth below by the following owners, collectively called "Grantors" in these CC&R's:

John B. Allen, aka John B. Allen, Sr. and George E. Allen as Co-Executors of the Estate of Vera Allen as to an undivided 1/2 interest; John Allen, aka John B. Allen, aka John B. Allen, Sr., a married man dealing with his sole and separate property as to a 1/6 interest; and John Allen, aka John B. Allen, aka John B. Allen, Sr., and Janet L. Allen, husband and wife, dealing with their community property with right of survivorship as to a 1/3 interest.

SECTION 2. PROPERTY DESCRIPTION. The affected Parcels of real property are as follows.

2.01. This burdens and reciprocally benefits Parcels 51 through 57 as depicted on that certain "Record of Survey for Boundary Line Adjustment for The Estate of Vera M. Allen, John Allen, Ann Munn & Carolyn Bowers" by Fred A. Strauss, R.C.E. 7442 and recorded December 22, 1999, in the official records of Amador County, California at Book 52 of Maps and Plats at Pages 100 through 105. This map is called "52-M-100" in these CC&R's. Parcels 51-57 and any lot or parcel made from those Parcels or added to the burden of these CC&R's in the future, are called "Cramer Hill East Parcels" in these CC&R's.

2.02. This also benefits all the following other lands (in addition to Cramer Hill East Parcels 51 through 57) that are currently owned by Allens, some of them, or by a combination of some of them and trustees of other family members, and that are not under Williamson Act Contracts, being: Parcels 44 through 58 as depicted on 52-M-100 and that certain parcel of approximately 3 acres owned by John Allen, surrounded by Parcels 49 and 51 and depicted on 52-M-100 as "John Allen 47 OR 127 N.P." These are individually and collectively called "Northerly Allen Transition Lands" in these CC&R's.

2.03. This also benefits all the following other lands that are currently owned by Allens and that are under Williamson Act Contracts, being: Parcels 11, 16, and 17, as depicted on 52-M-100. These are called "Allen Ranch" in these CC&R's.

2.04. As Lot 16 (defined below) has other owners, this does not initially benefit Lot 16 except as to the Grantors, but it is intended to do so in the future if all the owners of Lot 16 join into the CC&R's with the certain changes and under certain conditions noted in this document. As a transitional lot already smaller than 3 acres, Lot 16 would be allowed division, higher density, greater lot coverage, and other matters appropriate to its size, location, and topography. Due to the challenges of building there, it would not have designated building sites.

SECTION 3. PREAMBLE - BACKGROUND AND INTENT

3.01. The affected land has been in the Allen family since the 1860's, used for grazing land, and is situated immediately adjacent to the old part of Sutter Creek ("Old Town"). Sutter Creek enjoys some of the highest property values in Amador County. The affected land is currently rolling oak-woodland with woodlots, consisting of blue oak and live oak, with annual grasses and rock outcroppings under them, and open grassy areas, consisting of annual grasses with clover and redstem filaree and other forbs. The grass is fed off annually, with some grass cover left for fall. This creates the appearance that the grass is uniformly green in the spring, without grey dead grass or weeds or other vegetation visible, and yellow after it dries. Clusters of oaks dot the landscape. Their lower branches and leaves are trimmed by cattle up to a uniform height of about 4'.

3.02. The intent and purpose of this document is to preserve the natural beauty of the area which resulted from the grazing use, to continue agricultural uses and to preserve the open space, while providing a high-class residential area in the orderly development of the Cramer Hill East Parcels and other Northerly Allen Transition Lands, and to preserve the views of the Cramer Hill East Parcels and

from the Cramer Hill East Parcels and from the Northerly Allen Transition Lands. This is to be accomplished with specified types and sizes of buildings and uses that blend in with the "Old Town" look of Sutter Creek and are clustered in certain locations, to maintain consistency and enhance property values, while protecting the adjoining Northerly Allen Transition Lands and Allen Ranch, and their future agricultural, recreational, commercial and industrial uses.

3.03. The goals are to blend the new uses seamlessly into the adjoining existing "Old Town" Sutter Creek with a look circa 1910; to preserve the charm of "Old Town" and the views from "Old Town," to establish and maintain a consistent, identifiable, and desirable architectural style and neighborhood throughout the Cramer Hill East Parcels, with the external appearance of having been established circa 1910; to provide more "Old Town" for those who are unable to live in "Old Town" due to limited availability of lots, those who wish to have new homes with modern construction and convenience, and those who wish for some space around their homes; to preserve the appearance of Sutter Creek as a Gold Rush town for tourism, including the appearance of the open oak tree-studded hillsides visible from downtown; to enhance property values and uses of the Northerly Allen Transition Lands; to prevent eyesores, to emphasize aesthetics and to provide a scenic vista for the neighborhood, for downtown Sutter Creek, and for the Northerly Allen Transition Lands; to blend future Parcels together into one functional neighborhood no matter who builds it out; to protect the views; to provide an environment in which people, now and far into the future, will be proud to make a home for their families, to raise their children and to enjoy retirement; and to protect and minimize interference with the rest of the present and future uses of the Northerly Allen Transition Lands and Allen Ranch.

SECTION 4. RECITALS

WHEREAS:

Grantors own the certain real property described above in these CC&R's, which has been in the family for many generations and adjoins the old part of downtown Sutter Creek; and

Grantors seek to benefit the historical and beautiful aspects of the City of Sutter Creek and the Cramer Hill East Parcels by retaining its desirable characteristics and preserving them far into the future; and

Grantors own property which adjoins the property described above in these CC&R's, which adjoining property will be benefitted; and

Grantors intend by these CC&R's to establish restrictions, limitations, and covenants that run with the land and will be binding on all persons (and their successors) having or acquiring any right, title, or interest in the Cramer Hill East Parcels under a general plan or scheme of improvement for the benefit of it, the Northerly Allen Transition Lands and Allen Ranch; and

Grantors intend that the future owners of Northerly Allen Transition Lands and Allen Ranch shall benefit so long as any Allen Family Member own it or any right, title or interest in or to any part of it.

NOW, THEREFORE, Grantors declare that the Cramer Hill East Parcels are held and will be held, conveyed, sold, mortgaged, encumbered, hypothecated, leased, rented, used, occupied, and improved subject to the following limitations, restrictions, declarations, covenants, conditions, reservations, and easements, all of which are declared and agreed to be (1) in furtherance of a plan for the improvement, use, and sale of the Cramer Hill East Parcels, improvement, use, and potential sale of the Northerly Allen Transition Lands, and improvement, use, and possible sale of the Allen Ranch lands, and (2) are established and agreed on for the purpose of enhancing and protecting the value, desirability, and attractiveness of the Cramer Hill East Parcels, Northerly Allen Transition Lands, Allen Ranch and every part of such lands.

All of the foregoing shall run with the land and shall be binding on and burden all persons having or acquiring any right, title, or interest in the Cramer Hill East Parcels or any part thereof (Buyer), and will benefit and inure to the benefit of all of the Cramer Hill East Parcels hereafter and also of such parcels of the Northerly Allen Transition Lands and Allen Ranch that any Allen Family Member owns or has any right, title or interest in or to any part of it.

Each grantee of a conveyance or purchaser under a deed, contract or agreement of sale, or mortgage, deed of trust, lien or other transfer, covering any right, title, or interest in the Cramer Hill East Parcels, by accepting any document conveying an interest in the property accepts the document subject to, and agrees to be bound by, any and all of the limitations, restrictions, declarations, covenants, conditions, reservations, and easements set forth in these CC&R's.

SECTION 5: DEFINITIONS

In addition to other definitions provided for elsewhere herein, the following terms when capitalized shall have the following meanings:

5.01. "Allen Family Member" means, individually or collectively, John Allen, Sr., Janet L. Allen, and lineal descendants of theirs to the third degree. It also includes trustees of trusts for the benefit of any of the foregoing, any family limited partnerships of other entities consisting of or for the benefit of any of the foregoing, whether existent now or formed in the future. "Allens" includes the Estate of Vera Allen and/or any of the foregoing, or any combination of the same.

5.02. "Building Site" shall mean that area designated on **Exhibit A Building Sites, Easements, & Park** as the area within which buildings may be constructed.

5.03. "Buyer" shall mean each person or entity holding a record fee ownership in a Cramer Hill East Parcel.

5.04. "Lot 16" means Lot 16 as depicted on that certain "Record of Survey Boundary Line Adjustment for Vera M. Allen" and recorded June 12, 1987, in the official records of Amador County, California at Book 41 of Maps and Plats at Page 63.

5.05. "Rock Walls" shall mean having the appearance of tightly-stacked unmortared native rock, as seen in the rock walls that currently survive on Cramer Hill East and in the vicinity, from the 1800's.

5.06. "Structure" shall mean any tangible thing or device to be fixed permanently or temporarily to real property and anything made by a person, including any covered by building codes and any building, house, barn, garage; outbuildings, barn, shed, stable, landscaping Structures (e.g., gazebo, trellis), wall (including any visible from the side, such as dams, flumes and ditches), fence, gate, pylon, pole, sign, antenna, exposed plumbing, equipment, facilities for animals, or the like.

5.07. "Screened" shall mean not visible by the naked eye, as though the conditions were clear daylight, from other Cramer Hill East Parcels, Northerly Allen Transition Lands or Allen Ranch, from roads, streets, or driveways as depicted on **Exhibit A Building Sites, Easements, & Park** within Cramer Hill East, or from Main Street Sutter Creek, due to obstructions to view such as terrain, appropriate vegetation, or permitted Structures.

5.08. "Utility" means all things and facilities making a connection between a parcel of land and a public or private utility or service provider, including, but not limited to, such things brought to or from a Cramer Hill East Parcel, such as water, sewer, energy, communications and deliveries by wire, conduit, cable,

pipe, etc.

5.09. "Vehicle" shall mean a conveyance for persons or property or equipment, whether powered, carried or towed; equipment and implements; aircraft, boats and vessels; campers, recreational vehicles, and other portable living and camping units; anything with wheels, tracks, skids, or hulls, and includes anything defined in the California Vehicle Code as a vehicle. It does not include horse drawn wagons constructed of wood and iron with wood fellows and steel tires that look like such wagons commonly looked in the 1800's.

5.10. "Visible" shall mean can be seen by the naked eye, as though the conditions were clear daylight, from other Cramer Hill East Parcels, Northerly Allen Transition Lands or Allen Ranch, from roads, streets, or driveways as depicted on **Exhibit A Building Sites, Easements, & Park** within Cramer Hill East, or from Main Street Sutter Creek.

SECTION 6: STRUCTURES

6.01. General Appearance and Requirements. In order to maintain and enhance the charm of the City of Sutter Creek, all Visible Structures shall resemble and blend with the architectural styles of Sutter Creek existent circa 1910 (the "Period"), as exemplified for residences, barns and sheds by the predominate style on the attached excerpted illustrations from *Toby Tyler* drawings of schematic sketches of Sutter Creek buildings, incorporated herein as **Exhibit B Toby Tyler Sutter Creek Buildings Drawings Excerpts** and on the portions of illustrations in *Mason's History of Amador County by Thompson and West 1881* that are listed on **Exhibit C List of Illustrations from Mason's History of Amador County by Thompson and West 1881**. All illustrations are for examples of houses, barns, and sheds, for ideas such as general look and features, but nothing in the illustrations shall override the requirements herein. All Structures shall have a Period look of Sutter Creek, with appearance, massing, scale, proportion, and detailing to match the nature of Sutter Creek consistent with the foregoing Exhibits B and C, be tasteful, well-built, attractive, and be maintained in good condition. Examples of architectural elements required, allowable, and prohibited are attached hereto on **Exhibit D Architectural Elements**. All habitable Structures shall be designed by an architect.

6.02. Quality. The construction, improvement, modification, maintenance and replacement of all Structures and components shall be of the highest quality, with first rate workmanship. Quality shall not be sacrificed for quantity, i.e., square feet or cubic feet.

6.03. Size and Height. No single Structure containing a residence or having the appearance of a residence, including any attached garage or carport, shall be more than 3500 square feet of footprint. Footprint is calculated by the largest perimeter including all projections, of all floors of the total of the residence, plus the garage, carport, covered walkway, covered porches, decks, eaves, overhangs, and all other building elements, as projected at the ground plane. Long and narrow Structures that appear larger than the foregoing shall be prohibited. Structures shall be limited to a maximum of two normal stories, not counting basements that are predominantly underground, and attics. No secondary residence shall be over half the size of the primary residence, and shall not predominate over it. However, the primary residence need not be the first residence built. Detached Structures shall not be situated so as to appear to be part of another Structure as viewed from other Cramer Hill East Parcels, Northerly Allen Transition Lands and Allen Ranch, roads, streets, and driveways as depicted on **Exhibit A Building Sites, Easements, & Park** within Cramer Hill East, and from Main Street Sutter Creek.

6.04. Colors. All Structures shall be done in colors which are appropriate to the Sutter Creek historical Period and style being portrayed. Examples of desirable colors are white, pastels, and red or yellow if brick. It is preferred the body colors of residences be white or of another light shade. A natural wood appearance is acceptable, especially for outbuildings. Notwithstanding the foregoing, loud, obtrusive, or unusual colors either for the body or the roof of the house, such as mustard, orange, pink, or purple, or black for the body, shall be prohibited. In addition, all residences are to be trimmed in at least one complimentary color. Green was a common trim color for white buildings and is acceptable.

6.05. Location. Except for perimeter fencing, all Structures shall be constructed only within the building limits of each Building Site, being clustered and covering no more than 20% of the Cramer Hill East Parcel area (except Parcel 52), located as generally depicted on the map attached as **Exhibit A Building Sites, Easements, & Park**, to preserve the open space look with woodlots and so as to mitigate impacts on views of Main Street Sutter Creek from designated Building Sites of other Cramer Hill East Parcels or Northerly Allen Transition Lands. The location and design of the Structure or Structures on the Building Site and the landscaping must bear an overall relation to the adjacent properties so as to create an aesthetically pleasing overall appearance and to substantially maintain the foregoing views. It is understood that views cannot be entirely unaffected.

6.06. Garages. Garages shall be disguised as part of the residence or detached,

but may be connected to the residence with architecturally consistent breezeways or covered walkways or with arbors, so long as the design does not make the house look larger. Each garage shall match its companion residence or have the look of a small local nineteenth century barn or carriage house but shall not predominate over the residence. Modern style garage doors shall be unobtrusive but old-style swinging wooden-appearing doors may be more noticeable. No more than two covered garage bays shall be Visible. Carports may be provided as an addition to, but not in place of, required enclosed garage spaces.

6.07. Fences. Visible fences shall have a Sutter Creek Period look consistent with that of the residence and other buildings located on the Cramer Hill East Parcel. Visible fences in the Building Site areas near the residences may be decorative iron, wood-appearing pickets, hedges, or Rock Walls in appearance, consistent with those on **Exhibit C List of Illustrations from Mason's History of Amador County by Thompson and West 1881**. Away from the residences and off the building sites, fences shall be inconspicuous, such as posts that resemble unpainted natural split or sawn wood, (not peeler cores) with similar rails or tight high-tensile strength class 3 galvanized wire, (to deter rust) or Rock Walls in appearance, to maintain the open look of the area with islands of building areas. Buyer shall build and maintain the fences strong, tight, straight, and uniform. Examples of fences not permitted are: Visible chain link fences; masonry fences, including stucco, cinder blocks, cobble or other non-indigenous rock, or Visible mortar; bright or shiny plastic; or the like. No showy, massive or masonry pylons or entryways shall be permitted. Gates outside the Building Sites shall have the appearance of wood.

6.08. Architectural Review. Before any construction or Visible change begins of any Structure, any portion of which will be Visible, two sets of Preliminary Plans, containing all applicable information required on **Exhibit E Preliminary Plans Requirements** attached hereto and incorporated herein, for any Structure shall be first submitted to the Architectural Control Committee (ACC), consisting of John B. Allen, Jr., or his designee, for Architectural Review, together with a review fee for the application as follows, plus a 6% per year from 2002 inflation index:

Residential Structures	\$500
Outbuilding Structures	\$200
All other Visible Structures	\$100
Corrective Resubmittal ¹	Half of otherwise applicable charge

The mailing address is P.O. Box 232, Sutter Creek, CA 95685, which is subject to change. In seeking advice on review, the ACC may, but is not required to,

¹. Corrective Resubmittal of plans substantially similar to those previously rejected, but with minor corrections to address reasons for prior rejection.

share viewing of plans with architects or other qualified persons, local officials, and owners of neighboring Parcels, and may rely on the foregoing and other information in the review. In the event the ACC fails to notify the applicant of the specific matters to which it objects to the applicant's address phone number, fax number, or e-mail address, as provided by the applicant, within 21 days after receipt of sufficient submission of an application, the application shall be deemed approved, providing it is consistent with these standards. If objections are noted, amended plans shall be resubmitted. Final plans consistent with the approval or comments shall be submitted for a similar final review before either building permit is issued or construction begins. Such approval is valid for one year. If construction is not completed within that time, plans must again be submitted for approval. The ACC may, but is not required to, keep one set of plans. Construction of any Structure must be prosecuted diligently and continuously from the start thereof until it is completed, with the main residence for each Cramer Hill East Parcel completed no later than the outbuildings. Review and approval is for Allens, and primarily for aesthetics as a matter of taste, and is not a check or a warranty of suitability, structure, safety, code compliance, longevity, maintenance requirements, preservation of views or property values, protection or placation of Parcel owners or neighbors, or any other attributes. John B. Allen, Jr. or 2/3 of the Allen Family Members may designate a replacement for John B. Allen, Jr.

6.09. Exceptions. The limitations of this Section do not apply to portions of Structures that are inside the Structure, or entirely underground with no ground disturbance Visible after one year from beginning construction.

SECTION 7: SURROUNDINGS

7.01. Landscaping. Landscaping and non-indigenous vegetation are subject to the same location restrictions as are Structures, except that up to 40% of the Cramer Hill East Parcel area, including the building site and adjacent to the building site, may be farmed in a manner that looks consistent with the Period in the Sutter Creek area. The remaining, 60% of each Cramer Hill East Parcel area shall be left in its natural state substantially as it appears in the year 2002, as depicted on the attached 1978 aerial photo with approximate Parcel locations depicted, incorporated herein as **Exhibit F Open Areas and Woodlots with approximate Parcel Locations**, incorporated herein by reference. Thus, disturbance to vegetation and contours shall be minimized. Cuts and fills are encouraged to be minimal, with rough irregular banks and planted with scattered native grasses and wildflowers. Landscaping is encouraged to be indigenous and shall not be noticeably contrasting to the natural appearance. In addition, Buyer shall make reasonable efforts to leave and avoid harming indigenous vegetation.

Each oak tree lost shall be replaced by four viable trees of the same species and, if intentionally removed, by viable equivalent basal-area square footage. Disturbed soil or vegetation shall be revegetated promptly to minimize erosion, dust, and unsightliness. Planted trees, no matter how long they have been established, shall not be allowed to block any views of Main Street Sutter Creek from designated Building Sites of other Cramer Hill East Parcels, Northerly Allen Transition Lands and/or Allen Ranch. Even within the building site and farming areas, non-indigenous trees shall be avoided if they conflict, overpower, or detract from the natural look of the indigenous vegetation in areas where they are Visible, or block views of Old Town Sutter Creek from other Cramer Hill East Parcels, Northerly Allen Transition Lands, roads, streets, and/or driveways as depicted on **Exhibit A Building Sites, Easements, & Park** within Cramer Hill East.

7.02. Grading. Cuts and fills shall be minimized and made as unobtrusive as possible as set forth in the Subsection above, or lined with Rock Walls. Structures shall blend with the terrain to the extent reasonably feasible, as exemplified by **Exhibits B and C**.

7.03. Rock Walls. Rock Walls now existing on the Cramer Hill East Parcels shall be protected, and if disturbed or damaged, shall be restored to their former condition at the expense of the Owner of the Cramer Hill East Parcel upon which they were located. Rock Walls may be constructed on the Cramer Hill East Parcels if they closely resemble the Rock Walls as to the Visible features in materials, construction and appearance.

7.04. Parking. All Cramer Hill East Parcels shall contain a sufficient number of parking spaces enclosed or Screened and available for parking all vehicles normally kept on the Cramer Hill East Parcel, including those that are used daily, Screened when not being driven. Thus, parked Vehicles shall not be Visible on the Cramer Hill East Parcel except for visitors for short stays.

7.05. Lighting. Stray lighting off the property shall be minimized. December holiday lighting shall be Visible only from Thanksgiving Day to the end of the weekend after January 7th. All other holiday lighting that is Visible shall be limited to fourteen days.

7.06. Utilities. All utilities, except deliveries by common carrier vehicle, shall be underground so as not readily Visible and shall not interfere with non-structural temporary, transitory, mobile, or ephemeral surface uses, such as grazing, walking, and vehicular use. Other than now existing Rock Walls, Structures, no matter how long present, shall not interfere with placement or maintenance of utilities. Mechanicals, such as heating, air conditioning,

electrical, pumps, etc., shall not be Visible, except for unobtrusive and tastefully integrated solar or other alternative energy collectors. Alternative Energy devices shall be favored, but all such devices shall be integrated aesthetically and architecturally with the Structure and be Screened as much as possible and shall avoid Visible reflections off the Parcel upon which they are located.

7.07. Temporary Structures. No temporary buildings, trailers, or Structures are allowed except temporary power poles, portable toilets, and others as required during construction, which shall not be allowed to remain over one year.

7.08. Poles, Masts, Antennae, and Roof Projections. With the exception of small satellite dishes measuring less than two feet in diameter, no poles, masts, antennae, towers, aerials, or facilities for the reception or transmission of communication or energy signals or other means of communication shall be Visible on any Cramer Hill East Parcel. However, reasonable sized flagpoles for United States and State flags are permitted.

7.09. Weeds. "Weeds" to which this applies are defined as those on the weed list of the California Dept. of Food and Agriculture, Division of Plant Health and Pest Prevention Services, Pest Ratings of Noxious Weed Species and Noxious Weed Seed, Classes A, B, C, and O, or equivalent, as amended and implemented from time to time by the State of California and by the Amador County Agricultural Commissioner (the current list, a copy of which is attached as **Exhibit G Weed List** is incorporated herein by reference). Weeds and plants that are noxious, unsightly, or poisonous to people or domestic animals shall not be allowed to grow, seed, or spread on any Cramer Hill East Parcel or to infect neighboring Cramer Hill East Parcels or the Northerly Allen Transition Lands and/or Allen Ranch. Vegetation shall be kept cut, grazed, or trimmed as appropriate for a neat appearance and reduction in fire hazard. Dry grass shall be fed or mowed annually to reduce fire hazard in the summer and eliminate unsightly grey stems in the spring. Buyer shall ensure that all contracts for construction shall require the contractors and subcontractors to thoroughly clean Weed reproductive organisms off equipment and vehicles before bringing them onto a Cramer Hill East Parcel and be responsible to eradicate Weeds that grow on the Cramer Hill East Parcels as a result of their activities. Buyer shall not spread uncertified hay about the Cramer Hill East Parcel due to the possibility of contamination. If Weeds from any Cramer Hill East Parcel are allowed to seed and/or infect neighboring Cramer Hill East Parcels or the Northerly Allen Transition Lands and/or Allen Ranch, Buyer shall be responsible for the cost to eradicate from such property such weeds which are caused by such infection. Finally, vegetation control methods shall not be overly conspicuous, cause erosion, or create a nuisance to the owners of other Cramer Hill East Parcels.

Northerly Allen Transition Lands and/or Allen Ranch, such as excessive noise, odors, smoke, chemicals, pollution, dust, stripped vegetation, bare dirt, eroded, impure, or degraded runoff, or any other unsightliness.

7.10. Grazing. The Cramer Hill East Parcels are currently within a field used by the Grantors for livestock grazing. Therefore, Buyer shall be responsible to fence off portions of the Cramer Hill East Parcel which the Buyer does not wish to be grazed, up to boundary of the Cramer Hill East Parcel. Buyer shall build and maintain strong tight fencing at least 5' high that is sufficient to turn cattle, dogs and people. Before Buyer begins keeping livestock or roaming pets or doing anything on the Buyer's Parcel that may be damaged by grazing, the Buyer shall fence as specified herein the area in which such animals are to be kept or the area to be protected or the entire Parcel, as appropriate. Until this fence is completed for each Cramer Hill East Parcel:

(a) Allen Family Members or their tenants will be able to graze, but not required to graze, the unfenced portions of each Cramer Hill East Parcel, and

(b) Buyer shall keep the existing perimeter fence and cross-fencing closed or gated, and

(c) Buyer may install gates or cattleguards upon suitable cornerposts properly placed in the perimeter fence and cross-fencing on Buyer's Parcel, but gates must be kept closed to restrain cattle and prohibit trespassers.

7.11. Animals. A reasonable number of traditional pets and livestock or other animals that do not have dangerous propensities may be kept so long as they do not overburden the land or create a nuisance to owners or occupants of other Cramer Hill East Parcels, or to the current and future owners of Northerly Allen Transition Lands and/or Allen Ranch. The following problems associated with animals, if excessive, shall be conclusively presumed to be a violation of this covenant: noise, odors, manure, disease, dust, mud or runoff, straying or trespass, stripped vegetation, bare dirt, or other unsightliness. Danger and disease associated with animals are *per se* violations. In no event shall more than one mature horse, cow, or equivalent livestock weight per Cramer Hill East Parcel be kept so as to be Visible, except for temporary grazing by the Allen Family Members, by their tenants, and by Buyers to control dry grass. Grazing shall not substantially expose bare soil.

7.12. Parcel Maintenance. All Cramer Hill East Parcels shall be kept neat. No uses shall be made that are unsightly or cause a nuisance for current and future owners of Cramer Hill East Parcels or Northerly Allen Transition Lands and/or Allen Ranch. All improvements and landscaping on such Cramer Hill East Parcel shall be maintained by the owner in good condition and repair, so as to prevent them from becoming unsightly, unsanitary, unusable, run-down, dangerous, or a health hazard. If not grazed, the dry grass shall be cut at least

annually so as to maintain the open fields in a neat and attractive manner.

7.13. Eyesores. No unsightly or overly conspicuous materials or items or brightly colored weather protective coverings or screenings shall be Visible.

7.14. Nuisances. No health hazards, noxious, illegal, or seriously offensive activities shall be carried on within the Cramer Hill East Parcels. Nor shall anything be done thereon which may be or may become an annoyance, eyesore, nuisance or higher insurance risk to the current and future owners or occupants of Cramer Hill East Parcels or Northerly Allen Transition Lands and/or Allen Ranch. Activities which may in any way interfere with the ownership and quiet enjoyment of Cramer Hill East Parcels or Northerly Allen Transition Lands and/or Allen Ranch, or which shall negatively impact the view therefrom, or which shall in any way increase the rate of insurance for Cramer Hill East Parcels, Northerly Allen Transition Lands and/or Allen Ranch are also prohibited. Examples include but are not limited to fire hazard, hazardous materials, unsightliness, dust, dirt, mud, erosion, interference with storm waters, runoff, weeds, noises, odors, junk, trash, garbage, storage of any items or materials, rodent or insect or other pest problems, or the ill or lack of maintenance or care of any improvement, Structure, building, Vehicle, equipment, animal, plant or landscaping.

SECTION 8: EASEMENTS

8.01. Easements are as depicted in **Exhibit A Building Sites, Easements, & Park**, as further recited below, and as may be recited on individual deeds.

8.02. Major Collector. Grantors reserve a 60 foot exclusive easement for road access for a major collector street and underground utility purposes over the northerly 60 feet of Parcels 55, 56, and 57, adjacent and parallel to that designated "60 foot road and P.U.E." (as shown on northerly end of property on 41 M 63). The future collector street is to serve the Northerly Allen Transition Lands and to connect them up to other lands to the south so that eventually they are connected from north to south for various future lots and uses, and is intended to connect to various other major public thoroughfares, including Badger Street, Valley View, Green Rock Road, Highway 104, the current Highway 49, and the future Highway 49 Sutter Creek Bypass. Grantors further reserve the right to offer the same area for dedication in the future, but make no such offers at this time.

8.03. David Drive extension. Grantors grant and reserves a 65' non-exclusive

easement for road access and underground utility purposes for Parcels 51 through 57, and for the Northerly Allen Transition Lands and Allen Ranch, over the David Drive extension through Parcels 52, 53, and 54, and 56.

8.04. Allen Ranch Road for Allens' Other Property. Grantors reserve a non-exclusive 50' wide easement for road access and underground utility purposes for the Northerly Allen Transition Lands and Allen Ranch, and all uses thereof, over Allen Ranch Road through Parcels 51 and 52.

8.05. Allen Ranch Road Parcel 51 and 52. Grantors grant and reserves a 50' non-exclusive easement for road access and underground utility purposes for Parcels 51 and all lots to be made from Parcel 52 over Allen Ranch Road through Parcel 52.

8.06. Driveway Westerly from Cul-de-sac. Grantors grant and reserves an 30' non-exclusive easement for road access and underground utility purposes westerly over the northerly portion of Parcel 53 from the cul-de-sac at the northerly end of the David Drive Extension for Parcels 53 and 56, as depicted on the attached **Exhibit A Building Sites, Easements, & Park**, incorporated herein.

8.07. Driveway Easterly from Cul-de-sac. Grantors grant and reserves an 30' non-exclusive easement for road access and underground utility purposes easterly over the northerly portion of Parcel 54 from the cul-de-sac at the northerly end of the David Drive Extension for Parcels 56 and 57, as depicted on the attached **Exhibit A Building Sites, Easements, & Park**, incorporated herein.

8.08. Lot 16. For Lot 16, Grantors reserve a 65' non-exclusive easement for road access and underground utility purposes over the David Drive extension through Parcels 52, 53, and 54, and 56, and Grantors further reserve to the Grantors a 30' non-exclusive easement for road access and underground utility purposes easterly over the northerly portion of Parcel 54 (non-exclusive) the southerly portion of Parcel 57 (exclusive) from the cul-de-sac at the northerly end of the David Drive Extension for Lot 16, as depicted on the attached **Exhibit A Building Sites, Easements, & Park**, incorporated herein. In that the Grantors own a 2/3 interest in Lot 16, these easements shall initially be personal to the Grantors and not appurtenant to Lot 16 but Grantors reserve the right to grant them as appurtenant to Lot 16, should all owners of Lot 16 agree (1) to these CC&R's, modified as to Lot 16 as to divisions, density, lot coverage, and other matters appropriate to its size, location, and topography, and (2) to other conditions to be determined personally by and in the sole discretion of Grantors and placed upon Lot 16 by Grantors as to the use of the driveway, David Drive, uses of Lot 16, CC&R's specific to Lot 16, and a proportional reimbursement for

expenses of building the David Drive Extension and driveways. In the event that for any reason this personal easement is not valid, Grantors reserve an appurtenant easement for Lot 16 identical to those described in this paragraph above, to become effective at such time as the invalidity is established, and subject to the same conditions mentioned above.

8.09. Utilities Along Edges of Parcels. Grantors reserve and grant a 5' easement over Parcels 51 through 57 for underground utility purposes along and touching all the insides of the exterior boundaries of each Cramer Hill East Parcel, for Parcels 50-58 and for the Northerly Allen Transition Lands and Allen Ranch for various future lots and uses of the Cramer Hill East Parcels. For the same lands, Grantors grant an additional adjoining 5' easement to construct, maintain, repair and replace the underground utilities within the utility easement. The width shall be doubled where there are no common boundaries between Parcels so that there is a 10' easement area available in all cases for the underground utilities and a 20' construction easement area available for the underground utilities.

8.10. Drainage. Grantors reserve a 20' drainage easement through Parcel 52 to provide for drainage of the David Drive Extension of runoff from the watershed above David Drive.

8.11. Sewer. Grantors reserve a 20' underground sewer line easement through Parcel 51 and Parcel 52, along the entire southerly boundary, to connect the existing sewer line on Parcel 52 to the David Drive Extension to provide a connection to the sewer line to be constructed in David Drive to serve sewer lines to be constructed on the Cramer Hill East Parcels and to serve sewer lines to be constructed on the Northerly Allen Transition Lands and Allen Ranch.

8.12. Park. Grantors grant an exclusive easement to the City of Sutter Creek for park purposes to be offered for dedication. It is located at the easterly edge of Parcel 52, as depicted on the map attached as **Exhibit A Building Sites, Easements, & Park**. After annexation to the City of Sutter Creek and rezoning of Parcel 52 to less than a 5 acre minimum, this park area shall be transferred in fee to the City. If the City fails to properly develop, maintain, use, clean and patrol it, and make it available to all Buyers, for a park, or to properly continue the foregoing for a period of 5 years, the easement and dedication shall be extinguished and all rights to the park area shall revert to the then current owner of the then adjoining portion of Parcel 52, free of easement, dedication and ownership by the City or the public.

8.13. Avoiding Interference. Buyers may make any use of the easement areas on their Cramer Hill East Parcel that do not interfere with easement uses at the

time. Until an easement area is actually required for use of the easement, Buyers may disregard future easement uses not yet being exercised or needed. However, no matter how long it has been present, continued or interfered, any Structures, vegetation landscaping or any other use located within portions of an easement area required for use of the easement, shall then be removed forthwith at the Buyer's expense and kept out of all portions of the easement area required for use during the time required for use of the easement, if, when, and where it does actually interfere with the easement use, on the grounds that the easement area or portion of easement area is then actually required for use of the easement. Easements shall be used in a reasonable manner, without unnecessarily interfering with use and enjoyment of the underlying land. Excessive speeds on roads, streets, and/or driveways as depicted on **Exhibit A Building Sites, Easements, & Park** within Cramer Hill East, are prohibited, but Buyers and their occupants shall not insist upon unreasonable slow speeds or allow children to play in the roads, streets and driveways if it poses a safety hazard. Underground easements shall work around and not interfere with boundary line fencing; such fencing may be removed temporarily during construction so long as adequate precautions are taken to prevent escape or intrusion by animals and trespass, and that the fence is replaced in the same condition or better, and not weakened (e.g. splices weaker than the wire of wire loosened) or made substantially different in appearance by having been opened.

8.14. No Other Easements. There are no easements, express or implied for any Parcel or Buyer over Parcels 1 through 50 and Parcel 58, as depicted on 52-M-100. Except as expressly set forth herein as to Parcels 51 through 57, there are no easements, express or implied over Allens' lands.

8.15. No Dedications. Nothing in these CC&R's is intended to be an offer of dedication of any property to the public, unless specifically stated.

SECTION 9: MAINTENANCE OF COMMON IMPROVEMENTS

9.01. Common Improvements. This maintenance and improvement responsibility applies to any common improvements, including roads, drainages, and utilities, that all Cramer Hill East Parcel owners have a right to use that are not maintained by a public entity or utility. Road maintenance includes the roadway, underlayment and surface, ditches, banks, culverts and drainage facilities located within the roadway easement and planting and maintaining native wildflowers along the road banks. Such wildflowers shall be so planted and maintained.

9.02. Exceptions. This does not include upper Allen Ranch Road west of David Drive, which is only for use of the owners of Northerly Allen Transition Lands

and Allen Ranch, and the Buyer of Parcel 51. This does not include any improvements, including roads, drainages, and utilities that are maintained by the City of Sutter Creek. Other than in their shared capacity as owners of Cramer Hill East Parcels or Lots, Allens and Grantors and their successors shall not be required to design, construct, maintain, improve, or remove any shared improvements, including roads, drainages, and utilities.

9.03. Responsibility. Unless the maintenance repressibility is taken over by a public entity or a utility, the owners of all Cramer Hill East Parcels and Lots, developed or not, shall equally maintain or provide for the maintenance and improvement of all common improvements. Each owner of a Cramer Hill East Parcel shall be individually responsible for maintenance and improvement of their own private driveways and their own utilities within such owner's Cramer Hill East Parcel.

9.04. Traffic Calming. A reasonable number of low, marked, speed bumps or other traffic calming devices that are agreed to by all but one vote, as provided for improvements, below, and do not pose a safety hazard or a risk of damage to Vehicles may be maintained in limited locations on the common roads, streets or driveways that are shared by all Parcels.

9.05. Private Digging. Any Buyer or other person who digs up any common area to place underground utilities or for any other purpose shall be responsible to repair it substantially to its previous condition in a manner so that the surface is not depressed or raised from the surrounding surface. Trenches shall not be left open any longer than necessary and shall be properly barricaded or marked, as is appropriate to avoid injuries.

9.06. Votes.

A. Each Cramer Hill East Parcel has two votes. The rules below apply to the maximum number of votes, according to the number of Cramer Hill East Parcels and Lots. Initially, there are 14 votes for the seven Parcels.

B. To approve maintenance requires a vote of over 50%. To approve improvements requires a supermajority vote of all but 2 votes.

C. Maintenance and improvement costs shall be shared as follows: Each Cramer Hill East Parcel shall bear an equal proportion including any new lots or parcels created from a Cramer Hill East Parcel. Initially, this assessment shall be \$100 per Cramer Hill East Parcel per year. To change amount of fees by less than 100% per 5 year period requires a vote of over 50%. To change amount of fees by more than this, requires a supermajority vote of all but 2 votes.

D. No formal organization is required. Any Buyer may collect and hold the funds as trustee or in a special account or may spend funds and seek reimbursement of approved work upon providing proof of payment. Any Buyer

may propose maintenance or improvements for vote of owners of Cramer Hill East Parcels or Lots. Such person may be elected by a majority of owners of Cramer Hill East Parcels or Lots and serve indefinitely until replaced by another elected person. An elected person supersedes and has priority over any self-appointed person.

E. All proposals for vote shall include a budgeted cost, description of what work is proposed, in what manner the work is to be performed, by whom, a statement whether a permit is required, what kind of permit, the cost, and whether engineering is required and the cost. Such proposals shall be sent, together with the text of this Section 9 of these CC&R's, by first-class mail to all owners as listed on tax assessor records for the Cramer Hill Parcels, and to any new owners whose address is known or reasonably ascertainable, with proof of mailing being retained. Any Buyers objecting to the proposed maintenance shall send objections to the sender of the proposal within 30 days, with proof of mailing retained. Objections shall be retained by the proposer. A lack of response within 35 days of mailing shall be deemed an affirmative vote. The proposer shall then send to all owners the results of the vote. Each Buyer shall then remit that Buyer's proportion of the cost of the work within 30 days of sending of any notice that work has been approved.

F. All contracting shall be of persons properly licensed and qualified for the job.

9.07. Adjustment for Disproportionate Use If any Cramer Hill East Parcel(s) uses the road or a utility maintained by the Buyers to a much greater extent than other developed Cramer Hill East Parcels, such as much greater weight of vehicles or much greater frequency of use, but not distance, the fees for such Cramer Hill East Parcel(s) may be increased to accommodate the extra use bearing a reasonable relation to the increased use, by a supermajority vote of all but 1 vote. A use of over 300% greater than the average of the use of other developed Cramer Hill East Parcel(s) is presumed to be much greater. If any disagreement ensues, either party may have the amount or percentage established under the terms of Civil Code §845, with attorney fees and costs awardable as provided below.

9.08. Maintenance Enforcement. Any properly charged road maintenance fee not timely paid shall bear a late fee of 10% and further late charges of 1.5% per month until paid. If work was deferred awaiting payment, all nonpaying owners shall also bear a proportional responsibility for any extra costs or liability related to the inability to perform the work at the time payment was due. The owner of any Cramer Hill East Parcel may enforce the road maintenance responsibilities against any owner under Civil Code §845 and all other remedies provided by law for road maintenance agreements and shared easements. An action for the amount owed in small claims court is the preferred remedy. The prevailing party shall be entitled to all reasonable attorney fees and costs related to the

action. Any Judgment may be recorded by way of an Abstract to lien the property of the non-paying owner and shall be subject to all Judgment enforcement measures. The attorney fees and costs of collecting against such nonpaying owner shall become part of the Judgment and be likewise enforceable.

9.09. Entry Feature. If the owners of Cramer Hill East Parcels or Lots desire a common entry feature, it shall be treated as an improvement, properly engineered, constructed and maintained, and meeting the requirements of a "Structure" within this document.

SECTION 10: FUTURE DEVELOPMENT BY ALLEN

10.01. Future Plans. Allens intend to develop Lot 16, that certain parcel of approximately 3 acres owned by John Allen, and Parcel 50 and Parcel 58 for other uses, and also the Northerly Allen Transition Lands and Southerly Allen Transition Lands (Parcels 38-42), and potentially Allen Ranch. Allens have plans for further development of such lands some of which currently adjoin the Cramer Hill East Parcels, including for a major collector highway traversing along both sides of the line common to Parcel 58 and Parcels 55, 56, and 57, to serve other lands of Allens, including Northerly Allen Transition Lands and potentially other adjoining Lands of Allens. Plans are not finalized at this time and are still being formulated, but are intended to include high density residential, commercial, and commercial recreational uses. Such development could be soon or many years away. The lots are intended to be smaller and the density greater than for Cramer Hill East. Allens also contemplate further Annexations to the City of Sutter Creek. Cramer hill East is the first step of this plan. Buyer has benefitted by obtaining a desirable lot from this plan and agrees not to impede or interfere with any development or use by Allens.

10.02. Pending Uses. Pending development, Allens intend to continue to use that certain parcel of approximately 3 acres owned by John Allen, Parcel 50 and Parcel 58, the Northerly Allen Transition Lands and Southerly Allen Transition Lands, and Allen Ranch for agricultural and recreational uses, including potential commercial recreation. Buyer agrees not to impede or interfere with such uses by Allens.

10.03. Annexation. Buyer agrees not to impede or interfere with Grantor's or Allen Family Members' annexation process of Parcels and Allen lands and if any Parcel is purchased before annexation is completed, shall cooperate in annexation of Cramer hill East.

10.04. Limitations on Division. Buyer may make up to four lots from Parcel 52

(but not build northwesterly of Allen Ranch Road), but Allens are not allocating density to those Parcels or any of the Parcels from the density Allens can use throughout the Northerly Allen Transition Lands or other lands. Each such lot created from Parcel 52 shall be treated as a Cramer Hill East Parcel and subject to these CC&R's. Parcels 51 through 57 shall not otherwise be split, divided, adjusted, or reduced in any way to a size smaller than 5 acres each.

10.05. Adding or Removing Property. Grantors reserve the right for Allens to unite other properties into the burden of coverage by these CC&R's in the future and to remove land, other than the Cramer Hill East Parcels, from the benefit of these CC&R's.

SECTION 11: GENERAL PROVISIONS

11.01. Standards. These restrictions are primarily for the look and compatible occupancy of the area, and are independent of the subdivision, building standards, codes, ordinances, and laws of the City of Sutter Creek or any other governmental entity. In event of a conflict, the stricter apply.

11.02. Enforcement. Allen Family Members and any Buyer may, but are not required to, enforce the CC&R's against any Buyer, person with an interest in Buyer's Parcel, or occupant of a Parcel in violation thereof. Failure to comply with any of the CC&R's is a violation. Legal damages are hereby declared to be inadequate and the enforcing party may move the Court for, and be entitled to, a permanent injunction, a preliminary injunction without bond, and/or a temporary restraining order, any of which may require the conduct to be stopped, the matter, situation, or violation to be rectified, and prohibit the conduct. Failure by the enjoined party to rectify the foregoing in compliance with the injunction shall allow the Court to order the matter be rectified by properly qualified personnel, at the expense of the enjoined party, with any unpaid amounts enforceable by lien upon the Cramer Hill East Parcel in violation. Failure to enforce upon violations thereof shall not estop or prevent enforcement thereafter or be deemed a waiver of the right to do so. Each party shall bear their own attorneys' fees.

11.03. Term. The declarations, covenants, conditions, restrictions, limitations, and easements of these CC&R's shall run with and bind the Cramer Hill East Parcels and all parts and Lots thereof, and shall inure to the benefit of, and be binding on, the Buyer of any Cramer Hill East Parcels and all parts and lots thereof, their legal representatives, heirs, grantees, trustees, conservators, persons taking title after foreclosure, tenants, successors, and assigns, for a term as long as the law allows and shall additionally benefit the owners of that certain

parcel of approximately 3 acres currently owned by John Allen, Parcel 50 and Parcel 58, the Northerly Allen Transition Lands and Allen Ranch for a term as long as the law allows. Thereafter, subject to the Subsection below entitled "Amendment; Revocation," they shall be automatically extended each year for 10 more years into the future, so they always have 10 years to run.

11.04. Amendment and Revocation. These CC&R's may revoked only by the unanimous affirmative vote of: Allen Family Members, with two votes, the Buyers with one vote for each Cramer Hill East Parcel and for each lot made from the Parcels, and one vote for each additional Parcel from the Northerly Allen Transition Lands and Allen Ranch that Allen Family Members may have by then united into the burden of these CC&R's. Amendment shall require a supermajority of all but one of the above votes.

11.05. Captions and Invalidity. Captions are for convenience only, and are not intended to be used to construe this document. Any invalidity shall be severed from this document and the rest enforced. If the invalidity is as to the benefit, enforcement or votes of Allens of Allen Family Member, such words shall be replaced with the words "Grantors or their successors."

11.06. Attachments. All Attachments and Exhibits to these CC&R's are incorporated herein by reference.

LIST OF EXHIBITS

Exhibit A Building Sites, Easements, & Park

Exhibit B Toby Tyler Sutter Creek Buildings Drawings Excerpts

Exhibit C List of Illustrations from Mason's History of Amador County

by Thompson and West 1881

Exhibit D Architectural Elements

Exhibit E Preliminary Plans Requirements

**Exhibit F Aerial Photo of Open Areas and Woodlots
with approximate Parcel Locations**

Exhibit G Weed List

IN WITNESS WHEREOF, Grantors have executed these CC&R's effective as of the date it is recorded

Dated: 12/3/02

John B. Allen
John B. Allen, aka John B. Allen, Sr.
as Executor of the Estate of Vera Allen

Dated: 12-03-02

George E. Allen CO-EXECUTOR
George E. Allen as Executor of the Estate of Vera Allen

Dated: 12/3/02

John B. Allen
John Allen, aka John B. Allen, aka John B. Allen, Sr.

Dated: 12/3/02

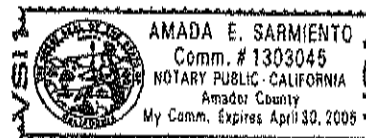
Janet L. Allen
Janet L. Allen

State of California
County of Amador

On December 3, 2002, before me, Amada E. Sarmiento
Notary Public, personally appeared John B. Allen, aka John B. Allen, Sr. as
Executor of the Estate of Vera Allen, George E. Allen as Executor of the Estate
of the Vera Allen, and Janet L. Allen
personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on
the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

WITNESS my hand and official seal.

Signature Amada Sarmiento (Seal)

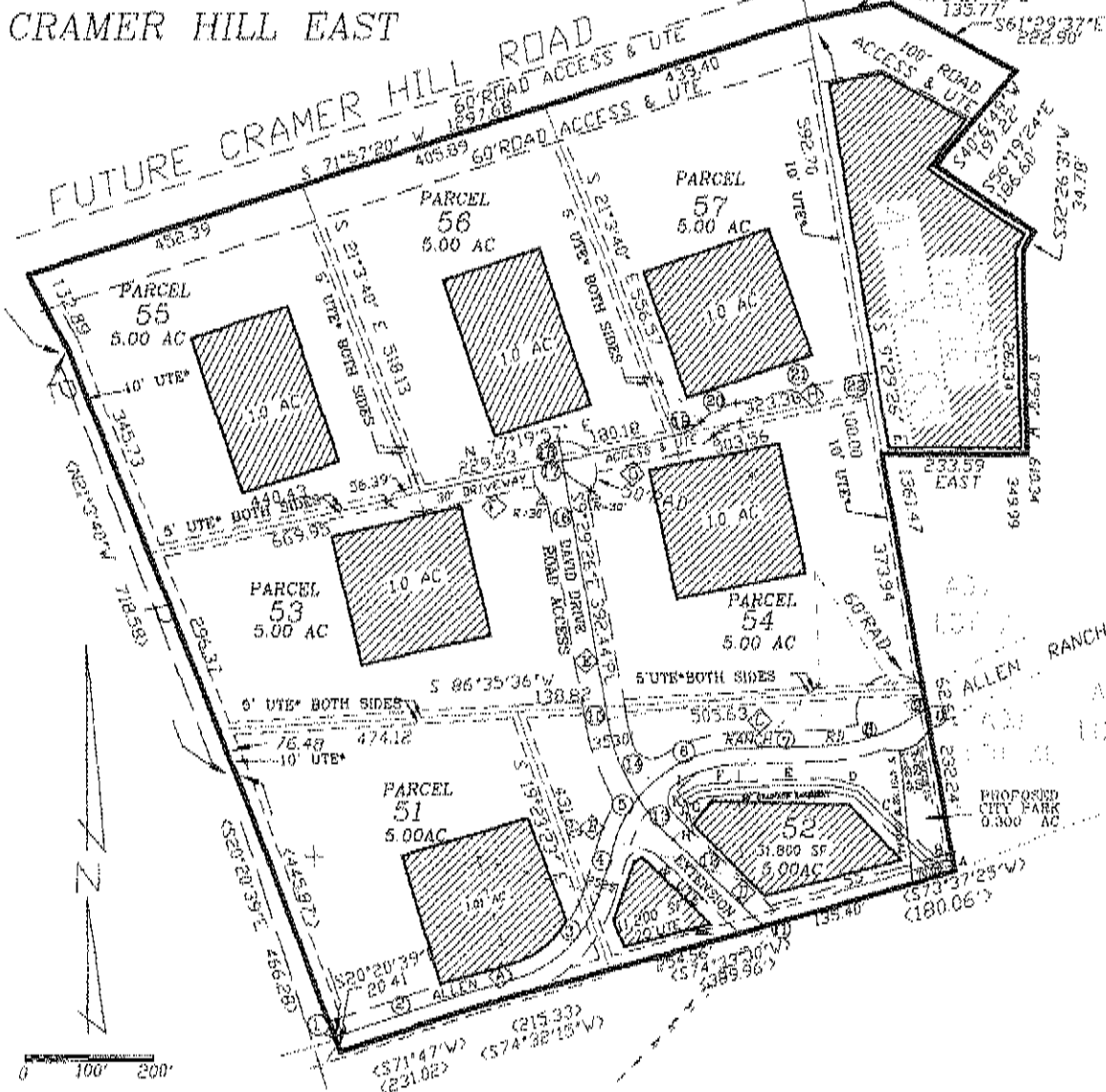


R. Thumbprint JBA

R. Thumbprint JLA

R. Thumbprint GEA

CRAMER HILL EAST



ACCESS, UTE'S AND BUILDING ENVELOPES

NOTES & LEGENDS

BUILDING SITES ENVELOPE

EASEMENT PLAN (NOTE: EASEMENTS ARE ONLY FOR PARCELS / OWNERS DESCRIBED BELOW)

- ① 50' PRIVATE ROAD & UTILITY EASEMENT OVER PARCEL 51 FOR THE USE OF ALLEN'S REMAINING PROPERTY
- ② 50' PRIVATE ROAD & PUBLIC UTILITY EASEMENT OVER PARCEL 52 FOR THE USE OF PARCEL 51 AND ALLENS
- ③ 50' PRIVATE ROAD & PUBLIC UTILITY & PEDESTRIAN EASEMENT OVER PARCEL 52 FOR THE USE OF THE CITY AND ALLENS
- ④ 65' ROAD ACCESS, PUBLIC UTILITY & PEDESTRIAN EASEMENT OVER PARCEL 52 FOR THE USE OF PARCELS 51,52,53,54,55,56,57, ALLEN'S ADJ LOT 16, THE CITY AND ALLENS
- ⑤ 65' ROAD ACCESS & PUBLIC UTILITY EASEMENT OVER PARCELS 53 AND 54 FOR THE USE OF PARCELS 53,54,55,56,57, ALLEN'S ADJ LOT 16, THE CITY AND ALLENS
- ⑥ 30' PRIVATE DRIVEWAY & PUBLIC UTILITY EASEMENT OVER PARCEL 53 FOR THE USE OF PARCELS 53 AND 55
- ⑦ 30' PRIVATE DRIVEWAY & PUBLIC UTILITY EASEMENT OVER PARCEL 54 FOR THE USE OF PARCEL 57 AND ALLENS
- ⑧ 30' PRIVATE DRIVEWAY & PUBLIC UTILITY EASEMENT OVER PARCEL 57 FOR THE USE OF ALLENS FOR ADJ LOT 16
- SS 20' SEWER EASEMENT
- UTE UNDERGROUND UTILITY EASEMENT
- UTE* UNDERGROUND UTILITY EASEMENT (DOUBLE THE WIDTH TO CONSTRUCT, MAINTAIN, REPAIR AND REPLACE)

EXHIBIT "A" BUILDING SITES, EASEMENTS & PARK

LDT52.DWG 12/02/2002

SHEET 1 OF 3

EXHIBIT "A" BUILDING SITES, EASEMENTS & PARK

CRAMER HILL EAST

DRAINAGE EASEMENT

A	N 09°29'25" W	15.60'
B	S 89°23'33" W	35.60'
C	N 45°46'29" W	24.07'
D	N 75°32'35" W	49.09'
E	S 87°23'24" W	124.12'
F	S 81°49'23" W	96.38'
G	S 59°39'53" W	12.85'

DAVID DRIVE EAST EASEMENT

H	N 46°48'23" W	16.62'
I	N 13°01'25" W	49.73'
J	N 39°23'10" W	5.01'
K	N 39°23'10" W	18.22'
L	N 45°40'00" E	43.26'

EASEMENT COURSES

①	N 20°20'39" W	4.61'
②	N 72°47'00" E	307.36'
③	D=54°26'15" R=200.00' L=190.02'	
④	N 17°20'45" E	85.88'
⑤	D=21°03'14" R=210.00' L=77.17'	
⑥	D=49°51'36" R=210.00' L=182.75'	
⑦	N 88°15'35" E	134.83'
⑧	D=32°26'43" R=275.00' L=155.73'	
⑨	N 55°48'52" E	24.07'
⑩	S 9°29'26" E	30.30'
⑪	D=00°36'26" R=340.00' L=3.60'	
⑫	N 46°48'23" W	193.96'
⑬	D=14°40'29" R=340.00' L=87.08'	
⑭	D=22°38'28" R=340.00' L=134.35'	
⑮	N 9°29'26" W	20.81'
⑯	N 9°29'26" W	373.19'
⑰	N 9°29'26" W	19.25'
⑱	N 9°29'26" W	30.76'
⑲	D=31°0'10" R=90.00' L=48.69'	
⑳	D=31°0'10" R=120.00' L=64.14'	
㉑	N 77°19'57" E	216.87'
㉒	S 9°29'11" E	30.05'

EXHIBIT "A" BUILDING SITES, EASEMENTS & PARK

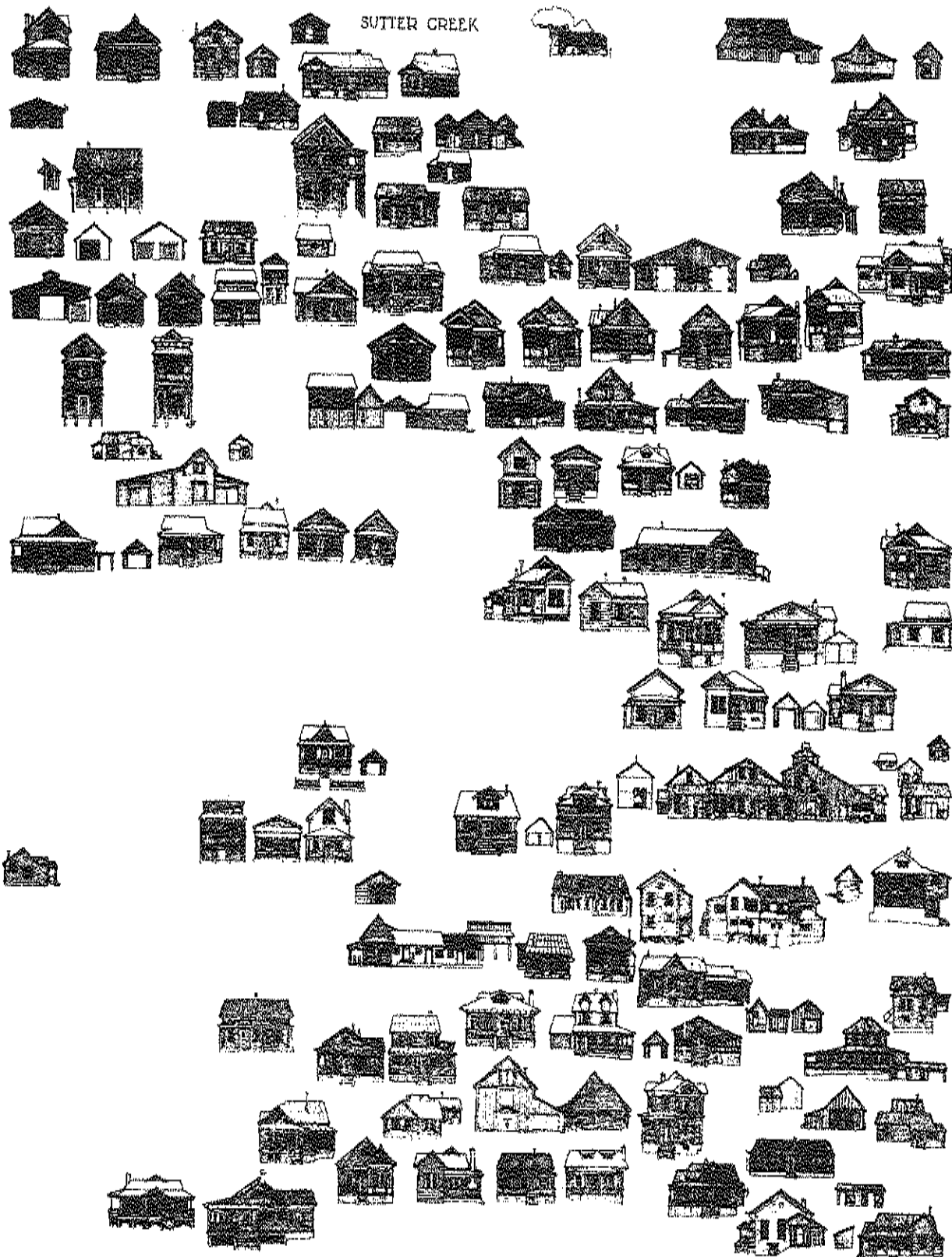


EXHIBIT B to CRAMER HILL CC&R'S
Excerpts from Toby Tyler Prints

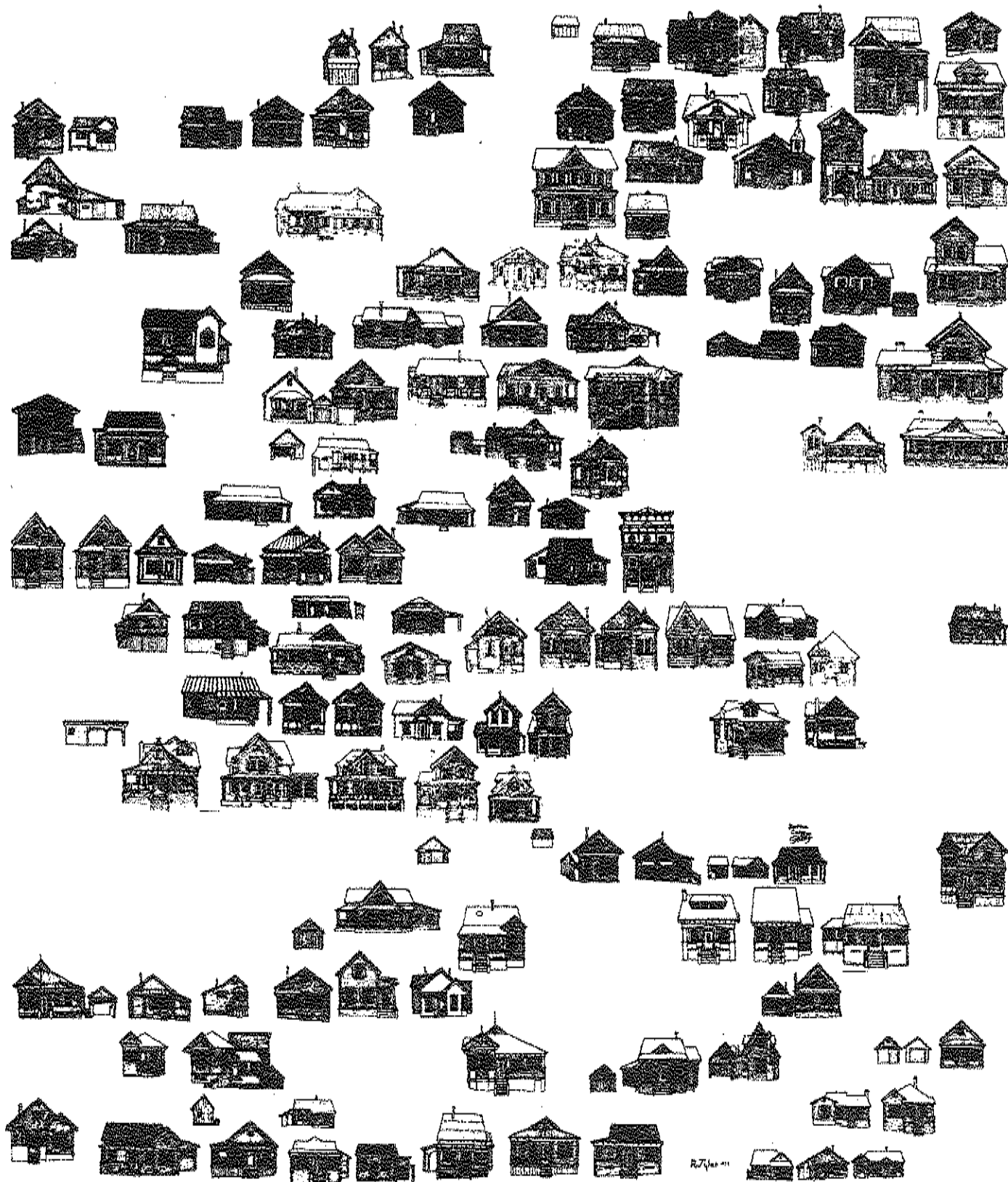


EXHIBIT B to CRAMER HILL CC&R'S
Excerpts from Toby Tyler Prints

Mason's History of Amador County with Illustrations

Architectural Examples

Illustration Number	Illustration Title	P.G. # Pre.	P.G. # AFT.	Residence Architectural Style	Building Clustering	Out-Building Style	Yard	Slope	Fencing	Notes
1	Residence of J.W. Hutchins, Clinton	32	33	Y*	Y	Y	Y	NA	Y	No vertical siding on residence, OK on outbuildings
2	Residence & Flouring Mill of James Cumming, Ione City	32	33	Y	Y*	Y*	Y	NA	Y	Not including flour mill
3	Ranch & Residence of Dwight Younglove, Ione Valley	36	37	Y	Y	Y	Y	NA	Y	
4	Residence and Property of Frank Frates, Ione City	40	41	Y*	Y	Y	Y	NA	Y	House style OK with gabled roof
5	Ranch & Residence of John Sanderson, 2 Miles W. of SC	56	57	N	Y	Y	Y	NA	Y	
6	Residence, Ranch, & Toll Gate of John Hosley, Ama. Wagon Rd.	56	57	Y	Y	Y	Y	NA	Y	
7	Residence of Miss Mary Ludgate, Ione City	56	57	Y	NA	NA	Y	NA	Y	
8	Residence of W.M. Penry, Jackson	56	57	Y	NA	NA	Y	Y	Y	
9	Ranch and Residence of William Washington Carfile, Ione	60	61	Y	Y	Y	Y	NA	Y	
10	Business Place of W.C. Jones, Ione-Jackson Rd.	68	69	Y	Y	Y	NA	NA	Y	
11	Residence of Charles Green, Plymouth	72	73	Y	Y	Y	Y	NA	Y	
12	Residence of Conrad Weller, Jackson	76	77	Y*	NA	NO	Y	Y	Y	Ignore flat roof structure
13	Ranch and Residence of William H. Prouty, Jackson	80	81	Y	Y	Y	Y	NA	Y	
14	Residence of Edgar Bishop, Ione City	80	81	Y	NA	NA	Y	NA	Y	
15	Residence of O.E. Martin, Amador City	84	85	Y	NA	NA	Y	Y	Y	
16	Ranch, Residence And Business Place of S.W. Emmons, Pine Grove	84	85	Y	Y	Y	NA	NA	Y	
17	Residence, Ranch and Orchard of J.W. Violet, Ione Valley	92	93	Y	Y	Y	Y	NA	Y	
18	Residence of J. Meehan, Jackson	92	93	Y	Y	Y	Y	Y	Y	
19	Residence of D.B. Spagnoli, Jackson	96	97	NO	Y	Y*	Y	NA	NO	Good barn example
20	Springdale, Residence and Farm of A. Caminetti, 4 Miles NE of Jackson	96	97	Y	NO	Y	Y	NA	Y	
21	Residence and Ranch of James Shealar, 8 Miles E. of Volcano	100	101	Y	Y	Y	Y	NA	Y	
22	Residence of George Allen, Sutter Creek	104	105	Y*	Y*	Y*	Y*	NA	Y*	Example of residence only, Not Lumber yard
23	Residence and Ranch of Capt. M.J. Little, Jackson	108	109	Y	Y	Y	Y	NA	Y	
24	Residence of R.C. Downs, Sutter Creek	108	109	Y*	NA	NA	Y	NA	Y	Recommended Style
25	Residence of Judge George Moore, Jackson	112	113	Y*	NA	NA	Y	NA	Y	Good example of Gothic style
26	Residence of Hon. James T. Farley, Jackson	112	113	Y*	NA	NA	Y	NA	Y	House needs porches
27	Residence of John Vogan, Jackson	120	121	Y	NA	NA	Y	Y	Y	
28	Mountain Springs, Ranch and Toll House of John Vogan, Ione & Jackson Rd.	120	121	Y	Y	Y*	Y	NA	Y	No open faced sheds or barns

Mason's History of Amador County with Illustrations

Architectural Examples

Illustration Number	Illustration Title	P.G. # Pre.	P.G. # AFT.	Residence Architectural Style	Building Clustering	Out-Building Style	Yard	Slope	Fencing	Notes
29	Fruit Ranch and Residence of John Northup, Julien Dist.	152	153	Y	Y	Y*	Y	NA	Y	No open faced sheds or barns
30	Ranch and Residence of A.A. Van Sandt.	152	153	Y	Y	Y	Y	NA	Y	
31	Residence and Ranch of Alexander Sheakley, Lone City	160	161	Y*	Y	Y	Y	NA	Y	Residence Style Ok except Roof Recommended residence architectural style, Not the tall thin trees
32	Residence and Livery Stable of Peter Fagan	164	165	Y*	NA	NA	Y	Y	Y*	
33	Residence and Ranch of 320 Acres, Jefferson Baird, 3 Miles NE of Plymouth	168	169	Y	Y*	Y*	Y	NA	Y	Not including distant out building
34	Residence and Lumber-yard of E.B. Potter, Plymouth	168	169	Y	Y	Y*	Y	NA	Y	No open faced sheds or barns
35	Residence and Ranch of Mrs. Mary Kidd, Jackson Valley	176	177	Y	Y	Y	Y	NA	Y	
36	Residence and Ranch of 320 Acres, Inglefield B. Gregory, Jackson Valley	176	177	Y	Y	Y*	Y	NA	Y	No open faced sheds or barns
37	Residence and property of S.D.R. Stewart, Sutter Creek	180	181	Y	Y	Y*	Y	NA	Y	Good example of secondary residence
38	Ranch and Residence of Jonathan H. Ringer, Jackson Valley	184	185	Y	N	Y*	Y	NA	Y	No open faced sheds or barns
39	Residence and Ranch of Issac W. Whitacre, Near Plymouth	188	189	Y*	Y*	Y*	Y*	NA	Y*	Recommended all accounts, although house small
40	Residence and Ranch of Joseph Woolford, Plymouth	188	189	Y*	Y*	Y*	Y*	NA	Y*	Recommended all accounts, although house small
41	Residence and Stock Ranch of James Robertsonm, Near Mountain Springs	193	194	Y	Y	Y	Y	NA	Y	
42	Residence of Matthew Murray, Landna Flana	193	194	Y	NA	NA	Y	NA	Y	
43	Residence of J.D. Stoloken, Volcano	200	201	Y	NA	NA	Y*	NA	Y	Except tall tree
44	Residence and Ranch of J.E. Pettit, Plymouth forest Livery Stable, Thompson Davis &	200	201	Y	Y*	Y	Y	NA	Y	Outbuilding clustering may be to spread for 1 acre
45	Merwin Leach, Props., Plymouth	208	209	NA	NA	Y*	NA	NA	NA	Except for false front on barn and no exposed lines
46	Forest House, T.W. Easton, Owner and Prop., Plymouth	208	209	Y*	NA	NA	N*	NA	NA	Recommended style, no tall non native trees
47	Residence, Hotel and Ranch of Mrs. Margaret Foster, Ama Wagon Rd.	216	217	Y*	Y	Y*	NA	NA	Y	Good Gothic style house, good barn example except open side
48	Ranch and Residence of Charles Bamert, Near Mokelumne River	216	217	N	Y	Y*	Y	NA	Y	Good barn example except open side
49	Residence of Fr., Herman, Sutter Creek	220	221	Y*	Y	Y	Y	NA	Y	Recommended, good architectural style.
50	Residence of Father P. Bermingham, Sutter Creek	220	221	Y*	Y	Y	Y*	Y	Y	Recommended, good architectural style, yard OK except willow tree
51	Hamm's Station, Hotel and ranch of A.C. Hamm, Ama Wagon Road	236	237	NA	Y*	Y*	NA	NA	Y	Good examples of outbuildings and clustering House lacks porches, No open bays on barns, fencing must be consistent
52	Residence, Ranch and Business Place of A.C. Hamm, Aqueduct City	236	237	Y*	Y	Y*	Y	NA	Y*	
53	Residence and Ranch of Nason C. Williams, Near Volcano	240	241	N	Y	Y*	NA	NA	Y	Main part of barn good
54	Ranch and Residence of J.C. Blyther, Township 4	272	273	Y	Y	Y*	Y*	NA	Y	Barn NO, Old style wind mill OK
55	Residence and Ranch 320 Acres of Johnathan Sallee, Near Plymouth	280	281	Y	Y*	Y*	Y	NA	Y	Clustering should be closer, outbuildings shall be enclosed

EXHIBIT D TO CRAMER HILL CC&R'S

Architectural Elements

Examples of architectural elements required are the external appearance of:

Roofs: steep-pitched roofs with the appearance of shakes or 'tin" or actual solar PV shingles, but not tile, with generous overhangs (1' min), enclosed soffits, and gable ends or multiple gables

Skylights: Skylights must have a low profile, rising from the roof plane a maximum of 4", and glazing must be flat, not bowed.

Solar Design: The architectural design of Structures to be heated or cooled should use passive solar design features where possible. Solar design features shall be utilized where possible and architecturally blended and consistent with the Period look. Active solar design features that are proposed shall be integrated into the structure so as to be unobtrusive as possible, avoiding reflective elements where Visible.

Outbuildings: Sheds or barns or other outbuildings and garages may have 1 or 2 wings or saltbox attached to the steep-pitched gabled center portion, which may be higher. Roofs shall not be gambreled. No sheds or barns shall be open on any side.

Windows: Single or double hung windows, 1/1, 2/2, or 6/6 lites.

Doors: Appearance of natural or painted wood, may have windows, sidelites, and transom lites.

Siding: Horizontal siding that looks like smooth wood, 8" to 10" beveled or cove shiplap, V-Rustic, or clapboard or red or yellow brick as seen on buildings in Amador County that were constructed in the 1800's; on sheds or barns or other outbuildings and garages that do not match the house - appearance of rough vertical board or board and batten siding that appears lightly stained or unpainted.

EXHIBIT D TO CRAMER HILL CC&R'S

Architectural Elements

Porches and Balconies: Porches in fronts. Porches to be covered and supported by posts. Porch decking to have appearance of wood boards. Balustrades not required on low porches under 30" off ground (unless by code); balustrades to be decorative, e.g., horizontal pickets.

Foundations: House to sit up off ground, not to hug ground. Complete perimeter foundations required, but concrete blocks or cinderblocks not to be Visible. Foundation stepped on slopes to minimize exposed foundation surfaces. No more than 2 feet of foundation exposed, unless it has appearance of Rock Wall.

Refuse container enclosures: Each building site shall provide an enclosed space within the structure of the home, garage, or carport for refuse containers of sufficient size to service all activities on the Cramer Hill East Parcel in a method to accommodate trash pickup services. Any detached enclosure shall bear a resemblance to the specified appearance for a shed.

Pools, Spas, etc: Pools of all types, including swimming pools, lap pools, reflecting pools, spas, jacuzzi's, hot tubs, other water elements, and the like, including their water treatment and pumping equipment, shall be designed as a visual extension of the residence through use of methods such as walls, roofs, courtyards, fencing, sheds, so as to be Screened.

Examples of architectural elements allowable are the external appearance of:

- Symmetrical or asymmetrical.
- Multiple Gables, Mansard Roofs
- Bay windows with Gables
- Box Soffit wrapping partially around gable end to give illusion of defining triangle.
- Gables with decorative shingles and/or gingerbread
- Overhanging eaves
- Eaves and rooftop ridgelines with gingerbread
- Turned Porch posts and balusters
- Moderate accents of stained glass.
- Covered porches and double porches.

Examples of architectural elements prohibited are the external appearance of:

- Large columns, multiple-storey-columns, Plantation Style, Colonial Style, Saltbox Style, Shingle Style, Mission Style, Spanish Style, Mediterranean

EXHIBIT D TO CRAMER HILL CC&R'S

Architectural Elements

Style, Ranch Style, Prairie Style, etc.

T-111, Stucco, Blocks, Tiles, or expanses of masonry.

Sliders or casement windows.

Gambreled roofs, hip roofs, low pitched roofs, flat roofs or shed roofs (except shed roofs on small sheds), gables that overhang the porch, or small eave overhangs.

EXHIBIT D TO CRAMER HILL CC&R'S

Architectural Elements

Page 3 of 3

EXHIBIT E TO CRAMER HILL CC&R'S Preliminary Plans Requirements

Exhibit E Preliminary Plans Requirements

Preliminary and Final Plans shall contain 2 sets of the following required information, indicating both existing and proposed improvements:

1. Applicants' current names, address, phone number, fax number (if any), and e-mail address (if any).
2. Statement of Intent by architect, building or project engineer.
3. Site Plan Drawings including:
 - building locations on the Cramer Hill East Parcel
 - driveways and walkways
 - landscaping and landscape zones
 - all site improvements
 - fenced zones
4. Floor Plan Drawings including:
 - dimensions (general scale for preliminary drawings)
 - square footage (calculate liveable, garage, and total footprint)
 - room names
 - floor heights
 - indicated decks and porches
 - indicated locations of mechanical equipment
5. Exterior Elevations for each side including:
 - building heights
 - materials
 - trim
 - colors
6. Section Through Building (major section showing main floors, attic and basement, if any)
7. Roof Plan including:
 - general roof features, components, materials, and colors
 - skylights
 - chimney locations
8. On Site Staking including:
 - all structure corners staked and labeled
 - all trees to be removed marked and labeled
 - replacement tree locations marked and labeled
 - driveway centerline staked or strung

EXHIBIT E TO CRAMER HILL CC&R'S Preliminary Plans Requirements



EXHIBIT F TO CRAMER HILL CC&R'S
Aerial Photo depicting
Open Areas and Woodlots,
with approximate Parcel Locations

Timely IMPORTANT NOTICES will announce additions and changes to this list, which will become obsolete upon the issuance of the next revision scheduled for January, 2001.

G. Frederic Heusa, Ph.D., Senior Plant Systematist
Botany Laboratory, Herbarium CDA
Plant Pest Diagnostics Branch
Division of Plant Health & Pest Prevention Services
(916) 262-1143

RATING DEFINITIONS:

- "A" - Eradication, containment, rejection, or other holding action at the state-county level. Quarantine interceptions to be rejected or treated at any point in the state.
- "B" - Eradication, containment, control or other holding action at the discretion of the county commissioner.
- "C" - State endorsed holding action and eradication only when found in a nursery; action to retard spread outside of nurseries at the discretion of the commissioner; reject only when found in a cropseed for planting or at the discretion of the commissioner.
- "Q" - Temporary "A" action outside of nurseries at the state-county level pending determination of a permanent rating. Species on List 2, "Federal Noxious Weed Regulation" are given an automatic "Q" rating when evaluated in California.

STATE OF CALIFORNIA
DEPARTMENT OF FOOD AND AGRICULTURE
DIVISION OF PLANT HEALTH & PEST PREVENTION SERVICES

PEST RATINGS OF NOXIOUS WEED SPECIES
AND NOXIOUS WEED SEED

List 1. ALPHABETICAL BY SCIENTIFIC NAME
(SEE LIST 2 FOR DISCUSSION, SYNONYMS, MISAPPLICATIONS)

<u>RATING</u>	<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
B	<i>Acacia paradoxa</i> DC.	kangaroothorn
A	<i>Acacia novae-zelandiae</i> Kirk	biddy-biddy
A	<i>Acacia pallida</i> (Kirk) J.W. Dawson	pale biddy-biddy
A	<i>Achnatherum brachychaetum</i> (Godr.) Barkworth	panagrass
B	<i>Acroptilon repens</i> (L.) DC.	Russian knapweed
B	<i>Aegilops cylindrica</i> Host	jointed goatgrass
B	<i>Aegilops ovata</i> L.	ovate goatgrass
B	<i>Aegilops triuncialis</i> L.	berb goatgrass
A	<i>Aeschynomene rudis</i> Benth.	rough jointvetch
A	<i>Alhagi maurorum</i> Medik.	camelthorn
B	<i>Allium paniculatum</i> L.	panicked onion
B	<i>Allium vineale</i> L.	wild garlic
A	<i>Alternanthera philoxeroides</i> (Mart.) Griseb.	alligatorweed
B	<i>Ambrosia trifida</i> L.	giant ragweed
B	<i>Argemone sericifera</i> Brot.	blackdierflower
A	<i>Arctostheca calendula</i> (L.) Levyns	capeweed
Q	<i>Cahomba caroliniana</i> A. Gray	Carolina fanwort
B	<i>Cardaria chalapensis</i> (L.) Hand.-Mazz.	lens-podded hoarycress
B	<i>Cardaria draba</i> (L.) Desv.	heart-podded hoarycress
B	<i>Cardaria pubescens</i> (C.A. Mey.) Jermol.	globe-podded hoarycress
A	<i>Carduus acanthoides</i> L.	plumeless thistle
A	<i>Carduus nutans</i> L.	muske thistle
C	<i>Carduus pycnocephalus</i> L.	Italian thistle

<u>RATING</u>	<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
C	<i>Carduus tenuiflorus</i> Curtis	slenderflowered thistle
B	<i>Carthamus bacticus</i> (Boiss. & Reut.) Nyman	smooth distaff thistle
B	<i>Carthamus lanatus</i> L.	woolly distaff thistle
A	<i>Carthamus leucocaulos</i> Sibth. & Sm.	whitestem distaff thistle
C	<i>Cenchrus echinatus</i> L.	southern sandbur
C	<i>Cenchrus incertus</i> M. Curtis	coast sandbur
C	<i>Cenchrus longispinus</i> (Hackel) Fernald	mat sandbur
B	<i>Centaurea calcitrapa</i> L.	purple starthistle
A	<i>Centaurea diffusa</i> Lam.	diffuse knapweed
A	<i>Centaurea iberica</i> Trev. ex Spreng.	Iberian starthistle
A	<i>Centaurea maculosa</i> Nutt. non Lam.	spotted knapweed
C	<i>Centaurea solstitialis</i> L.	yellow starthistle
A	<i>Centaurea squarrosa</i> Willd.	squarrose knapweed
B	<i>Centaurea sulphurea</i> Willd.	Sicilian starthistle
A	<i>Chondrilla juncea</i> L.	skeletonweed
B	<i>Chorispora tenella</i> (Fall.) DC.	purple mustard
B	<i>Cirsium arvense</i> (L.) Scop.	Canada thistle
Q	<i>Cirsium japonicum</i> DC.	Japanese thistle
A	<i>Cirsium ochrocentrum</i> A. Gray	yellowspine thistle
A	<i>Cirsium undulatum</i> (Nutt.) Spreng.	wavyleaf thistle
C	<i>Convolvulus arvensis</i> L.	field bindweed
B	<i>Coronopus squamatus</i> (Forskell) Asch.	swinecress
A	<i>Crepina vulgaris</i> Cass.	bearded creeper
A	<i>Cucumis melo</i> L. var. <i>dudaim</i> (L.) Naudin	dudaim melon
B	<i>Cucumis myriocarpus</i> Naudin	paddy melon
A	<i>Cuscuta reflexa</i> Roxb.	giant dodder
C	<i>Cuscuta</i> spp. [except <i>C. reflexa</i> Roxb.]	dodder
B	<i>Cynara cardunculus</i> L.	artichoke thistle

<u>RATING</u>	<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
C	<i>Cynodon</i> spp. & hybrids	bermudagrasses
B	<i>Cyperus esculentus</i> L.	yellow nutsedge
B	<i>Cyperus rotundus</i> L.	purple nutsedge
C	<i>Cytisus scoparius</i> (L.) Link	Scotch broom
B	<i>Elytrigia repens</i> (L.) Desv.	quackgrass
A	<i>Euphorbia esula</i> L.	leafy spurge
B	<i>Euphorbia oblongata</i> Griseb.	oblong spurge
A	<i>Euphorbia serrata</i> L.	serrate spurge
Q	<i>Euphorbia terracina</i> L.	Geraldton carnation spurge
B	<i>Gaura coccinea</i> Pursh	scarlet gaura
B	<i>Gaura drummondii</i> (Spach) Torr. & A. Gray	Drummond's gaura
B	<i>Gaura sinuata</i> Ser.	wavy-leaved gaura
C	<i>Genista monspessulana</i> (L.) L.A.S. Johnson	French broom
B	<i>Gypsophila paniculata</i> L.	baby's breath
A	<i>Halimodendron halodendron</i> (Pall.) Voss	Russian salt tree
A	<i>Halostylon glomeratus</i> (M. Bieb.) C.A. Mey.	halogeton
A	<i>Helianthus ciliaris</i> DC.	blueweed
A	<i>Heteropogon contortus</i> (L.) Roem. & Schult.	tanglehead
A	<i>Hydrilla verticillata</i> (L.f.) Royle	hydrilla
C	<i>Hyoscyamus niger</i> L.	black henbane
C	<i>Hypericum perforatum</i> L.	Klamathweed
B	<i>Imperata brevifolia</i> Vasey	eastintail
C	<i>Iris douglasiana</i> Herb.	Douglas iris
C	<i>Iris missouriensis</i> Nutt.	western blue flag
B	<i>Isatis tinctoria</i> L.	dyer's woad
C	<i>Iva axillaris</i> Pursh	povertyweed
B	<i>Lepidium latifolium</i> L.	perennial peppergrass
Q	<i>Limnabium spongia</i> (Boec) Steud including <i>L. laevigatum</i> (Humb. & Bonpl. ex Willd.) Heine	spongeplant South American spongeplant

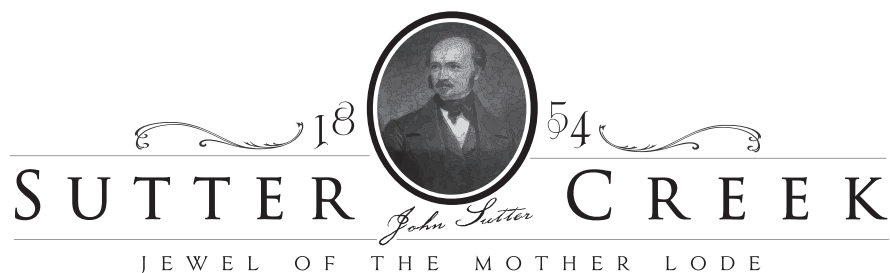
<u>RATING</u>	<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
Q	<i>Limnophila indica</i> (L.) Druce	ambulia
A	<i>Linaria genistifolia</i> (L.) Mill. subsp. <i>dalmatica</i> (L.) Maire & Petitm.	Dalmatian toadflax
B	<i>Lythrum salicaria</i> L.	purple loosestrife
C	<i>Malvella leprosa</i> (Ortega) Krapov.	alkali mallow
B	<i>Muhlenbergia schreberi</i> J.F. Smolin	nimblewill
B	<i>Nothoscordum inodorum</i> (Ait.) G. Nicholson	false garlic
B	<i>Nymphaea mexicana</i> Zucc.	banana waterlily
Q	<i>Oenanis alopecuroides</i> L.	foxtail reedherrow
A	<i>Onopordum acanthium</i> L.	Scotch thistle
A	<i>Onopordum illyricum</i> L.	Illyrian thistle
A	<i>Onopordum tauricum</i> Willd.	Taurian thistle
A	<i>Orobancha cooperi</i> (A. Gray) A. Heller	Cooper's broomrape
A	<i>Orobancha ramosa</i> L.	branched broomrape
B	<i>Oryza rufipogon</i> Griff.	perennial wild red rice
B	<i>Panicum antidotale</i> Retz.	blue panicgrass
A	<i>Peganum harmala</i> L.	harmel
C	<i>Pennisetum clandestinum</i> Chiov.	Kikuyugrass
A	<i>Physalis longifolia</i> Nutt.	long-leaf groundcherry
B	<i>Physalis viscosa</i> L.	grape groundcherry
Q	<i>Pistia stratiotes</i> L.	water lettuce
C	<i>Polygonum amphibium</i> L. var. <i>emersum</i> Michx.	kelp
B	<i>Polygonum cuspidatum</i> Siebold & Zucc.	Japanese knotweed
B	<i>Polygonum polystachyum</i> C.F.W. Meissn.	Himalayan knotweed
B	<i>Polygonum sachalinense</i> Maxim.	giant knotweed
A	<i>Prosopis strombulifera</i> (Lam.) Benth.	creeping mesquite
B	<i>Rorippa austriaca</i> (Crantz) Besser	Austrian field cross
Q	<i>Rorippa sylvestris</i> (L.) Besser	creeping yellow field cross

<u>RATING</u>	<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
Q	<i>Salsola collina</i> Benth.	spineless Russianthistle
A	<i>Salsola vermiculata</i> L.	wormleaf saltwort
C	<i>Salsola paulsenii</i> L.	barbwire Russianthistle
C	<i>Salsola tragus</i> L.	common Russianthistle
B	<i>Salvia aethiopis</i> L.	Mediterranean sage
A	<i>Salvia virgata</i> Jacq.	southern meadow sage
Q	<i>Salvinia auriculata</i> Aubl. complex [including <i>S. auriculata</i> , <i>S. molesta</i> , <i>S. biloba</i> , <i>S. herzogii</i>]	salvinia
A	<i>Scotymus hispanicus</i> L.	golden thistle
B	<i>Senecio jacobaea</i> L.	tansy ragwort
B	<i>Senecio squalidus</i> L.	Oxford ragwort
B	<i>Setaria faberi</i> R. Herm.	giant foxtail
A	<i>Solanum cardiophyllum</i> Lindl.	heartleaf nightshade
B	<i>Solanum carolinense</i> L.	Carolina horsenettle
A	<i>Solanum dimidiatum</i> Raf.	Torrey's nightshade
B	<i>Solanum elaeagnifolium</i> Cav.	white horsenettle
B	<i>Solanum lanceolatum</i> Cav.	lanceleaf nightshade
B	<i>Solanum marginatum</i> L.f.	white-margined nightshade
A	<i>Sanchez arvensis</i> L.	perennial sowthistle
C	<i>Sorghum halepense</i> (L.) Pers.	Johnsongrass
A	<i>Sphaerophysa salsula</i> (Pall.) DC.	Austrian peaweed
A	<i>Striga araliica</i> (L.) Kuntze	witchweed
B	<i>Symphytum asperum</i> Lepechin	rough comfrey
C	<i>Tausenatherum caput-medusae</i> (L.) Nevski	medusahed
A	<i>Tagetes minima</i> L.	wild marigold
C	<i>Tribulus terrestris</i> L.	puncturevine
B	<i>Ulex europaeus</i> L.	gorse
B	<i>Vitacum album</i> L.	European mistletoe
A	<i>Zygophyllum fabago</i> L.	Syrian beancaper

EXHIBIT 'G' to CRAMER HILL CC&R's WEED LIST

13 Airport Land Use Plan for Westover Field, Amador County, 1990

The Airport Land Use Plan for Westover Field is available at the City Office, on the Amador County website (<https://www.amadorgov.org/home/showdocument?id=10967>), and will be available on the City's website, cityofsuttercreek.org.



GENERAL PLAN

Volume III

Setting and Background Reports

July 2019

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1 City of Sutter Creek Setting

City of Sutter Creek Setting

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

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

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

1. Land Use

Table 1-1 Sutter Creek General Plan Analysis of Existing Buildable Lots and/or Units January 1, 1994		
New Developments, Final Maps and Planning Permits Approved	Unbuilt Lots/Units	Avg. Density
Sutter Crest Estates (SFR)	16	1.15 SFR/ac
Mesa De Oro (SFR)	28	4.64 SFR/ac
Crestview Estates Unit 1 (SFR)	38	2.25 SFR/ac
Sutter Glen (17 duplex)	34	4.86 duplex units/ac
Gold Quartz Terrace (4 SFR & 1 duplex)	6	4.44 SFR/ and 11.61 duplex/ac
Sutter Vista Apartments	50	24.27 units/ac
Subtotal	172	
Estimate of SFR and Duplex Units That Can Be Built in City, Outside Above Listed Developments NOT REQUIRING A PLANNING PERMIT (Ministerial)	55	Varies
Subtotal	227	
New Developments, Final Maps and Planning Permits Not Approved		
Gold Quartz Apts. (Apartments require site plan)	30	29 units/ac
Sutter Crest East (50 SFR, 12 duplex, requires final map)	62	0.37 SFR/ac 2.9 duplex units/ac
Gold Rush Ranch & Golf Resort (1,268 SFR. 36 Attached Residential, 30 Mixed Use Units)	1,334	3.69 SFR/ac 10.9 ATR/ac 6.98 MU Units/ac

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

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

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

1.1. Gold Rush Ranch

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

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

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

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

2. Conservation and Open Space

2.1. Surface Waters

2.1.1. The Natural Drainage System

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

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

2.1.2. State and Federal Controls

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

2.1.3. Water Quality

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

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

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

2.1.4. City Efforts to Control Pollution

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

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

2.1.5. California Department of Fish & Wildlife and Army Corps

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

2.1.6. Gold Rush Ranch

Hydrology

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

2.2. Groundwater

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

2.2.1. Groundwater Resources

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

Gold Rush Ranch Groundwater

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

2.3. Water Conservation

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

2.4. Air Quality

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

2.4.1. Ozone, A Potential Problem

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

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

2.4.2. APCD Must Regulate Industry

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

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

2.4.3. Temperature Inversion Conditions

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

2.4.4. 20-Year Projected Outlook

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

2.4.5. Wildman Mine Odor Problem

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

2.4.6. Gold Rush Ranch

Climate

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

Ambient Air Quality

Air quality is regularly monitored by the CARB in Jackson, California, approximately four miles south of the area, for two pollutants: ozone and carbon monoxide. The closest monitoring site for PM₁₀ and PM_{2.5} is located in San Andreas in neighboring Calaveras County, roughly ten miles south of the City of Jackson. The major air quality problem in Amador County is ozone, which is primarily transported into the county

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

Naturally Occurring Asbestos

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

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

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

Greenhouse Gas Emissions

GHG emissions (and sequestration) inventories are not available specifically for Amador County or for Sutter Creek. However, the most likely contributing factors for GHG emissions within the area are transportation activities (goods transportation and personal automobile use) and electricity consumption. Electricity is supplied to the Project area by Pacific Gas & Electric (PG&E). As reported by PG&E (2007), the CO₂ emissions rate of PG&E-owned electric generation was 44 pounds per megawatt-hour (lbs/MWh), while the independently certified CO₂ emissions rate associated with the power sold by PG&E to its customers was 489 lbs/MWh. The national average CO₂ emissions rate for power generation was approximately 1,363 lbs/MWh and the California average CO₂ emissions rate was approximately 879 lbs/MWh.

2.5. Geology and Mineral Resources

2.5.1. Geological Setting

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

2.5.2. The Area's Geology

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

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

2.5.3. The Mother Lode

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

2.5.4. Mining in Sutter Creek

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

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

2.5.5. The Lincoln Mine Project

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

2.5.6. Requirements to Recognize and Protect Valuable Minerals

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

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

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

- (1) Recognize mineral information classified by the State Geologist and transmitted by the [State Mining and Geology Board].
 - (2) Assist in the management of land use which affect areas of statewide and regional significance.
 - (3) Emphasize the conservation and development of identified mineral deposits.
- (b) Every lead agency shall submit proposed mineral resource management policies to the board for review and comment prior to adoption.
- (c) Any subsequent amendment of the mineral resource management policy previously reviewed by the board shall also require review and comment by the board.
- (d) If any area is classified by the State Geologist as an area described in paragraph (2) of subdivision (b) of Section 2761, and the lead agency either has designated that area in its general plan as having important minerals to be protected pursuant to subdivision (a), or otherwise has not yet acted pursuant to subdivision (a), then prior to permitting a use which would threaten the potential to extract minerals in that area, the lead agency shall prepare, in conjunction with preparing any environmental document required by Division 13 (commencing with Section 21000), or in any event if no such document is required, a statement specifying its reasons for permitting the proposed use, and shall forward a copy to the State Geologist and the board for review...
- (e) Prior to permitting a use which would threaten the potential to extract minerals in an area classified by the State Geologist as an area described in paragraph (3) of subdivision (b) of Section 2761, the lead agency may cause to be prepared an evaluation of the area in order to ascertain the significance of the mineral deposit located therein. The results of such evaluation shall be transmitted to the State Geologist and the board.

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

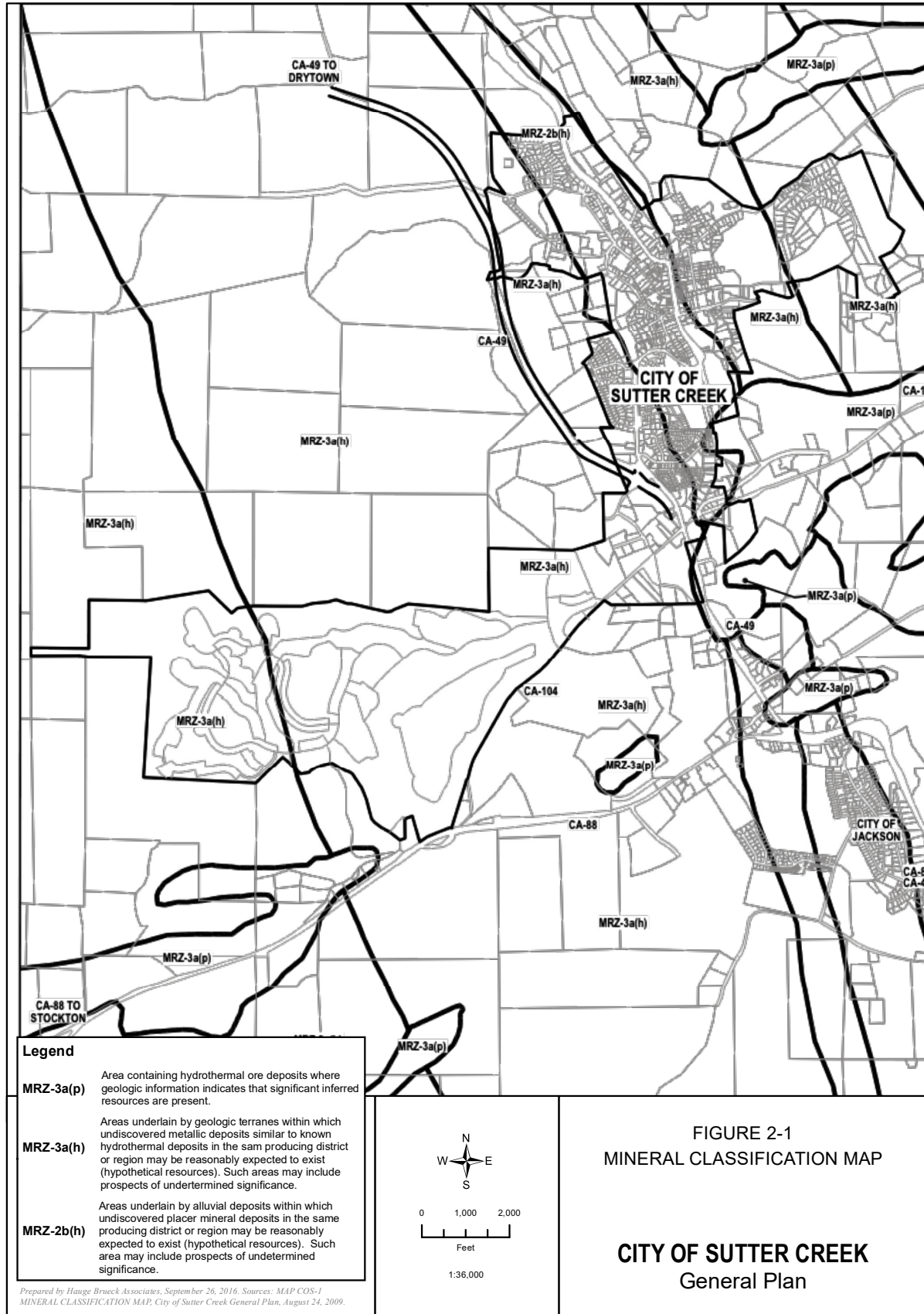


Table 2-2
Explanation of Each Mineral Classification

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

2.6. Soils, Erosion Control, and Grading

2.6.1. Soils

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

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

2.6.2. Erosion

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

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

2.6.3. Grading

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

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

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

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

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

2.6.4. Gold Rush Ranch

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

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

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

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

2.7. Vegetation, Wildlife, and Fisheries

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

2.7.1. Sensitive Rare and Endangered Species

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

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

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

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

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

2.7.2. Wildlife and Aesthetic Values

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

2.7.3. Grasslands

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

2.7.4. Oak Woodlands

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

2.7.5. Riparian Habitat and Wetlands

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

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

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

2.7.6. No Net Loss

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

2.7.7. The Army Corps of Engineers

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

2.7.8. Fisheries

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

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

2.7.9. Gold Rush Ranch

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

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

Vegetation Communities

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

2.8. Energy Conservation

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

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

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

3. Circulation

3.1. Element Based on Traffic Studies

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

1. Sutter Creek Circulation Study (Final Report, February, 1991), by Charles R. Leitzell, Traffic Engineer.
2. Final Report. Circulation Study II, City of Sutter Creek, California, June 24, 1992, by RKH Civil and Transportation Engineering.

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

3.2. Traffic Circulation System Model

3.2.1. The City's Traffic Model

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

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

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

3.2.2. Five Circulation Scenarios

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

1. Year 1990 traffic. Existing conditions in the baseline year, 1990.
2. Short term projected traffic. Projected development in five years without any new major streets except as needed to directly serve new projects.
3. Lone term projected traffic. Projected development in twenty years without any new major streets except as needed to directly serve new projects.
4. Long term projected traffic with the Route 49 Bypass. Projected development in twenty years with the proposed State Route 49 Bypass in place together with the new streets needed to directly serve new projects.

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

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

Table 3-1 Levels of Service		
Level-of-Service	Signalized Intersection	Unsignalized Intersection
“A”	Uncongested operations, all queues clear in a single-signal cycle. $V/C < 0.60$	Little or no delay
“B”	Uncongested operations, all queues clear in a single cycle. $V/C - 0.61 - 0.70$	Short traffic delays
“C”	Light congestion, occasional backups on critical approaches. $V/C - 0.71 - 0.80$	Average traffic delays
“D”	Significant congestion of critical approaches but intersection functional. Cars required to wait through more than one cycle during short peaks. No long queues formed. $V/C - 0.81 - 0.90$	Long traffic delays
“E”	Severe congestion with some long standing queues on critical approaches. Block-age of intersection may occur if traffic signal does not provide for protected turning movements. Traffic queue may block nearby intersection(s) upstream of critical approach(es). $V/C - 0.91 - 1.00$	Very long traffic delays, failure, extreme congestion
“F”	Total breakdown, stop-and-go operation. $V/C > 1.00$	Intersection blocked by external causes

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

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

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

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

3.2.3. Maintaining and Using the Model

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

3.3. Existing Conditions

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

3.4. Short Term (5-Year) Projected Traffic

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

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

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

3.5. Long Term (20-Year) Projected Traffic

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

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

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

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

3.6. Multi-Modal and (TSM) Considerations

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

3.6.1. Transit

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

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

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

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

3.6.2. Pedestrians, Bicycles and TSM

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

3.6.3. Bicycles and Pedestrians

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

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

3.6.4. Carpooling

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

3.6.5. Post Office Traffic Impacts

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

3.7. Downtown Parking

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

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

4. Public Services and Facilities

4.1. Public Facilities

4.1.1. Water Service

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

Water

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

City’s Projected Water Consumption

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

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

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

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

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

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

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

Summary of Needs

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

Additional Storage

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

Treatment and Distribution

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

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

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

Funding Water

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

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

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

Gold Rush Ranch EIR

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

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

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

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

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

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

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

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

4.1.2. Sewage

Sewage Service

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

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

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

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

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

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

Sewage Collection Facilities Need Improvement

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

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

Costs vs. Revenues For Collection Facilities Maintenance and Upgrade

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

Sewage Treatment Facilities Are Near Capacity

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

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

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

Efforts To Maintain A Reserve – Available Wastewater Treatment Capacity

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

New Development Will Have To Provide Expanded Capacity

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

Effects of Projected Growth

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

The Need For Sewage System Improvement Revenues

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

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

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

The ARSA Sewage Disposal Agreement

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

EDA Funded Sutter Hill Improvements

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

Proposed System Capacity Upgrades

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

Interim Improvements

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

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

Tertiary Treatment Improvements

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

Treated Effluent Storage and Disposal

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

4.1.3. Storm Drainage

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

Existing System

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

Improving The Drainage System

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

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

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

Funding Improvements To The Drainage System

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

Flood Hazard

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

Urgent Need

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

4.1.4. Solid Waste

Solid Waste Collection

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

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

Solid Waste Disposal

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

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

Solid Waste

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

Solid Waste Diversion-Hazardous Waste

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

Recycling

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

4.1.5. Schools

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

4.1.6. City Offices

City Hall Is Overcrowded

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

4.2. Public Services

4.2.1. Police Protection

Present Police Services

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

Funding Additional Police Services

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

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

4.2.2. Fire Protection

Fire Protection

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

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

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

The Fire District’s Level of Service Is Excellent

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

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

Emergency Medical

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

4.3. Utility Systems

4.3.1. Extending Utilities

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

4.3.2. Cost of Street Lights

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

4.3.3. Energy Conservation

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

4.3.4. Electricity (from the Gold Rush Ranch EIR)

PG&E provides electric service to the City of Sutter Creek and surrounding areas. Two 60-kV transmission lines operated by PG&E are located near Gold Rush Ranch. One extends east-west on the south side of SR 88 and the other is north of the site and extends northwest-southeast crossing Valley View Way, and south of the SR 49 Bypass. Gold Rush Ranch is served from PG&E's Martell Substation, which is nearing capacity. The Clay Substation is located west of Gold Rush Ranch, and PG&E has indicated plans to increase the capacity at Clay Substation (Krause, 2007¹⁰).

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

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

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

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

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

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

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

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

5. Safety

5.1. Earthquakes

5.1.1. Faults in the Sutter Creek Area

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

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

An unnamed fault system — located approximately 2 miles westerly;

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

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

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

5.1.2. Maximum Credible Quake – 6.5

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

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

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

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

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

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

Table 5-1
Comparison of Magnitude and Intensity of Earthquakes

It is difficult to compare magnitude and intensity because intensity is linked with the particular ground and structural conditions of a given area, as well as distance from the earthquake epicenter, while magnitude depends on the energy released at the focus of the earthquake. However, a rough correlation is listed below.

Richter Magnitude		
2	I-II	Usually detected only by instruments
3	III	Felt indoors
4	IV-V	Felt by most people; slight damage
5	VI-VII	Felt by all; many frightened and run outdoors; damage minor to moderate
6	VII-VIII	Everybody runs outdoors; damage moderate to major
7	IX-X	Major damage
8	X-XII	Total and major damages

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

5.1.3. Many Older Structures May Not Be “Earthquake Safe”

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

5.2. Other Geologic Hazards

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

5.2.1. Ground Failure

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

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

5.2.2. Landslides

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

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

5.2.3. Mine Hazards

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

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

5.2.4. Gold Rush Ranch

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

Faults

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

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

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

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

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

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

5.3. Dam Failure

5.3.1. Tanner Reservoir Not a Threat

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

5.4. Flooding

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

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

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

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

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

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

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

5.5. Wildland and Urban Fires

5.5.1. Wildland Fires

State Responsibility Areas

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

“Urban-Wildland Interface” Zone

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

New Laws

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

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

5.5.2. Urban Fires

Downtown Historic Area

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

Peak Water Supplies

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

5.6. Evacuation and Emergency Preparedness

5.6.1. The Amador County Emergency Management Plan

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

5.6.2. Drills

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

5.6.3. Snow Emergency

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

5.6.4. Evacuation Routes

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

5.7. Hazardous Materials

5.7.1. Household Hazardous Waste

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

5.7.2. Non-Residential Hazardous Materials

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

5.7.3. Hazardous Materials Sites

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

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

5.7.4. Gold Rush Ranch Mine Tailings and Arsenic

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

Drainage flows through the tailings and to the tributary and into Stony Creek. The tailings contain elevated levels of arsenic. Testing of 130 soil samples taken from within the tailings area between May and October 2006 and between May and August 2007 identified surface and depth samples ranging from 17 to 678 milligrams per kilogram (mg/kg) with an average of approximately 129 mg/kg (Walker, 2006b, ENGEO, 2009₁). The soil concentrations observed were lower than levels for classification as hazardous waste subject to regulatory action, but may exceed human health action levels depending on potential routes and intensity of exposure to the public.

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

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

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

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

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

5.8. Aviation

5.8.1. Airport Land Use Plan Requirements

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

6. Noise

6.1. Inventory of Existing Noise Exposure

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

6.1.1. How Noise is Measured

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

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

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

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

Table 6-1
Typical Sound Levels Measure in the Environment and Industry

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

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

6.1.2. Noise Monitoring

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

6.1.3. Noise Contours

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

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

6.2. Existing Noise Sources

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

6.2.1. Highway 49

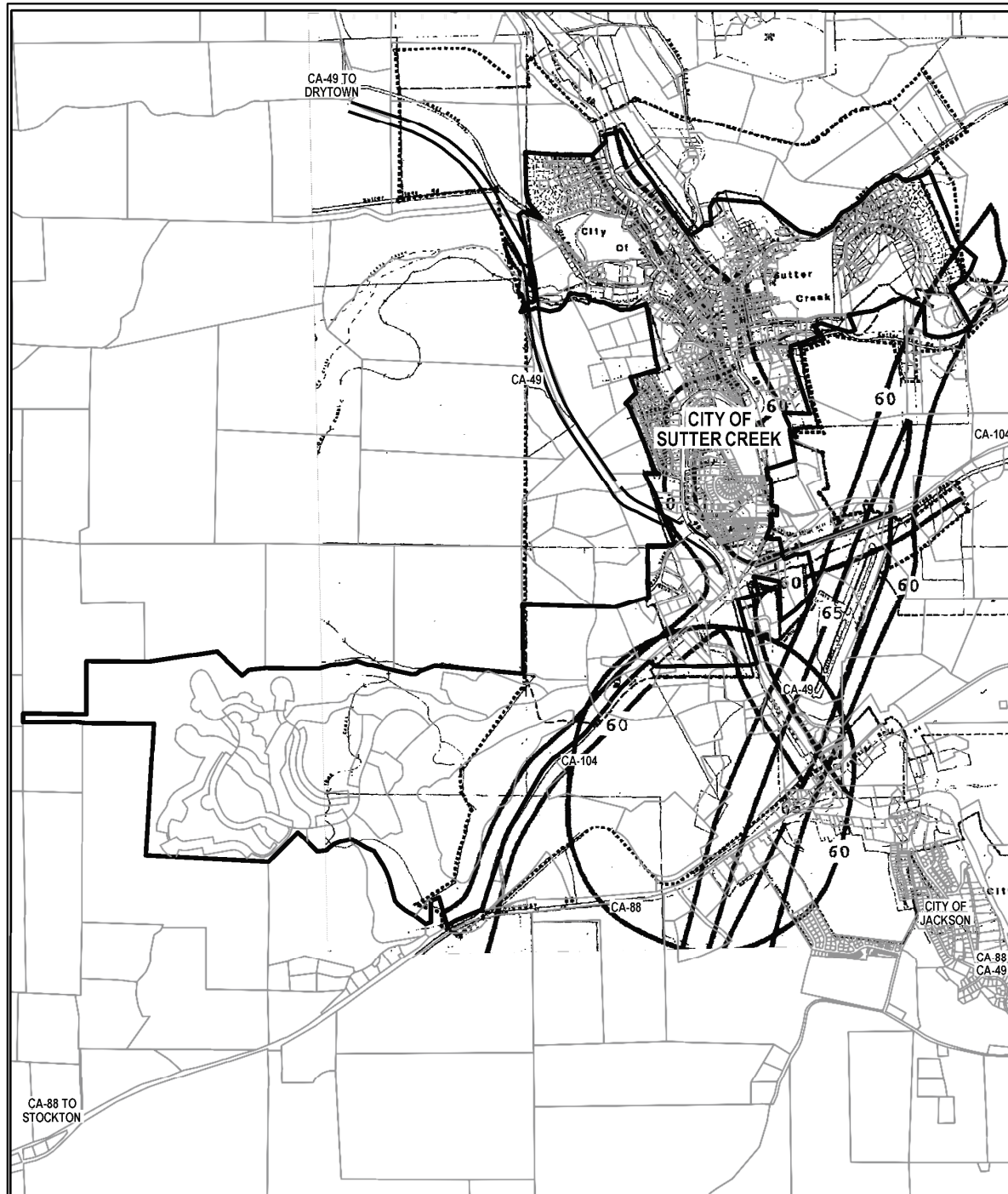
"Noise levels along State Route 49 (SR-49) were monitored for 24 hours" ...near North Amelia Street ... "50 feet from the centerline of State Route 49. The L_{dn} was 68 dB. This noise level is representative of residences next to SR-49. Several short-term measurements along the SR-49 corridor throughout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

6.2.2. Ridge Road

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

6.2.3. Other Streets and Roads

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

**Legend**

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

Important Notes

1. The CNEL noise contours for Westover Field are extracted from the Airport Land Use Plan for Amador County. They are derived based on a maximum number of 230 mixed type aircraft.
2. The 60-Ldn noise contour for the Georgia Pacific Plant is based on extensive monitoring.
3. The noise contours do not account for shielding provided by intervening buildings and terrain variations.

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

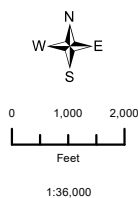


FIGURE 6-1
1990 NOISE EXPOSURE MAP

CITY OF SUTTER CREEK
General Plan

6.2.4. Amador Central Railroad

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

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

6.2.5. The Lumber Mill

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

6.2.6. The County Airport

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

6.2.7. Recycling Operations

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

6.2.8. Lincoln Mine

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

6.3. Protected Future Noise Levels

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

6.4. The Gold Rush Ranch Area

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

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

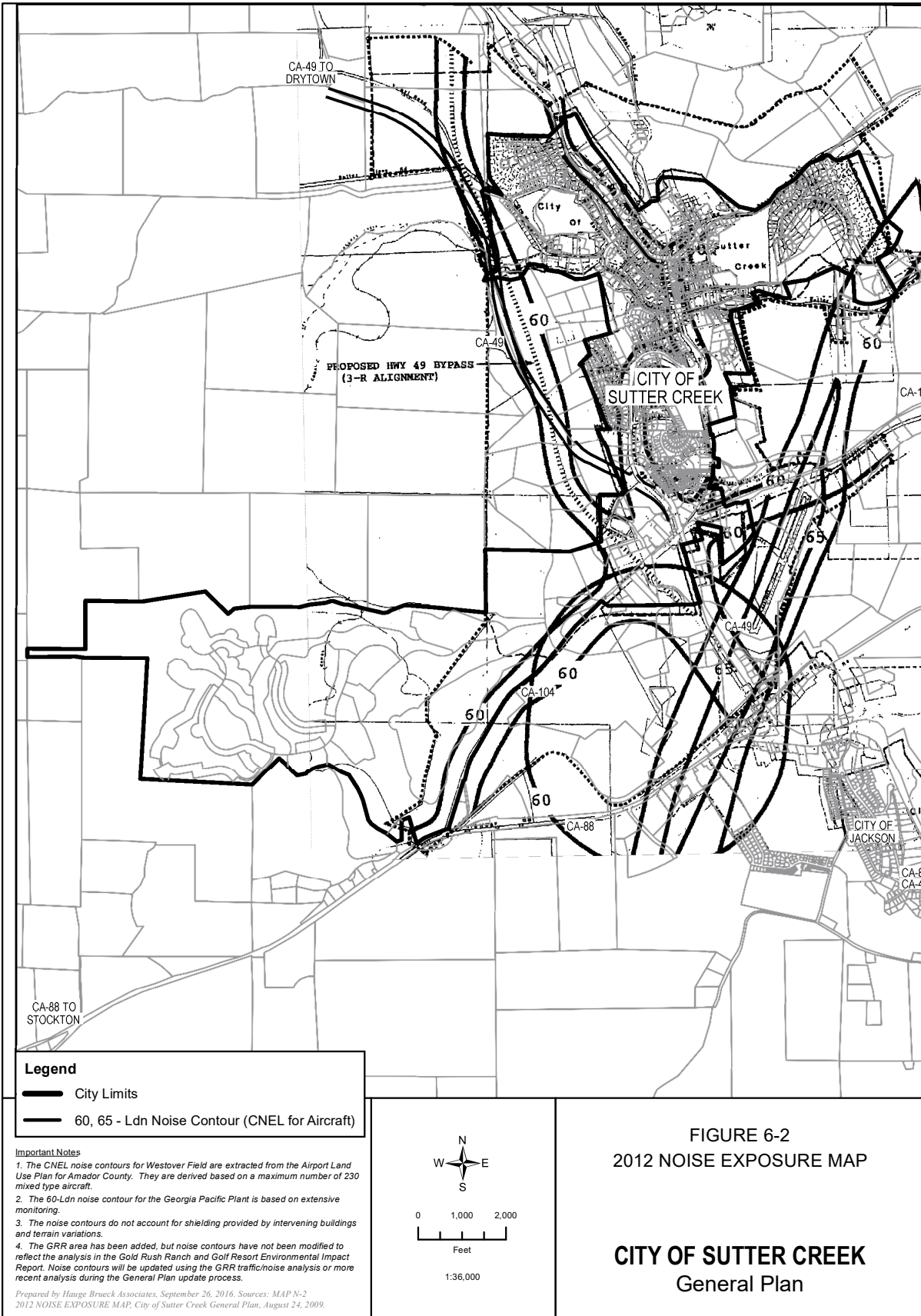


Table 6-2
Existing and Projected Noise Contours of Major City Streets

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

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

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

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

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

Explanation of Terms:

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

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

Table 6-3
Land Use Compatibility for Community Noise Environments

LAND USE CATEGORY	EXTERIOR COMMUNITY NOISE EXPOSURE L _{dn} OR CNEL, dB					
	55	60	65	70	75	80
RESIDENTIAL			REFER TO TABLE N-6			
TRANSIENT LODGING - MOTELS, HOTELS			REFER TO TABLE N-6			
SCHOOLS, LIBRARIES			REFER TO TABLE N-6			
CHURCHES, HOSPITALS						
AMPHITHEATRES, OUTDOOR SPECTATOR SPORTS						
AUDITORIUMS, CONCERT HALLS, SPORTS ARENA						
PLAYGROUNDS, NEIGHBORHOOD PARKS						
GOLF COURSES, RIDING STABLES, WATER RECREATION, CEMETERIES						
OFFICE BUILDINGS, BUSINESS COMMERCIAL AND PROFESSIONAL						
INDUSTRIAL, MANUFACTURING, UTILITIES AGRICULTURE						

INTERPRETATION



NORMALLY ACCEPTABLE

SPECIFIED LAND USE IS NORMALLY SATISFACTORY.



NORMALLY UNACCEPTABLE

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



CONDITIONALLY ACCEPTABLE

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



CLEARLY UNACCEPTABLE

SPECIFIED LAND USE IS CLEARLY UNACCEPTABLE.

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

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

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

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

7. Historic

7.1. Archaeology

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

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

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

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

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

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

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

7.1.2. The Northern Miwoks

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7.1.4. Moderate Cultural Resource Sensitivity

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

7.1.5. Site Specific Investigations

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

7.2. History

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

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

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

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

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

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

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

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

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

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

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

Settlement and Formation of Amador County

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

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

Farming and Ranching

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

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

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

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

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

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

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

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

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

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

7.2.2. City of Sutter Creek Historical Landmark and Historic Preservation

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

7.3. Historic Preservation and Enhancement

7.3.1. What Is Historically Significant?

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

7.3.2. Preserving Existing Historic Buildings and Sites

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

Federally Designated Historic Places

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

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

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

State Designated Historic Properties

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

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

7.3.3. Other Tools and Benefits

Economics

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

State Historic Building Code (SHBC)

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

Grant and Public Financing Opportunities

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

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

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

7.4. Cultural Resources Within the Gold Rush Ranch Area

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

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

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

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

7.4.1. Paleontological Resources within the Gold Rush Ranch Site

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

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

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

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

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

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

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

8. Parks and Recreation

8.1. Parks and Facilities

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

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

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

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

8.1.1. School Facilities

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

Table 8-1
Recreation Facilities

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

**Table 8-1
Recreation Facilities**

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

8.1.2. Parkland Dedication/In-Lieu Ordinance

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

8.1.3. Cost vs. Revenue Programs

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

8.1.4. Maintenance

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

8.1.5. Liability

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

9. Housing

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

2 Housing Element Appendices 2015

APPENDIX A: HOUSING NEEDS ASSESSMENT



HOUSING NEEDS ASSESSMENT

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

POPULATION CHARACTERISTICS

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

TABLE HE-2
POPULATION

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

Source: 2000-2010 DOF (E-8)

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

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



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

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

TABLE HE-3
AGE CHARACTERISTICS OF HOUSEHOLDERS

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

Source: 2008-2012 ACS (DP05)

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

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TABLE HE-4
PROJECTED POPULATION GROWTH, AMADOR COUNTY

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

Source: 2013 DOF (P-1)

Income and Employment Characteristics

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

TABLE HE-5
MEDIAN HOUSEHOLD INCOME

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

2008-2012 ACS (S01903)



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

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

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

TABLE HE-6
HOUSEHOLD INCOME DISTRIBUTION

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

Source: 2006-2010 CHAS

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

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

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

TABLE HE-7
LABOR FORCE CHARACTERISTICS, 1990–2014

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

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

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



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TABLE HE-8
EMPLOYMENT BY INDUSTRY, 2011

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

Source: 2007-2011 ACS (DP-03)

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

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**TABLE HE-9
MAJOR EMPLOYERS**

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

Source: EDD, 2014

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



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TABLE HE-10
FAST-GROWING INDUSTRIES, MOTHER LODE REGION¹ 2010–2020

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

Source: California Employment Development Department, October 2013

¹ Estimates for Amador County are aggregated with those for Calaveras, Mariposa, and Tuolumne Counties into the “Mother Lode Region” by the EDD for analysis.

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

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

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**TABLE HE-11
JOBS-HOUSING BALANCE**

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

Source: US Census 2013 (LODES)

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

**TABLE HE-12
COMMUTE TIME**

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

Source: ACS 2008–2012 (S0802)



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

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

TABLE HE-13
HOUSING OVERPAYMENT BY TENURE

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

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

Source: 2007-2011 ACS B25106

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



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

HOUSEHOLD CHARACTERISTICS

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

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

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

TABLE HE-14 HOUSEHOLD TRENDS – 2000-2010

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

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

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

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

TABLE HE-15 HOUSEHOLD SIZE – 2011

	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Total:	14,283	-	73	-	1,365	-	1,942	-	428	-	1,192	-	9,283	-
Owner occupied	11,213	79%	41	56%	1,079	79%	969	50%	295	69%	653	55%	8,176	88%
1-person household	2,661	19%	14	19%	169	12%	317	16%	51	12%	195	16%	1,915	21%
2-4-person household	7,886	55%	27	37%	778	57%	606	31%	209	49%	445	37%	5,821	63%
5+ person household	666	5%	0	0%	132	10%	46	2%	35	8%	13	1%	440	5%
Renter occupied	3,070	21%	32	44%	286	21%	973	50%	133	31%	539	45%	1,107	12%
1-person household	876	6%	3	4%	104	8%	342	18%	48	11%	201	17%	178	2%
2-4-person household	1,888	13%	18	25%	161	12%	553	28%	65	15%	301	25%	790	9%
5+ person household	306	<1%	11	15%	21	<1%	78	<1%	20	5%	37	<1%	139	<1%

Source: US Census 2007-2011 ACS Table B17010

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

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



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

TABLE HE-16
OVERCROWDED HOUSEHOLDS

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

Source: ACS 2007-2011 (B25014)

HOUSING STOCK CHARACTERISTICS

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

Housing Type

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

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

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

Source: DOF 2009, 2013

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

TABLE HE-18
HOUSING UNITS BY TYPE

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

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

Age of Housing Stock

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



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

TABLE HE-19
AGE OF HOUSING STOCK

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

Source: 2008-2012 ACS (DP04)

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

Condition of the Housing Stock

Amador County

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

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

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

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

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

TABLE HE-20
2008 HOUSING CONDITION SURVEY RESULTS

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

Units in Need of Repair and Replacement

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

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



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

Ione

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

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

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

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

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

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

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

TABLE HE-21
IONE HOUSING CONDITIONS

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

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

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

Jackson

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

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

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

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

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



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

TABLE HE-22
HOUSING CONDITION SURVEY RESULTS CITY OF JACKSON

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

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

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

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

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

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

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

Plymouth

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

Sutter Creek

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

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

HOUSING AFFORDABILITY

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

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

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

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



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TABLE HE-24
HOUSING AFFORDABILITY

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

Notes:

Assumes a four-person household.

1. Monthly utility costs are assumed as \$75/person and \$25 for each additional person.

2. Total affordable mortgage based a 10 percent down payment, an annual 5.25 percent interest rate, 30 year mortgage, and monthly payment equal to 30 percent of income (after utilities, taxes, and insurance).

3. Monthly affordable rent based on 30 percent of income less estimated utilities costs.

Source: 2014 HCD income limits; <http://www.realtor.com/home-finance/financial-calculators/>

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

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

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

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

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

TABLE HE-25
MEDIAN HOME SALES PRICE

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

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

TABLE HE-26
LISTED MEDIAN SALES PRICES BY COUNTY

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

Source: Trulia.com, February 2014

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

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



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

TABLE HE-27
HOUSING STOCK BY TYPE OF VACANCY

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

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

SPECIAL HOUSING NEEDS

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

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

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TABLE HE-28
SENIOR HOUSING CHARACTERISTICS, 2012

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

Source: 2008-2012 ACS (B25007, S0101)

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

TABLE HE-29
SENIOR HOUSEHOLDS BY TENURE

Location	Own		Rent		Total	
	Number	Percent	Number	Percent	Number	Percent
Amador County	4,191	89%	509	11%	4,700	100%
Amador City	9	100%	0	0%	9	100%
Ione	280	92%	26	8%	306	100%
Jackson	437	82%	97	18%	534	100%
Plymouth	102	74%	36	26%	138	100%
Sutter Creek	321	75%	107	25%	428	100%
Unincorporated County	3,042	93%	243	7%	3,285	100%

Source: 2007-2011 ACS (B25007)

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



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

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

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

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

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

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

Source: US Census 2000

PERSONS WITH DEVELOPMENTAL DISABILITIES

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

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



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

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

TABLE HE-31
DEVELOPMENTAL DISABILITY LIVING SITUATION BY ZIP CODE

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

Source: DDS 2014

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

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TABLE HE-32 SERVICES FOR THE DISABLED

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

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

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

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



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

TABLE HE-33
FEMALE-HEADED HOUSEHOLDS

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

Source: 2007-2011 ACS B17010)

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

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

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

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

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

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

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

TABLE HE-34
HIRED FARM LABOR, FARMWORKERS

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

Source: 2007 USDA Agricultural Census <http://www.usda.gov/funding/lapse.htm>

TABLE HE-35
SEASONAL FARMWORKERS BY DAYS WORKED

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

Source: 2007 USDA Agricultural Census <http://www.usda.gov/funding/lapse.htm>



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

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

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

Note: Numbers are provided for the Central Sierra Continuum of Care for which Amador is a participating member. Numbers represent homeless needs for the total Continuum of Care area.

Source: Continuum of Care, August 2012 and January 2013 Point in Time Homelessness Counts.

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

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

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

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

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

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

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

3.0 HOUSING RESOURCES AND INCENTIVES

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



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TABLE HE-38
ASSISTED MULTI-FAMILY UNITS

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

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

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

- 1) Prepayment of HUD mortgages Section 221(d)(3), Section 202, and Section 236.
- 2) Opt-outs and expirations of project-based Section 8 contracts.
- 3) Other cases.

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

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

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

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

Preservation and Replacement Options

Overview

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

Transfer of Ownership

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

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

Rental Assistance

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



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

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

TABLE HE-39
ESTIMATED RENTAL SUBSIDIES REQUIRED

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

1. Fair market rent is determined by HUD for different jurisdictions/areas across the United States on an annual basis.

2. 2014 Household Income limits based on 2014 Income Limits from HCD. In Amador County, the median family income in 2014 was calculated to be \$72,300 for a family of four.

3. Affordable cost = 30% of household monthly income minus estimated utility allowance of \$100 for a one-bedroom unit, \$150 for a two-bedroom unit, and \$200 for a three-bedroom unit.

Source: Data compiled by PMC(2014)

Purchase of Affordability Covenants

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

Construction of Replacement Units

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

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

Cost Comparisons

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

Resources for Preserving Assisted Rental Housing

Organizations and Resources

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

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

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

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



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- **Resources and Incentives for Affordable Housing.** Efforts by the County to assist in the development, rehabilitation, and preservation of affordable housing would utilize organizational and financial types of resources. The following programs include local, state, and federal housing programs that are valuable resources in assisting in the development of affordable housing, preserving at-risk housing, and for housing rehabilitation.
- **Density Bonus Ordinances:** Jurisdictions in Amador County provide for density bonuses consistent with state law (most have density bonuses codified in an ordinance). While the exact qualifications of the bonus vary, housing density bonuses are offered for lower- and very low-income and senior households in accordance with Government Code Sections 65915 and 65917. Jurisdictions are required to grant a density bonus of at least 25 percent above the base zoning density and one additional concession or incentive. The provisions of the density bonus apply to all new residential developments in the county.
- **HOME Program:** The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits.

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

- **Public Housing Authority (PHA):** Amador County does not have a local PHA; the nearest PHA is in neighboring El Dorado County. Therefore, the Stanislaus County Housing Authority administers the Section 8 program through the Housing Assistance Program for Amador County and six surrounding counties.
- **Community Development Block Grant (CDBG):** HUD awards CDBG funds annually to entitlement jurisdictions and states for general housing and community development activities, including housing construction, housing rehabilitation, public services, and economic development activities. HUD also offers various other programs that can be utilized by the cities and nonprofit and for-profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees.
- **Community Reinvestment Act (CRA):** The CRA, enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be

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

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

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

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

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

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

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

- **California Housing Finance Agency (CHFA):** CHFA offers permanent financing for acquisition and rehabilitation to for-profit, nonprofit, and public agency developers seeking to preserve at-risk housing units. In addition, CHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.
- **Federal Home Loan Bank System:** The federal Home Loan Bank System facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.



APPENDIX A: HOUSING NEEDS ASSESSMENT

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

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

APPENDIX B: CONSTRAINTS



CONSTRAINTS

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

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

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

JOINT NON-GOVERNMENTAL CONSTRAINTS

LAND COSTS

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

TABLE HE-41
AMADOR COUNTY VACANT LAND COSTS

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

Source: www.loopnet.com, April 2014

Note: ¹Each row in this table represents a single parcel



APPENDIX B: CONSTRAINTS

CONSTRUCTION AND LABOR COSTS

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

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

AVAILABILITY OF FINANCING

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

APPENDIX B: CONSTRAINTS



TABLE HE-42
CONFORMING LOAN INTEREST RATES

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

Source: www.wellsfargo.com, April 2014

Notes: Conforming loan is for no more than \$417,000. A jumbo loan is greater than \$417,000.

ENVIRONMENTAL CONSTRAINTS

Hazards

Flooding

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

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

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



APPENDIX B: CONSTRAINTS

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

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

Faults

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

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

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

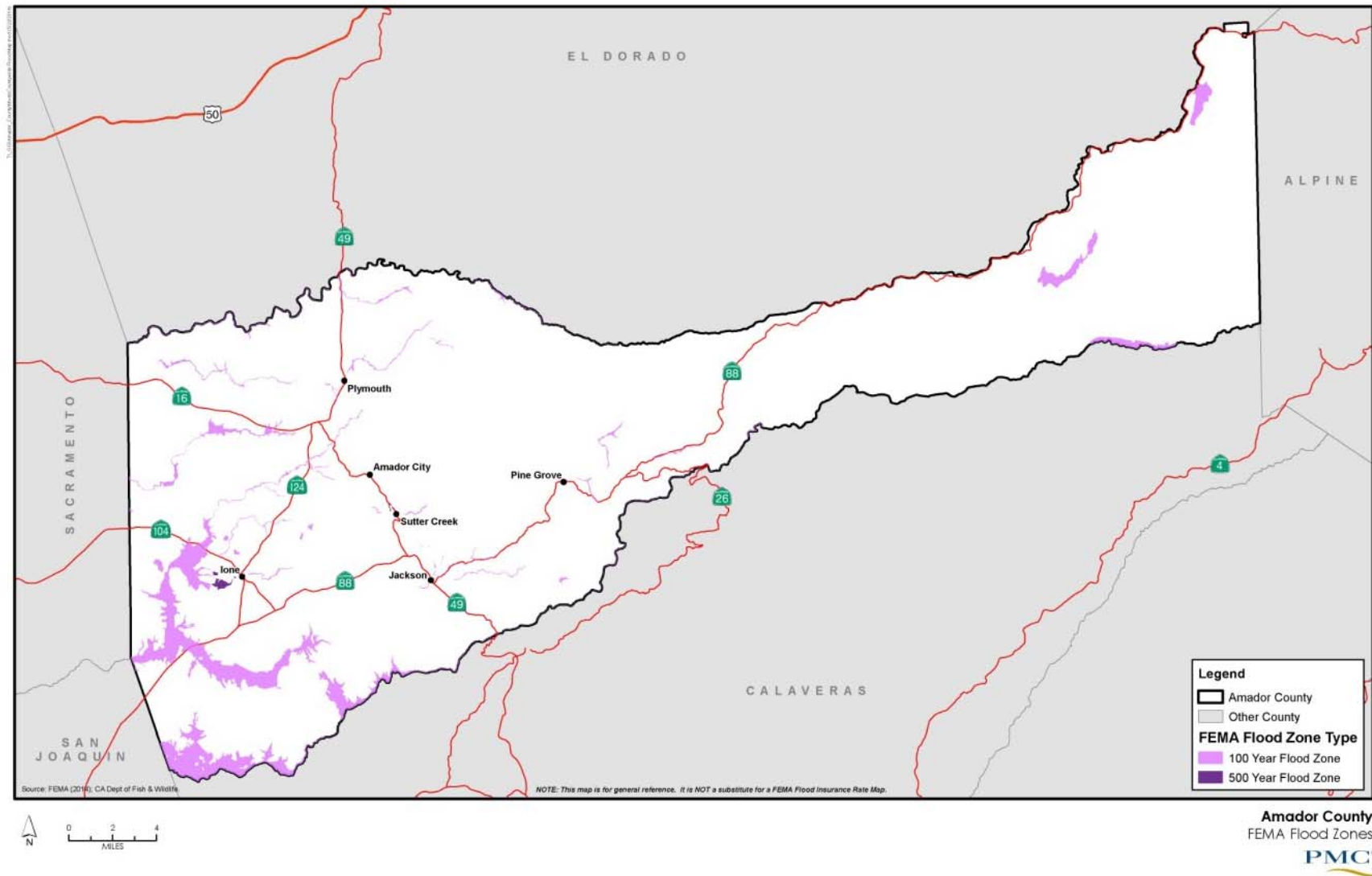
Adequate Infrastructure

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

APPENDIX B: CONSTRAINTS



FIGURE 1 FEMA FLOOD ZONES





APPENDIX B: CONSTRAINTS

Domestic Water Service

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

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

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

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

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

APPENDIX B: CONSTRAINTS



TABLE HE-43
AMADOR WATER AGENCY WATER SUPPLY AND DEMAND

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

Source: Amador Water Agency Urban Water Management Plan 2011

Amador County

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

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

City of Ione

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

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



APPENDIX B: CONSTRAINTS

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

City of Jackson

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

City of Plymouth

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

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

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

City of Sutter Creek

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

APPENDIX B: CONSTRAINTS



Wastewater Service

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

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

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

Source: Amador Water Agency Urban Water Management Plan 2011

Amador County

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

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

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



APPENDIX B: CONSTRAINTS

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

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

Areas without Infrastructure

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

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

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

City of Ione

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

APPENDIX B: CONSTRAINTS



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

City of Jackson

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

City of Plymouth

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

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

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

- There are 668 sewer “equivalents” (EDUs) served by the City’s existing sewer collection system.
- With an existing Average Dry Weather Flow (ADWF) of 120,000 gallons per day (gpd), and Average Wet Weather Flow (AWWF) of 210,000 gpd and a Peak Wet Weather Flow (PWWF) of 550,000 gpd, current flow rates per EDU are:



APPENDIX B: CONSTRAINTS

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

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

City of Sutter Creek

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

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

APPENDIX B: CONSTRAINTS



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

2.0 GOVERNMENTAL CONSTRAINTS

CITY OF IONE

Ione General Plan

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

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

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



APPENDIX B: CONSTRAINTS

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

Source: City of Ione 2009 General Plan

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

APPENDIX B: CONSTRAINTS



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

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

Source: City of Ione 2009 General Plan

¹ Density bonus consistent with state law may be allowed to exceed the 25 unit per acre maximum.

² Density to be determined during the specific plan planning process.

Ione Zoning

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

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

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



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

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

City of Ione Zoning Code, April 2011



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Development Standards for Zones Allowing Residential Uses

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

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

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

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



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

Notes:

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

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

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

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

Source: City of Ione Zoning Code, 2011

Planned Development (PD) District

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

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



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

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

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

How Residential Uses are Allowed

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

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

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

Source: City of Ione Zoning Code, 2010\

P= permitted by right

A=administrative use permit

C = conditional use permit

N = not permitted

Notes:

¹Only allowed as mixed-use development as residential in conjunction with and above ground-floor retail, service, or office use.

²Single-family dwellings are permitted provided the lot size does not exceed 4,000 square feet.



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Ione Provisions for a Variety of Housing Types

Dwelling, Second Unit

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

Mobile and Manufactured Homes

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

Farmworker Housing

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

Residential Care Home

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

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

Emergency Shelters

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

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

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

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



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Transitional and Supportive Housing

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

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

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

Extremely Low-Income Households

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

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

Ione Housing for Persons with Disabilities

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

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

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

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

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

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

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



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

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

Ione Density Bonus

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

Ione Building Codes and Code Enforcement

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

Ione On/Off-site Improvements

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

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

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

Ione Fees

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

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

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



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**TABLE HE-51
CITY OF IONE IMPACT FEE SCHEDULE**

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

Source City of Ione, February 2009

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

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

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

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

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

Source: www.building-cost.net 2014, City of Ione 2014

Notes:

1. Typical single-family unit estimated at 1,600 square feet.
2. Typical multi-family unit of 900 square feet.

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



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

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

Source: City of Ione, February 2009

Note:

¹These charges are considered deposits. In addition to these deposits, the City will charge the applicant on a time-and-materials basis to complete the review and processing of the application, as specified above in Direct Costs.

²Environmental review deposit is automatically required for all tentative maps, rezones, and General Plan amendments. It may also be required for other projects at the discretion of the City Planner if environmental review beyond an exemption is anticipated.

Ione Development Review and Permit Processing

Site Plan Review

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

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

- Considerations relating to site layout, the orientation and location of buildings, signs, other structures, open spaces, landscaping, and other development features in relation to the physical characteristics, zoning, and land use of the site and surrounding properties.
- Considerations relating to traffic, safety, and traffic congestion, including the effect of the development plan on traffic conditions on abutting streets; the layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; the adequacy of off-street parking facilities to prevent traffic congestion; and the circulation patterns within the boundaries of the development.
- Considerations necessary to ensure that the proposed development is consistent with the General Plan and all applicable Specific Plans or Planned Development Master Plans, including but not limited to the density of residential units.
- Considerations relating to the availability of City services, including but not limited to water, sewer, drainage, police and fire; and whether such services are adequate based upon City standards. (Ione Municipal Code, Section 17.10.090.F)

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

Permit Processing and Development Review

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



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

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

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

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

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

TABLE HE-54
CITY OF IONE DEVELOPMENT REVIEW TIMES

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

Sources: City of Ione, February 2009

Subdivision Standards

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

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

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

Ione Design Review

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



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

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

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

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

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

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

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

Ione Inclusionary Housing Program

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

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

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

- In a rental housing project, 2 percent of the units shall be affordable to very low-income households, 2 percent shall be affordable to low-income households, and 1 percent shall be affordable to moderate-income households.
- In a for-sale project, 2 percent shall be affordable to low-income households, and 3 percent shall be affordable to moderate-income households.
- Affordable units shall be built on-site and must be comparable in infrastructure (including wastewater, water, and other utilities), construction quality, and exterior design to the market-rate residential units. Affordable units may be smaller in aggregate size and have different interior finishes and features than market-rate units, so long as the interior features are durable, of good quality, and consistent with contemporary standards for new housing. The number of bedrooms should be the same as those in the market-rate units, except that if the market-rate units provide more than three bedrooms, the affordable units need not provide more than three bedrooms.
- All affordable units must be constructed and occupied concurrently with or prior to the construction and occupancy of market-rate units. In phased developments, the affordable units must be evenly distributed throughout the development and will be constructed and occupied in proportion to the number of units in each phase of the residential development.
- Deed restrictions shall be provided to ensure that rental units developed for very low-, low-, and moderate-income persons will remain affordable for 55 years and ownership units developed for low- and moderate-income units will remain affordable for 45 years.



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- If an owner sells an affordable unit before the end of the 45-year resale restriction term, the owner shall repay the City/subsidy balance. The balance is any remaining principal and accrued interest after the subsidy has been reduced as defined in the Buyer's Resale Agreement (to be determined at the time of purchase).
- Per the deed restriction of the affordable units, all affordable units resold shall be required to be sold to an income-eligible household.
- The City will develop and maintain a waiting list of eligible persons wishing to purchase or occupy an affordable housing unit.

Alternatives to these provisions include:

- Payment of an in-lieu fee for ownership or rental units may be acceptable and the amount of in-lieu fees shall be established by a nexus study that was completed during the previous planning period. The money will then be placed into an affordable housing trust fund. The City will develop a set of priorities for the use of housing trust fund monies once the housing trust fund is established (Program H-6).
- If the developer is permitted to dedicate land for the development of affordable units in satisfaction of part or all of its affordable housing requirement, the agreement shall identify the site of the dedicated land and shall provide for the implementation of such dedication in a manner deemed appropriate and timely by the City.

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

- Assistance with accessing and apply for funding (based on availability of federal, state, local foundations, and private funds).
- Mortgage-subsidy or down payment assistance programs to assist first-time homebuyers and other qualifying households, when such funds are available.
- Expedited/streamlined application processing and development review.
- Modification of development requirements, such as reduced set backs and parking standards on a case-by-case basis.
- Density bonuses.

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CITY OF JACKSON

Jackson General Plan

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

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

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

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

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

Source: City of Jackson Land Use Element 2008

Notes:

1. The City’s Land Use Element does not specify residential uses as allowed in this Land Use Designation. However, the Development Code specifies that residential uses are allowed in these Land Use Designations. For more information, see the section below.



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Jackson Zoning

In 2009, the City adopted a new Title 17 of the Municipal Code replacing the existing zoning and subdivision ordinances with the Development Code. The zoning designations outlined in the Development Code are coincident with the Land Use Element Land Use Designations. Thus, the City has one map depicting the General Plan and zoning designations.

Development Standards for Zones Allowing Residential Uses

The Development Code prescribes minimum standards for residential lot sizes, yards, and lot coverage. These standards, shown in **Table HE-56**, contribute to the protections of public health, safety, and welfare, and the maintenance of the City's quality of life and have not been an obstacle to the development of affordable units.

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TABLE HE-56

CITY OF JACKSON DEVELOPMENT STANDARDS FOR ZONES WHERE RESIDENTIAL DEVELOPMENT IS ALLOWED

Zoning District	RS	RL	RSF	RD	RM	RH	PO	HC	LC	C	I
Minimum Lot Size	1 acre	.5 acre	8,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.	4,000 sq. ft.	8,000 sq. ft.	None	8,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.
Density	1 du/acre	1 du/.5 acre	1 du/8,000 sq. ft. (4)	1 du/4,000 sq. ft.	1 du/3,000 sq. ft.	1 du/2,000 sq. ft.	1 unit = 1 du/8,000 sq. ft. 2 units = 1 du/4,000 sq. ft. 3-4 units = 1 du/3,000 sq. ft. 5+ units = 1 du/2,000 sq. ft.	1 unit = 1 du/8,000 sq. ft. 2 units = 1 du/4,000 sq. ft. 3-4 units = 1 du/3,000 sq. ft. 5+ units = 1 du/2,000 sq. ft.	1 unit = 1 du/8,000 sq. ft. 2 units = 1 du/4,000 sq. ft. 3-4 units = 1 du/3,000 sq. ft. 5+ units = 1 du/2,000 sq. ft.	1 unit = 1 du/8,000 sq. ft. 2 units = 1 du/4,000 sq. ft. 3-4 units = 1 du/3,000 sq. ft. 5+ units = 1 du/2,000 sq. ft.	1 unit = 1 du/8,000 sq. ft. 2 units = 1 du/4,000 sq. ft. 3-4 units = 1 du/3,000 sq. ft. 5+ units = 1 du/2,000 sq. ft.
Setbacks Required						Minimum setbacks required unless otherwise shown on the Zoning Map, Subdivision Map, or Planned Development. See 17.30.120 (Setback Requirements and Exceptions) in the Development Code for setback measurement, allowed projections into setbacks, and exceptions to required setbacks.					
Front	25	25	10 or 15 ⁽¹⁾ (2)	10 or 15 ⁽¹⁾	15	10	10	0	10	10	10
Side	5	5	5	5	5	5	5	0	5	0	0
Street Side Corner Lot	15	15	15	15	15	10	5	0	5	5	5
Rear	10	10	10	10	10	10	10	10	10	10	10

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Zoning District	RS	RL	RSF	RD	RM	RH	PO	HC	LC	C	I
Between Structures	-	-	-	6 ⁽²⁾	10 ⁽³⁾	⁽³⁾	-	-	-	-	-
Height Limit	2.5 stories and 35 ft.	2.5 stories and 35 ft.	2.5 stories and 35 ft.	2.5 stories and 35 ft.	2.5 stories and 35 ft.	4 stories and 50 ft.	2 stories or 35 ft.	4 stories or 70 ft.	2 stories or 35 ft.	Wall height not greater than 30 ft.	4 stories or 70 ft.

Source: City of Jackson Development Code, 2009

Notes:

1. RSF and RD front yard setbacks shall be a minimum of 10 feet for single-story structures and 15 feet for two-story structures. Driveway lengths must be a minimum of 25 feet.
2. RSF front yard setback shall be as established as above except where lots comprising 40 percent or more of the frontage on one side of the street between intersecting streets are developed with buildings having an average front yard with a variation of not more than 10 feet. No building hereafter erected or structurally altered shall project beyond the average front yard line so established. In determining such front yard depth, buildings located more than 25 feet from the front property line or buildings facing a side street on a corner lot shall not be counted.
3. Ten-foot setback between dwelling structures and 6-foot setback between dwellings and accessory buildings.
4. Per Section 17.07.020(C) (Purposes of Residential Zoning District) the RSF minimum lot size may be reduced to 6,000 square feet.

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Table HE-57 provides a summary of residential parking standards required by the Development Code. Program H-15 is proposed to relax garage requirements for duplex and multifamily dwellings.

TABLE HE-57
CITY OF JACKSON RESIDENTIAL PARKING REQUIREMENTS

Residential Uses	Vehicle Spaces Required
Group Quarters (including boarding houses, rooming houses, dormitories, and organizational houses)	1 space per each bed, plus 1 space per each 8 beds for guest parking, 1 space per each employee on largest shift.
Duplex housing units	2 spaces per each unit with 1 space per unit in a fully enclosed garage.
Mobile homes (in MH parks)	2 spaces per each mobile home (tandem parking allowed in an attached carport), plus 1 guest parking space for each 4 units.
Multi-family dwelling, condominiums and other attached dwellings	Studio and 1 bedroom units – 1.5 spaces per each unit with 1 space per unit in a fully enclosed garage. Spaces not required to be in garage for affordable housing units.
	2 bedrooms or more – 2 spaces per each unit, with 1 space per unit in a fully enclosed garage. Spaces not required to be in garage for affordable housing units.
Multi-family dwelling, condominiums and other attached dwellings	Guest parking – 25% of total required spaces.
Mixed-use developments	Determined by Conditional Use Permit.
Secondary residential units	2 spaces in addition to that required for the single-family dwelling.
Senior housing projects	1 space per each unit with 0.5 spaces per unit covered, plus 1 guest parking space per each 10 units.
Senior congregate care facilities	0.5 space per each residential unit, plus 1 space per each 4 units for guests and employees.
Single-family dwelling	2 spaces with 1 space per unit in a fully enclosed garage.

Source: City of Jackson Development Code 2009



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How Residential Uses are Allowed

The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Some of the housing types include single-family residential housing, multiple-family residential housing, residential accessory dwelling units, mobile homes, duplexes, transitional housing, supportive housing, second units, single room occupancy units, and emergency shelters. **Table HE-58** shows the housing types that will be permitted by Zoning District.

TABLE HE-58
CITY OF JACKSON HOUSING TYPES PERMITTED BY ZONING DISTRICT

Land Use/Zoning District	RS	RL	RSF	RD	RM	RH	PO	HC	LC	C	I
Adult Day Care Home	P	P	P	P	P	P	P	P	P	C	C
Caretaker Housing	P	P	P	P	P	P	P	P	P	C	C
Dwelling, Multi-family	N	N	N	N	N	P	P	P	P	C	C
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	C	C
Dwelling, Two-Family	N	N	N	P	P	P	P	P	P	C	C
Dwelling, Three- and Four-Family	N	N	N	N	P	P	P	P	P	C	C
Emergency Shelter	N	N	N	N	N	P	P	P	P	C	C
Employee/Farmworker Housing	N	N	N	N	N	N	N	N	N	N	N
Family Day Care Home, Large	P	P	P	P	P	P	P	P	P	C	C
Family Day Care Home, Small	P	P	P	P	P	P	P	P	P	C	C
Group Residential, 6 persons or less	P	P	P	P	P	P	P	P	P	C	C
Group Residential, 7 persons or more	C	C	C	C	C	C	C	C	C	C	C
Guest House	P	N	N	N	N	N	N	N	N	C	C
Home Occupations	P	P	P	P	P	P	P	P	P	P	P
Manufactured Home	P	P	P	P	P	P	P	P	P	C	C
Mobile Home	P	P	P	P	P	P	P	P	P	C	C
Mobile Home Park	C	C	C	C	C	C	C	C	C	C	C
Residential Care Home	P	P	P	P	P	P	P	P	P	C	C
Second Unit	P	P	N	N	N	N	N	N	N	C	C
Single Room Occupancy (SRO) Facilities	N	N	N	N	N	P	P	P	P	C	C
Supportive Housing	P	P	P	P	P	P	P	P	P	C	C
Transitional Housing	P	P	P	P	P	P	P	P	P	C	C

Source: City of Jackson Zoning Code, 2009

P= permitted by right

A=administrative use permit

C= conditional use permit

N= not permitted

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Jackson Provisions for a Variety of Housing Types

Second Units

A second unit is an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel that the single-family dwelling is situated.

AB 1866, also known as the “second unit law,” amended California Government Code to facilitate the development of second units. This amendment required localities to allow second units ministerially without discretionary review or hearings. To be considered a ministerial review, the process used to approve second units must “apply predictable, objective, fixed, quantifiable and clear standards.” Applications for second units should not be subject to onerous conditions of approval or public hearing process or public comment.

Program H-1.3 is proposed to revise the Development Code to allow second units per state law.

Mobile and Manufactured Homes

Manufactured and factory-built housing can be integral parts of the solution for addressing housing needs. Pursuant to Government Code Section 65852.3, the siting and permit process for manufactured housing should be regulated in the same manner as a conventional or stick-built structure. Specifically, Government Code Section 65852.3(a) requires that with the exception of architectural requirements, a local government, including charter cities, shall only subject manufactured homes (mobile homes) to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including but not limited to building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements. The City allows mobile homes in all residential zones with comply with citywide architectural regulations.

Farmworker Housing

Farmworker or employee housing is property used temporarily or seasonally for the residential use unrelated persons or families employed to perform agricultural or industrial labor. The accommodations may consist of any living quarters, dwelling, boardinghouse, tent, bunkhouse, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodations maintained in one or more buildings, or one or more sites, and the premises upon which they are situated, including area set aside for parking of mobile homes or camping of five or more employees by the employer. State law (Sections 17021.5 and 17021.6 of the Health and Safety Code, Employee Housing Act) requires that employee housing for farmworkers and other employees be allowed ministerially in zones allowing single-family residential structures (Section 17021.5). Section 17021.6 requires that farmworker housing consisting of 36 beds or 12 units or spaces designed for use by a single family or household be allowed ministerially. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. Program H-10 is proposed to comply with the Employee Housing Act.



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Emergency Shelters

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”

The City allows emergency shelters without discretionary review in the RH, HC, PO and LC zones. These zones have sufficient capacity to accommodate an emergency shelter with five parcels zoned PO with a total area of 76.6 acres, three parcels zoned HC with a total area of .5 acres, 14 parcels zoned LC with a total area of 83.1 acres and seven parcels zoned RH with a total area of 11.8 acres.

Development Code 17.58.130 provides operating standards for emergency shelters:

1. The cumulative total number of beds allowed within each emergency shelter shall be no more than 12.
2. An emergency shelter may not be located within 300 feet of another emergency shelter.
3. There shall be provided one parking space per employee and one parking space for every four beds (or fraction thereof).
4. Services shall be limited to overnight accommodation and meals for residents and employees only. Admittance shall be between the hours of 7:00 am and 10:00 pm.
5. Each shelter shall be operated by a responsible agency or organization that has experience in managing and/or providing social services.
6. An on-site manager shall be present during operating hours.
7. A written management plan addressing at a minimum staff training, security, neighborhood communication, client intake, loitering control, referral services, outdoor storage, refuse control, and facility maintenance shall be submitted to and approved by the Planning Department prior to operation.

SB 2 notes that emergency shelter parking requirements shall not be more restrictive than the underlying zoning requirements. Parking requirements in the City of Jackson are based on the land use type and not specifically on the underlying zone. The most comparable land use type (based on expected traffic and occupancy patterns) to emergency shelters in the city is “Group Quarters.” As shown in **Table HE-59**, emergency shelters require the same amount of parking per employee, but less parking per bed. Therefore, the City’s emergency shelter requirements are consistent with SB 2.

APPENDIX B: CONSTRAINTS



TABLE HE-59
EMERGENCY SHELTER PARKING REQUIREMENTS

Land Use Type	Vehicle Spaces Required
Emergency Shelter	There shall be provided one parking space per employee and one parking space for every four beds (or fraction thereof)
Group Quarters (including boarding houses, rooming houses, dormitories, and organizational houses)	One space per each bed, plus one space per each eight beds for guest parking, one space per each employee on largest shift.

Source: City of Jackson Development Code, 2009

Transitional and Supportive Housing

State law requires that local land use regulations accommodate a range of housing types, as well as facilities for people in need of emergency shelter and transitional housing. There are a number of sites in the City of Jackson that would be suitable for more affordable and higher density housing which are in close proximity to jobs, commerce, public services, transportation, and public facilities. The City's Development Code permits group homes (including residential care facilities) in the Limited Commercial (LC), Historic Commercial (HC), Professional Office (PO), Residential High Density (RHD), and Residential Medium Density (RMD) zones by right. This includes sites for emergency shelters, transitional and supportive housing, and SRO units. This means that a variety of housing types can be provided without requiring a discretionary permit.

Transitional and supportive housing are allowed in all zones that allow residential development in the same way other residential uses are allowed.

Extremely Low-Income Households

Extremely low-income households have special housing needs because they are unlikely to find market-rate housing that is affordable at any price. Also, many of the extremely low-income households will fall within a special needs category (disabled, seniors, large families or female-headed households) and require supportive housing services. AB 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Programs are included in this Housing Element to address the needs of extremely low-income households. The City allows SRO units which are appropriate for extremely low-income households in the RH, PO, HC and LC zones.

Jackson Housing for Persons with Disabilities

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



APPENDIX B: CONSTRAINTS

To ensure fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes, the City will amend the Development Code to create a reasonable accommodation procedure (see Program H-11). Additionally the definition of “family” in the Development Code has been updated to state “one or more persons living together in a dwelling unit with common access to and common use of all living, kitchen, and eating areas within the dwelling unit.”

Siting and Concentration Requirements

The City has analyzed its land use, zoning, and building code provisions and processes to determine what accommodations and constraints exist to housing production for persons with disabilities. Individuals in this special needs group may reside in residential units in any zoning district that allows residential, commercial, or institutional uses. Some individuals may choose to reside in a residential facility or a group home designed for occupancy by or with supportive services for persons with disabilities. The Development Code does not differentiate between related and unrelated persons in the occupancy of residential units. The Development Code allows group homes of six or fewer persons by right in all zoning districts that permit single-family residences. As with standard multi-family housing, the City’s Development Code allows by-right licensed residential group homes for less than six persons (categorized as a quasi-public use) in RHD zone district. There is no restriction as to minimum distances between residential care facilities.

Permit Approval Process

Group residential facilities accommodating more than six persons are required to go through the Conditional Use Permit process. The requirement for a conditional use permit for large group residential homes would be the same process as any other single or multi-family Conditional Use Permit (see previous discussion on Conditional Use Permit) and is therefore not a constraint. The Conditional Use Permit process is necessary as the City would still need to be able to make appropriate findings. A Conditional Use Permit requires a noticed public hearing of the Planning Commission and is subject to conditions that the Planning Commission may find necessary to ensure compatibility with surrounding land uses. The time frame for a Conditional Use Permit is approximately one to three months.

Special Accommodations for Persons with Disabilities

The City recognizes that access to a residence can require special accommodations for persons with physical disabilities that limit their mobility, particularly when the access features are retrofitted to existing units. To provide exceptions in zoning and land use for housing for persons with disabilities, the Housing Element includes Program H-11.

Americans with Disabilities Act Requirements

In December 2013, the City adopted the 2013 California Building Code. Chapter 11 of the California Building Code provides accessibility requirements. This chapter incorporates provisions from the ADA and specifies that a number of the residential units in new multi-family construction of three and more apartments or four and more condominiums must be accessible or adaptable.

APPENDIX B: CONSTRAINTS



Development Standards and Building Codes

The City enforces the development standards and building codes, which are minimum standards for health and safety and therefore should not be relaxed. Planning staff work with members of the public to find ways to address their special needs within the provisions of these codes. Specifically, staff's review (and recommendations) of projects that are proposed to meet special housing needs (e.g., seniors, large families, persons with disabilities) also consider zoning and permit procedures, as well as the appropriateness of applicable site development standards. If needed and determined not to be detrimental to the public health and safety, permit procedures and standards may be relaxed (e.g., parking requirements) to facilitate development. Staff typically consults with the property owner and developer to identify issues during the initial stages of the application process.

Jackson Growth Management

With the proliferation of development applications that the City was receiving in the late 1990s and early 2000s, the Planning Commission and City Council determined that a growth management policy would be a helpful tool in ensuring that the timing and amount of new development allowed is consistent with the available resources and the provisions of the City's General Plan.

In 2005 the City Council, upon recommendation of the Planning Commission, adopted the Resource Constraints and Priority Allocation Ordinance (Ordinance No. 646). This ordinance set forth a process by which residential subdivisions (five or more units) must receive a Housing Equivalent Unit allocation to apply for a Tentative Subdivision Map.

The ordinance requires the Planning Commission and City Council to annually review the resources and infrastructure of the city, including water availability, sewer capacity, road and intersection levels of service, school capacity, child care availability, fire and police services, etc. and establish the number of housing units that should be available without over-burdening those resources. Additionally, the Planning Commission and City Council are to establish criteria for awarding the allocations which usually consist of the following:

- Economic benefit.
- Improvements including: road improvements, recreational amenities, sewer treatment plant upgrades or new facilities, and school facility upgrades or new facilities.
- Provisions for affordable housing (above what is required by the Affordable Housing Ordinance), and workforce housing.
- Projects which provide infill where there is existing development.
- Protection of open space and oak woodlands.
- Contribute to the restoration and revitalization of downtown Jackson.



APPENDIX B: CONSTRAINTS

Once the Housing Equivalent Unit number for the year is established, developers interested in submitting a Tentative Subdivision Map submit a Notice of Intent to Develop. This notice, which essentially is a preliminary development plan, briefly describes the proposed project including the number and type of housing units and the benefits of the project to the community. All Notices of Intent to Develop are then reviewed by the Planning Commission and City Council for potential allocation. Those developments that offer the most amenities, including affordable housing, are awarded an allocation. Only those projects which have received an allocation may apply for a Tentative Subdivision Map. The application then is processed according to local and state laws, including conformance with CEQA. Since 2012 (adoption of previous Housing Element), the Housing Equivalent Unit allocation and Notice of Intent to Develop requirements have been suspended due to a lack of development applications. No constraints associated with growth management have occurred since the adoption of the previous Housing Element. Applications received for subdivisions are still required to comply with the design criteria in the Resource Constraints and Priority Allocation Ordinance and processed per CEQA and the Subdivision Map Act.

Jackson Density Bonus

The City does not currently have an adopted density bonus. Per Program H-13, the City will develop and implement a density bonus program consistent with state law.

Jackson Building Codes and Code Enforcement

In December 2013, the City adopted the 2013 California Building Code. The California Building Standards Commission via the Governor of California adopted the 2013 California Building Code. These new codes include the California Green Building Codes. No local amendments to these codes have been adopted.

The purpose of adopting the California Building Code is for regulating and governing the conditions and maintenance of all property, buildings and structures, by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures in the City of Jackson.

The California Building Standards Commission adjusts and adopts a new code every three years. The City of Jackson will continue to adopt the most current codes.

The Building Code is implemented by a full-time Building Official who attempts to apply these codes as flexibly as possible under state law. The presence of an active code enforcement effort serves to maintain the conditions of the city's housing stock and does not constrain the production or improvement of housing in the city.

APPENDIX B: CONSTRAINTS



Jackson On/Off-site Improvements

The City of Jackson requires developers to provide on- and off-site improvements in association with residential development, (e.g., streets, curbs, gutters, sidewalks, street trees, drainage, water, sewer, power, and communication utilities). These requirements are comparable to provisions in neighboring cities.

All standards for public improvements are delineated in the Municipal Code. These standards may be modified if warranted by individual circumstances, and therefore are not a constraint on development. The following is a summary of improvement standards for a typical residential development.

- Parking:
 - Single-Family Residential – Two spaces per unit with one space in a fully enclosed garage
 - Multi-family – Studio and one-bedroom units must have 1.5 spaces per each unit; two bedrooms or more must have two spaces per each unit. One space per unit in a fully enclosed garage. Spaces not required to be in a garage for affordable housing units.
- Streets:
 - Each parcel within a proposed subdivision shall be provided access by being located on an existing city street or a new city street.
 - Alleys may be proposed as part of residential subdivisions.
 - Street widths (right-of-way) may be 42 feet to 60 feet wide depending upon street classification.
 - All residential properties shall have a minimum driveway width of 16 feet.

Other site improvements for residential construction may be found in the Development Code and the City of Jackson Improvement Standards. The City may consider and approve proposed access and street design solutions that differ from the provisions of the Development Code where deemed necessary or cost-prohibitive.

Jackson Fees

The size of a housing project, type of development, lot size, and the necessity of planning entitlements all have an effect on the total amount of development fees charged by the City and the extent of required on- and off-site improvements.



APPENDIX B: CONSTRAINTS

The City charges residential development a variety of facility fees in order to pay for the increased system capacities and services required by that development. Typical fees for single-family residential total \$31,895 per dwelling unit while fees for multi-family (Residential High Density) are \$29,160 per dwelling unit. The City has recently updated the Local and Regional Transportation Impact Fees and the Park Fees; however, the remaining fees – essential services, water, and sewer fees – are in need of an update. Keeping these fees current ensure that the existing City of Jackson taxpayers are not overburdened with increased capital improvement costs.

Fees are also charged for services provided by the Planning, Building, Public Works/Wastewater, Water, and Engineering Departments during the review, entitlement, and construction phases of a residential project. The fees are based on staff time and materials costs. The fee schedule was last updated in 2014. To ensure that the General Fund is not impacted by the review of private development projects, this study should be performed and its recommendations implemented. **Table HE-60** provides a complete list of facility and review fees.

APPENDIX B: CONSTRAINTS



TABLE HE-60
CITY OF JACKSON FACILITY AND REVIEW FEES

Fee Type	Residential Single Family Per Dwelling Unit	Residential Multi-Family Per Dwelling Unit
Facility Fees		
Wastewater	\$2,200	\$1,700–\$2,100
Water	\$2,060	\$1,760–\$1,960
Essential Services	\$2,300	\$2,450–\$2,600
Park In-Lieu¹	\$8,670	\$8,670
Local Circulation	\$1,318	\$938
Regional Circulation	\$3,040	\$2,158
Amador Water Agency Participation Fee	\$7,555	\$7,555–\$18,890
Amador County Unified School District Fee	\$3.36/square foot	\$3.36/square foot
Review Fees		
Tentative Map	\$500 plus \$10/lot	\$500 plus \$10/lot
Final Parcel Map	\$500 plus \$20/lot	\$500 plus \$20/lot
Final Subdivision Map	\$500 plus \$10/lot	\$500 plus \$10/lot
Site Development Plan	\$50	\$75
Site Field Inspection	\$50/final	\$50/final
Improvement Plans	2% of Construction Cost	2% of Construction Cost
Improvement Inspection	1%–4% of Construction Cost	1%–4% of Construction Cost
Negative Declaration	\$300 plus Direct Costs	\$300 plus Direct Costs
Mitigated Negative Declaration Deposit	\$300 plus Direct Costs	\$300 plus Direct Costs
Environmental Impact Report Deposit	\$500 plus Direct Costs	\$500 plus Direct Costs
Rezoning	\$250 plus Direct Costs	\$250 plus Direct Costs
Use Permit	\$250 plus Direct Costs	\$250 plus Direct Costs
Variance/Exception	\$250 plus Direct Costs	\$250 plus Direct Costs
General Plan Amendment	\$500 plus Direct Costs	\$500 plus Direct Costs

Source: City of Jackson 2014

Note:

1, Park in-lieu fees are based on 50% for neighborhood and 50% for community park-land and facilities (no provision for regional or county-wide parks). When neighborhood facilities are constructed they are maintained by the development at no cost to the public and are of design, function, and quality as to be a full neighborhood park, dedicated or made fully available to public use, in-lieu fees may be reduced by the percentage such facilities provide toward meeting full neighborhood public park and use requirements, to a maximum of 50% of the total in-lieu fee requirement.

When development constructs private neighborhood park facilities primarily for use by residents/owners of the development, and such facilities consist of passive and active park facilities equivalent to at least 50% of public neighborhood park facility requirements, in-lieu fees may be reduced by up to 25%.



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The City's facility fees are comparable to other jurisdictions in the region. The City's fees for a typical 1,600-square-foot single-family dwelling are approximately \$31,895. According to Buildingcost.net, a housing construction cost resource that calculates the total estimated cost of building a new home (land costs not included), single-family home construction costs in 2014 were estimated at approximately \$132 per square foot for average quality construction, or \$211,200 for an average 1,600-square-foot home. The estimated total development cost, which includes construction and land costs, of a 1,600-square-foot home with four walls, an attached garage, central heating and air, and average building materials was \$217,508.

The City's fees for a typical 900-square-foot multi-family dwelling are approximately \$29,160. Costs for a recent multi-family project were not available in any of the County jurisdictions. In order to estimate multi-family costs, another area Housing Element analysis was used. Based on the Stanislaus County Housing Element, typical multi-family construction costs are \$133 per square foot, or \$119,700 for a 900 square foot unit. The estimated total development cost of a 900 square foot apartment, including construction and land, was \$132,200.

The City's facility fees are similar to other jurisdictions in the region. As illustrated in **Table HE-61**, this typical fee total is approximately 15 percent of the average new house development cost and 22 percent of the average new multi-family unit construction cost. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to maintain the quality of life desired by city residents.

TABLE HE-61
CITY OF JACKSON TOTAL FEES FOR TYPICAL SINGLE- AND MULTI-FAMILY UNITS

Housing Type	Total Fees	Estimated Development Cost per Unit (land and construction costs)	Estimated Proportion of Fees to Development Costs per Unit
Single-Family Unit¹	\$31,895	\$217,508	15%
Multi-Family Unit²	\$29,160	\$132,200	22%

Source: City of Jackson, 2014 and Building-cost.net, 2014.

Notes:

1. Typical single-family unit estimated at 1,600 square feet.
2. Typical multi-family unit of 900 square feet.

Jackson Development Review and Permit Processing

The length of time it takes the City to review and approve a housing development application can add to housing costs. If the developer is buying the land outright, there are monthly interest costs, and if the developer is working under an option to purchase, there are option costs to hold the land.

In recent years, varying amounts of time were taken to consider and approve housing construction proposals. Generally, projects that require environmental impact reports and/or are subject to public controversy have longer review periods. Project redesigns or additional studies may be required by environmental review. Each change in the project design can have associated architect and engineering fees, which grow with each revision. Projects that receive a negative declaration of

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environmental impact are typically approved within six months; projects with environmental impact reports have required several years.

Processing delays for residential projects can result from incomplete submittals by project applicants, inadequate responses to staff requests for additional information and exhibits, and failure to design projects to City standards.

Ministerial projects: Applications for single- and multi-family residential projects which do not require any planning entitlements are submitted directly to the Building Department for permit processing. Typically, the review for a single-family residence is reviewed “in-house” and takes approximately two weeks. Plans for multi-family residences are usually referred to the City’s plan review consultant and typically take four weeks for plan check and issuance of a permit.

Table HE-62 provides schedule for residential processing times in the City of Jackson.



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TABLE HE-62
CITY OF JACKSON DEVELOPMENT REVIEW TIMES

Application Type	Review Body	Typical Processing Time
Tentative Parcel Map	Planning Commission	2 Months
Final Parcel Map	City Council	2 Months
Tentative Subdivision Map	Planning Commission	4–12 Months
Final Subdivision Map including Development Agreement	City Council	2–4 Months
Annexation	City Council with Planning Commission Recommendation	4–6 Months
Boundary Line Adjustment	City Council	4–6 Weeks
Site Plan Review	Staff	2–4 Weeks
Conditional Use Permit	Planning Commission	1–4 Months
Variance/Exception	Planning Commission	1–2 Months
Building Permit	Staff	2–4 Weeks
Negative Declaration	Planning Commission and/or City Council	2–4 Months
Environmental Impact Report	Planning Commission and/or City Council	6–12 Months
Rezone/GP Amendment	City Council with Planning Commission Recommendation	2–6 Months

Source: City of Jackson 2012

Jackson Design Review

The City of Jackson has codified procedures for the comprehensive review of development to implement the requirements of the Historic Commercial (HC) Zoning District and the goals and policies of the General Plan. All projects that require a land use or building permit or will affect the exterior appearance of any building or property within the HC Zoning District are subject to Historic Design Review. In addition, public projects such as sidewalk installation, traffic circle installation, and other streetscape and pedestrian bicycle improvement projects within the HC district are subject to Historic Design Review. No building permit will be issued for any project until the project has been evaluated through the Historic Design Review process, and a Certificate of Appropriateness has been granted, and the appropriate land use permit has been issued.

Historic Design Review for projects that require the approval of a discretionary permit (e.g., Conditional Use Permit, variance, etc.) occurs concurrently with the review of the discretionary permit application, and the final determination is made by the highest level of review authority acting on the project application. The City Planner prepares a report for the review authority outlining the findings and any conditions relating to the Historic Design Review prior to the review

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authority's consideration of the project. The report containing findings and any conditions shall also be forwarded to the applicant prior to consideration by the review authority.

The Historic Design Review application shall be forwarded to the Design Review Committee for review. The Design Review Committee shall review the application in accordance with the requirements of this chapter and the Historic Design Guidelines and forward a recommendation of approval, conditional approval, or denial to the City Planner. The City Planner may exempt applications from review by the Design Review Committee if the application is minor in nature or a quorum of the Design Review Committee cannot be called within a reasonable period of time for the City Planner to review the land use permit within the time limits imposed by this Development Code.

In conducting a Historic Design Review for a particular project, the City Planner considers the location, design, site plan configuration and the overall effect of the proposed project upon surrounding properties in general. Historic Design Review is conducted by comparing the proposed project to applicable General Plan policies, adopted development standards, Historic Design Guidelines, and other applicable ordinances of the City. In reviewing projects subject to Historic Design Review, the City Planner refers to Chapter 17.20.080 (Historic Corridor (HC) Overlay) in order to provide guidance to applicants seeking to comply with the requirements of Historic Design Review.

Jackson Inclusionary Ordinance

The Development Code contains an affordable housing ordinance which provides opportunities for housing units affordable to lower-income persons in the community and does not act as a constraint to the overall development of housing. The goal of the ordinance is to develop a mix of housing types targeted to a variety of income groups. This ordinance provides flexibility along with incentives for developers building in the City of Jackson. The City acknowledges that the published appellate case of *Palmer/Sixth Street Properties, L.P. v. City of Los Angeles* (2nd Dist. 2009) 175 Cal.App.4th 1396 holds that the Costa-Hawkins Act (Civil Code §1954.50 et seq.) precludes local governments from requiring a developer to set affordable rent levels for private rental housing unless the developer has agreed to such rental restrictions in exchange for financial assistance or other consideration from the local government. This affordable housing ordinance shall be fully operative at such time that the Palmer case is overturned, disapproved, or depublished by a court of competent jurisdiction, or the state legislature amends state law to authorize local governments to require the development and restriction of affordable rental units in the manner set forth in this section and chapter. Except as expressly limited by the Palmer case, the affordable housing ordinance remains in full force and effect.

The ordinance requires that residential projects of 10 or more units include 10 percent of the units in the project as affordable extremely low-, very low-, or low-income households as defined by the Regional Housing Needs Assessment tables. At least one quarter of the inclusionary units (or 2.5 percent of the total development) must be restricted to occupancy by extremely low-income households. One-quarter of the inclusionary units (or 2.5 percent of the total development) must be restricted to occupancy by very low-income households. An additional one-half of the inclusionary



APPENDIX B: CONSTRAINTS

units (or 5 percent of the total development) must be restricted to occupancy by low-income households. Developments of fewer than 10 housing units are exempt from this requirement. Inclusionary units must conform to the following standards:

- Inclusionary units must be comparable in infrastructure (including sewer, water, and other utilities), construction quality and exterior design to the market-rate residential units.
- All inclusionary units must be constructed and occupied concurrently with or prior to the construction and occupancy of market-rate units or development.
- Inclusionary units produced under this section must be legally restricted to occupancy by households of the income levels for which the units were designated for a minimum of 55 years for rental units and 45 years for owner-occupied units.

A developer may propose an alternative means of compliance according to the following provisions:

- Inclusionary units may be constructed off-site if the inclusionary units will be located in an area where, based on the availability of affordable housing, the City Manager finds that the need for such units is greater than the need in the area of the proposed development.
- The City Manager may accept any combination of on-site construction and off-site construction.

The City may provide one or more of the following incentives to a developer who elects to provide the inclusionary units on-site:

- Modification in development or zoning that will allow for increased density, including but not limited to a reduction in setback, square footage, and parking requirements.
- Approval of mixed use zoning.
- A 50% reduction of fees required by City Schedule of Charges for Special Services and Local Facilities Participation Charges for the portion of the development devoted to inclusionary units.
- Financial assistance in the form of loans or grants to the extent budgeted by the City Council.

The affordable housing ordinance does not address meeting the needs of extremely low-income households which are defined as households with income less than 30 percent of area median income.

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CITY OF SUTTER CREEK

Sutter Creek General Plan

The General Plan Land Use Element contains 12 land use designations. **Table HE-63** summarizes the permitted residential uses in each of these designations, along with the compatible Zoning Ordinance classification, maximum lot coverage, maximum building density, assumed population density, and height limitations as described in the General Plan Land Use Element (Tables LU-2 and LU-5). As shown in the table, the lowest residential density in Sutter Creek is 1 unit/acre and the highest is 29 units/acre.

TABLE HE-63
CITY OF SUTTER CREEK GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS

Designation	Description
Residential Estates (RE)	The RE designation is applied to lands for residential use, but with large lot sizes in order to promote and maintain the rural character of the area. The RE designation is also applied to areas characterized by terrain that is less suitable for higher residential densities.
Residential Low-Density (RL)	The RL designation is applied to lands for residential use where higher densities than allowed by the RE designation can be supported while maintaining desired rural character.
Residential Single-Family (RSF)	The RSF designation is generally applied to lands with a full range of services available and is best suitable for subdivision development. The RSF-designated lands are generally those regarded for standard lot size single-family construction.
Residential Medium Density (RM)	The RM designation is generally applicable to lands where smaller lot sizes consistently appear (as in the mobile home park), or where duplex, triplex, or fourplex housing development is suitable.
Residential High Density (RH)	The RH designation is generally applied to lands where multi-family housing development is preferred. Land use constraints due to soils, terrain, access, services, aesthetics, open space, or other environmental features as identified with project application processing should enter into decisions regarding density.
Residential and Professional Office (RP)	The RP designation is intended for areas where residences and professional offices or very limited, low-intensity commercial activities may be combined within one building. This land use may be applied in or near the historic downtown area where this combination of uses is somewhat historic or it may be applied to new areas of the city where very limited commercial activity and private entrepreneurs can be encouraged in buildings that also serve as a residence.
Commercial (C)	The C designation is applied to those areas of the city where retail, commercial, and professional business services are preferred. Residential uses of RH densities may also be compatible provided that the multiple family housing design standards of the Land Use Element and other policies, standards, and codes can be met. Application of the C designation is to ensure the economic vitality of the city.



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Designation	Description
Downtown Commercial (DTC)	The DTC designation is applied to a specified area of historic downtown Sutter Creek wherein the range of commercial uses that are allowed and the way in which these uses are conducted are strictly controlled by the City's Zoning Ordinance, to protect the district's attractive and historic quality. This designation allows a smaller lot size and a greater building intensity than the City's regular commercial district, which is consistent with the history of the downtown area. Single-family (studio) apartments and multi-family apartments are allowed to be conducted as secondary, accessory uses customarily associated with the downtown commercial district, provided parking and other concerns are adequately addressed.
Industrial (I)	The I designation is applied to those lands most suitable for manufacturing or light industrial activities. The I designation is to promote a varied and stable local economy. Commercial uses would generally be compatible. Where the I designation is combined with a Planned Development (PD) designation, light industry is considered most appropriate and Residential High density uses could be conditionally allowed.
Public Services (PS)	The PS designation is applied to those lands with a public or quasi-public use. Maximum population density shall be 1,000 persons per gross acre for facilities or events involving the periodic assemblage of large numbers of people. Where such assemblies are not permitted, maximum population density shall not exceed 16 to 29 units per acre or equivalent (34.24-62.06 persons per acre).
Recreation (R)	The R designation is applied to lands where recreational facilities are to be located and protected from conflicting uses. Minimum parcel size shall be 7,000 square feet; maximum lot coverage shall be 50 percent; and maximum population density shall be 1,000 persons per gross acre for facilities or events involving the periodic assemblage of large numbers of people. Such facilities and events may be controlled by a conditional use permit. Where such facilities or events are not permitted, maximum population density shall not exceed 16 to 29 units per acre or equivalent (34.24-62.06 persons per acre).
Mining (M)	The M designation identifies areas where potentially valuable mineral reserves may exist and where carefully controlled mining for these resources is allowed. The City is required to ensure protection of such mineral reserves by state law. Use or development of such areas within the city shall be allowed only after approval by the City of a Conditional Use Permit and/or a mineral resource protection plan that is prepared or reviewed by a California registered qualified geologist. Land uses allowed in M areas shall be limited to mineral extraction, processing, prospecting, exploration, and other directly related uses. The City shall control such activities in the city by use permit and applicable provisions of the State Surface Mine and Reclamation Act and CEQA.

Source:: City of Sutter Creek General Plan Land Use Element 2012

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Table HE-64 provides a summary of allowed residential density for relevant General Plan Land Use categories.

TABLE HE-64
CITY OF SUTTER CREEK ALLOWABLE RESIDENTIAL DENSITY BY LAND USE CATEGORY

Land Use Category	Minimum Residential Density (du/ac)	Maximum Residential Density (du/ac)
Residential Estates (RE)	--	1
Residential Low-Density (RL)	--	2
Residential Single-Family (RSF)	--	6.22
Residential Medium Density (RM)	--	15
Residential High Density (RH)	16	29
Residential and Professional Office (RP)	--	8
Commercial (C)	16	29
Downtown Commercial (DTC)	16	29
Industrial (I)	16	29
Public Services (PS)	16	29
Recreation (R)	--	16
Mining (M)	--	1

Source: City of Sutter Creek General Plan Land Use Element 2012

¹ Density bonus consistent with state law may be allowed to exceed the 25 unit per acre maximum.

² Density to be determined during the specific plan planning process.

Sutter Creek Zoning

Development Standards for Zones Allowing Residential Uses

Table HE-65 shows the minimum lot area, maximum lot coverage, setbacks, and height limits for all zones allowing residential uses in Sutter Creek. Residential uses in the city do not require design review (architectural review) unless there is an overlay zoning.



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TABLE HE-65

CITY OF SUTTER CREEK DEVELOPMENT STANDARDS FOR ZONES WHERE RESIDENTIAL DEVELOPMENT IS ALLOWED

	A	RE	RL	R-1	R-2	R-3	R-4	C-2	DTC	MU	I-1
Minimum lot area (square feet)	40 acres	40,000	2,000	7,000, although non-conforming lots between 5,000–7,000 sq. ft. are allowed one dwelling unit, and lots less than 5,000 sq. ft. are allowed one dwelling unit with a Conditional Use Permit	3,000, unless zero lot-line, in which there must be a minimum 6 feet between all structures	3,000	1,000	--	--	--	7,000
Maximum lot coverage	3%	15%	30%	50%	75%	75%	75%	85%	95%	85%	90%
Maximum height	35	35	35	35	35	35	40	40	40	55	40
Setbacks											
Front	35	35	30	25	20	15	10	5	10	10	25
Side	20	15	10	5	5	5	5	5	15	5	10
Side (corner lots)	35	--	15	12	10	10	10	5	--	5	--
Rear	45	25	25	15	10	10	10	10	10	10	25

Source: City of Sutter Creek Zoning Ordinance 2010

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Open Space and Park Requirements

Open space requirements can decrease the affordability of housing by decreasing the amount of land available on a proposed site for constructing units. The Land Use Element requires that open space be included within certain new developments as identified in the General Plan in Tables LU-2 and LU-9. There are requirements for 15 percent usable open space for areas designated Planned Development (PD) through the PD overlay and 25 percent usable open space for multi-family residential areas.

The Open Space and Conservation Element identifies usable open space as including required parklands, common areas, landscaped areas, pedestrian paths, plazas and similar public or private areas, but not areas devoted to vehicle parking and streets. These open space requirements are considered the minimum necessary to balance allowable densities with the City's goal to maintain its character and the state requirement that the City make definite plans to preserve open space (Government Code Section 66560 and PRC Section 5076).

The Land Use Element also applies the Visually Sensitive Area and the Creekside Greenway overlay land use designations to parcels that may be developed in the future. Since the element specifies that allowable densities must not be reduced in implementing these overlay designations, it should have no negative effect on housing. Since the designation encourages “clustering” housing units in planned unit developments outside the identified Visually Sensitive Areas of Creekside Greenways, they may, in fact, help provide more condensed and, therefore, economical housing developments.

Dedication of Parkland Fee

In addition to open space requirements, the City has a requirement for the minimum amount of land that shall be dedicated for parkland, which is determined using the following formula:

$$U \times P \times S = \text{Minimum acreage dedication}$$

Where “U” equals the number of dwelling units in the subdivision as allowed by the zoning district(s) of the subdivision area, “P” equals the population per dwelling unit by dwelling unit type (based on the latest US Census data), and “S” equals the parkland standard of five acres per 1,000 people.

Amount of Fee in Lieu of Land Dedication

When a fee is to be paid in lieu of land dedication, the amount of such fee shall be based upon the fair market value of the amount of land that would otherwise be required for dedication. The fee is determined by the following formula, where “P” equals the average number of persons in the dwelling type (based on the latest US Census data); “S” equals the parkland standard of 5 acres per 1,000 persons; and “V” equals the fair market value of one buildable acre of the subdivided land by dwelling type:

$$P \times S \times V = \text{Park fee per acre by dwelling type}$$



APPENDIX B: CONSTRAINTS

The City defines a buildable acre as the typical acre within the subdivision, and located in other than an area on which building is excluded because of flooding, rights-of-way, easements, or other building restrictions. All fees listed above are base fees and the total fee is the actual administrative cost to the City. The City Council annually establishes an hourly rate of cost for City staff.

Parking

Since the need for more required parking spaces directly affects land utilization, parking requirements are one of the development standards that impact the cost of new housing. Parking requirements for the city are located in Title 11 of the Sutter Creek Municipal Code. Sutter Creek's off-street parking standards for residential uses are as follows:

- Single-family dwellings: two spaces per dwelling unit.
- Two-family dwellings and townhouse units: two spaces per dwelling unit.
- Multiple-family dwellings: one and a half spaces for each dwelling unit plus one guest space for each five dwelling units.
- Senior housing: One space for each dwelling unit.
- Second unit dwellings: One space for each bedroom.
- Transient occupancy buildings: One space for each guest room plus one space for each five guest rooms.
- Congregate care facilities: One space for each two beds.

Parking standards for multi-family housing can increase development costs; however, the City's standard of one and a half parking spaces for each multiple-family dwelling is actually less restrictive than many similar communities.

How Residential Uses are Allowed

Table HE-66 shows permitted residential uses in each of the 12 zoning districts that allow residential uses in Sutter Creek's Zoning Ordinance, and whether the uses are permitted by right ("P"), with a Conditional Use Permit ("C"), or not permitted at all ("N"). In addition to the zones shown in the table below, there are three overlay zones that also allow residential uses in specific areas: Historic Residential Combining (HR), Manufactured Housing Combining (MH), and Planned Development.

APPENDIX B: CONSTRAINTS



TABLE HE-66
CITY OF SUTTER CREEK HOUSING TYPES PERMITTED BY ZONE

Housing Type	A	RE	RL	R-1	R-2	R-3 1	R-4 1	C-1 1,2	C-2 1,2,3	DTC 1,2,4	MU	I-1 1, 2, 5	I-2 1,2
Dwelling, One Family ¹	P	P	P	P	P	N	N	C	C	C	N	C	C
Second Unit Dwelling	P	P	P	P	P	N	N	C	C	C	N	C	C
Dwelling, Half-plex (Zero lot line unit)	N	N	N	N	P	N	N	C	C	C	N	C	C
Dwelling, Duplex	N	N	N	N	P	N	N	C	C	C	N	C	C
Dwelling Triplex, Fourplex, Condominium, and Bungalow Court ⁶	N	N	N	N	N	P	P	C	P	C	N	P	C
Dwelling, Multiple Family ⁷ , Apartment House, Townhouses	N	N	N	N	N	N	P	C	P	C	N	P	C
Group Dwellings	N	N	N	N	N	N	P	C	P	C	N	P	C
Large-scale Neighborhood Housing Projects Having a Minimum Gross Area of Five Acres ⁸	C	C	C	C	C	C	C	C	C	C	N	C	C
Residential Use above a Commercial Use	N	N	N	N	N	N	N	N	N	N	P	N	N
Residential Care Facility, 6 persons or less	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Care Facility, More than 6 persons	N	N	N	N	N	N	N	N	N	N	N	N	N
Family Day Care Home, Large	N	N	N	N	N	N	N	N	N	N	N	N	N
Family Day Care Home, Small	N	N	N	N	N	N	N	N	N	N	N	N	N

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Housing Type	A	RE	RL	R-1	R-2	R-3 1	R-4 1	C-1 1, 2	C-2 1,2,3	DTC 1,2,4	MU	I-1 1, 2, 5	I-2 1,2
Home Occupations	C	C	C	C	C	C	C	N	N	N	N	N	N
Live/Work Units	N	N	N	N	N	N	N	N	N	N	P	N	N
Manufactured Homes	P	P	P	P	p	N	N	N	N	N	N	N	N
Single Room Occupancy (SRO) Facilities	N	N	N	N	N	N	P	C	P	C	N	P	C
Supportive Housing	N	N	N	N	N	N	N	N	N	N	N	N	N
Transitional Housing	N	N	N	N	N	N	P	C	P	C	N	P	C
Emergency Shelter	N	N	N	N	N	N	N	N	P	N	N	N	N
Farmworker Housing	N	N	N	N	N	N	P	C	P	C	N	P	C

Source: City of Sutter Creek Zoning Ordinance.

Notes:

¹ Site plan review required for all buildings in R-3, R-4, commercial, and industrial zones (see Chapter 18.050 of the Zoning Ordinance).

² Chapter 18.60 (Conditional Use Permits) of the Zoning Ordinance permits the following with a Conditional Use Permit: new or remodeled residential structure in a commercial or industrial zone, or existing structure converted to residential uses in a commercial or industrial zone.

³ Allows by right "multiple-family dwellings as permitted in the R-4 zone."

⁴ Allows by right "first and second-story residential units including studio apartments." However, this table shows "CUP" for all listed residential uses based on note 2, rather than trying to determine what types of units would be considered first- and second-story residential units.

⁵ Allows by right "any uses permitted in the C-2 zone."

⁶ Bungalow court is defined in Section 18.08.120 of the Zoning Ordinance as "a group of two or more detached one-family or two-family dwellings as rental units located upon a single lot, together with all open spaces as required by this title."

⁷ A "multiple family dwelling" is defined in Section 18.08.170 of the Zoning Ordinance as "a building, or portion thereof, designed for or occupied by three or more families living independently of each other."

⁸ Allowed by Conditional Use Permit in all zones in Section 18.60.010 of the Zoning Ordinance.

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Overlay and Combining Zones

The General Plan and Zoning Ordinance include overlay designations and zones. The General Plan Land Use Element includes the Planned Development designation that is applied to parcels that are four acres or larger in size and presently undeveloped. This designation is intended to provide for planned unit developments and more flexible overall site planning. The designation is a combined land use designation, and the population density and building intensity standards of the base designation apply. Population densities and building intensities may be clustered within any planned unit development to provide and preserve open space in another area of the planned unit development. This designation allows developers to group buildings on smaller lot sizes than would otherwise be permitted or in denser building clusters or in multi-family dwellings, provided the net allowable density and intensity does not increase.

The Zoning Ordinance implements the Planned Development land use overlay through the Planned Development Combining (PD) overlay zone. This designation allows flexibility of standards and density requirements, and encourages cluster development, mixed use, apartments, and condominiums.

The Zoning Ordinance also contains the Historic Residential (HR) Combining Zone, which establishes regulations for areas of historical or cultural significance in the city. These areas require special considerations to preserve existing residential structures as a community resource. Uses permitted by right are all of the residential uses allowed in the underlying residential zones with which the HR zone is combined, and all residential legal non-conforming uses within commercial and industrial zones with which the HR zone is combined. Development restrictions are imposed in this overlay zone related to the demolition, removal, relocation, or alteration of any residential building, structure, or site in the HR combining zone without a permit. Any new residential construction within the HR combining zone must conform to recognized architectural styles and forms utilized and constructed within Sutter Creek prior to the year 1920. External additions and remodels of existing residential buildings need to be in the same style and utilize architecturally similar materials as the existing residential structure.

The Zoning Ordinance also contains the Manufactured Housing (MH) Combining Zone, which specifies the criteria for the installation of manufactured homes in the city. Manufactured homes are permitted within specified residential zones that allow a detached one-family dwelling and meet certain requirements. Manufactured homes are not permitted within areas designated as "Historic" or "Historic Corridor" on the General Plan Land Use Maps, or in areas which carry the Historic Residential (HR) Combining Zone designation.



APPENDIX B: CONSTRAINTS

Sutter Creek Provisions for a Variety of Housing Types

Second Unit Dwellings

The City allows second unit dwellings by right in the RE, A, RL, and R-1 zones per state law.

Mobile and Manufactured Homes

Program H-4 directs the City to review the MH Combining Zone in the Zoning Ordinance and amend it, if necessary, to be consistent with the requirements of state law.

Farmworker Housing

Farmworker housing is permitted in the R-4, C-2, and I-1 zones and as a conditional use in the C-1, DTC, and I-2 zones. Program H-10 is proposed to amend the Zoning Ordinance to comply fully with the state Employee Housing Act (Health and Safety Code Section 17021.5 and 17021.6).

Residential Care Facility

Residential care facilities are not defined in the Zoning Ordinance. Program H-10 proposes to amend the Zoning Ordinance to define and allow residential care facilities per state law.

Emergency Shelters

Emergency shelters operated by a governmental agency or nonprofit corporation having all approvals, licenses, and permits required by state and local law for such operations are allowed by right in the C-2 zone. This zone has sufficient capacity to accommodate an emergency shelter with 18 parcels zoned C-2 or C-2(PD) for a total of 74.4 acres.

Transitional and Supportive Housing

Transitional housing is allowed by right in the R-4, C-2, and I-1 zones. Program H-8 is proposed to allow transitional and supportive housing in all zones allowing residential uses in the same way other residential uses are allowed in those zones.

Extremely Low-Income Households

SRO units are permitted in the R-4, C-2 and I-1 zones.

Sutter Creek Housing for Persons with Disabilities

In accordance with SB 520 (Chapter 671, Statutes of 2001), the City has analyzed the potential and actual governmental constraints on the development of housing for persons with disabilities (see SB 520 Analysis Tool in Appendix A). Sutter Creek has adopted the California Building Code, including Title 24 regulations of the code dealing with accessibility for persons with disabilities. The City has not adopted any additional universal design elements in its building code beyond Title 24 requirements.

APPENDIX B: CONSTRAINTS



The City does not currently have any special processes for individuals with disabilities to make requests for reasonable accommodation with respect to zoning, permit processing, or building laws. Rather, as with all other planning or building applications, accommodations are made through the variance or Conditional Use Permit process. The analysis further shows that while the City meets the requirements of the Uniform Building Code/California Building Code, the ADA, and the California Community Care Facilities Act, there are currently no additional accommodations for persons with disabilities.

The absence of reasonable accommodation in the application of zoning, permit processing, and building laws can act as a constraint on the development, maintenance, and improvement of housing intended for persons with disabilities. The City can address this constraint through development of a program that further analyzes the City's existing codes and practices, and establishes procedures or measures that provide flexibility in the development and/or rehabilitation of housing for disabled persons.

Sutter Creek Growth Management

Growth management is a tool that local governments use to prevent urban sprawl and preserve natural resources and agriculture. However, growth management measures in some instances can increase the cost of affordable housing by limiting the amount of new development. The City of Sutter Creek has incorporated growth projections and growth management policies into the General Plan in order to ensure the preservation of the community's rural character. However, the City does not have any growth management programs that limit the number of residential units that can be built.

The City has one policy in the General Plan that references growth management. Policy 2.1 in the Land Use Element states:

“Growth management is necessary in order to preserve Sutter Creek's existing quality of life. When project applications are being considered for acceptance under the provisions of Government Code Section 65943 and the City's permit procedures, General Plan consistency should be evaluated. If the project proposal is not consistent, the applicant should be advised that the project may be denied if a General Plan amendment is not processed and approved first or concurrently. Included in this evaluation should be a comparison of the project's proposed population density and building intensity with the growth assumptions and policies of this plan.”

As stated on page LU-12 of the Land Use Element:

“The [growth management] policies do not conflict with efforts to implement the Housing Element because the General Plan encourages clustering of higher density development in (pd) designated areas which help encourage developers to provide more affordable housing and helps to avoid segregation of housing by economic groups. The Housing Element's program also includes City participation in efforts to obtain sites and provide infrastructure using in-lieu fees from developers who do not provide affordable housing.”



APPENDIX B: CONSTRAINTS

The assumed population growth rate in the existing General Plan for the city averages 4 percent per year, which was consistent with the 1993 California Department of Finance (DOF) projections for Amador County. The assumed rate of growth for dwelling units on existing undeveloped but buildable lots or permitted multi-family housing units is 4.5 percent per year.

Table LU-7 in the Land Use Element shows that the city had a population of 2,015 in 1994, and is projected to have a population of 3,358 in 2014. This is an average population growth of 67 persons per year for the 20-year period, or an average annual growth rate of nearly 3 percent. Table LU-7 also shows that the city contained 925 dwelling units in 1994, and was projected to contain 1,505 dwelling units in 2014. This is an average of 29 new units per year for the 20-year period, or an average annual growth rate of 2.5 percent. This is an assumed growth rate that is almost twice the yearly need of approximately 15 housing units for the 7.5-year time period in the Regional Housing Needs Allocation Plan allocation for Sutter Creek.

Sutter Creek Density Bonus

A density bonus is the allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. Under Government Code Section 65915, a housing development that provides a certain percent of its units for lower-income or moderate-income households or for seniors is entitled to a density bonus and other concessions (OPR 2003). California law states that local governments must provide incentives to developers of specified housing developments, and a density bonus can be used to accomplish this requirement. In return for these requirements, the developer must reserve these units for this purpose for a certain number of years (OPR 2003).

Requirements for density bonuses are not included in Sutter Creek's Zoning Ordinance. This has not been a constraint in the development of affordable housing and provision of density bonuses thus far. However, since density bonuses are permitted under State of California law, modifying Sutter Creek's Zoning Ordinance to include density bonus regulations is included as one of the Housing Element's implementation programs per HCD requirements.

Sutter Creek Building Codes and Code Enforcement

Through building codes and other land use requirements, local governments influence the style, quality, size, and costs of residential development. Building codes and their enforcement can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, building codes and their enforcement act as a constraint on the amount of housing and its affordability.

While the City must, by state law, adopt and implement the requirements of various uniform construction codes, Sutter Creek attempts to apply these codes as flexibly as possible under state law. The City currently enforces the 1997 Uniform Building Code and the 2007 California Codes (the City Council will be adopting the 2013 California Building Code in July 2014), and no local amendments to these codes have been adopted. Sutter Creek conducts nuisance abatement and other code enforcement activities on a complaint basis. The City has not had a code enforcement

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officer for several years. With the adoption of the 2014–2015 budget, the City will be hiring for the position of community services specialist. This position will carry the same duties as a code enforcement officer. The codes enforced by the City of Sutter Creek are similar to the codes enforced by most other cities in the region, and are necessary to promote the minimum standards of safety and accessibility to housing. Thus, the codes are not considered to be an undue constraint on affordable housing development.

Sutter Creek On/Off-site Improvements

Previous subsections in this document discussed the extension of infrastructure, such as roads, sewers, water, and drainage to accommodate new development. Since Sutter Creek lacks financial resources with which to help developers provide infrastructure to new developments, it is the developers' responsibility to connect to and augment existing systems.

Potentially problematic infrastructure areas include the need to expand the existing wastewater treatment plant or tie into a regional plant to accommodate expanded residential development. Other on-site improvements, such as curbs, gutters, and sidewalks, reflect typical urban standards and are not particularly onerous for new development. These regulations are less stringent than many communities across California, and as such do not represent an undue constraint on the development of affordable housing.

Sutter Creek's General Plan contains a policy (Policy 2.5, Land Use Element) that states the City will only annex lands which are fiscally sound additions to the City, and which can be adequately served by municipal facilities (or an acceptable alternative). Prior to the annexation of lands to the City, the applicant needs to submit a plan demonstrating the feasibility of providing services and facilities to the area proposed for annexation, that intended development will not have a negative economic impact on the city or its citizens, and that the project will conform to the goals, policies, and standards of the General Plan.

The City's Improvement Standards were adopted as part of the Sutter Creek Municipal Code in 1997. The following is a summary of the improvement standards found in this document.

Streets

The City's current street standards are located in Title 13 of the Sutter Creek Municipal Code. The code states that all public streets within the city that provide primary means of access to abutting property shall have a uniform width of not less than 50 feet. All alleys within the city which provide secondary means of access to abutting property shall have a uniform width of not less than 30 feet. All lanes or ways within the city affording pedestrian travel to abutting property shall have a uniform width of not less than 10 feet.



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Other

Other site improvements for residential construction include the following items found in Title 17 of the Sutter Creek Municipal Code (“Subdivisions”):

- The locations, names, widths, and approximate grades and curve radii of all ways, roads, streets, and highways in the proposed subdivision, or to be offered for dedication.
- The locations, names, and existing widths of all adjoining and contiguous ways, streets, and highways.
- The approximate widths, locations, purposes, and restrictions as to use of all existing and proposed easements.
- Approximate layout and approximate dimensions of each lot. Lots shall be numbered and total acreage of tract shall be shown.
- The dimensions and locations of any existing buildings which are to remain in place on the property.

These regulations are less stringent than many communities across California, and, as such, do not represent an undue constraint on the development of affordable housing.

Sutter Creek Fees

The City of Sutter Creek adopted its current fee schedule in 1999, and updated it in 2006. **Table HE-67** presents the major planning and entitlement related fees.

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TABLE HE-67
CITY OF SUTTER CREEK PLANNING AND ENTITLEMENT FEES

Planning Review	
Plan Check/Inspection Fees	
<i>Total Estimated Cost of Improvements:</i>	
Less than \$10,000	\$800
\$10,000 to \$49,999	\$1,500
\$50,000 to \$99,999	\$6,000
\$100,000 to \$399,999	\$6,000 + 1%
\$400,000 and over	2.5%
Conditional Use Permit: \$600 Deposit plus staff costs	\$600 deposit plus staff costs
Site Plan Permit	\$400 deposit plus staff costs
Tentative Map (four lots or less) Minimum two lots	\$400 plus \$100 per lot
Tentative Map (five lots or more)	\$500 plus \$20 per lot, plus staff costs
Final Map	\$800 plus \$40 per lot
Architectural Review (Historic District)	\$50 each
Annexation/Policy Changes	
Variance	\$160 deposit plus staff costs
Boundary Line Adjustment/Merger	\$240 each plus County Surveyor/Recorder fees
Annexation	\$600 per acre
General Plan Amendment	\$1,200 deposit plus staff costs
Annexation/Policy Changes	
Zone Change	\$800 plus staff costs
Ordinance Amendment	\$1,200 deposit plus staff costs
Other	
Special Meeting of City Council or Planning Commission	\$165 plus staff costs
Appeals to Staff and Planning Commission	\$150 each, non-refundable

Source: City of Sutter Creek 2006



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In addition, the fee schedule outlines the impact fees, as presented in **Table HE-68**.

TABLE HE-68
CITY OF SUTTER CREEK IMPACT FEES

Fire Development Fees	
Single-Family Unit	\$670 + \$25 Admin Fee
Apartment (per unit)	\$372 + \$25 Admin Fee
Duplex (Single-family dwelling)	\$1,340 + \$25 Admin Fee
Commercial, industrial	\$1,860 + \$25 Admin Fee
Up to 5,000 sq. ft.	25% credit given for installing automatic sprinklers
Commercial, industrial above 5,000 sq. ft.	\$0.372 per sq. ft. (see Ordinance, 256)
Traffic Mitigation Fees	
Regional Mitigation Fee (County)	\$3,040
General Mitigation Fee for any/all building (AB 1600)	\$3,161 (+\$365 bypass fee & \$100 police fee)
Police	Single Family – \$881 Multi-Family – \$575
Fire	Single Family – \$1,729 Multi-Family – \$1,128
Historical	Single Family – \$403 Multi-Family – \$263
City Hall	Single Family – \$1,009 Multi-Family – \$658
Corporation Yard	Single Family – \$478 Multi-Family – \$312
Traffic Mitigation Fees	
Program Update Fee	Single Family – \$115 Multi-Family – \$75
Administration	Single Family – \$138 Multi-Family – \$90
Apartment, duplex, or any development	\$1,980 + \$365 bypass fee zoned R-2 through R-4 + \$100 police, any other commercial or other uses \$50 per trip end
Specific Subdivision Mitigation Fees	
Sutter Crest Estates (Gopher Flat)	+ \$1,000 per unit
Sutter Crest East/Golden Hills (Gopher Flat)	+ \$1,000 per unit
Sutter Glen (Gopher Flat)	+ \$1,000 per unit
Crestview Estates	+ \$1,762 per unit
Mesa De Oro	+ \$ 360 per unit

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In-Lieu Parking Fees	
Fee for not providing sufficient on-site parking for a project	\$3,000 per space
Sewer WCRF	
Single-family dwelling	\$5,300 hookup fee
User fee (Single-family dwelling)	\$181.71 per quarter (effective 7/2009)
Vacant Lot Standby fee	\$90.86 per quarter

Source: City of Sutter Creek 2014, Amador County Transportation Commission, 2012

Table HE-69 outlines typical residential development fees.

TABLE HE-69
TYPICAL RESIDENTIAL DEVELOPMENT FEES

Fee Type	Fee
Sewer Hook-up Fee	\$5,300
School Fee	\$3.36 per square foot
Building Permit	Based on building standards per square foot
Fire Safety Fee	\$670 + \$25 Admin Fee
Police Fee	See AB 1600 fees shown above
County Traffic Fee	Single Family – \$6,380 Multi-Family – \$4,529.80
Subdivision Traffic Fee	\$1,000 – \$2,000

Source: City of Sutter Creek 2014

The City's impact fees are similar to other jurisdictions in the region. The City's fees for a typical 1,600-square-foot single-family dwelling are approximately \$26,912. According to Buildingcost.net, a housing construction cost resource that calculates the total estimated cost of building a new home (land costs not included), single-family home construction costs in 2014 were estimated at approximately \$132 per square foot for average quality construction, or \$211,200 for an average 1,600-square-foot home. The estimated total development cost, which includes construction and land costs, of a 1,600-square-foot home with four walls, an attached garage, central heating and air, and average building materials was \$217,508.

The City's impact fees for a typical 900-square-foot multi-family dwelling are approximately \$14,400. Costs for a recent multi-family project were not available in any of the County jurisdictions. In order to estimate multi-family costs, another area Housing Element analysis was used. Based on the Stanislaus County Housing Element, typical multi-family construction costs are \$133 per square foot, or \$119,700 for a 900-square-foot unit. The estimated total development cost of a 900-square-foot apartment, including construction and land, was \$132,200.



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As illustrated in **Table HE-70**, this typical impact fee total is approximately 12 percent of the average new house development cost and 11 percent of the average new multi-family unit development cost. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to maintain the quality of life desired by city residents.

TABLE HE-70
CITY OF SUTTER CREEK TOTAL FEES FOR TYPICAL SINGLE- AND MULTI-FAMILY UNITS

Housing Type	Total Fees	Estimated Development Cost per Unit (land and construction costs)	Estimated Proportion of Fees to Development Costs per Unit
Single-Family Unit¹	\$26,912	\$217,508	12%
Multi-Family Unit²	\$14,400	\$132,200	11%

Source:

Notes: 1. Typical single-family unit estimated at 1,600 square feet.

2. Typical multi-family unit of 900 square feet.

Sutter Creek Development Review and Permit Processing

Developers must negotiate several steps to secure all necessary approvals to build housing on a given parcel of land. From the standpoint of the City, this process is necessary to ensure that new development adequately complies with local regulations that are meant to ensure the health, safety, and welfare of the entire community. From the developer's standpoint, this process can complicate and lengthen the development process, increasing the difficulty and cost to develop new housing. The City's contract City Planner manages the review and approval process. **Table HE-71** shows the schedule for residential processing times in Sutter Creek.

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TABLE HE-71
CITY OF SUTTER CREEK DEVELOPMENT REVIEW TIMES

Application Type	Review Body	Processing Time
Tentative Parcel Map	Planning Commission	3 months
Final Parcel Map	City Council	2 months
Tentative Subdivision Map	Planning Commission	6–12 months
Final Subdivision Map incl. Sub. Agreement	City Council	3–6 months
Annexation	City Council w/Planning Commission recommendation	6–12 months
Lot Line Adjustment	City Council	6 weeks
Site Plan Permit	Staff	2 months
Conditional Use Permit	Planning Commission	3 months
Building Permit	Staff	4–6 weeks
Negative Declaration	Planning Commission or City Council	3 months
Mitigated Negative Declaration	Planning Commission or City Council	5 months
Project EIR	Planning Commission or City Council	10 months

Source: City of Sutter Creek

The City of Sutter Creek's Subdivision and Subdivision and Parcel Map Application outlines the planning application process and duration for the city. The first part of the process includes application submittal and review for completeness (30 days). Once the application is found to be sufficient, the second part of the process begins. This part includes review by ERC, review by affected agencies, and review/recommendation by the technical advisory committee (TAC) (50 days). The project then goes before the City Council for public hearing and adoption (95 days). This schedule is similar to other jurisdictions in California and does not pose any excessive burden on development.

Sutter Creek Design Review

Design review requirements can sometimes increase the cost of housing, especially those which require additional costly features be provided in a multi-family housing development. The Land Use Element contains three tables that describe design guidelines. Table LU-8 in the Land Use Element describes design guidelines specific to multi-family residential developments; Table LU-9 in the Land Use Element describes design guidelines specific to all high density residential and commercial developments; and Table LU-10 in the Land Use Element describes design guidelines specific to the Sutter Hill commercial and industrial area. City Code 306 also applies design standards on projects.

Many of these guidelines require that certain amenities and features be included in multi-family developments, including recreation facilities, buffering from adjacent single-family developments, and laundry facilities. While these design guidelines could be analyzed as a constraint for affordable housing development, they also encourage such development since they ensure that such development would meet basic City standards and would generate less community opposition.



APPENDIX B: CONSTRAINTS

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REGIONAL HOUSING NEEDS ALLOCATION

The Regional Housing Needs Allocation (RHNA) is a key tool for local governments to plan for anticipated growth. The current RHNA quantifies the anticipated need for housing within each jurisdiction for the five-year period from January 2014 through June 2019. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The intent of the RHNA is to ensure that local jurisdictions address their fair share of the housing needs for the entire region. Additionally, a major goal of the RHNA is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. **Table HE-72** provides the RHNA target for the planning period of 2014 to 2019.

TABLE HE-72
REGIONAL HOUSING NEEDS ALLOCATIONS 2014–2019

Jurisdiction	Extremely Low ¹	Very Low	Low	Moderate	Above Moderate	Total ²
Amador County Total RHNA	11	10	17	19	43	100
	11%	10%	17%	19%	43%	100%
Amador City	0	1	1	0	0	2
	0%	1%	1%	0%	0%	2%
Ione	1	2	3	3	7	16
	1%	2%	3%	3%	7%	16%
Jackson	2	2	3	4	8	19
	2%	2%	3%	4%	8%	19%
Plymouth	0	1	1	1	1	4
	0%	1%	1%	1%	1%	4%
Sutter Creek	1	1	2	2	4	10
	1%	1%	2%	2%	4%	10%
Unincorporated county	5	5	7	9	23	49
	5%	5%	7%	9%	23%	49%

¹ Approximately 50% of V/L units are assumed to be extremely-low per state law.

² The allocation of 100 reflects the county's projected minimum need (rounded). This column represents the minimum housing need that the county's RHNA Plan must address in total.

Source: HCD 2012



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A RHNA is mandated by the State of California (Government Code Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The California Department of Housing and Community Development (HCD) allocates to cities, and the unincorporated portions of counties, their “fair share” or RHNA of the regions’ projected housing needs. RHNAs are typically prepared by a representative Council of Governments (COG). Amador County is not currently represented by a COG as the result of the dissolution of the Central Sierra Planning Council in June 2011. Consequently the regional housing need determination was made directly by HCD. However, HCD shared its proposed methodology, assumptions, and draft figures with local government representatives to review and comment before the final RHNA determination was completed.

SUTTER CREEK 2007-2014 REGIONAL HOUSING NEEDS ALLOCATION

Because the City of Sutter Creek did not adopt a Housing Element during the fourth round (2007-2014), the City must identify adequate sites to meet the current and previous RHNA allocations. Sutter Creek’s share of regional housing needs during the previous planning period totaled 189 new units. **Table HE-73** provides the detailed breakdown of units by income category for the previous planning period. Through this Housing Element, the City is required to demonstrate the availability of adequate sites to accommodate these unit numbers.

TABLE HE-73
REGIONAL HOUSING NEEDS ALLOCATIONS 2014–2019

Jurisdiction	Extremely Low ¹	Very Low	Low	Moderate	Above Moderate	Total
Sutter Creek	21	21	30	36	81	189
	11%	11%	16%	20%	42%	100%

¹ Approximately 50% of VL units are assumed to be extremely-low per state law.
Source: Central Sierra Planning Council, 2008

Table HE-74 shows the County’s and cities’ progress toward achieving the fourth round RHNA through their plans.

As of October 2014, there have been three moderate-income housing units and 23 above-moderate housing units affordable to above moderate-income households approved or constructed in the four cities and unincorporated county. The County and cities currently have the vacant land capacity to accommodate all of their 2014-2019 RHNA need. See **Tables HE-75** for a complete list of available sites to meet the County and cities’ 2014–2019 RHNA and the Sutter Creek 2007-2014 RHNA.

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TABLE HE-74
REGIONAL HOUSING NEEDS ALLOCATION PROGRESS (2014–2019)

Jurisdiction	New Units by Affordability Category					Total
	Extremely Low	Very Low	Low	Moderate	Above-Moderate	
Ione	0	0	0	0	1	1
Jackson	0	0	0	0	0	0
Plymouth	0	0	0	0	0	0
Sutter Creek	0	0	0	0	11	11
Unincorporated County	0	0	0	3	11	14
Total	0	0	0	3	23	26

Source: HCD 2012; Cities of Ione, Plymouth, Sutter Creek, and Jackson and Amador County, 2014

TABLE HE-75
REMAINING REGIONAL HOUSING NEEDS

Jurisdiction	New Units by Affordability Category					Total
	Extremely Low	Very Low	Low	Moderate	Above-Moderate	
Ione	1	2	3	3	6	15
Jackson	2	2	3	4	8	19
Plymouth	1	0	1	1	1	4
Sutter Creek (2007-2014)	21	21	30	36	81	189
Sutter Creek (2014-2019)	1	1	2	2	0	6
Unincorporated County	5	5	7	6	12	35

Source: HCD 2012; Cities of Ione, Plymouth, Sutter Creek, and Jackson and Amador County, 2014

INVENTORY OF SITES

This section provides the inventory of vacant land that is available in the five jurisdictions for both multifamily and single-family residential development. Summary tables of the available land are included in each of the following sections. **Table HE-79a and HE-79b** provides the number of acres, zoning, unit potential, and availability of infrastructure for all vacant acreage not earmarked for pending projects in the unincorporated county and four cities.



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IONE SITES INVENTORY ANALYSIS

This section provides the inventory of vacant land that is available in the City of Ione for both multifamily and single-family residential development. **Table HE-79a and HE-79b** provides the number of acres, zoning, unit potential, and availability of infrastructure for all vacant acreage not earmarked for a pending project in Ione.

Realistic Capacity

The Zoning Districts and General Plan land use designations are shown for each site and are used to determine the realistic unit capacity of each site. Realistic capacity was determined by multiplying the number of acres by the maximum density for the site, and then 80 percent of that result was used as the final realistic unit number. The 80 percent assumption was derived from sample developments of what could happen in Ione based upon market conditions and would be consistent with the General Plan and Zoning District designations.

- Jose's Place, a 44-unit affordable project, was built on 2.43 acres in the Planned Development (PD) zone which has a High Density General Plan Designation. This project contained 44 units showing a capacity of 18 units per acre, which is 72 percent of the maximum density for this site.
- 115 Clay Street was built on .307 acres in the Commercial Transition (CT) zone and contained four units, showing a development capacity of 13 units per acre or 87 percent of the maximum development capacity.
- 306 South Church Street was built on .537 acres in the Light Commercial (C-1) zone and contained 20 units, showing a development capacity of 161 percent. This project developed at 37 units per acre.
- 25 North Ione Street was built on .29 acres in the Central Business (C-2) zone. This project contained eight units which showed a capacity of 110 percent. This project was developed at 27 units per acre.
- 421 to 463 Foothill Blvd. was built on 1.196 acres in the Planned Development (PD) zoning district. The project had 20 units, showing a capacity of 111 percent. This project was developed at 16 units per acre.

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Based on an analysis of vacant land zoned for residential development in the city, the city has sufficient vacant land to accommodate its RHNA allocation (see **Table HE-76**)

TABLE HE-76
LAND INVENTORY SUMMARY – CITY OF IONE

	Potential Units by Affordability Category			Total
	Lower	Moderate	Above-Moderate	
Remaining RHNA	6	3	6	15
Summary of Sites	196	126	108	430
Net Remaining RHNA	0	0	0	0
Surplus (Shortfall)	190	123	102	415

Source: Amador County Transportation Commission, 2014

JACKSON SITES INVENTORY ANALYSIS

This section provides the inventory of vacant and underutilized land that is available in the City of Jackson for both multifamily and single-family residential development. **Table HE-79a and HE-79b** provides the number of acres, zoning, unit potential, and availability of infrastructure for all vacant acreage not earmarked for a pending project in Jackson.

Realistic Capacity

The inventoried capacity represents the “realistic capacity” because it is based on past development proposals, City staff assumptions regarding the site’s characteristics (e.g., physical or service constraints), and the densities of existing housing developments under each designation/zone. The number of affordable units by affordability category calculated for each of these sites is derived from the density and unit type assumptions shown per site (see **Table HE-79a and HE-79b** for unit type information) and, if applicable, previous development proposals for the site. All of the sites listed with “townhouse” or “apartment” unit types are assumed to be potentially affordable to very low-income households. All of the other unit types shown (duplexes, four-plexes, and bungalow courts) are assumed to be potentially affordable to low-income households.

The sites shown in **Tables HE-79a and HE-79b** all have access to infrastructure. Topography, environmental factors, or other site-specific problems that would be a constraint to development are addressed per site in **Table HE-79a and HE-79b**.

To ensure adequate sites are available throughout the planning period to meet the City’s RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City’s RHNA



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Based on an analysis of vacant and underutilized land zoned for residential development in the city, the city has sufficient vacant and underutilized land to accommodate their RHNA allocation (see **Table HE-77**)

TABLE HE-77
LAND INVENTORY SUMMARY – CITY OF JACKSON

	Potential Units by Affordability Category			Total
	Lower	Moderate	Above-Moderate	
Remaining RHNA	7	4	8	19
Summary of Sites	367	142	135	644
Net Remaining RHNA	0	0	0	0
Surplus (Shortfall)	360	138	127	625

Source: Amador County Transportation Commission, 2014

SUTTER CREEK SITES INVENTORY ANALYSIS

This section provides the inventory of vacant land that is available in the City of Sutter Creek for both multifamily and single-family residential development. **Table HE-79a and HE-79b** provides the number of acres, zoning, unit potential, and availability of infrastructure for all vacant acreage not earmarked for a pending project in Sutter Creek.

Realistic Capacity

The number of units by affordability category calculated for each of these sites is derived from the density and unit type (see **Table HE-79a and HE-79b** for unit type information) assumptions shown in the table and, if applicable, development proposals for the sites. All of the sites listed with “cottage style” or “starter home” unit types are assumed to be potentially affordable to moderate-income households. All of the sites listed with “townhouse” or “apartment” unit types are assumed to be potentially affordable to very low-income households. All of the other unit types shown (duplexes, four-plexes, and second-story flats) are assumed to be potentially affordable to low-income households.

The sites shown in **Table HE-78** all have access to infrastructure and are not constrained by topography, environmental factors, or other site-specific problems that would limit planned development. The table includes specific notes on the sites/projects.

Based on an analysis of vacant land zoned for residential development in the city, the city has sufficient vacant land to accommodate both its RHNA allocation for 2014-2019 and the previous allocation for 2007-2014 (see **Table HE-78**).

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TABLE HE-78
LAND INVENTORY SUMMARY – CITY OF SUTTER CREEK

	Potential Units by Affordability Category			Total
	Lower	Moderate	Above-Moderate	
Remaining RHNA (2007-2014)	72	36	81	189
Remaining RHNA (2014-2019)	4	2	0	6
Summary of Sites	182	131	210	523
Net Remaining RHNA	0	0	0	0
Surplus (Shortfall)	106	93	129	328

Source: Amador County Transportation Commission 2014

ENERGY CONSERVATION

State law (Government Code Section 65583[a][7]) requires housing elements to contain an analysis of opportunities for residential energy conservation. The energy conservation section of a housing element must inventory and analyze the opportunities to encourage the incorporation of energy-saving features, energy-saving materials, and energy-efficient systems, and design for residential development. Housing element policies and programs should address the environmental significance and operational benefits of employing energy conservation in the building and retrofitting of housing.

According to the US Department of Energy, residential energy use accounts for about 21 percent of all energy use nationwide. Greater energy efficiency in these three residential components would greatly contribute to an overall reduction in energy use.

Opportunities for residential energy conservation exist at all levels: individual dwelling units, residential projects, neighborhoods, communities, and regions. Conservation can be achieved through a variety of approaches, including reducing the use of energy-consuming appliances and features in a home, physical modification of existing structures or land uses, and reducing the reliance on automobiles by encouraging more mixed-use and infill development, and providing pedestrian access to commercial and recreational facilities.

The County's and cities' goals and policies related to energy conservation are shaped by several other state, regional, and local initiatives and programs, including:

- Title 24, California's building standards for energy efficiency that apply to all new buildings in Amador County.
- The state's climate change strategies focused on reductions in greenhouse gas emissions, as required by Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006.



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- Federal and utility programs and funds promoted through each jurisdiction's policies and administrative offices.
- The general plans of Ione, Jackson, Plymouth, Sutter Creek, and Amador County.

Additional information describing each of these programs is provided in the following sections.

State Energy Efficiency Requirements for New Construction

Title 24 of the California Code of Regulations contains California's building standards for energy efficiency. Each city and county must enforce these standards as part of its review of building plans and issuance of building permits. The standards, prepared by the California Energy Commission (CEC), were established in 1978 in response to a state legislative mandate to reduce California's energy consumption. The standards are updated periodically to consider and incorporate new energy-efficiency technologies and methods. New 2013 Building Code standards went into effect on July 1, 2014, with higher efficiency requirements across all building types. According to the CEC estimates, Californians can expect energy savings of 25 percent for homes, and 14 percent for low-rise multifamily buildings under the new standards. Under the new standards, homeowners are expected to save approximately \$6,200 over the life of a 30-year mortgage compared to the previous code standards. The CEC estimates that California's building efficiency standards (along with those for energy-efficient appliances) saved more than \$66 billion in electricity and natural gas costs from 1978 to 2013.

Greenhouse Gas Emissions Reduction

The California legislature adopted the California Global Warming Solutions Act in 2006 (AB 32) and declared that "global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California." In adopting the act, the legislature found that human activity is one of the leading contributors to an increase in carbon dioxide, methane, and other greenhouse gases (GHGs). The state has declared these gases are leading to an increase in average global temperatures and contributing to changes in climate throughout the world. The purpose of AB 32 is to reduce GHG emissions to 1990 levels by 2020 (25 percent reduction over current levels). Executive Order S-03-05 requires further reduction of GHGs to 80 percent below 1990 levels by 2050.

AB 32 is being implemented by the California Air Resources Board (CARB) and local air pollution control districts guided by a Scoping Plan developed by CARB in 2008, to be updated every five years. The plan was most recently updated in 2014. The Scoping Plan encourages local jurisdictions to adopt emissions reductions measures to help the state meet its emissions reductions goals. The California Air Pollution Control Officers Association (CAPCOA), which represents local air districts, has released reports describing ways to measure and reduce GHGs at the local level, and model policies that local jurisdictions can include in their general plans to reduce GHGs and contribute to achieving the important goals of AB 32. Many of the recommendations are relevant for residential energy conservation. Among the suggestions are:

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- Promote walkability through a highly connected street system with small blocks.
- Promote mixed-use neighborhood centers and transit-oriented development.
- Reduce the amount of water used for landscaping and encourage the use of recycled water for landscaping.
- Promote the use of fuel-efficient heating and cooling equipment and other appliances.
- Encourage green building designs in both new construction and building renovation.
- Encourage building orientations and landscaping that enhance natural lighting and sun exposure.
- Encourage the expansion of neighborhood-level products and services and public transit opportunities throughout the area to reduce automobile use.
- Promote energy-efficient design features, including appropriate site orientation, and use of light color roofing and building materials.
- Encourage the development of affordable housing throughout the community, as well as development of housing for elderly and low- and moderate-income households near public transportation services.
- Ensure that a portion of future residential development is affordable to low- and very low-income households.

UTILITY PROGRAMS AND FUNDING

The County and cities actively promote energy conservation programs offered through local service and utility providers.

PG&E serves the electrical and gas needs in the county. PG&E offers energy assistance programs for lower-income households to help lower-income households conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH), and the Family Electric Rate Assistance (FERA) programs.

The CARE program provides a 20 percent monthly discount on gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities.

The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to pay for their necessary energy needs.



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The FERA program provides a rate reduction for large households of three or more people with low to middle income.

In addition, the California Department of Health and Human Services funds the Home Energy Assistance Program (HEAP). HEAP provides financial assistance to eligible low-income persons to offset the costs of heating and/or cooling their housing unit.

PG&E offers a number of energy reduction tips and information available, including home weatherization, energy-saving tips, and a residential energy guide.

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TABLES HE-79A LAND INVENTORY

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Assumed Unit Type (Jackson and Sutter Creek only)	Existing Use	Notes
lone	004-290-002	R-4		RH	Vacant	7	15.1–25.0	175	84	Lower		Vacant	
lone	004-030-009	PD		RH	Vacant	9.3	15.1–25.0	232	112	Lower		Vacant	
Lower Income Subtotal						16.3			196				
lone	011-150-021	PD		RH	Vacant	6.78	15.1–25.0	169	81	Mod		Vacant	
lone	004-010-039	R-2		RL	Vacant	0.52	3.1–15.0	7	6	Mod		Vacant	
lone	004-010-038	R-2		RL	Vacant	0.37	3.1–15.0	5	4	Mod		Vacant	
lone	005-320-038-501	PD		RM	Vacant	2.64	3.1–15.0	39	25	Mod		Vacant	
lone	004-262-002	C-1		DT	Vacant	0.91	3.1–15.0	13	10	Mod		Vacant	
lone	004-262-003	C-1		DT	Vacant	0.46	3.1–15.0	6		Mod		Vacant	
Moderate Income Subtotal						11.68			126				
lone	004-070-0340	R-1a		RL	Vacant	0.43	2.1–7.0	3	2	AM		Vacant	
lone	004-070-0330	R-1a		RL	Vacant	0.31	2.1–7.0	2	2	AM		Vacant	
lone	004-070-032-000	R-1a		RL	Vacant	0.31	2.1–7.0	2	2	AM		Vacant	
lone	004-070-0310	R-1a		RL	Vacant	0.29	2.1–7.0	2	2	AM		Vacant	
lone	004-080-0050	R-1a		RL	Vacant	0.4	2.1–7.0	2	2	AM		Vacant	
lone	004-070-0140	R-1a		RL	Vacant	0.16	2.1–7.0	1	1	AM		Vacant	
lone	004-041-0410	R-1a		RL	Vacant	0.69	2.1–7.0	4	4	AM		Vacant	
lone	004-340-0080	R-1a		RL	Vacant	0.2	2.1–7.0	1	1	AM		Vacant	
lone	004-340-0120	R-1a		RL	Vacant	0.21	2.1–7.0	1	1	AM		Vacant	
lone	004-340-0130	R-1a		RL	Vacant	0.33	2.1–7.0	2	2	AM		Vacant	
lone	004-340-0070	R-1a		RL	Vacant	0.17	2.1–7.0	1	1	AM		Vacant	
lone	004-340-0060	R-1a		RL	Vacant	0.17	2.1–7.0	1	1	AM		Vacant	
lone	004-340-0160	R-1a		RL	Vacant	0.31	2.1–7.0	2	2	AM		Vacant	
lone	004-340-0320	R-1a		RL	Vacant	0.21	2.1–7.0	1	1	AM		Vacant	
lone	004-340-0310	R-1a		RL	Vacant	0.18	2.1–7.0	1	1	AM		Vacant	
lone	004-340-0050	R-1a		RL	Vacant	0.17	2.1–7.0	1	1	AM		Vacant	
lone	004-340-0300	R-1a		RL	Vacant	0.2	2.1–7.0	1	1	AM		Vacant	
lone	004-340-0330	R-1a		RL	Vacant	0.18	2.1–7.0	1	1	AM		Vacant	
lone	004-340-0290	R-1a		RL	Vacant	0.15	2.1–7.0	1	1	AM		Vacant	
lone	004-340-0340	R-1a		RL	Vacant	0.17	2.1–7.0	1	1	AM		Vacant	
lone	004-340-0180	R-1a		RL	Vacant	0.21	2.1–7.0	1	1	AM		Vacant	
lone	004-340-0350	R-1a		RL	Vacant	0.17	2.1–7.0	1	1	AM		Vacant	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Assumed Unit Type (Jackson and Sutter Creek only)	Existing Use	Notes
lone	004-340-0200	R-1a		RL	Vacant	0.19	2.1–7.0	1	1	AM		Vacant	
lone	004-340-0360	R-1a		RL	Vacant	0.18	2.1–7.0	1	1	AM		Vacant	
lone	004-340-0250	R-1a		RL	Vacant	0.21	2.1–7.0	1	1	AM		Vacant	
lone	004-340-0220	R-1a		RL	Vacant	0.22	2.1–7.0	1	1	AM		Vacant	
lone	004-271-0060	R-1a		RL	Vacant	0.42	2.1–7.0	2	2	AM		Vacant	
lone	004-160-0040	R-1a		RL	Vacant	0.15	2.1–7.0	1	1	AM		Vacant	
lone	004-271-0070	R-1a		RL	Vacant	0.75	2.1–7.0	5	4	AM		Vacant	
lone	004-158-0030	R-1a		RL	Vacant	0.44	2.1–7.0	3	2	AM		Vacant	
lone	004-062-0010	R-1b		RL	Vacant	0.75	2.1–7.0	5	4	AM		Vacant	
lone	004-050-0120	R-1b		RL	Vacant	0.28	2.1–7.0	1	2	AM		Vacant	
lone	004-220-0250	R-1b		RL	Vacant	0.68	2.1–7.0	4	4	AM		Vacant	
lone	004-220-0170	R-1b		RL	Vacant	0.25	2.1–7.0	1	1	AM		Vacant	
lone	004-202-0110	R-1b		RL	Vacant	0.5	2.1–7.0	3	3	AM		Vacant	
lone	004-220-0200	R-1b		RL	Vacant	0.4	2.1–7.0	2	2	AM		Vacant	
lone	004-220-0180	R-1b		RL	Vacant	0.51	2.1–7.0	3	3	AM		Vacant	
lone	005-334-0180	R-1b		RL	Vacant	0.2	2.1–7.0	1	1	AM		Vacant	
lone	004-130-0460	R-1b		RL	Vacant	0.21	2.1–7.0	1	1	AM		Vacant	
lone	004-130-0520	R-1b		RL	Vacant	0.24	2.1–7.0	1	1	AM		Vacant	
lone	005-336-0130	R-1b		RL	Vacant	0.3	2.1–7.0	2	2	AM		Vacant	
lone	005-337-0250	R-1b		RL	Vacant	0.19	2.1–7.0	1	1	AM		Vacant	
lone	005-338-0010	R-1b		RL	Vacant	0.19	2.1–7.0	1	1	AM		Vacant	
lone	005-337-0200	R-1b		RL	Vacant	0.25	2.1–7.0	1	1	AM		Vacant	
lone	005-130-0020	R-1b		RL	Vacant	1.67	2.1–7.0	11	9	AM		Vacant	
lone	004-190-0040	R-1b		RL	Vacant	4.15	2.1–7.0	29	23	AM		Vacant	
lone	004-247-0060	R-1b		RL	Vacant	0.12	2.1–7.0	1	1	AM		Vacant	
lone	004-106-0210	R-1b		RL	Vacant	0.28	2.1–7.0	1	2	AM		Vacant	
lone	004-106-0150	R-1b		RL	Vacant	0.11	2.1–7.0	1	1	AM		Vacant	
Above-Moderate Income Subtotal						19.46			108				
lone Totals						47.44			430				
Jackson	020-390-036-000	LC		LC	Vacant	7.5	21.78	163	80	Lower	apartments	Vacant	by right
	020-390-035-000												
Jackson	020-420-031-000	RHD		RHD	Vacant	8	21.78	174	50	Lower	apartments	Vacant	by right
Jackson	020-420-001-000	C		C	Vacant	6	21.78	129	80	Lower	apartments	Vacant	
Jackson	020-090-011-000	RSF/RHD		RSF/RHD	Vacant	6.57	5.45	51	12	Lower	four-plex	Vacant	

APPENDIX C RESOURCES



Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Assumed Unit Type (Jackson and Sutter Creek only)	Existing Use	Notes
	020-090-012-000					0.76	21.78						
Jackson	020-400-048-000	C		C	Vacant	90	21.78	1,960	50	Lower	senior cottages	Underutilized	
Jackson	020-070-031-000	R/PD Overlay		R/PD Overlay	Vacant	117	5.45	637	80	Lower	mixed	Vacant	owned by City
Jackson	020-070-043-000	LC		LC	Vacant	58	21.78	1263	142	Lower and Mod	manufactured homes	Vacant	unit mix based on prelim plan
Jackson	044-180-016-000	RS/PD Overlay		RS/PD Overlay	Vacant	150	1	150	8 very low; 7 low; 135 AM	Lower and AM	SF detached homes	Vacant	15 affordable units will be required because this is an approved subdivision
	044-180-021-000												
Lower Income Subtotal						235.83			367				
Moderate Income Subtotal						58			142				
Above-Moderate Income Subtotal						150			135				
Jackson Totals						443.83			644				
							Note 1	Note 2	Note 3				
Sutter Creek	18-190-007, -019 & 027	C-2		C	Vacant	3.4	29	98	40	very low	apartments		Constraints: slope and lot configuration. Site has been zoned commercial for 25 years with no development. Updated General Plan will propose RH land use designation with R-4 zoning
Sutter Creek	18-270-010	C-2(pd)		C(pd)	Vacant	20.86	29	604	40	very low	senior apartments		Mixed use project combined with some neighborhood retail. At the pre-app stage. Site design in preparation. Some form of City subsidy is likely (reduced participation fees, etc.)
Sutter Creek	44-020-057	R-4		RH	Vacant	2.05	29	59	40	very low	apartments		Same owner as Sutter Hill Apts. (adjacent) Constraints: slope.
Sutter Creek	18-040-004 (partial)) & 18-031-006 (partial)	C-2(pd)		C	Vacant	2.78	29	80	32	low	20 senior 4-plex & 12 2nd story flats		Site plan and architectural elevations complete. No formal application yet - just preliminary review. Mitigated Neg Dec in preparation.



APPENDIX C RESOURCES

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Assumed Unit Type (Jackson and Sutter Creek only)	Existing Use	Notes
Sutter Creek	18-051-002	C-2		C	Vacant	0.87	29	25	6	low	2-story townhouse		Pre-proposal submitted.
Sutter Creek	44-020-095 (partial)	R-4		RH & I	Vacant	3.73	29	108	24	low	duplex		Revised site plan in preparation (filed application at the end of 2005; Planning Commission requested revision to take oak trees into account; same yield = 24 unit)s. Constraints: oak trees.
Lower Income Subtotal						33.69			182				
Sutter Creek	18-010-021	R-1		RSF	Vacant	5.02	6.22	31	30	moderate	cottage style		~4,500 sq. ft. lots with smaller units (!~1,800 sq. ft.); clustered and served off of a common access drive.
Sutter Creek	18-112-001, -008, -009 & -010 (partial for all)	R-3 (proposed)		RSF & RL(pd)	Vacant	5	6.22	31	25	moderate	cottage style		Constraints: slope and riparian setback (~10 acres total site size; ~5 total acres developable)
Sutter Creek	18-210-009	R-1 & C-2(pd)		C & C(pd) & RSF	Vacant	7.77	6.22 & 29	166	60	moderate	senior cottages		Constraints: slope and mine tailings. If a project was proposed, the City would redesignate to higher density. Approx. 1/3 of site is currently RSF/R-1 & C-2 (pd)
Sutter Creek	18-253-024	R-1		RSF/R-1	Vacant	0.95	6.22	5	4	moderate	cottage style		Constraints: access.
Sutter Creek	18-342-002 & -003	C-2 & R-4		C & RH	Vacant	1.6	29	46	12	moderate	cottage style		Approved site plan permit issued. Improvement plans and building permits in preparation
Moderate Income Subtotal						20.34			131				
Sutter Creek	18-020-031	R-1 (pd)		RL(pd)	Vacant	23.73	2	47	56	moderate/above moderate	starter homes/ SF detached homes		10 starter homes on 0.95 acres of site; 46 detached SF homes on rest of site
Sutter Creek	18-140-001 & 18-092-008	R-1(pd) & R-1		RSF(pd) & RSF	Vacant	46.8	6.22	291	107	above moderate	luxury townhomes		Powder House Estates: 54 townhouse units clustered on ~6.2 acres away from road; remainder of site does not have unit type designated

APPENDIX C RESOURCES



Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Assumed Unit Type (Jackson and Sutter Creek only)	Existing Use	Notes
Sutter Creek	multiple	R-1		RSF & RL	Vacant	30	6.22	186	47	above moderate	single-family		Golden Hills Estates: 4 approved single-family. The remaining vacant portion of the site is estimated to be able to realistically accommodate 43 units. Approx. 14 acres of site are designated RL with remainder designated RSF
Above-Moderate Income Subtotal						100.53			210				
Sutter Creek Totals						154.56			523				

Notes: (1) Without 25% density bonus. Based on combination of general plan land use designation and zoning district.
(2) Maximum development potential is based on acres multiplied by maximum density (without density bonus), and then rounded down.
(3) See individual notes for each site for explanation.



APPENDIX C RESOURCES

TABLE HE-79B LAND INVENTORY

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	School	Park	Store	Transit
lone	004-290-002	R-4		RH	Vacant	7	Yes	None				
lone	004-030-009	PD		RH	Vacant	9.3	Yes	None				
Lower Income Subtotal						16.3						
lone	011-150-021	PD		RH	Vacant	6.78	Yes	None				
lone	004-010-039	R-2		RL	Vacant	0.52	Yes	None				
lone	004-010-038	R-2		RL	Vacant	0.37	Yes	None				
lone	005-320-038-501	PD		RM	Vacant	2.64	Yes	100 Year flood plain				
lone	004-262-002	C-1		DT	Vacant	0.91	Yes	Steep Slope				
lone	004-262-003	C-1		DT	Vacant	0.46	Yes	None				
Moderate Income Subtotal						11.68						
lone	004-070-0340	R-1a		RL	Vacant	0.43	Yes	100 Year flood plain				
lone	004-070-0330	R-1a		RL	Vacant	0.31	Yes	100 Year flood plain				
lone	004-070-032-000	R-1a		RL	Vacant	0.31	Yes	100 Year flood plain				
lone	004-070-0310	R-1a		RL	Vacant	0.29	Yes	100 Year flood plain				
lone	004-080-0050	R-1a		RL	Vacant	0.4	Yes	100 Year flood plain				
lone	004-070-0140	R-1a		RL	Vacant	0.16	Yes	100 Year flood plain				
lone	004-041-0410	R-1a		RL	Vacant	0.69	Yes	None				
lone	004-340-0080	R-1a		RL	Vacant	0.2	Yes	100 Year flood plain				
lone	004-340-0120	R-1a		RL	Vacant	0.21	Yes	100 Year flood plain				
lone	004-340-0130	R-1a		RL	Vacant	0.33	Yes	100 Year flood plain				
lone	004-340-0070	R-1a		RL	Vacant	0.17	Yes	100 Year flood plain				

APPENDIX C RESOURCES



Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	School	Park	Store	Transit
lone	004-340-0060	R-1a		RL	Vacant	0.17	Yes	100 Year flood plain				
lone	004-340-0160	R-1a		RL	Vacant	0.31	Yes	100 Year flood plain				
lone	004-340-0320	R-1a		RL	Vacant	0.21	Yes	100 Year flood plain				
lone	004-340-0310	R-1a		RL	Vacant	0.18	Yes	100 Year flood plain				
lone	004-340-0050	R-1a		RL	Vacant	0.17	Yes	100 Year flood plain				
lone	004-340-0300	R-1a		RL	Vacant	0.2	Yes	100 Year flood plain				
lone	004-340-0330	R-1a		RL	Vacant	0.18	Yes	100 Year flood plain				
lone	004-340-0290	R-1a		RL	Vacant	0.15	Yes	100 Year flood plain				
lone	004-340-0340	R-1a		RL	Vacant	0.17	Yes	100 Year flood plain				
lone	004-340-0180	R-1a		RL	Vacant	0.21	Yes	100 Year flood plain				
lone	004-340-0350	R-1a		RL	Vacant	0.17	Yes	100 Year flood plain				
lone	004-340-0200	R-1a		RL	Vacant	0.19	Yes	100 Year flood plain				
lone	004-340-0360	R-1a		RL	Vacant	0.18	Yes	100 Year flood plain				
lone	004-340-0250	R-1a		RL	Vacant	0.21	Yes	100 Year flood plain				
lone	004-340-0220	R-1a		RL	Vacant	0.22	Yes	100 Year flood plain				
lone	004-271-0060	R-1a		RL	Vacant	0.42	Yes	Steep Slope				
lone	004-160-0040	R-1a		RL	Vacant	0.15	Yes	None				
lone	004-271-0070	R-1a		RL	Vacant	0.75	Yes	Steep Slope				
lone	004-158-0030	R-1a		RL	Vacant	0.44	Yes	Steep Slope				
lone	004-062-0010	R-1b		RL	Vacant	0.75	Yes	None				



APPENDIX C RESOURCES

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	School	Park	Store	Transit
lone	004-050-0120	R-1b		RL	Vacant	0.28	Yes	None				
lone	004-220-0250	R-1b		RL	Vacant	0.68	Yes	100 Year flood plain				
lone	004-220-0170	R-1b		RL	Vacant	0.25	Yes	100 Year flood plain				
lone	004-202-0110	R-1b		RL	Vacant	0.5	Yes	100 Year flood plain				
lone	004-220-0200	R-1b		RL	Vacant	0.4	Yes	100 Year flood plain				
lone	004-220-0180	R-1b		RL	Vacant	0.51	Yes	100 Year flood plain				
lone	005-334-0180	R-1b		RL	Vacant	0.2	Yes	None				
lone	004-130-0460	R-1b		RL	Vacant	0.21	Yes	None				
lone	004-130-0520	R-1b		RL	Vacant	0.24	Yes	None				
lone	005-336-0130	R-1b		RL	Vacant	0.3	Yes	None				
lone	005-337-0250	R-1b		RL	Vacant	0.19	Yes	None				
lone	005-338-0010	R-1b		RL	Vacant	0.19	Yes	None				
lone	005-337-0200	R-1b		RL	Vacant	0.25	Yes	None				
lone	005-130-0020	R-1b		RL	Vacant	1.67	Yes	100 Year flood plain				
lone	004-190-0040	R-1b		RL	Vacant	4.15	Yes	100 Year flood plain				
lone	004-247-0060	R-1b		RL	Vacant	0.12	Yes	None				
lone	004-106-0210	R-1b		RL	Vacant	0.28	Yes	None				
lone	004-106-0150	R-1b		RL	Vacant	0.11	Yes	None				
Above-Moderate Income Subtotal						19.46						
lone Totals						47.44						
Jackson	020-390-036-000	LC		LC	Vacant	7.5						
	020-390-035-000											
Jackson	020-420-031-000	RHD		RHD	Vacant	8		Slopes				
Jackson	020-420-001-000	C		C	Vacant	6						
Jackson	020-090-011-000	RSF/RHD		RSF/RHD	Vacant	6.57		Slopes and				

APPENDIX C RESOURCES



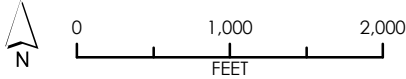
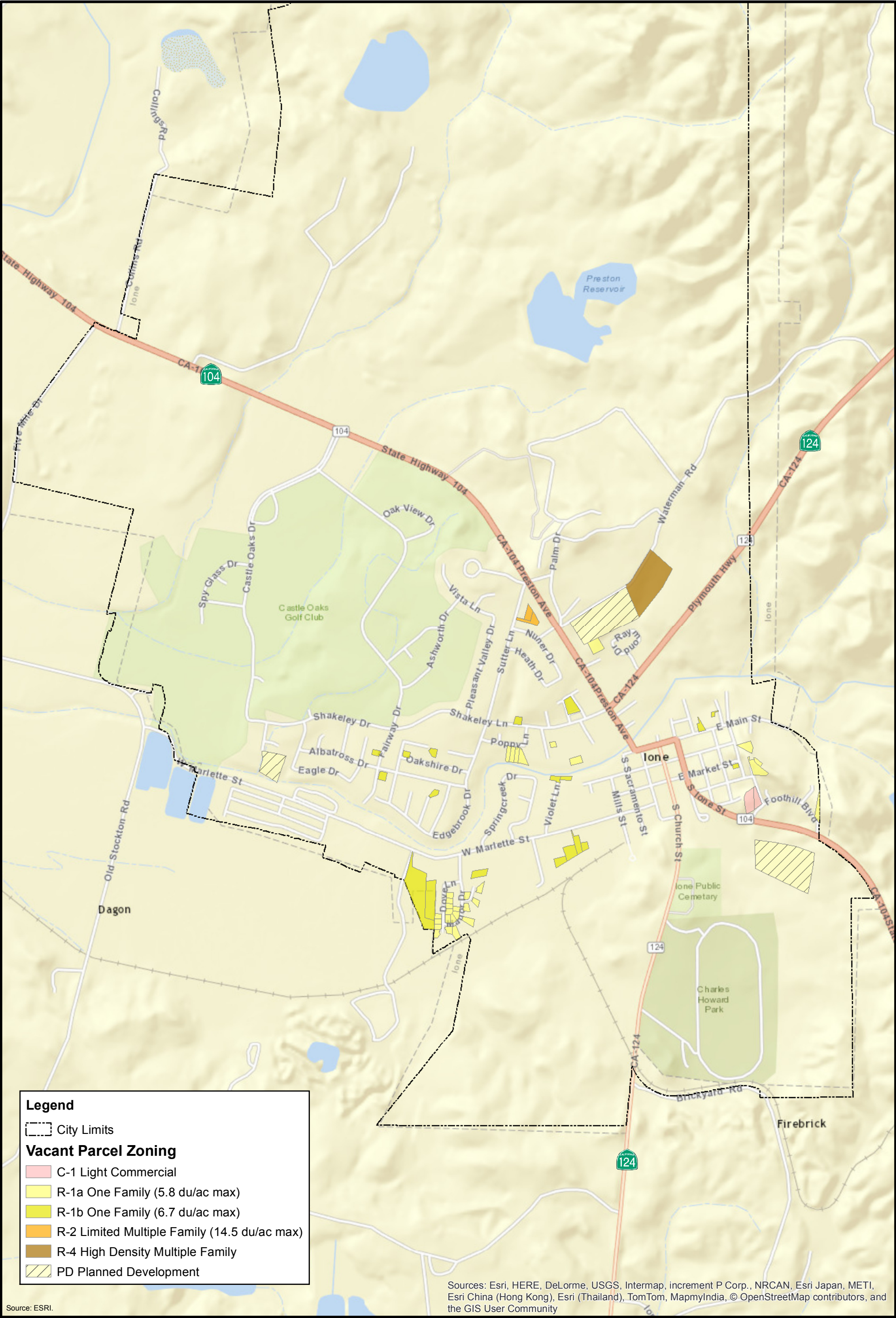
Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	School	Park	Store	Transit
	020-090-012-000					0.76		Riparian				
Jackson	020-400-048-000	C		C	Vacant	90						
Jackson	020-070-031-000	R/PD Overlay		R/PD Overlay	Vacant	117						
Jackson	020-070-043-000	LC		LC	Vacant	58						
Jackson	044-180-016-000	RS/PD Overlay		RS/PD Overlay	Vacant	150						
	044-180-021-000											
Lower Income Subtotal						235.83						
Moderate Income Subtotal						58						
Above-Moderate Income Subtotal						150						
Jackson Totals						443.83						
Sutter Creek	18-190-007, -019 & 027	C-2		C	Vacant	3.4						
Sutter Creek	18-270-010	C-2(pd)		C(pd)	Vacant	20.86						
Sutter Creek	44-020-057	R-4		RH	Vacant	2.05						
Sutter Creek	18-040-004 (partial) & 18-031-006 (partial)	C-2(pd)		C	Vacant	2.78						
Sutter Creek	18-051-002	C-2		C	Vacant	0.87						
Sutter Creek	44-020-095 (partial)	R-4		RH & I	Vacant	3.73						
Lower Income Subtotal						33.69						
Sutter Creek	18-010-021	R-1		RSF	Vacant	5.02						
Sutter Creek	18-112-001, -008, -009 & -010 (partial for all)	R-3 (proposed)		RSF & RL(pd)	Vacant	5						

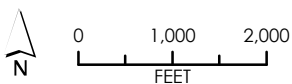
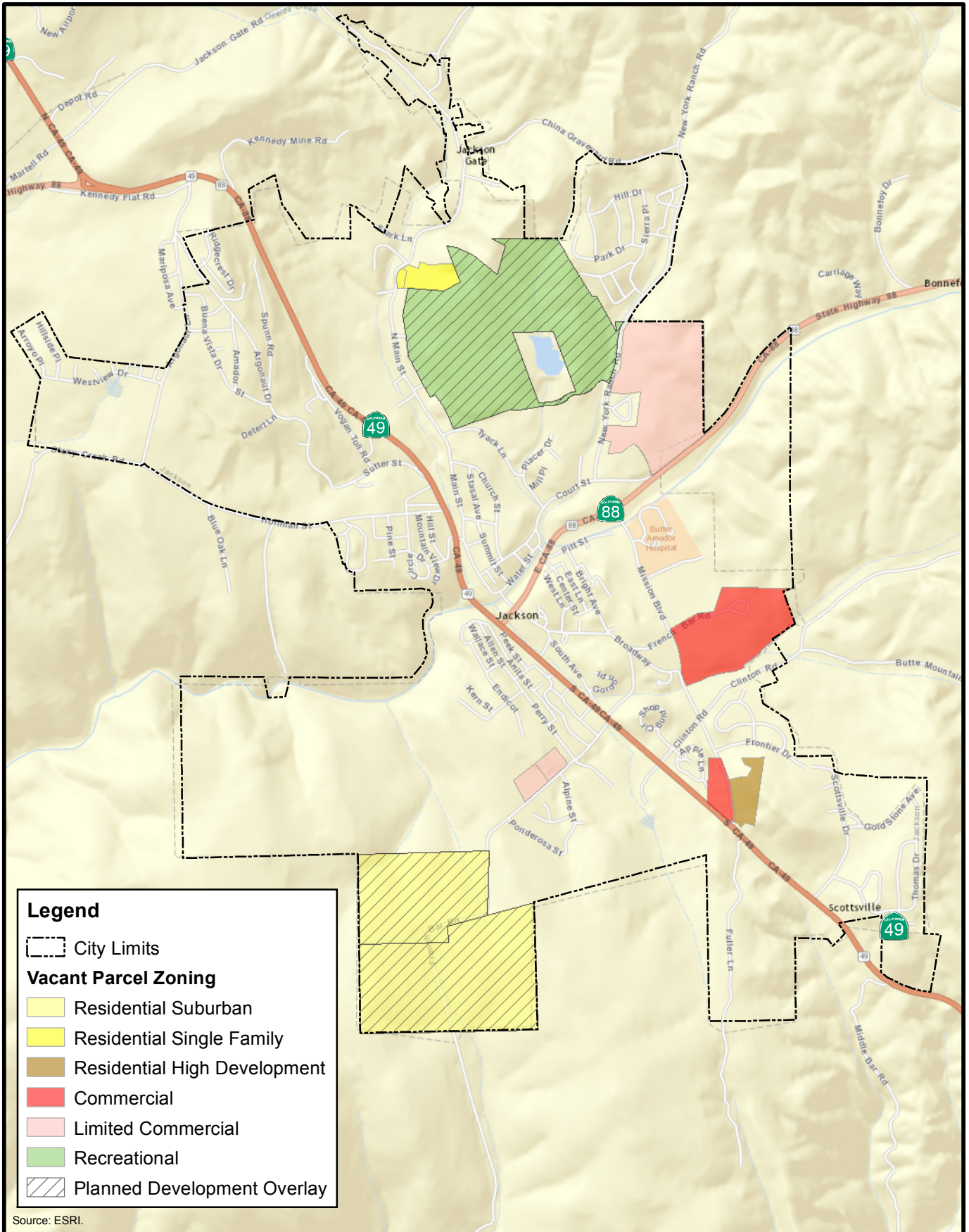


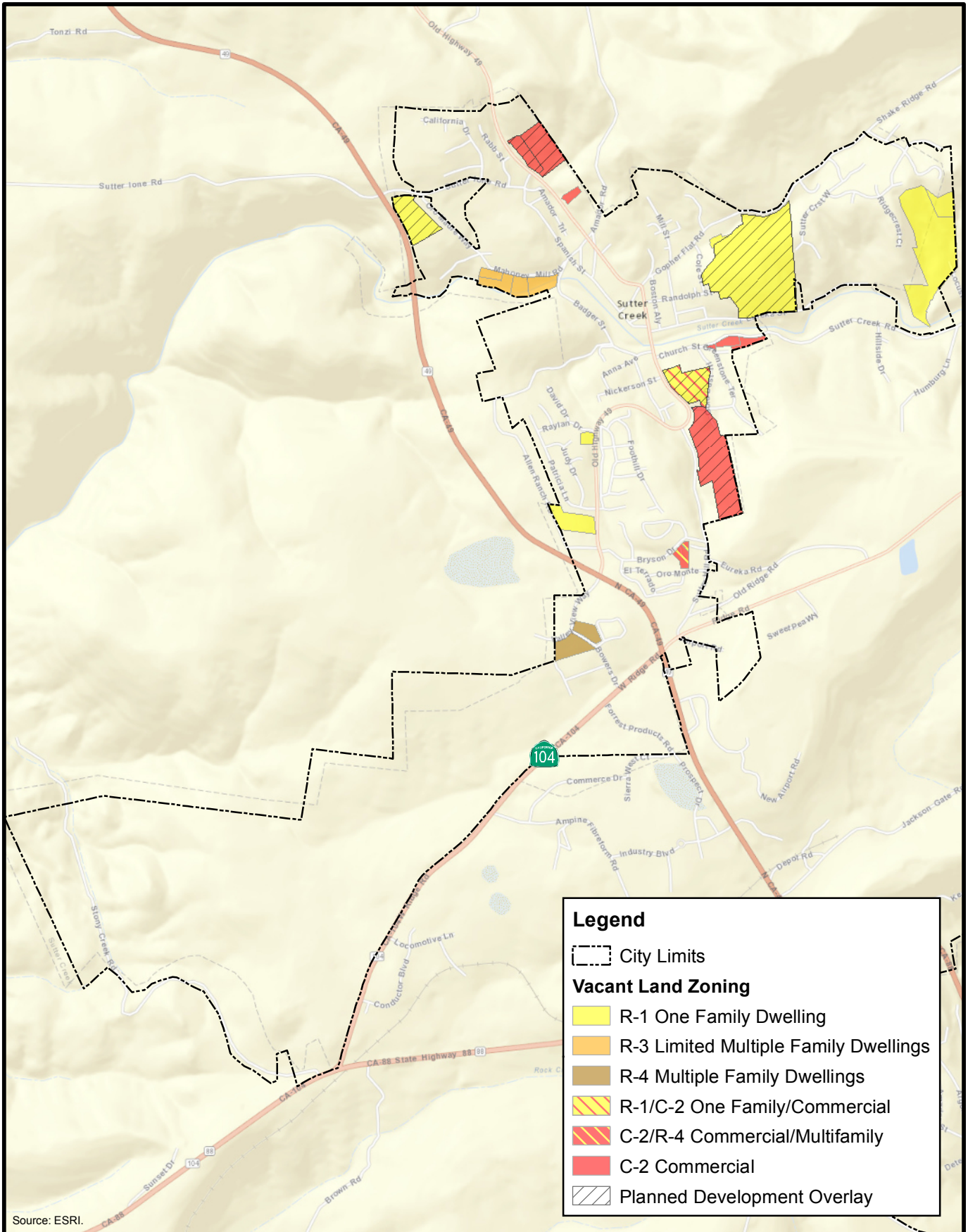
APPENDIX C RESOURCES

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	School	Park	Store	Transit
Sutter Creek	18-210-009	R-1 & C-2(pd)		C & C(pd) & RSF	Vacant	7.77						
Sutter Creek	18-253-024	R-1		RSF/R-1	Vacant	0.95						
Sutter Creek	18-342-002 & -003	C-2 & R-4		C & RH	Vacant	1.6						
Moderate Income Subtotal						20.34						
Sutter Creek	18-020-031	R-1 (pd)		RL(pd)	Vacant	23.73						
Sutter Creek	18-140-001 & 18-092-008	R-1 (pd) & R-1		RSF(pd) & RSF	Vacant	46.8						
Sutter Creek	multiple	R-1		RSF & RL	Vacant	30						
Above-Moderate Income Subtotal						100.53						
Sutter Creek Totals						154.56						

Notes: (1) Without 25% density bonus. Based on combination of general plan land use designation and zoning district.
(2) Maximum development potential is based on acres multiplied by maximum density (without density bonus), and then rounded down.
(3) See individual notes for each site for explanation.







0 1,000 2,000
FEET

City of Sutter Creek
Vacant Land Inventory



APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



CITY OF IONE

Housing Action	Accomplishments	Continue, Modify or Delete Action
<p>Action H-1.1.1: Building Code Review. The City will continue to annually review the City's building codes for current compliance and adopt the necessary revisions so as to further local development objectives.</p> <p>Responsible Agencies: City Manager, Building Inspector, City Planner, and City Council</p> <p>Funding Source: General Fund</p> <p>Schedule: Annual evaluation of the adequacy of the City's building codes</p>	<p>Completed on an annual basis. The 2013 California Building Code was adopted in 2014 consistent with state law.</p>	<p>Continue.</p>
<p>Action H-1.2.1: Zoning Code Revision and Update. A complete review of the Zoning Code is necessary to ensure its compliance with new State zoning regulations. The Zoning Code shall be updated to meet new State regulations.</p> <p>Responsible Agencies: City Manager, City Planner, City Engineer, Planning Commission, City Council</p> <p>Funding Source: General Fund</p> <p>Schedule: A complete update by August 2009</p>	<p>Completed. The City completed a comprehensive Zoning Code update in November 2009 and has made some minor amendments since.</p>	<p>Delete.</p>
<p>Action H-1.3.1: Development Processing System Review Program. Complex processing procedures in permit issuance can be a major obstacle in housing development, especially for affordable housing projects that are under tight timelines imposed by state and federal funding programs. Minimize processing time for development permits, especially those for affordable residential projects and those which conform to City development requirements.</p> <p>The City will continue to monitor the development processing/review procedures to minimize the time required for review. This reduction in time will reduce the cost to developers and may increase the housing production in the City. The City will, on an annual basis, review and update as necessary its Framework for Planning, Entitlement Review, and Development. This document is a tool for staff, developers, and decision makers in understanding how to effectively navigate through the City's development process.</p>	<p>Completed on an annual basis.</p>	<p>Continue.</p>

March 2015

2014-2019 Amador County Joint Housing Element
City of Ione



APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Action	Accomplishments	Continue, Modify or Delete Action
Responsible Agencies: City Manager, City Planner Funding Source: General Fund Schedule: Annually		
Action H-2.1.1: Density Bonus Program. Review the City's density bonus program to ensure its consistency with State density bonus law. If any discrepancies are found, the City's density bonus ordinance will be amended and updated to State minimum standards. Responsible Agencies: City Manager City Planner, Planning Commission, City Council Funding Source: General Fund Schedule: Ongoing	The City's density bonus program (codified in Zoning Code Section 17.46) was updated to be consistent with state density bonus law as part of the 2009 comprehensive Zoning Code update.	Delete.
Action H-2.2.1: Residential Site Development Program. The supply of developable land with adequate infrastructure that is zoned for residential use can assist the development of housing in the City. The City will annually ensure that there is enough vacant and underutilized residential land in the City to meet its RHNA allocation. Responsible Agencies: City Manager, City Planner Funding Source: General Fund Implementation Schedule: Annually	Completed on an annual basis.	Continue.
Action H-2.2.2: Multifamily Zoning Expansion Program. As part of the General Plan update, to be completed in August 2009, the City identified land appropriate to rezone to high density zoning districts. The City has identified seven acres in the One-family dwelling residential (R-1a) district to be rezoned to the High Density Multiple-family dwelling residential district. The City has also identified 1.4 acres of land in the Light Commercial (C-1) district to be rezoned to the Limited Multiple-family dwelling residential (R-2) district. Specific parcels have been identified and are shown in Table HE-41 of the Housing Needs Assessment (Appendix A).	Implementation of this action was completed as part of the General Plan adoption in 2009. All sites identified in during the General Plan update and described in Action H-2.2.2 were rezoned to High Density Multiple-family residential or Light	Delete.

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



Housing Action	Accomplishments	Continue, Modify or Delete Action
<p>Responsible Agencies: City Manager, City Planner, City Council and Planning Commission.</p> <p>Funding Source: General Fund</p> <p>Schedule: August 2009, consecutively with the adoption of the Housing Element</p>	Commercial.	
<p>Action H-2.2.3: Wastewater Capacity. The City is committed to ensuring that there is enough wastewater treatment capacity to support its fair share of the region's housing needs. The City is working towards updating its Wastewater Master Plan and anticipates adoption of the updated plan by the end of 2009. The Master Plan will call for phased improvements to the City's sewer service. Contingent upon Regional Water Quality Control Board approval, the City anticipates initiating construction of sewer treatment improvements within 18 months of General Plan adoption. To comply with Government Code Section 65589.7 the City shall grant a priority for the provision of these services to proposed developments that include housing units affordable to lower income households (Cross Reference: Goal PF-5 and related policies and actions)</p> <p>Responsible Agencies: City Council, City Manager, Wastewater Operator, City Engineer, City Planner</p> <p>Funding Source: Wastewater Fund</p> <p>Schedule: Dependent upon RWQCB approval, construction starting by February 2011</p>	<p>Progress has been made towards implementing this action. The wastewater upgrades project has changed significantly since 2009. The current approach (construction that is being completed now) is to provide more disposal space through land application. This allows the City to drain the various percolation ponds and complete the necessary maintenance on a regular basis. By completing the maintenance and moving to land application, the City is able to increase capacity to (1) satisfy existing approved development; (2) satisfy development agreement commitments; and (3) satisfy RHNA obligation (approximately 1,000 units). The City complies with Government Code Section</p>	<p>Modify to reflect current project status and continue.</p>

March 2015

2014-2019 Amador County Joint Housing Element
City of Ione



APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Action	Accomplishments	Continue, Modify or Delete Action
	65589.7 by granting priority for the provision of wastewater services to lower-income housing developments.	
<p>Action H-2.2.4: Potable Water Capacity. The City is committed to ensuring that there is enough potable water to support its fair share of the region's housing needs. The City will continue to work collaboratively with the region's potable water provider, Amador Water Agency, to identify both short and long-term viable and cost effective solutions to maintaining potable water availability in the City. (Cross Reference: Goal PF-4 and related policies and actions)</p> <p>Responsible Agencies: City Council, City Manager, City Engineer, City Planner</p> <p>Funding Source: General Fund</p> <p>Schedule: On-going, target completion of upgrades by 2014</p>	<p>The City continues to work with Amador Water Agency to address this issue, but the timing has been pushed out given the change in market conditions. The need is not as urgent. Sufficient capacity remains to meeting current development obligations, including RHNA. This action will be continued.</p>	Continue.
<p>Action H-3.1.1: Housing Rehabilitation Program. The City will continue to pursue grant opportunities to create a Rental Rehabilitation Program. The City will apply for HOME funding for this program and consider applying for CDBG funding for this program. Once the Redevelopment Area has been established, the City will consider allocating a portion of the Low and Moderate Housing Fund for housing rehabilitation.</p> <p>Responsible Agencies: City Manager, City Council</p> <p>Funding Source: CDBG, HOME, Redevelopment Agency Low and Moderate Income Housing (RDA Low-Mod funds) Fund</p> <p>Schedule: 2012, Annually apply for CDBG, PTA grants, HOME applications, and use RDA Low-Mod funds if a Redevelopment Agency is established.</p>	<p>This action is ongoing. City staff is researching status of any grants or other funding received.</p>	<p>Modify to remove reference to the Redevelopment Agency and Low and Moderate Housing Fund and continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p>

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



Housing Action	Accomplishments	Continue, Modify or Delete Action
<p>Action H-3.2.1: Ione Beautification (Code Enforcement) Program. The City currently handles violations of its Municipal Code on a demand-driven basis. Staff responds to housing code complaints initiated by Ione tenants. The City plans to sponsor debris hauling and clean-up programs and plans to limit the number of garage sales permitted during the year.</p> <p>Responsible Agencies: City Manager, City Building Inspector, Police Chief, City Planner</p> <p>Funding Source: General Fund</p> <p>Schedule: Ongoing as complaints are received; debris hauling and cleanup program biannually.</p>	<p>The Ione Beautification Program is ongoing and will be continued. The City has received three or four complaints since adoption of the previous Housing Element. They have not been resolved. City staff is researching current rehabilitation needs in the City. Debris hauling and the cleanup program continue to occur biannually.</p>	<p>Continue.</p>
<p>Action H-4.1.1: Affordable Housing Development Program. City staff shall continue to coordinate with the appropriate entities, such as Mercy Housing of California, once during the planning period or as projects come onboard that could provide housing and services for lower-income households and take the appropriate steps to recommend that the City Council formally execute an agreement or letter of understanding with these entities.</p> <p>Responsible Agencies: City Manager</p> <p>Funding Source: General Fund</p> <p>Schedule: Once during the planning period or as projects come onboard</p>	<p>Coordination with Mercy Housing or other builders of affordable housing did not occur during the previous Housing Element planning period due to the slow housing market. The City is available to coordinate if opportunities arise in the future.</p>	<p>Continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p>
<p>Action H-4.2.1: State and Federal Housing Programs. The City will apply for funding as NOFAs are released for the development of affordable housing units. (Cross reference: ED 4.2.1)</p> <p>Responsible Agencies/Departments: City Manager</p> <p>Funding Source: All available federal, state and local sources</p> <p>Schedule: Ongoing</p>	<p>The City applied for and received funding for a housing condition survey in 2010. The actual survey work was not pursued.</p>	<p>Continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p>



APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Action	Accomplishments	Continue, Modify or Delete Action
<p>Action H-4.3.1: First-Time Homebuyers Down Payment Assistance Program. Continue to use CDBG funding for the First-time Homebuyer Program in the City.</p> <p>Responsible Agencies: City Manager, Mercy Housing California</p> <p>Funding Source: CDBG</p> <p>Schedule: Ongoing, on an annual basis when funds are available</p>	<p>The City is researching any first-time homebuyer assistance provided during the previous Housing Element planning period.</p>	<p>Continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p>
<p>Action H-4.4.1: Redevelopment Project Area Creation. The City has initiated the creation of a Redevelopment Agency and will work to establish a redevelopment project area.</p> <p>Responsible Agencies: City Manager, City Attorney, City Council</p> <p>Funding Source: General Fund</p> <p>Schedule: August 2011-2012</p>	<p>Due to the elimination of redevelopment agencies by the state in 2011, this action is no longer applicable and will be deleted.</p>	<p>Delete.</p>
<p>Action H-4.5.1: Infill Development Program. Infill development is one technique in meeting the housing needs required by expanding populations. The City will encourage the use of vacant small individual lots in the central City by reviewing, and amending as appropriate, development standards to accommodate housing development.</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. (Cross reference: PF 1.3)</p> <p>Responsible Agencies: City Planner, City Manager, Planning Commission, City Council</p> <p>Funding Source: City General Fund</p> <p>Schedule: December 2010</p>	<p>No constraints have been identified that constrain infill development and as a result no standards have been changed. Reduction of impact fees for infill development projects did not occur during the previous Housing Element planning period.</p>	<p>Continue.</p>

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



Housing Action	Accomplishments	Continue, Modify or Delete Action
<p>Action H-4.6.1: Affordable Housing Program. To encourage the development and availability of housing affordable to a broad range of households with varying income levels throughout Ione, the City requires that residential projects of ten or more units include five percent of the units in the project as affordable to very low-, low-, and moderate-income households. Developers of less than ten housing units are exempt from this requirement.</p> <p>Developers of ten or more housing units shall provide the following:</p> <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.</p> <p>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.</p> <p>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</p> <p>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</p> <p>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</p>	<p>No projects utilized the Affordable Housing Program during the previous Housing Element planning period. A nexus study was not completed. This action will be continued.</p>	<p>Continue.</p>

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Housing Action	Accomplishments	Continue, Modify or Delete Action
<p>remain affordable for 45 years.</p> <p>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).</p> <p>Per the deed restriction of the affordable units, all affordable units resold shall be required to be sold to an income-eligible household.</p> <p>The City will develop and maintain a waiting list of eligible persons wishing to purchase or occupy an affordable housing unit.</p> <p>Alternatives</p> <p>Payment of an in-lieu fee for ownership or rental units may be acceptable and the amount of in-lieu fees shall be established by a nexus study to be completed by June of 2010. The money will then be placed into an affordable housing trust fund. The City will develop a set of priorities for the use of Housing Trust Fund monies once the Housing Trust Fund is established (Action H-4.7.1).</p> <p>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> <p>Incentives</p> <p>Possible incentives that may be included but are not limited to the following:</p> <p>Assistance with accessing and apply for funding (based on availability of federal, state, local foundations, and private funds);</p> <p>Mortgage-subsidy or down payment assistance programs to assist first time homebuyers and other qualifying households, when such funds are available;</p> <p>Expedited/streamlined application processing and development review;</p> <p>Modification of development requirements, such as reduced set backs and</p>		

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Housing Action	Accomplishments	Continue, Modify or Delete Action
<p>parking standards on a case-by-case basis; and Density Bonuses.</p> <p>Responsible Agencies: City Manager, City Planner, Planning Commission, and City Council.</p> <p>Funding Source: General Fund</p> <p>Schedule: Implement as residential projects are processed through the Planning Department. Nexus study to be completed by June 2010.</p>		
<p>Action H-4.7.1: Affordable Housing Trust Fund. The City will develop an Affordable Housing Trust Fund with fund that will be acquired through in-lieu fees as a part of the Affordable Housing Program (Action H-4.6.1). Once funds start being collected, the City will develop a priority list for the use of these funds.</p> <p>Additionally, the City will apply for matching funds from the Local Housing Trust Fund Matching Grant Program through the State Housing and Community Development Department (HCD).</p> <p>Responsible Agencies: City Manager, City Planner, Planning Commission, and City Council.</p> <p>Funding Source: In-lieu fees collected from Action H-4.6.1</p> <p>Schedule: Develop a Trust Fund by June 2010.</p>	<p>The City has not established an Affordable Housing Trust Fund. This action will be continued.</p>	<p>Continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p>
<p>Action H-5.1.1: Persons with Disabilities Access. In May 2009 the City established a reasonable accommodation procedure (section 17.10.060 of the City's Zoning Code) to ensure a fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes. The City shall ensure that reasonable accommodations to persons with disabilities are provided as required under Senate Bill 520 (Chapter 671 of the Government Code). The City shall annually review its Reasonable Accommodations permit process for consistency with State law. To further comply with SB 520, the City will update its definition of family to state "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."</p>	<p>The update to the definition of family was completed with adoption of the Zoning Code amendments in November 2009. The reasonable accommodations permit process was reviewed regularly during the previous Housing Element planning period and no need for amendments was identified</p>	<p>Modify to remove the required amendment to update the definition of family and continue.</p>

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Housing Action	Accomplishments	Continue, Modify or Delete Action
<p>Responsible Agencies: City Planner, City Manager</p> <p>Funding Source: General Fund</p> <p>Schedule: Ongoing, provide an updated definition of family by August 2010.</p>	and no changes to Section 17.10.060 have been made. In addition, no requests for reasonable accommodation were received.	
<p>Action H-5.2.1: Large Family Housing Program. Renter households with seven or more persons do not have an adequate number of dwelling possibilities in the City. The number of large rental housing units is very limited in the City and as such large renter households cannot obtain adequate housing.</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>Responsible Agencies: City Manager, City Planner, Planning Commission and City Council</p> <p>Funding Source: General Fund</p> <p>Schedule: Ongoing</p>	No requests for incentives for large family housing were made during the previous Housing Element planning period.	Continue.
<p>Action H-5.3.1: Identification of Sites for Emergency Shelters and Transitional and Supportive Housing.</p> <p>Emergency Shelters</p> <p>California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."</p> <p>The City allows emergency shelters in the Limited Manufacturing (M-1) Zoning District as a use permitted by right without a conditional use permit or other discretionary review. The M-1 district is within close proximity to schools, parks and the downtown area which includes the City Market. After the General Plan and Zoning Code Updates, the City will have approximately 70 acres</p>	Emergency shelters are allowed by right in the M-1 and M-2 districts and transitional and supportive housing are allowed in the same way residential uses are allowed in all zones in the city that allow residential uses. No development standards for emergency shelters have been established.	Delete

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Housing Action	Accomplishments	Continue, Modify or Delete Action
<p>available in the Limited Manufacturing Zoning District.</p> <p>In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as:</p> <ul style="list-style-type: none"> Lighting On-site management Maximum number of beds or persons to be served nightly by the facility Off-street parking based on demonstrated need Security during hours that the emergency shelter is in operation <p>Transitional and Supportive Housing</p> <p>Transitional and supportive housing provides temporary housing often with supportive services to formerly homeless persons for a period that is typically between six months and two years. The supportive services, such as job training, rehabilitation, and counseling, help individuals gain life skills necessary for independent living. Both transitional and supportive housing types are allowed as permitted uses subject to only the same restrictions on residential uses contained in the same type of structure.</p> <p>Responsible Agencies: City Manager, City Planner, Planning Commission, and City Council</p> <p>Funding Source: General Fund</p> <p>Schedule: Ongoing</p>		
<p>Action H-5.4.1: Extremely Low-Income Households. AB 2634 requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, which includes supportive housing and single-room occupancy units. The City will continue to allow single-room occupancy units (SROs) to be permitted in the Multiple-family dwelling (R 3) and High Density Multiple-family dwelling (R-4) zoning districts with a conditional use permit.</p> <p>In addition, to encourage and facilitate the development of housing affordable to extremely low-income households, the City will prioritize funding</p>	<p>No incentives or funding were used for development of extremely low-income housing units during the previous Housing Element planning period.</p>	<p>Continue.</p>

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Housing Action	Accomplishments	Continue, Modify or Delete Action
<p>and offer financial incentives and regulatory concessions.</p> <p>Responsible Agencies: City Manager, City Planner, Planning Commission, City Council</p> <p>Funding Source: General Fund</p> <p>Schedule: Ongoing, as projects are processed through the Planning Department.</p>		
<p>Action H-5.5.1: Senior Housing Program. To encourage the development of affordable senior projects, the City will offer density bonuses, help interested developers apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multifamily development, expedite permit processing, consider reducing parking standards and lot sizes, and consider waiving impact fees for low-income dwelling units. (Cross reference: ED 1.5, PF 1.3)</p> <p>Responsible Agencies: City Manager, City Planner, Planning Commission, City Council</p> <p>Funding Source: General Fund</p> <p>Schedule: Ongoing</p>	<p>No density bonuses were obtained for affordable senior housing projects during the previous Housing Element planning period nor did any affordable senior projects secure government funding or land, receive expedited processing, reduced parking or lot size standards, or waiver of fees. This action will be continued.</p>	<p>Continue.</p>
<p>Action H-5.6.1: Female Head of Household Housing Program. Female-headed households, with children under 18 years of age, are one of the fastest growing special housing needs group in the City. Many times these households do not have sufficient income to acquire adequate housing.</p> <p>The City will identify nonprofits, transitional shelter providers, battered spouse assistance providers, and any other assistance-type providers which may offer services for female heads of households. The City will contact these service providers in an attempt to ascertain the specific services and housing needed for this special needs group. The City will assist in the development of housing for this group by considering offering incentives such as fee reduction or waivers, funding assistance, if possible, fast-tracking development plans, and/or any other assistance deemed feasible by the City. (Cross reference: PF</p>	<p>Implementation of this action by the City is ongoing.</p>	<p>Continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p>

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Housing Action	Accomplishments	Continue, Modify or Delete Action
<p>1.3)</p> <p>Responsible Agencies: City Manager, City Planner, Planning Commission, City Council</p> <p>Funding Source: General Fund, CDBG, HOME</p> <p>Schedule: Annually</p>		
<p>Action H-5.6.2: Child Care Program. In cooperation with private developers, the City will evaluate on a case by case basis the feasibility of pairing a child care center in conjunction with affordable, multifamily housing developments or nearby to major residential subdivisions.</p> <p>Responsible Agencies: City Manager, City Planner, Planning Commission, City Council</p> <p>Funding Source: General Fund</p> <p>Schedule: Ongoing</p>	<p>No affordable multi-family housing projects were constructed in conjunction with or near a child care center during the previous Housing Element planning period.</p>	<p>Continue</p>
<p>Action H-6.1.1: Housing Discrimination and Housing Equal Opportunity. Continue to coordinate and refer interested persons to the Amador/Tuolumne Community Action Agency. The City will act as an independent third party to discrimination complaints and shall maintain a file for the purpose of recording information about any alleged violations of State or federal fair housing requirements. The City will support housing equal opportunity programs by providing informational fair housing brochures available to the public at City Hall, public library, and other public places as appropriate.</p> <p>Responsible Agencies: City Manager</p> <p>Funding Source: General Fund</p> <p>Schedule: Ongoing</p>	<p>No discrimination complaints were received by the City during the previous Housing Element planning period. The City will continue to coordinate and refer interested persons to the Amador-Tuolumne Community Action Agency and maintain records of potential violations if needed. City staff is researching the availability of providing fair housing brochures at public buildings in Ione.</p>	<p>Combine with Action H-6.1.2 and continue. This will now be a joint Cities/County Housing Element program.</p>



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Housing Action	Accomplishments	Continue, Modify or Delete Action
<p>Action H-6.1.2: Continue Ione's Fair Housing Practices in All Housing Development. The City shall continue to require and enforce of all residential development, whether it be new or rehabilitated, public or private, fair housing practices as required by State and federal fair housing laws. Any and all occurrences of housing discrimination will be recorded and steps will be taken to correct the situation.</p> <p>Responsible Agencies: City Administrator, City Council</p> <p>Funding Source: General Fund</p> <p>Schedule: Ongoing</p>	<p>No cases of housing discrimination occurred during the previous Housing Element planning period.</p>	<p>Combine with Action H-6.1.1 and continue. This will now be a joint Cities/County Housing Element program.</p>
<p>Action H-7.1.1: Implement State Energy Conservation Standards. The Building Inspector will continue to be responsible for implementing the State's energy conservation standards (e.g., Title 24 Energy Standards). This includes checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.</p> <p>Responsible Agencies: Building Inspector</p> <p>Funding Source: General Fund</p> <p>Schedule: Ongoing</p>	<p>Implementation of this action is ongoing. This action will be continued.</p>	<p>Continue. This will now be a joint Cities/County Housing Element program.</p>
<p>Action H-7.1.2: Ensure Consistency with Green Building Standards. The City will annually ensure that local building codes are consistent with state mandated or recommended green building standards. (Cross reference: CO 6.3)</p> <p>Responsible Agencies: City Manager, City Planner</p> <p>Funding Source: General Fund</p> <p>Schedule: Annually</p>	<p>Implementation of this action is ongoing. The 2013 California Building Code was adopted in 2014 consistent with state law. This action will be continued.</p>	<p>Continue. This will now be a joint Cities/County Housing Element program.</p>

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Housing Action	Accomplishments	Continue, Modify or Delete Action
<p>Action H-7.1.3: Promote Energy Conservation. The City will continue to partner with PG&E to promote energy saving programs such as, the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH) and the Family Electric Rate Assistance (FERA). (Cross reference: CO 6.4)</p> <p>Responsible Agencies: City Manager, City Planner</p> <p>Funding Source: General Fund</p> <p>Schedule: Ongoing</p>	<p>The City continues to promote energy savings programs through gas and electricity bills. This action will be continued.</p>	<p>Continue.</p>



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CITY OF JACKSON

Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>Program 1.1.1: Maintain the General Plan Land Use commercial designations and zoning classifications to allow for residential uses. Allowing for mixed use creates housing opportunities that meets the needs of a variety of economic segments of the community.</p> <p>Responsible Agencies: City Planner, Planning Commission, and City Council</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>The Professional Office (PO), Historic Commercial (HC), and Limited Commercial (LC) zoning/General Plan designations all expressly allow for mixed residential and commercial uses. Residential uses are also allowed for in the Commercial (C) zone with a Conditional Use Permit. The City allows residential development per their Development Code. This is done as a matter of course in the City and this program will be deleted.</p>	<p>Delete.</p>
<p>Program 1.1.2: Utilize the Resources Constraints and Priority Allocation ordinance to encourage in-fill housing development prior to annexing properties within the Sphere of Influence. The allocation ordinance requires the Planning Commission and City Council to consider infill projects prior to projects in the Sphere of Influence and also promotes higher density development, and therefore more affordable, which is closer to retail and service centers.</p> <p>Responsible Agencies: City Planner, Planning Commission, and City Council</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>The Resources Constraints and Priority Allocation ordinance was suspended in 2012, 2013, and 2014 due to a lack of any type of residential development. The Planning Commission and City Council will continue to monitor the need for growth control and reinstate the ordinance when deemed necessary. This program will be modified and continued.</p>	<p>Modify to reflect the ongoing suspension and continue.</p>

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Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>Program 1.1.3: The City's Development Code includes provisions for planned developments, which serve to maximize the use of the land. The City will continue to use this zoning tool where applicable and appropriate, and implemented as a continuous program by the City Planning Commission and Council.</p> <p>Responsible Agencies: City Planner, Planning Commission, and City Council</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>The Planned Development (PD) overlay has been maintained. No planned developments were created or implemented during the previous planning period.</p>	<p>Continue.</p>
<p>Program 1.1.4: The City will continue to utilize development agreements as they formally document work to be accomplished, timing and/or sequencing, and require bonding to guarantee task completion. These agreements serve to ensure "fair-share" funding of off-site improvements and thus minimize additional construction costs from being passed onto the housing consumer.</p> <p>Responsible Agencies: City Planner, City Engineer, and City Council</p> <p>Time Frame: Ongoing</p> <p>Funding: Application Fees</p>	<p>Due to the lack of housing developments during the previous planning period, there has been no need to utilize development agreements. This program will be continued.</p>	<p>Continue.</p>



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Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>Program 1.1.5: The City will continue to annually review the City's building codes for current compliance and adopt the necessary revisions so as to further local development objectives.</p> <p>Responsible Agencies: Building Inspector, City Planner, and City Council</p> <p>Time Frame: Annual evaluation of the adequacy of the City's building codes</p> <p>Funding: General Fund</p>	<p>In December 2013 the City Council adopted the 2013 California Building Code . The city amended the code by adding a 20-pound snow load and requiring Class "A" roofing. The City reviews the codes every three years as mandated by the state. This program will be continued.</p>	<p>Incorporate Program 5.1.2 into this program and continue.</p>
<p>Program 1.1.6: In compliance with Government Code Section 65400, the City shall annually review the General Plan and report on the implementation of its programs to the City Council, the California Office of Planning and Research, and the California Department of Housing and Community Development.</p> <p>Responsible Agencies: Building Inspector, City Planner, and City Manager</p> <p>Time Frame: Annually</p> <p>Funding: General Fund</p>	<p>The City has not had the resources to complete annual reviews during the previous planning period. The City plans to complete annual reviews as resources allow in the future. This program will be continued.</p>	<p>Continue. This will now be a joint Cities/County Housing Element program.</p>
<p>Program 1.2.1: The City is committed to ensuring that there is enough potable water to support its fair share of the City's housing needs (including the Sphere of Influence). The City will continue to work collaboratively with the region's potable water provider, the Amador Water Agency, to identify both short- and long-term</p>	<p>The Resources Constraints and Priority Allocation ordinance was suspended in 2012, 2013, and 2014 due to a lack of any type of residential development during the previous planning period.</p> <p>The City maintains a contract with the Amador Water Agency (AWA) which essentially allows for first come, first served service. Additionally, the City has continued to work with the AWA on its future water</p>	<p>Continue.</p>

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Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>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>Responsible Agencies: City Engineer, City Planner, City Manager, Planning Commission, and City Council</p> <p>Time Frame: Annual review of the City's resources</p> <p>Funding: General Fund</p>	<p>availability planning. This program will be continued.</p>	
<p>Program 1.2.2: The City is committed to ensuring that there is enough wastewater treatment capacity to support its housing needs. Annual implementation of the City's Resource Constraints and Priority Allocation Ordinance is intended to ensure that there is adequate wastewater treatment for new housing development in the City of Jackson with preference given to affordable housing projects.</p> <p>Responsibility: City Engineer, City Planner, City Manager, Planning Commission, and City Council</p>	<p>The Resources Constraints and Priority Allocation ordinance was suspended in 2012, 2013, and 2014 due to a lack of any type of residential development during the previous planning period.</p> <p>The City has a commitment (via two Tentative Subdivision Maps) for approximately 110 new single-family residential homes. The City continues to monitor sewer availability on an annual basis. The water treatment plant is permitted to process .71 mgd average dry weather flow. The City is currently utilizing .405 mgd average dry weather flow. This program will be continued.</p>	<p>Continue.</p>

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City of Jackson



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Housing Program	Accomplishments	Continue, Modify or Delete Program
Time Frame: Annual review of the City's resources Funding: General Fund		
Program 1.3.1: The City will continue to implement the Resource Constraints and Priority Allocation Ordinance to include child care centers in or around new development. Responsibility: City Planner, Planning Commission, and City Council Time Frame: Annually Funding: General Fund	<p>No child care centers have been created in or around new development due to a lack of any type of residential development during the previous planning period. This program will be continued.</p>	Continue.
Program 2.1.1: The City shall maintain an inventory of sites suitable for affordable housing projects and provide this inventory to funding agencies. This inventory does have properties zoned for mixed use. To ensure sufficient residential capacity is maintained within this zone to accommodate the identified need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development result in a reduction of capacity within mixed use zones below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to	<p>The City has maintained the inventory of sites suitable for affordable housing projects. No sites in the mixed-use areas were developed and resulted in a reduction of residential capacity during the previous planning period. This program will be continued.</p>	Continue.

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Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>accommodate the shortfall on land zoned exclusively for residential multifamily use allowing at least 20 dwelling units per acre.</p> <p>Responsibility: City Planner</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>		
<p>Program 2.1.2: The City shall continue to coordinate with appropriate entities, such as Mercy Housing of California and Connerly & Associates, once during the planning period or as projects are contemplated which could provide housing and services for lower-income households. Appropriate steps will be taken to recommend that the City Council formally execute an agreement or letter of understanding with these entities to pursue funding for the provision of housing and services for lower-income households.</p> <p>Responsibility: City Planner and City Manager</p> <p>Time Frame: Annually with the release of the California Department of Housing and Community Development's Notice of Funding Availability (NOFA)</p> <p>Funding: General Fund</p>	<p>Connerly & Associates has dissolved. The City Council is now working with California Engineering Company on its HOME Investment Partnership Program. A formal agreement has not been established; however, the City will continue to communicate with the California Engineering Company and other appropriate entities regarding services for low-income households.</p> <p>Funding for the provision of housing and services for low-income households has not been pursued during the previous planning period. This program will be modified and continued.</p>	<p>Modify program to remove reference to Connerly & Associates and continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p>



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Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>Program 2.1.3: The City will amend Section 17.32 (Affordable Housing) of the Development Code to require a portion of new development to provide for housing opportunities for Extremely Low-Income Households. Amendments to the Affordable Housing Ordinance could include the following:</p> <ul style="list-style-type: none"> • Permit streamline provisions; • Flexible development standards; • Fee reductions for ELI developers; and • Policies to prioritize funding for projects that benefit ELI households. <p>Responsibility: City Planner and City Manager</p> <p>Time Frame: 2013</p> <p>Funding: General Fund</p>	<p>In February 2014, the City Council amended Section 17.32 of the Development Code to require portions of new development to provide for housing opportunities for extremely low-income households.</p>	<p>Delete.</p>
<p>Program 2.1.4: The City will continue to implement the Section 17.32 (Affordable Housing) of the Development Code. This ordinance requires subdivisions of ten or more parcels to provide ten percent inclusionary affordable housing.</p> <p>Responsibility: City Planner, Planning Commission, and City Council</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>This program has not been implemented, although the City does allow density bonuses. This program will be continued.</p>	<p>Continue.</p>

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Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>Program 2.1.5: The City will annually review its fees for development permits in order that they represent a fair charge for review and processing of applications. Review of charges implemented by the City Manager on an “as needed” basis.</p> <p>Responsibility: City Manager and City Council</p> <p>Time Frame: Annually</p> <p>Funding: General Fund</p>	<p>The City Council recently updated the local traffic impact fee which went into effect July 1, 2014. Other development fees will continue to be reviewed as needed.</p>	<p>Continue.</p>
<p>Program 2.1.6: To assist the development of housing for lower income households on larger sites, the City will facilitate land divisions, lot line adjustments, and specific plans resulting in parcel sizes that facilitate multifamily developments affordable to lower income households. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer incentives for the development of affordable housing including; permit streamlining, ministerial review of lot line adjustments, deferral of subdivision fees, technical assistance to acquire funding, and modification of development requirements consistent with the Planned Development Overlay program.</p>	<p>Due to the downturn in the economy, there have been no new housing developments during the planning period. Incentives are available to developers that develop inclusionary units per Section 17.32 of the Development Code.</p>	<p>Continue.</p>



APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Program	Accomplishments	Continue, Modify or Delete Program
Responsibility: City Planner, City Engineer, Planning Commission, and City Council Time Frame: On-Going Funding: General Fund		
Program 2.2.1: The City will continue to actively annually pursue Community Development Block Grants for housing rehabilitation. Responsibility: City Planner, Planning Commission, and City Council Time Frame: Annually Funding: CDBG Funding	No CDBG funds were awarded to the City of Jackson for housing rehabilitation during the plan period. This program will be continued.	Incorporate Program 4.1.1 into this program and continue. This will now be a joint Cities/County Housing Element program.
Program 2.3.1: The City will continue to provide for mixed use zoning where residential is above commercial uses. Responsibility: City Planner, Planning Commission, and City Council Time Frame: Ongoing Funding: CDBG Funding	The City has maintained the Historic Commercial, Professional Office, and Limited Commercial zones which all allow for mixed residential and commercial uses. The City allows residential development in mixed use zones per its Development Code. This is done as a matter of course in the City and this program will be deleted.	Delete.
Program 3.1.1: The City shall ensure that reasonable accommodations to persons with disabilities are provided as required under Senate Bill 520 (Chapter 671 of the Government Code) by adopting an efficient process for persons with disabilities to make necessary accessibility adjustments to their homes. Additionally the definition of "family" in the	Section 17.220 has been updated with a new definition of "family" that complies with state law. The City has not adopted a reasonable accommodation process for persons with disabilities. This program will be modified and continued.	Modify to remove the requirement to update the definition of family and include additional detail about requirements for a reasonable accommodation process and continue.

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>Development Code will be updated to state "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."</p> <p>Responsibility: City Engineer, City Planner, Building Inspector, Planning Commission, and City Council</p> <p>Time Frame: 2013</p> <p>Funding: General Fund</p>		
<p>Program 3.2.1: The City shall continue to enforce Section 17.120.060 of the Development Code prohibiting discrimination against emergency shelters and transitional housing.</p> <p>Responsibility: Building Inspector, City Planner, City Manager, and City Council</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>The City did not receive any claims of discrimination during the plan period.</p> <p>The City allows emergency shelters in the RH zone and transitional and supportive housing in all residential zones. A program is included in the Housing Element update to allow transitional and supportive housing in all other zones that allow residential uses per Senate Bill 2.</p>	<p>Continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p>
<p>Program 3.2.2: The City shall continue to work with the Amador-Tuolumne Community Action Agency (A-TCAA) to find suitable sites for transitional, supportive, and female heads of households housing. The City shall host an annual meeting with A-TCAA to insure that opportunities for transitional and special needs housing are implemented to the greatest extent possible.</p>	<p>The City is currently working with the Amador-Tuolumne Community Action Agency (ATCAA) on a transitional housing project located on Clinton Road. The City will continue to meet regularly and support ATCAA in their efforts to provide transitional, supportive and female heads of household housing. This program will be continued.</p>	<p>Continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p>



APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Program	Accomplishments	Continue, Modify or Delete Program
Responsibility: Building Inspector, City Planner, and City Manager Time Frame: Ongoing with annual meetings Funding: General Fund		
Program 3.3.1: The City will provide incentives, such as modifications to development standards, and regulatory incentives for the development of housing units with four or more bedrooms. Responsibility: City Planner and City Manager Time Frame: Ongoing Funding: General Fund	No incentives were developed during the planning period. This program will be continued.	Continue.
Program 4.1.1: The City will continue to apply for HOME and CDBG funding to rehabilitate residences for lower-income home owners and renters. HOME funds will be applied for when qualified projects are submitted to the City. CDBG funds will be applied for annually. Homeowners will be notified of CDBG funds via advertising in the local newspaper. Additionally, the Senior Building Official will personally notify homeowners with properties that are in disrepair and could benefit from the program. Responsibility: City Planner, City Manager, and City Council	In August 2013 the City contracted with California Engineering Company, Inc. to provide consulting services for the city's HOME Investment Partnership Program. Since 2007 two HOME grants have been awarded. The City has not applied for CDBG funds in the past six years. The City will apply for CDBG in the future when staffing resources allow. This program will be modified and continued.	Combine with Program 2.2.1, modify to address current staff resources, and continue. This will now be a joint Cities/County Housing Element program.

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



Housing Program	Accomplishments	Continue, Modify or Delete Program
Time Frame: Ongoing Funding: General Fund		
Program 4.2.1: The City's Development Code contains design standards; however, these standards do not apply to single-family residences. The City shall amend the Development Code to include design standards for all residential development. Responsibility: City Planner, Architectural Regulations Committee, Planning Commission, and City Council Time Frame: Completed August 2010 Funding: General Fund	<p>In August 2010 the City Council adopted architectural regulations that apply citywide and include development standards for residential development. This program has been completed and will be deleted.</p>	<p>Delete.</p>
Program 5.1.1: The Building Inspector will continue to be responsible for implementing the State's energy conservation standards (Title 24 Energy Standards). This includes review of building plans and written documentation demonstrating compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans. Responsibility: Building Inspector Time Frame: Ongoing Funding: Building Permit Fees	<p>Permit applications require submittal of Title 24 calculations in compliance with current state standards. This program will be continued.</p>	<p>Continue. This will now be a joint Cities/County Housing Element program.</p>



APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>Program 5.1.2: The City will annually ensure that local building codes are consistent with state mandated or recommended green building standards.</p> <p>Responsibility: Building Inspector, City Manager, and City Council</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>The 2013 California Building Code adopted by the City Council in December 2013 included green building regulations. This program will be combined with Program 1.1.5 and deleted.</p>	<p>Combine with Program 1.1.5 and delete.</p> <p>This will now be a joint Cities/County Housing Element program.</p>
<p>Program 5.1.3: The City will continue to partner with Pacific Gas & Electric (PG&E) to promote energy saving programs by notifying home builders of the design tools offered by PG&E and by posting a link on the City's website to notify ratepayers of the variety of programs.</p> <p>Responsibility: Building Inspector and City Manager</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>The City has worked with the Sierra Business Council (via funding from PG&E) in the preparation of a GHG community action plan. The City already completed a community-wide GHG inventory which was made available on the City's website. When the action plan is complete a link will be placed on the City's website. As a result of these studies the City will likely need to make some policy changes to its General Plan.</p>	<p>Modify to specifically mention energy savings related to greenhouse gas emissions and continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p>
<p>Program 5.1.4: The City shall continue to implement the Resource Constraints and Priority Allocation Ordinance to ensure housing developments offer amenities which promote conservation of the City's natural resources and the reduction of energy use.</p> <p>Responsibility: City Planner, Planning Commission, and City Council</p>	<p>The Resources Constraints and Priority Allocation ordinance was suspended in 2012, 2013, and 2014 due to a lack of any type of residential development during the planning period. This program will be continued.</p>	<p>This program will be combined with Program 1.2.2 and continued.</p>

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



Housing Program	Accomplishments	Continue, Modify or Delete Program
Time Frame: Annually Funding: General Fund		
<p>Program 6.1.1: The City shall continue to refer concerns or complaints regarding discrimination to the Fair Housing Authority for Amador County (Amador-Tuolumne Community Action Agency). The City will act as an independent third party to discrimination complaints and shall maintain a file for the purpose of recording information about any alleged violations of State or federal fair housing requirements. The City will support housing equal opportunity programs by providing information available to the public.</p> <p>Responsibility: Building Inspector, City Planner, and City Manager</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>The City has not received any discrimination complaints. This program will be continued.</p>	<p>Combine with Program 6.1.2 and continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p>
<p>Program 6.1.2: The City shall frequently update information on the City's Website regarding Fair Housing laws and the process for reporting discrimination.</p> <p>Responsibility: City Manager</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>This program has not yet been implemented. The City has not posted information regarding equal opportunity for housing on its website. This program will be combined with Program 6.1.1 and deleted.</p>	<p>Delete.</p>



APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

CITY OF SUTTER CREEK

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
Goal 1: To provide the City's regional fair share of new housing for all economic segments of the community.			
<p>Program 1-1: The City shall create and maintain a citywide inventory of potential infill sites. The sites shall consist of vacant and/or underutilized residentially-zoned lots within the city limits. The City shall make this information available to the public by posting the inventory on the City's website and providing the inventory at the Community Development Department counter.</p> <p>Responsibility: Community Development Department</p> <p>Funding: General Fund</p> <p>Time Frame: FY 2007</p> <p>Quantified Objective: N/A</p>	On- going	<p>The Housing Element includes a citywide inventory of potential infill sites. The inventory list contained in the Housing Element is available at the Community Development Department offices and at Sutter Creek City Hall counter, and is posted on the City's website, www.cityofsuttercreek.org. The inventory is updated at the time the Housing Element is updated.</p> <p>Between updates of the Housing Element, City staff will maintain a database of the housing inventory with modifications entered each time a building permit or use permit is approved. The Planning staff will post the database on the City website and make available at the City Hall and Community Development counters. This program will be continued.</p>	<p>Combine with Program 1-2 and continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p>

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
<p>Program 1-2 The City shall prepare an inventory of vacant and/or underutilized commercial, industrial, and public sites that could be potentially redesignated for residential use.</p> <p>Responsible Agencies: Community Development Department</p> <p>Funding: General Fund</p> <p>Time Frame: As needed</p> <p>Quantified Objective: N/A</p>	Not addressed	<p>This program has not been implemented. Starting in 2014, City staff will maintain a database of vacant and underutilized land with modifications entered each time a building permit or use permit is approved. Staff will post the database on the City website and make available at City Hall and the Community Development counters. This program will be continued.</p>	<p>Combine with Program 1-1 and continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p>
<p>Program 1-3: The City shall amend the Zoning Ordinance to provide minimum densities for the R-3 and R-4 zoning districts. The density ranges will be consecutive and not have overlap or gaps in the density range among the various districts allowing residential development.</p> <p>Funding: General Fund</p> <p>Time Frame: 2009</p> <p>Quantified Objective: Amend R-3 and R-4 districts</p>	Complete	<p>The City's Zoning Ordinance was updated in 2010 and this program was implemented. This program will be deleted.</p>	Delete.
<p>Program 1-4: The City shall review its water and sewer hook-up fees for residential second unit dwellings and determine whether or not the rates can be lowered in an effort to reduce financial disincentives to the development of residential second unit dwellings.</p> <p>Responsible Agencies: Community Development Department</p>	On-going	<p>The Amador Water Agency (AWA) (http://www.amadorwater.org) is responsible for setting water hook-up fees within the City of Sutter Creek. The City does not have the responsibility for establishing or enforcing water hook-up fees and thus</p>	<p>Modify to clarify City's role in advising on water rates and continue.</p>

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City of Sutter Creek



APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
Funding: General Fund Time Frame: FY 2007 Quantified Objective: N/A		<p>does not have the ability to amend or reduce water rates. The City reviews the water rates and provides input on establishing reasonable rates.</p> <p>The City is responsible for establishing sewer hook-up fees. The City reviewed and updated its sewer rates in 2009. The rates for residential second unit dwellings remained the same based on the City's evaluation. This program will be modified and continued.</p>	
Program 1-5 The City should promote the development of second unit dwellings by publicizing information in the general application packet and posting information on the City's website. The City should provide information regarding permit requirements, changes in State law, and benefits of second unit dwellings to property owners and the community. Responsible Agencies: Community Development Department Funding: General Fund Time Frame: FY 2007 Quantified Objective: 10 low income units, 10 moderate income units	On-going	<p>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.</p> <p>Due to the changing nature of state law, grant funding, and the economy, the Planning staff does not maintain a packet of information that would quickly become outdated but works with each applicant to inform them of the options available for second unit dwellings. This program will be</p>	This will be combined with Program 1.6.

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
		continued. No second units were approved during the previous planning period. The City anticipates some second units will be approved or built during the 2014–2019 planning period due to pending approval of a development which will require inclusion of second units.	
<p>Program 1-6 The City shall provide a bibliography of technical assistance resources for second unit dwelling applicants. The bibliography shall include prototype plan sets, instructional video tapes, Internet resources, and “how to” manuals.</p> <p>Responsible Agencies: Community Development Department</p> <p>Funding: General Fund</p> <p>Time Frame: FY 2007</p> <p>Quantified Objective: N/A</p>	Available	City staff researches current available resources for second unit dwellings to provide to applicants at the time an inquiry or application is made. The City provides links on the City website to the “housing and employment information” on the County website. This program will be modified and continued.	<p>Modify to reflect the City’s current approach to providing information on second units and continue.</p> <p>This program will be combined with Program 1.5.</p>
<p>Program 1-7 The City shall review the application processing procedures periodically to determine their effectiveness and recommend any necessary amendments to the Planning Commission.</p> <p>Responsible Agencies: Community Development Department, Planning Commission</p> <p>Funding: General Fund</p> <p>Time Frame: Review annually</p>	On-going	City staff reviews application-processing procedures annually. In 2012, checklists were developed to assist applicants in meeting the City’s requirements. The Planning Commission reviewed and agreed to the use of the recommended checklist. Recommendations for additional modifications by the City	Continue.



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Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
Quantified Objective: N/A		staff were not made in 2013 or 2014. This program will be continued.	
Program 1-8 The City shall continue to periodically review the City's development fees so that they represent a fair charge for review and processing of permit applications. Responsible Agencies: Community Development Department, City Council Funding: General Fund Time Frame: Review every six months Quantified Objective: N/A	On-going	The City has reviewed the development fees periodically. In 2013 the City established fee review as part of the annual budgeting process. Development fees have not been modified since 1999. The staff is recommending adjustments to fees in 2014 to reflect actual costs of processing permits. This program will be continued.	Continue.
Program 1-9 The City shall amend the Zoning Ordinance map so that it is consistent with the General Plan Land Use Diagram. Responsible Agencies: Community Development Department, City Council, Planning Commission Funding: General Fund Time Frame: FY 2007 Quantified Objective: N/A	Complete	The City's Zoning Ordinance map was updated in 2010 and is now consistent with the General Plan Land Use Diagram. This program will be deleted.	Delete.
Goal 2: To encourage construction and maintenance of affordable housing in the city.			
Program 2-1 The City shall continue to encourage developer constructed affordable housing in the large, presently undeveloped portions of the City's planning area through use of the Planned Development (PD) land use and zoning designation. The City shall also encourage clustering of units on small lots to reduce	On-going	This program is implemented on a case-by-case basis for major subdivisions. The most recent example of implementation of this program was the approval of the Gold Rush Ranch and Golf Resort Project Specific Plan	Combine with Program 2-2 and continue.

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
<p>the cost of lots, housing construction, improvements, site preparation, and infrastructure.</p> <p>Responsibility: Community Development Department</p> <p>Funding: General Fund</p> <p>Time Frame: Ongoing</p> <p>Quantified Objective: N/A</p>		<p>(GRRSP) in 2010. Public housing benefits provided by the GRRSP are highlighted in Chapter 3 of the Specific Plan including:</p> <ul style="list-style-type: none"> • Establishment of an affordable housing trust fund for the funding of affordable housing, administered by the City. • Development of a model home demonstration project for water-conserving landscapes and appliances, and energy efficiency. <p>Chapter 4 of the Specific Plan, Development Concept and Land Use Plan includes:</p> <ul style="list-style-type: none"> • Use of the Specific Plan land use designation to include clustering and small lots. • Requiring a minimum of 64 second dwelling units. • Requiring Attached Residential zoning at 8 to 15 dwelling units per acre located near the County Transit Center. • Requiring mixed-use at 15 to 20 dwelling units per acre located near the County Transit Center. • Requiring 70 homes affordable by 	

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Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
		<p>design with the restricted price adjusted annually.</p> <ul style="list-style-type: none"> Mitigation measure to require compliance with identified low and moderate income affordable housing needs. <p>This program will be continued.</p>	
<p>Program 2-2 The City shall require that developers providing affordable housing units or lots in planned developments show how the lots or units will be made affordable to low- and very low-income households, and maintained as such, prior to approval of a development plan or tentative map for the project.</p> <p>Responsible Agencies: Community Development Department</p> <p>Funding: General Fund</p> <p>Time Frame: Ongoing</p> <p>Quantified Objective: N/A</p>	On-going	<p>This program is implemented on a case-by-case basis for major subdivisions. The most recent example of implementation of this program is the approval of the GRRSP in 2010 as discussed under Program 2-1. This program will be combined into the previous program and deleted.</p>	Combine into Program 2-1 and delete.
<p>Program 2-3 The City shall adopt a density bonus ordinance pursuant to State Government Code Section 65915. The City shall follow State Government Code Section 65915, which requires local governments to grant a density bonus of at least 25 percent and an additional incentive or financially equivalent incentive, to a developer agreeing to construct at least:</p> <ul style="list-style-type: none"> 20 percent of the units for low income households; 10 percent of the units for very low income 	On-going	<p>This program is implemented on a case-by-case basis for major subdivisions. The most recent example of implementation of this program is approval of the GRRSP. The City has not codified a density bonus ordinance. This program will be continued.</p>	Continue.

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Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
<p>households;</p> <ul style="list-style-type: none"> • 10 percent to any condo project that reserves at least 20 percent of its units for moderate income residents; or • 50 percent of the units for senior citizens. <p>Responsible Agencies: Community Development Department</p> <p>Funding: General Fund</p> <p>Time Frame: FY 2007</p> <p>Quantified Objective: N/A</p>			
<p>Program 2-4 The City shall review its fees imposed on new development and identify those fees that could be waived or reduced for new low- and moderate-income housing developments. The City shall adopt an ordinance to waive or reduce any such fees based on City staff's recommendations.</p> <p>Responsible Agencies: Community Development Department, City Council, Planning Commission</p> <p>Funding: General Fund</p> <p>Time Frame: FY 2007</p> <p>Quantified Objective: N/A</p>	On-going	<p>This program is implemented on a case-by-case basis for major subdivisions. The fees for the Gold Rush Ranch and Golf Resort Project Specific Plan were waived in recognition of benefits to the City committed to by the Development Agreement, including new low- and moderate-income housing. An ordinance has not been adopted to reduce fees in recognition of the changing economy, changing regulations, and the desire to negotiate maximum benefits to the City during project review. This program will be continued.</p>	Continue.



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Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
<p>Program 2-5 The City shall review its subdivision, zoning, and building codes for unnecessary and costly requirements which could be waived for low-income housing. The City shall ensure that any proposed modifications will not create safety hazards, increase liability, or develop inconsistencies in City regulations or State law. The City shall amend its codes as necessary.</p> <p>Responsible Agencies: Community Development Department, City Council, Planning Commission</p> <p>Funding: General Fund</p> <p>Time Frame: FY 2007</p> <p>Quantified Objective: N/A</p>	On-going	<p>The City Building Code provides opportunities for waiving requirements for low-income housing. This measure is implemented on a case-by-case basis for major projects. The most recent example was the approval of the GRRSP as described in the Development Agreement. The City has reviewed its subdivision, zoning, and building codes and has continued to find the requirements are necessary. This program will be continued.</p>	Continue.
<p>Program 2-6 The City shall continue to pursue all available funding sources for affordable housing including annual applications for Federal CDBG and HOME funds. The City should consider using a portion of these funds to acquire a site for low-cost housing. The City should contact non-profit and for-profit low-cost housing developers in an effort to secure development and subsequent management of low-cost housing on the acquired site. Non-profit developers/agencies which should be contacted include the California Rural Housing Corporation in Sacramento and the Amador-Tuolumne Community Action Agency.</p> <p>Responsible Agencies: Community Development Department, City Council, Planning Commission</p>	Not addressed	<p>The City has not actively pursued available funding for affordable housing due to limitations on staff availability to conduct the search. This program will be modified and continued.</p>	<p>This will now be a joint Cities/County Housing Element program.</p>

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Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
Funding: General Fund Time Frame: FY 2007 Quantified Objective: 20 very low-income units, 10 low-income units, and 10 moderate-income units			
Program 2-7 To ensure that manufactured houses are allowed in all residential zones except the Historic Residential Combining Zone, the City shall review the Manufactured Housing Combining Zone in the Zoning Ordinance and amend it, if necessary, to be consistent with the requirements of State law. Responsible Agencies: Community Development Department, City Council, Planning Commission Funding: General Fund Time Frame: FY 2007 Quantified Objective: N/A	Complete and on-going	The Zoning Ordinance allows manufactured housing within the Manufactured Housing Combining Zone, Section 18.30 of the Zoning Code. The City implements the most recent California Building Code that implements the required state regulations. The City reviewed Section 18.30 and determined it is consistent with state law.	Delete. Manufactured Housing is an allowed use in the Zoning Code.
Goal 3: To provide a range of housing services for households with special needs within Sutter Creek.			
Program 3-1 The City shall review and amend its Municipal Code to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. Responsible Agencies: Community Development Department, City Council Funding: General Fund Time Frame: FY 2007 Quantified Objective: N/A	Partially complete	The City has implemented this program through adoption of City Code Section 18.58 "Accommodation of Persons with Disabilities." However, this section does not meet all of the requirements of Senate Bill 520 and this program will be modified and continued to address those requirements.	Modify to fully address Senate Bill 520 and continue and combine with Program 3-2.

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Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
<p>Program 3-2 The City shall create a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website.</p> <p>Responsible Agencies: Community Development Department, City Council</p> <p>Funding: General Fund</p> <p>Time Frame: FY 2007</p> <p>Quantified Objective: N/A</p>	Not addressed	This program was not implemented during the previous planning period and will be continued.	Combine into Program 3-1 and continue.
<p>Program 3-3 The City shall review the General Plan Land Use Element and Zoning Ordinance and identify appropriate land use designations/zones in which to allow emergency and transitional housing for the homeless in the city.</p> <p>Responsible Agencies: Community Development Department, City Council, Planning Commission</p> <p>Funding: General Fund</p> <p>Time Frame: FY 2007</p> <p>Quantified Objective: N/A</p>	Partially complete	The City's Zoning Ordinance was updated to allow transitional housing and emergency shelters in 2008. Ordinance 330 was created to allow these types of uses in the R4 and C2 zones. Emergency shelters are allowed by right in the C2 zone. Transitional housing is allowed by right in the R4 zone. The City has not adopted development standards for emergency shelters. Standards for the C2 zone apply to emergency shelters.	Modify to remove emergency shelter portion of program and revise to fully address the transitional and supportive housing requirements of Senate Bill 2 and continue.

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Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
Goal 4: To improve the existing supply of housing.			
<p>Program 4-1 The City shall survey the condition of housing stock within the city, including identification of occupied substandard housing.</p> <p>Responsible Agencies: Building Department, City Council</p> <p>Funding: General Fund</p> <p>Time Frame: FY 2007</p> <p>Quantified Objective: N/A</p>	Complete	The Housing Element includes the results of the housing stock condition survey most recently updated in 2010.	This will now be a joint Cities/County Housing Element program.
<p>Program 4-2 The City shall utilize survey results obtained through Program 4-1 and pursue available funding sources to develop a rehabilitation program in the city, including: 1) the CDBG program, 2) the California Self-Help Housing program, and 3) the California Housing Rehabilitation program. The City shall keep in contact with Department of Housing and Community Development and Central Sierra Planning Council for changes which will improve the City's chances of obtaining funding, including the availability of new programs.</p> <p>Responsible Agencies: Community Development Department, City Council</p> <p>Funding: General Fund</p> <p>Time Frame: Annually</p> <p>Quantified Objective: N/A</p>	On-going	<p>The City has not developed a rehabilitation program.</p> <p>The City requires that buildings meet code at the time of ownership change or at the time a building permit is requested. The City implemented a Community Development Block Grant (CDBG) for age-restricted and low-income occupants in 2008 and 2009.</p> <p>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>Modify to remove reference to Central Sierra Planning Council and continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p>



APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
<p>Program 4-3 The City shall assist, as appropriate, in the rehabilitation and adaptive reuse of historically-significant structures. This shall include assisting private property owners of historically-significant structures in applying for and utilizing State and Federal assistance programs as appropriate.</p> <p>Responsible Agencies: Community Development Department</p> <p>Funding: State and Federal funds</p> <p>Time Frame: Ongoing</p> <p>Quantified Objective: N/A</p>	On-going	<p>The City Planning Department coordinates the rehabilitation and adaptive reuse of historically significant structures as appropriate. No historically significant residential structures have been processed since the last update of the Housing Element. The Hotel Sutter is a commercially historically significant structure processed in the last year. Private funding was used to implement the improvements. The Sutter Creek Community Benefit Foundation is currently working on making improvements to the Old Sutter Creek Grammar School. This program will be continued</p>	Continue.
<p>Goal 5: To provide decent housing and quality living environment for all Sutter Creek residents, regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level.</p>			
<p>Programs 5-1 The City shall obtain information on fair housing laws from the Department of Housing and Community Development and have copies of the information available for the public on the City's website, at City Hall, and the local library. In addition, the City Clerk shall add a statement to City utility bills which indicates that information on fair housing laws is available to the public without charge at City Hall and in the library.</p>	Available	<p>Fair housing information is available at the Planning Department and links to the fair housing laws are on the City's website. There is no library within the City limits. This program will be modified to reflect current City resources and continued.</p>	<p>Modify to reflect available resources and continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p>

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
Responsible Agencies: Community Development Department, City Clerk Funding: General Fund Time Frame: FY 2007 Quantified Objective: N/A			
Programs 5-2 The City shall continue to refer housing complaints to the Amador-Tuolumne Community Action Agency, the fair housing authority for Amador County. Responsible Agencies: Community Development Department Funding: General Fund Time Frame: FY 2007 Quantified Objective: N/A	On-going	The Planning staff refers housing complaints to the Amador-Tuolumne Community Action Agency when appropriate. This program will be continued.	Continue. This will now be a joint Cities/County Housing Element program.
Goal 6: To encourage energy efficiency in all new and existing housing.			
Program 6-1 The City should work with local utility companies to implement energy awareness programs. Responsible Agencies: Community Development Department (lead), Private Utility Companies Funding: General Fund Time Frame: FY 2007 Quantified Objective: N/A	On-going and available	The City collaborates with Pacific Gas and Electric (PG&E) on installing energy-efficient lighting. In 2012 the City and PG&E selected new standard energy-efficient lights to be used in the city. The City provides a link to the PG&E energy-efficiency website from the City's website. The City provides residents with the local PG&E representative's contact	Continue. This will now be a joint Cities/County Housing Element program.

March 2015

2014-2019 Amador County Joint Housing Element
City of Sutter Creek



APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
		information when an inquiry is made regarding energy efficiency. This program will be continued.	
Goal 7: To provide for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.			
Programs not identified.			

APPENDIX E: SB 244 ANALYSIS



INTRODUCTION

Senate Bill (SB) 244 (Wolk) was approved by Governor Brown in October 2011 and requires cities and counties to address the infrastructure needs of disadvantaged unincorporated communities (DUC) in city and county general plans, Local Agency Formation Commission (LAFCo) Municipal Service Reviews (MSR), and annexation decisions.

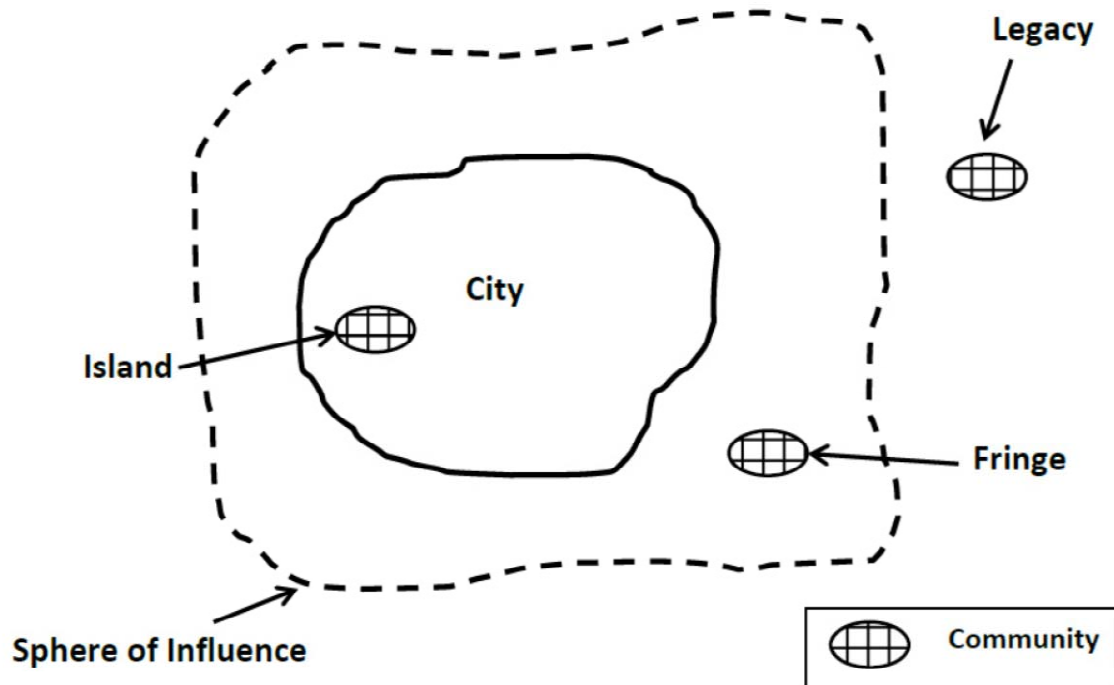
Government Code Section 65302.10(a) requires that before the due date for adoption of the next housing element after January 1, 2012, the general plan land use element must be updated to identify and describe each DUC (fringe community, legacy community, and/or island community) that exists within unincorporated areas of the county or in spheres of influence (SOI) of each city; analyze for each identified community the water, wastewater, stormwater drainage, and structural fire protection needs; and identify financial funding alternatives for the extension of services to any identified communities. SB 244 defines a DUC as a place that meets the following criteria:

- Contains 10 or more dwelling units in “close proximity” to one another where 12 or more registered voters reside (for the purpose of this analysis, “close proximity” is defined as a density greater than 1 unit per acre).
- Is either within a city sphere of influence (SOI) (also known as a fringe community), is an island within a city boundary (also known as an island community), or is geographically isolated and has existed for at least 50 years (also known as a legacy community). **Figure 2** graphically depicts these types of communities. Only legacy communities potentially occur in the unincorporated area of Amador County.
- Has a median household income that is 80 percent or less than the statewide median household income. (According to the US Census Bureau, American Community Survey (ACS), the median household income for California between 2008 and 2012 was \$61,400; therefore, communities with an area median income of \$49,120 or lower qualify.)



APPENDIX E: SB 244 ANALYSIS

FIGURE 2: TYPES OF COMMUNITIES THAT MAY BE DUCs



Source: OPR 2013

ANALYSIS OF JACKSON, IONE, AND SUTTER CREEK DISADVANTAGED UNINCORPORATED COMMUNITIES

An analysis to identify DUCs within the SOIs of the cities of Jackson, Ione, and Sutter Creek was conducted in July 2014 in order to address the requirements of SB 244. In conducting the analysis, resources utilized included the SB 244 Technical Advisory (OPR 2013), the Amador County 2014 Municipal Service Reviews (MSR), the city limit boundary maps of the five cities in Amador County using geographic information systems (GIS), water management plans, and other documentation from local jurisdictions, agencies, and special districts. Unless otherwise stated, service review information is drawn from the 2014 MSR.

Qualifications for DUCs vary slightly for unincorporated communities within city SOIs and those outside SOIs, as discussed in the section above in the second bullet. Analysis to identify DUCs within the SOIs of the cities of Ione, Jackson, and Sutter Creek was conducted based on the requirements for each. A dozen unincorporated communities were identified using Census Designated Place (CDP) information and were considered for inclusion as communities to analyze as DUCs. Most were eliminated because they did not meet the qualifications, based on census income data, mapping information, County staff knowledge, and plat records. Three communities met all of the criteria except that they were not geographically isolated legacy communities meaning they occur on major thoroughfares and are not hard to reach or out of the way.

APPENDIX E: SB 244 ANALYSIS



The criteria used to determine whether communities are DUCs are shown in **Table HE-80**

TABLE HE-80 DUC IDENTIFICATION MATRIX FOR AMADOR COUNTY

Unincorporated Community	Jurisdiction	80% of CA Median Income		Legacy Community	Dwelling Units Close Proximity	All Criteria Met?
		CDP Median Income	Qualifies?	Qualifies?	Qualifies?	Qualifies?
		≤\$49,120		Geographically Isolated and Age ≥50 yrs	Density >1 unit/acre	
Buena Vista	Amador County	\$49,167	NO	NO	—	NO
Camanche North Shore	Amador County	\$55,078	NO	NO	—	NO
Drytown	Amador County	\$21,094	YES	NO	YES	NO
Fiddletown	Amador County	\$65,603	NO	NO	—	NO
Kirkwood	Amador County	\$38,015	YES	NO	—	NO
Martell	Amador County	\$13,649	YES	NO	YES	NO
Pine Grove	Amador County	\$46,957	YES	NO	—	NO
Pioneer	Amador County	\$36,146	YES	NO	—	NO
River Pines	Amador County	\$40,269	YES	NO	YES	NO
Volcano	Amador County	\$89,637	NO	NO	—	NO

Sources: 2008–2012 ACS, US Census; County Plat Maps; GIS Mapping, 2014; Amador County Planning, 2014



APPENDIX E: SB 244 ANALYSIS

After the initial review, it was determined that the following communities do not have any DUCs in the sphere of influence.

IONE

No concentrations of residences exist within the City of Ione's Sphere of Influence outside of the city limits. Therefore, no potential DUCs were identified.

JACKSON

No concentrations of residences exist within the City of Jackson's Sphere of Influence outside of the city limits. Therefore, no potential DUCs were identified.

SUTTER CREEK

No concentration of more than 15 residences together exist within the City of Sutter Creek's Sphere of Influence outside of the city limits. Since a threshold of 15 residences was used as the unit threshold for the DUC analysis, no potential DUCs were identified.

CONCLUSION

Based on information contained in this analysis, no DUCs exist in unincorporated Amador County or in any of the SOIs of the four cities and the expansion of services will not be necessary in any of the potential DUC areas.

APPENDIX E: SB 244 ANALYSIS



LIST OF REFERENCES AND AGENCIES CONSULTED

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APPENDIX E: SB 244 ANALYSIS

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3 Sutter Creek General Plan Annual Progress Report

The General Plan Annual Progress Report is updated annually during the second quarter of the year, and is available at the City Office and on the City’s website, cityofsuttercreek.org.

4 Greenhouse Gas Emissions Inventory 2005

City of Sutter Creek

2005 Government Operations Greenhouse Gas Emissions Inventory



Photo courtesy of www.suttercreekinn.com

Narrative Report

Produced by Nicholas Martin

Supported by Pacific Gas and Electric Company

In Collaboration with Sierra Business Council and
ICLEI-Local Governments for Sustainability USA

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PG&E provides comprehensive climate planning assistance to local governments, from providing energy usage data and assistance with greenhouse gas inventories, to training and guidance on climate action plans.

This program is funded by California utility customers and administered by PG&E under the auspices of the California Public Utilities Commission.

ICLEI-Local Governments for Sustainability USA

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Xico Manarolla, Program Officer

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Executive Summary

The Purpose of Conducting an Inventory

Each day, local governments operate buildings, vehicle fleets, street lights, traffic signals, water systems, and wastewater plants; local government employees consume resources commuting to work and generate solid waste which is sent for disposal. All of these activities directly or indirectly cause the release of carbon dioxide and other greenhouse gases into the atmosphere. This report presents the findings and methodology of a local government operations (LGO) greenhouse gas emissions inventory for City of Sutter Creek. City of Sutter Creek has a geographical footprint of 1.7 square miles located in Amador County, California, and within the Shenandoah Valley, with a 2005 population estimate of approximately 2,725. The city had 21 full time employees in 2005 and a budget of \$1.46M for fiscal year 2005-2006. The inventory measures the greenhouse gas emissions resulting specifically from City of Sutter Creek's government operations, arranged by sector to facilitate detailed analysis of emissions sources. The inventory addresses where and what quantity of emissions are generated through various local government activities. Through analysis of a local government's emissions profile, the City of Sutter Creek can tailor strategies to achieve the most effective greenhouse gas emission reductions. City of Sutter Creek's municipal operations utilize electricity and natural gas distributed by Pacific Gas & Electric Company (PG&E).

Strategies by which local governments can significantly reduce emissions from their operations include increasing energy efficiency in facilities and vehicle fleets, utilizing renewable energy sources, reducing waste, and supporting alternative modes of transportation for employees. The benefits of these actions include lower energy bills, improved air quality, and more efficient government operations, in addition to the mitigation of local and global climate change impacts. By striving to save taxpayer money through efficient government operations, City of Sutter Creek is working to improve government services in a smart and targeted way that will benefit all of the City's residents.

City of Sutter Creek recognizes that climate change resulting from the greenhouse gas emissions of human activities is a reality. Global average surface temperatures are rising due to intensification of activities that release carbon dioxide and other greenhouse gases into the atmosphere. City of Sutter Creek is located within climate zone 4B and it characterized as dry, according to the U.S. Department of Energy's Climate Zones. A dry climate is generally defined as a region with approximately 3,600 heating degree days¹ or more and fewer than approximately 5,400 heating degree days (65°F basis). Potential impacts of climate change include reduced snowpack, delayed snow accumulation and earlier snow melting, loss of critical habitat and ecosystems, shortages in runoff and water supply, forest disease, reduced tourism and heightened exposure to vector born diseases.

¹ A heating degree day is a measurement designed to reflect demand for energy needed to heat a facility. Heating degree days are often calculated using daily temperature readings. This is calculated over a year to determine the average demand for heating/cooling in this region. For example, a typical winter day in City of Sutter Creek has a high of 58° and a low of 34°. $58-34 = 24 \times 1 \text{ month (30 days)} = 720 \text{ heating degree days}$.

By conducting this inventory, City of Sutter Creek is acting now to limit future impacts that threaten the lives and property of City of Sutter Creek’s residents and businesses, make government operations more efficient, and improve the level of service it offers to the residents of City of Sutter Creek.

Inventory Results

The following figures summarize the results of the LGO greenhouse gas emissions inventory for City of Sutter Creek, by sector and source. Figures 1 & 2 show that vehicle fleet is the sector resulting in the highest emissions (41%), with gasoline as the most emitted source for the City (57%). Table 1 shows the scope and emission types attributed to total City emissions (405 metric tons CO₂e).

Figure 1: 2005 Government Operations CO₂e Emissions by Sector

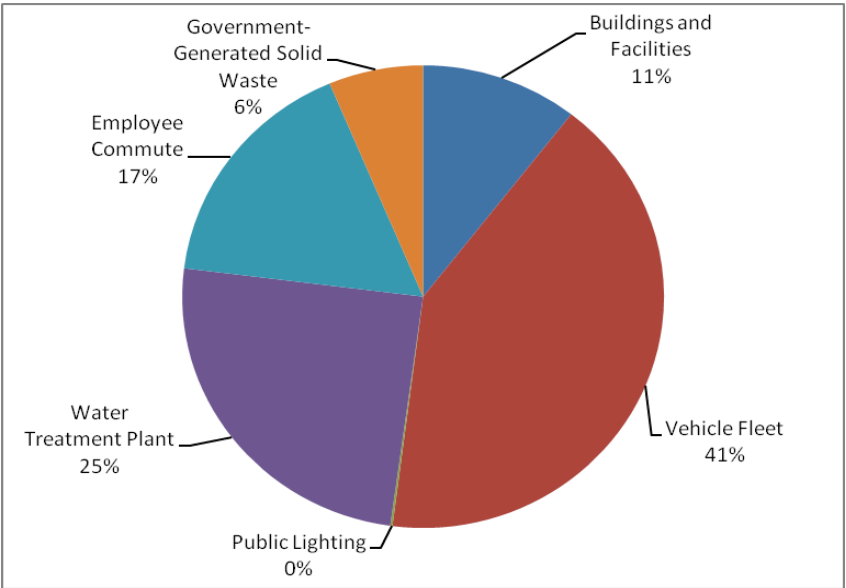


Figure 2: 2005 Government Operations CO₂e Emissions by Source

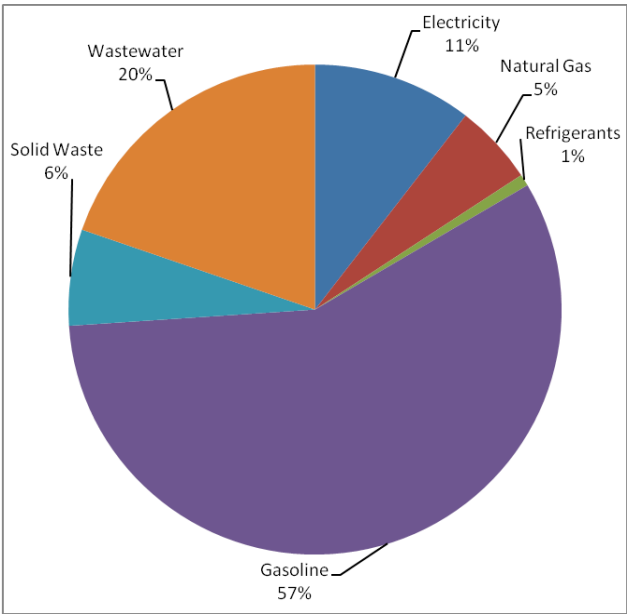


Table 1: LGO Protocol Report - Overall Emissions by Scope

Total Emissions					
	CO ₂ e	CO ₂	CH ₄	N ₂ O	HFCs
Scope 1	269.514	182.513	0.156	0.260	2.400
Scope 2	42.358	42.011	0.003	0.001	
Scope 3	93.370	66.043	1.228	0.005	

For more detail on the concepts of scopes, sources, and sectors, and to review more granular data produced through the inventory study, please refer to the full report on the following pages.

Regional and Local Context

Climate Change Mitigation Activities in California

Since 2005, the State of California has responded to growing concerns over the effects of climate change by adopting a comprehensive approach to addressing emissions in the public and private sectors. This approach was officially initiated with the passage of the Global Warming Solutions Act of 2006 (AB 32), which requires the state to reduce its greenhouse gas emissions to 1990 levels by 2020. The AB 32 Scoping Plan was developed to identify strategies for meeting the AB 32 goal, and was adopted by ARB in December 2008. Among many other strategies, it encourages local governments to reduce emissions in their jurisdictions by 15 percent below current levels by 2020. In addition, it identifies the following strategies that will impact local governance:

- Develop a California cap-and-trade program
- Expand energy efficiency programs
- Establish and seek to achieve reduction targets for transportation-related GHG emissions
- Expand the use of green building practices
- Increase waste diversion, composting, and commercial recycling toward zero-waste
- Continue water efficiency programs and use cleaner energy sources to move and treat water
- Reduce methane emissions at landfills
- Preserve forests that sequester carbon dioxide

Other measures taken by the state include mandating stronger vehicle emissions standards (AB 1493, 2002), establishing a low-carbon fuel standard (EO # S-01-07, 2007), mandating a climate adaptation plan for the state (S-EO # 13-08, 2008), establishing a Green Collar Job Council, and establishing a renewable energy portfolio standard for power generation or purchase in the state. The state also has made a number of legislative and regulatory changes that have significant implications for local governments:

- SB 97 (2007) required the Office of Planning and Research to create greenhouse gas planning guidelines for the California Environmental Quality Act (CEQA). In addition, ARB is tasked with creating energy-use

and transportation thresholds in CEQA reviews, which may require local governments to account for greenhouse gas emissions when reviewing project applications.

- AB 811 (2007) authorizes all local governments in California to establish special districts that can be used to finance solar or other renewable energy improvements to homes and businesses in their jurisdiction.
- SB 375 (2008) revises the process of regional transportation planning by metropolitan planning organizations (MPOs), which are governed by elected officials from local jurisdictions. The statute calls on ARB to establish regional transportation-related greenhouse gas targets and requires the large MPOs to develop regional “Sustainable Communities Strategies” of land use, housing and transportation policies that will move the region towards its GHG target. The statute stipulates that transportation investments must be consistent with the Sustainable Communities Strategy and provides CEQA streamlining for local development projects that are consistent with the Strategy.

Pacific Gas and Electric Company-Sponsored Inventory Project

With funding from California utility customers under the auspices of the California Public Utilities Commission, and administrative duties generously provided by the Pacific Gas and Electric Company (PG&E), ICLEI - Local Governments for Sustainability was contracted to work with Sierra Business Council to assist in the quantification of greenhouse gas emissions in City of Sutter Creek. ICLEI is a nonprofit association of local governments that provides information, delivers training resources, organizes conferences, facilitates networking and city-to-city exchanges, carries out research and pilot projects, and offers technical services and consultancy related to climate planning. Throughout 2010, ICLEI provided training and technical assistance to participating regional organizations, interns, and local government staff and facilitated the completion of this report.

Climate Change Mitigation Activities in City of Sutter Creek

Over the last few years, the City of Sutter Creek has implemented several measures resulting in greenhouse gas reduction achievements. These include:

- Change out of light bulbs in all City facilities to compact fluorescent light bulbs (where applicable).
- Reduced fuel consumption due to staff reductions.
- Employee participation in local ride-share program.
- Proactive recycling program (paper, plastic, aluminum).
- Overall employee energy awareness (turning lights and equipment off when not in use).
- Lower thermostat levels and install thermostat lock boxes on community used facilities.

Also, the City recently approved the Gold Rush Ranch and Golf Course project, a 900+ acre master plan community. Although currently in litigation (referendum) the City took a proactive stance in the Conditions of Approvals, Mitigation Measures, Development Agreement etc., which included:

- Oak tree replacement
- Neighborhood electric vehicle lanes
- The use of recycled water on the Golf Course and landscaping throughout
- Exceeding Star energy ratings in all homes and facilities
- Public transportation accessibility
- Reduction of light pollution

Although development projects are currently non-existent in Sutter Creek, these same concerns will be addressed in any upcoming applications received by the City.

Information Items

Information items are emissions sources that are not included as Scope 1, 2, or 3 emissions in the inventory, but are reported here separately in order to provide a more complete picture of emissions from City of Sutter Creek's government operations.

A common emission that is categorized as an information item is carbon dioxide emitted in the combustion of biogenic fuels. Local governments will often burn fuels that are of biogenic origin (wood, landfill gas, organic solid waste, biofuels, etc.) to generate power. Common sources of biogenic emissions are the combustion of landfill gas from landfills or biogas from wastewater treatment plants, as well as the incineration of organic municipal solid waste at incinerators.

Information items included in this inventory include:

- Scope 2 emissions from purchased electricity for streetlights with a LS-1 rate. These streetlights are owned, operated, maintained and paid for directly by PG&E, although costs are indirectly paid for by the City as they are incorporated in City of Sutter Creek's general rate case with PG&E.

Photo courtesy of www.suttercreek.org



Introduction

General Methodology

Local Government Operations Protocol

A national standard called the Local Government Operations Protocol (LGO Protocol) has been developed and adopted by the California Air Resources Board (ARB) in conjunction with ICLEI, the California Climate Action Registry, and The Climate Registry. This standard provides accounting principles, boundaries, quantification methods, and procedures for reporting greenhouse gas emissions from local government operations. The LGO Protocol forms the basis of ICLEI's Clean Air & Climate Protection Software (CACP 2009), which allows local governments to compile data and perform the emissions calculations using standardized methods.

Greenhouse Gases and Carbon Dioxide Equivalent

In accordance with LGO Protocol recommendations, CACP 2009 calculates and reports all six internationally recognized greenhouse gases regulated under the Kyoto Protocol (Carbon Dioxide, Methane, Nitrous Oxide, Hydrofluorocarbons, Perfluorocarbons, and Sulfur Hexafluoride). Emissions summaries found throughout this report also use CACP 2009's ability to combine emissions from the various greenhouse gases into carbon dioxide equivalent, CO₂e. Since equal quantities of each greenhouse gas have more or less influence on the greenhouse effect, converting all emissions to a standard metric, CO₂e, allows apples-to-apples comparisons amongst quantities of all six emissions types. Greenhouse gas emissions are reported in this inventory as metric tons of CO₂e (MTCO₂e).

Table 2 exhibits the greenhouse gases and their global warming potential (GWP), a measure of the amount of warming a greenhouse gas may cause compared to the amount of warming caused by carbon dioxide.

Table 2: Greenhouse Gases

Gas	Chemical Formula	Activity	Global Warming Potential (CO ₂ e)
Carbon Dioxide	CO ₂	Combustion	1
Methane	CH ₄	Combustion, Anaerobic Decomposition of Organic Waste (Landfills, Wastewater), Fuel Handling	21
Nitrous Oxide	N ₂ O	Combustion, Wastewater Treatment	310
Hydrofluorocarbons	Various	Leaked Refrigerants, Fire Suppressants	12–11,700
Perfluorocarbons	Various	Aluminum Production, Semiconductor Manufacturing, HVAC Equipment Manufacturing	6,500–9,200
Sulfur Hexafluoride	SF ₆	Transmission and Distribution of Power	23,900

Calculating Emissions

In general, emissions can be quantified in two ways.

1. Measurement-based methodologies refer to the direct measurement of greenhouse gas emissions from a monitoring system. Emissions measured this way may include those emitted from a flue of a power plant, wastewater treatment plant, landfill, or industrial facility. This method is the most accurate way of inventorying emissions from a given source, but is generally available for only a few sources of emissions.

2. Calculation-based methodologies refer to an estimate of emissions calculated based upon measurable *activity data* and *emission factors*. Table 3 provides examples of common emissions calculations.

Table 3: Basic Emissions Calculations

Activity Data	x	Emissions Factor	= Emissions
Electricity Consumption (kilowatt hours)		CO ₂ emitted/kWh	CO ₂ emitted
Natural Gas Consumption (therms)		CO ₂ emitted/therm	CO ₂ emitted
Gasoline/Diesel Consumption (gallons)		CO ₂ emitted /gallon	CO ₂ emitted
Waste Generated by Government Operations (tons)		CH ₄ emitted/ton of waste	CH ₄ emitted

The Scopes Framework

This inventory reports greenhouse gas emissions by sector and additionally by “scope”, in line with the LGO Protocol and WRI/WBCSD GHG Protocol Corporate Standard.

Scope 1: Direct emissions from sources within a local government’s operations that it owns and/or controls, with the exception of direct CO₂ emissions from biogenic sources. This includes stationary combustion to produce electricity, steam, heat, and power equipment; mobile combustion of fuels; process emissions from physical or chemical processing; fugitive emissions that result from production, processing, transmission, storage and use of fuels; leaked refrigerants; and other sources.

Scope 2: Indirect emissions associated with the consumption of purchased or acquired electricity, steam, heating, or cooling.

Scope 3: All other emissions sources that hold policy relevance to the local government that can be measured and reported. This includes all indirect emissions not covered in Scope 2 that occur as a result of activities within the operations of the local government. Scope 3 emission sources include (but are not limited to) tailpipe emissions from employee commutes, employee business travel, and emissions resulting from the decomposition of government-generated solid waste.

ICLEI and the LGO Protocol provide standard methodologies for calculating emissions from the sources shown in Table 4. Other sources of emissions, such as those associated with the production of consumed products do not yet have standard calculation methodologies and are thus excluded from this inventory.

Table 4: Inventoried Emissions Sources by Scope

Scope 1	Scope 2	Scope 3
Fuel consumed at facilities	Purchased electricity consumed by facilities	Solid waste generated by government operations
Fuel consumed by vehicle fleet and mobile equipment	Purchased electricity consumed by electric vehicles	Fuel consumed by vehicles during employee commuting
Fuel consumed to generate electricity	Purchased steam	
Leaked refrigerants from facilities and vehicles	Purchased cooling (chilled water)	
Leaked / deployed fire suppressants		
Solid waste in government landfills		
Wastewater decomposition and treatment at a municipal wastewater treatment plant		

Organizational Boundaries

The organizational boundary for the inventory determines which aspects of operations are included in the emissions inventory, and which are not. Under the LGO Protocol, two control approaches are used for reporting emissions: operational control or financial control. A local government has operational control over an operation if it has full authority to introduce and implement policies that impact the operation. A local government has financial control if the operation is fully consolidated in financial accounts. If a local government has joint control over an operation, the contractual agreement will have to be examined to see who has authority over operating policies and implementation, and thus the responsibility to report emissions under operational control.

LGO Protocol strongly encourages local governments to utilize operational control as the organization boundary for a government operations emissions inventory. Operational control is believed to most accurately represent the emissions sources that local governments can most directly influence, and this boundary is consistent with other environmental and air quality reporting program requirements. For this reason, this inventory was conducted according to the operational control framework.

Types of Emissions

As described in the LGO Protocol, emissions from each of the greenhouse gases can come in a number of forms:

Stationary or mobile combustion: These are emissions resulting from on-site combustion of fuels (natural gas, diesel, gasoline, etc.) to generate heat, electricity, or to power vehicles and mobile equipment.

Purchased electricity: These are emissions produced by the generation of power from utilities outside of the jurisdiction.

Fugitive emissions: Emissions that result from the unintentional release of greenhouse gases into the atmosphere (e.g., leaked refrigerants, methane from waste decomposition, etc.).

Process emissions: Emissions from physical or chemical processing of a material (e.g., wastewater treatment).

Significance Thresholds

Within any local government's own operations there will be emission sources that fall within Scope 1 and Scope 2 that are minimal in magnitude and difficult to accurately measure. Within the context of local government operations, emissions from leaked refrigerants and backup generators may be common sources of these types of emissions. For these less significant emissions sources, LGO Protocol specifies that up to 5 percent of total emissions can be reported using methodologies that deviate from the recommended methodologies in LGO Protocol. In the context of registering emissions with an independent registry (such as the California Climate Action Registry), emissions that fall under the significance threshold are called *de minimis*.

In this report, the following emissions fell under the significance threshold and were reported using best available methods:

- Scope 1 fugitive emissions from leaked refrigerants from Vehicle Fleet

Understanding Totals

It is important to realize that the totals and sub-totals listed in the tables and discussed in this report are intended to represent all-inclusive, complete totals for City of Sutter Creek's operations. However, these totals are only a summation of inventoried emissions using available estimation methods. Each inventoried sector may have additional emissions sources associated with them that were unaccounted for, such as Scope 3 sources that could not be estimated.

Also, local governments provide different services to their citizens, and the scale of the services (and thus the emissions) is highly dependent upon the size and purview of the local government. For these reasons, comparisons between local government totals should not be made without keen analysis of the basis for figures and the services provided.

It is important to understand that in the case where a local government operates a municipal utility that generates electricity for government facilities, the associated emissions should be considered Scope 1 emissions within the Power Generation Facilities sector, and not Scope 2 emissions within each of the other facilities sectors, when calculating a total. This is advised by the LGO Protocol and done to avoid reporting the same emissions twice, also known as double counting.



Inventory Results

Emissions Total

In 2005, City of Sutter Creek's greenhouse gas emissions from government operations totaled 405 metric tons of CO₂e. This number represents a roll-up of emissions, and is not intended to represent a complete picture of emissions from City of Sutter Creek's operations. This roll-up number was calculated specifically to avoid double counting. Refer to the Understanding Totals section of this report's Introduction for more information on calculating totals and avoiding double counting.

Buildings and Other Facilities

Facility operations contribute to greenhouse gas emissions in two major ways. First, facilities consume electricity and fuels such as natural gas. This consumption is associated with the majority of greenhouse gas emissions from facilities. In addition, fire suppression, air conditioning, and refrigeration equipment in buildings can emit hydrofluorocarbons (HFCs) and other greenhouse gases when these systems leak refrigerants or fire suppressants. Refrigerants and fire suppressants are very potent greenhouse gases, and have Global Warming Potential (GWP) of up to many thousand times that of CO₂. For example, HFC-134a, a very common refrigerant, has a GWP of 1300, or 1300 times that of CO₂. Therefore, even small amounts of leaked refrigerants can have a significant effect on greenhouse gas emissions.

City of Sutter Creek only operates three facilities, with other services provided by the County of Amador. Figure 3 and Table 5 show that City Hall's energy usage accounts for 75% of the emissions in this sector. Figure 4 and Table 6 show that the city uses equal amounts of natural gas and electricity (50%). Table 7 outlines top emitters, while Table 8 defines emissions in terms of scope and type, supporting the determination that the City energy use emissions are nearly equally attributed to electricity and natural gas consumption.

Figure 3: Buildings and Other Facilities Emissions by Department

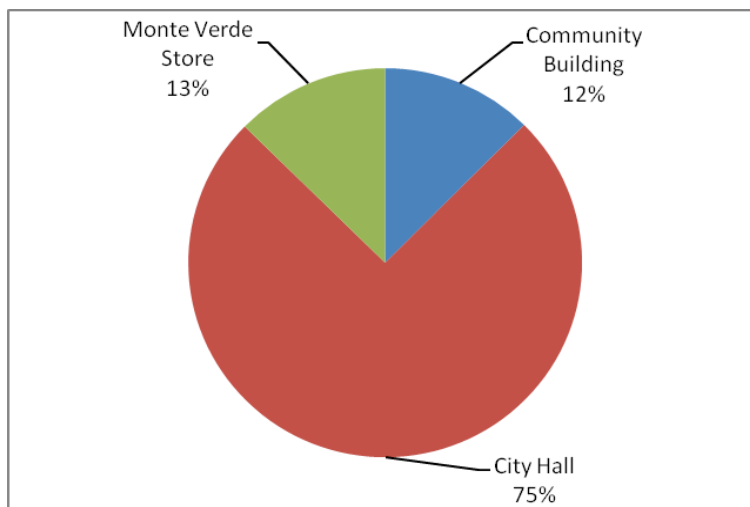


Table 5: Buildings and Other Facilities Emissions by Department

Department	metric tons CO ₂ e
Community Building	5
City Hall	32
Monte Verde Store	5
Totals	43

Figure 4: Buildings and Other Facilities Emissions by Source

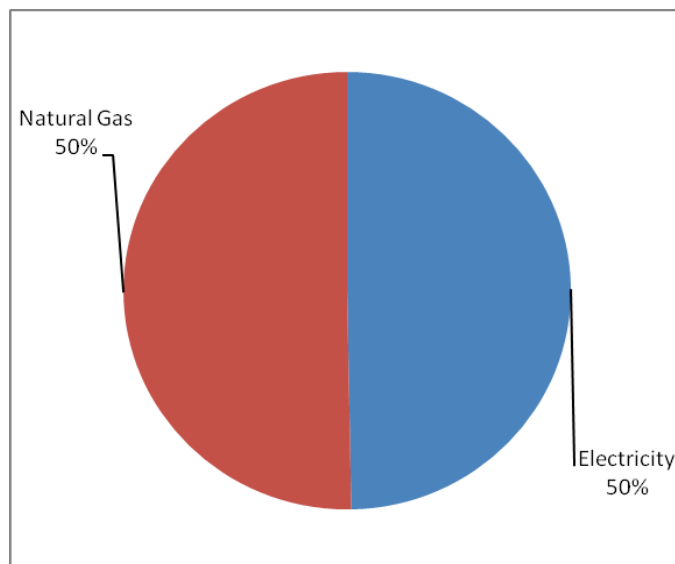


Table 6: Buildings and Other Facilities Emissions by Source

Source	metric tons CO ₂ e
Electricity	21
Natural Gas	21
Totals	43

Table 7: Top 5 Largest Contributors to Emissions from Buildings Sector

Facility	% of Sector Emissions from Electricity	% of Sector Emissions from Natural Gas	% of Sector Emissions from Other Sources	CO ₂ e Emissions from Electricity	CO ₂ e Emissions from Natural Gas	Total CO ₂ e Emissions
City Hall	39%	36%	0%	16.52	15.48	32.01
Monte Verde Store	2%	11%	0%	0.81	4.58	5.39
Community Building	9%	3%	0%	3.90	1.42	5.32
Totals	50%	50%	0%	21.23	21.49	42.72

Table 8: LGO Protocol Report - Buildings Sector Emissions by Scope and Emission Type

BUILDINGS & OTHER FACILITIES				
Scope	Emission Type	Greenhouse Gas Emissions (metric tons)		
SCOPE 1		CO ₂ e	CO ₂	CH ₄
	Stationary Combustion	21.486	21.431	0.002
	Total Direct Emissions	21.486	21.431	0.002
SCOPE 2		CO ₂ e	CO ₂	CH ₄
	Purchased Electricity	21.234	21.060	0.001
	Total Indirect Emissions	21.234	21.060	0.001

Streetlights, Traffic Signals, and Other Public Lighting

Like most local governments, City of Sutter Creek operates a range of public lighting including lighting for parks and streetlights. The majority of emissions associated with the operation of this infrastructure are due to electricity consumption. Data relating to electricity consumption for public lighting was obtained from PG&E. Figure 6 and Table 9 show the majority of public lighting emissions belong to streetlights (92%), and Table 10 shows that CO₂ is the only greenhouse gas emission from public lighting. Information items include electricity used for LS-1 designated streetlights (PG&E owned, operated, maintained and directly paid for, indirectly paid for through City of Sutter Creek's general rate case with PG&E). Note that LS-1's are not under operational control of the City, emissions are included for informational purposes only and are not included in the total roll up number described in the executive summary.

Figure 6: Public Lighting Emissions by Subsector

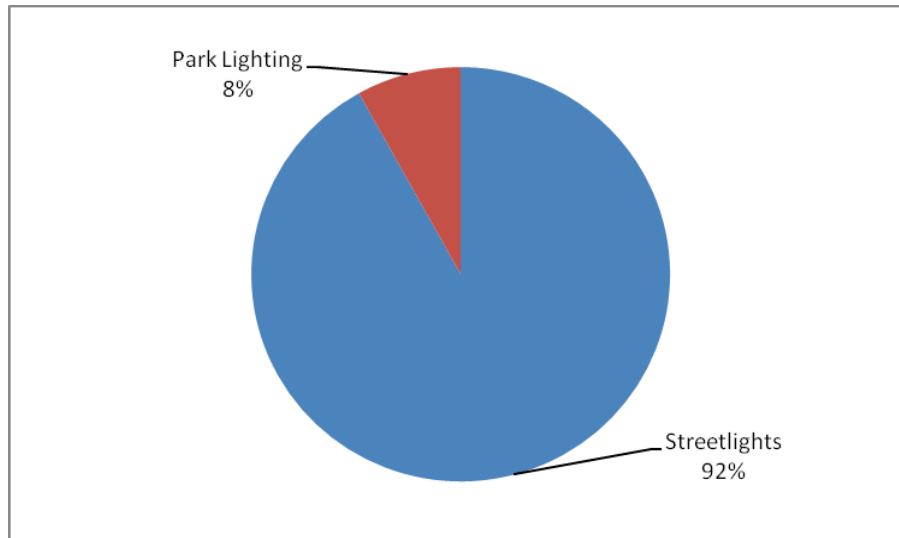


Table 9: Public Lighting Emissions by Subsector

Subsector (Light Type)	metric tons CO ₂ e	% of Sector Emissions	Electricity Use (kWh)	Cost (\$)
Streetlights	0.56	92%	2,492	\$ 496
Park Lighting	0.05	8%	219	\$ 150
Totals	0.61	100%	2,711	\$ 646

Table 10: LGO Protocol Report – Public Lighting Emissions by Scope and Emission Type

STREETLIGHTS, TRAFFIC SIGNALS, AND OTHER PUBLIC LIGHTING					
Scope	Emission Type	Greenhouse Gas Emissions (metric tons)			
SCOPE 2		CO ₂ e	CO ₂	CH ₄	N ₂ O
	Purchased Electricity	0.606	0.602	0.000	0.000
	Total Indirect Emissions	0.606	0.602	0.000	0.000
<i>Information Item</i>		CO ₂ e			
PG&E Owned Streetlights (LS-1's)	Purchased Electricity	20.934			

Wastewater Treatment Facilities

Wastewater coming from homes and businesses is rich in organic matter and has a high concentration of carbon and nitrogen (along with other organic elements). As wastewater is collected, treated, and discharged, chemical processes in aerobic and anaerobic conditions lead to the creation and emission of two greenhouse gases: methane and nitrous oxide. Local governments that operate wastewater treatment facilities, including treatment plants, septic systems, collection lagoons, and other facilities, must therefore account for the emission of these gases.

City of Sutter Creek has operated their centralized wastewater treatment plant since the early 1950's. These facilities serve approximately 3,242 people, including the residents and businesses located in Sutter Creek, Amador City, and Martell. Figure 7 and Table 11 show that the majority of wastewater emissions are from nitrification (77%), and that 100 metric tons of CO₂e are attributed to wastewater treatment. Table 12 illustrates the emissions from wastewater by scope and emission type.

Figure 7: Wastewater Treatment Facilities Emissions by Subsector

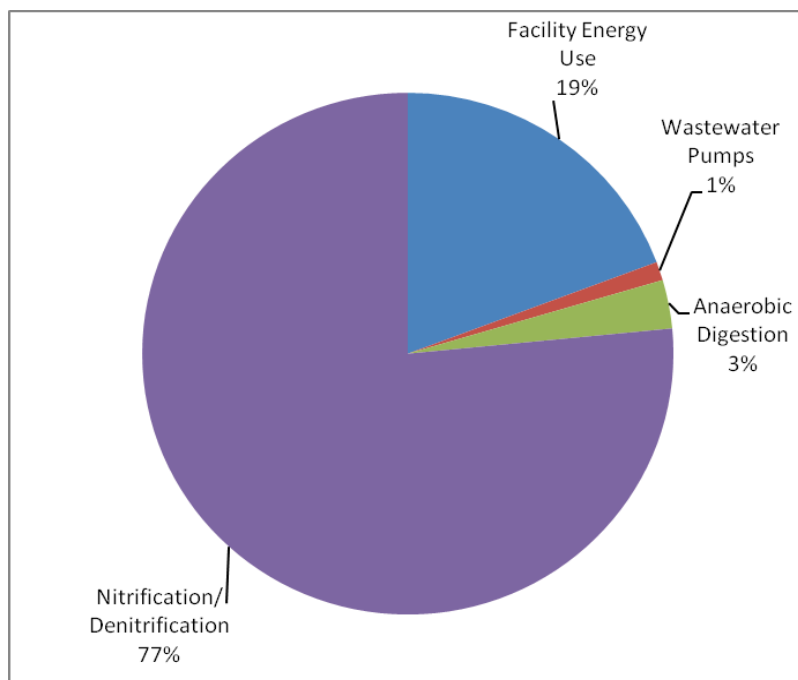


Table 11: Wastewater Treatment Facilities Emissions by Subsector

Subsector	metric tons CO ₂ e
Facility Energy Use	19
Wastewater Pumps	1
Anaerobic Digestion	3
Nitrification/ Denitrification	77
Totals	100

Table 12: LGO Protocol Report - Wastewater Treatment Facilities Emissions by Scope and Emission Type

WASTEWATER TREATMENT FACILITIES					
Scope	Emission Type	Greenhouse Gas Emissions (metric tons)			
SCOPE 1		CO ₂ e	CO ₂	CH ₄	N ₂ O
	Process Emissions	79.877	0.000	0.144	0.248
	Total Direct Emissions	79.877	0.000	0.144	0.248
SCOPE 2		CO ₂ e	CO ₂	CH ₄	N ₂ O
	Purchased Electricity	20.517	20.349	0.001	0.000
	Total Indirect Emissions	20.517	20.349	0.001	0.000

Vehicle Fleet and Mobile Equipment

The vehicles and mobile equipment used in City of Sutter Creek's daily operations, including maintenance trucks used for parks and recreation to police cruisers and fire trucks, burn gasoline, diesel, and other fuels, which results in greenhouse gas emissions. In addition, vehicles with air conditioning or refrigeration equipment use refrigerants that can leak from the vehicle.

In 2005, City of Sutter Creek operated a vehicle fleet with 12 light trucks and passenger cars. City of Sutter Creek's vehicle fleet performed Police and Public Works operations. In 2005, the majority of vehicles in the fleet were used by the Police Department (57%). As shown in Figure 8 and Table 13 gasoline is the largest contributor to emissions for the vehicle fleet (98%). Figure 9 shows that the Police department operates the majority of the vehicle fleet (57%). Table 14 shows emissions by scope and type for this sector.

Figure 8: Vehicle Fleet Emissions by Source

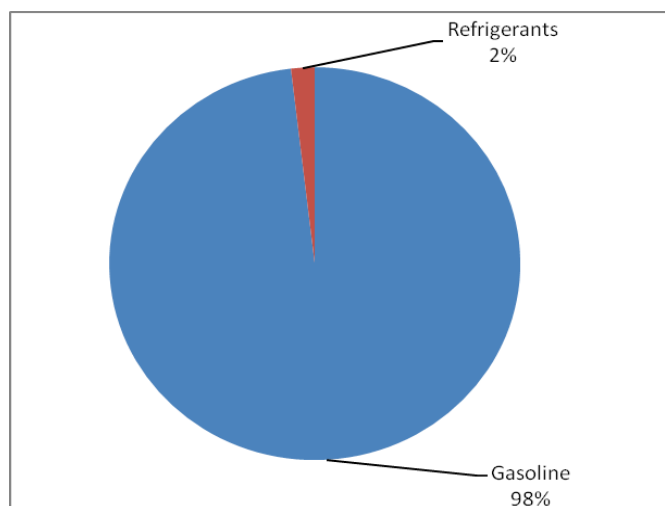


Table 13: Vehicle Fleet Emissions by Source

Source	metric tons CO ₂ e	Consumption (gal)	Cost (\$)
Gasoline	165.03	18,347	\$ 39,995
Refrigerants	3.12	NA*	NA
Totals	168.15	18,347	\$ 39,995

*Leaked refrigerants are measured in metric tons

Figure 9: Vehicle Fleet Emissions by Department

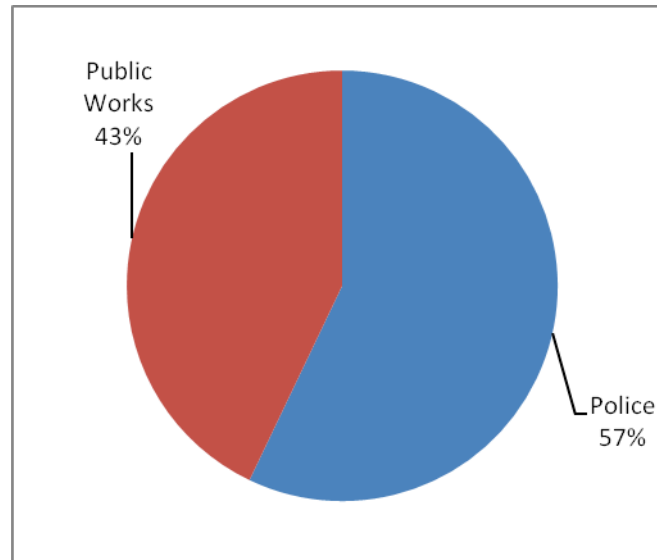


Table 14: LGO Protocol Report - Vehicle Fleet Emissions by Scope and Emission Type

VEHICLE FLEET					
Scope	Emission Type	Greenhouse Gas Emissions (metric tons)			
SCOPE 1		CO ₂ e	CO ₂	CH ₄	N ₂ O
	Mobile Combustion	165.031	161.083	0.009	0.012
	Fugitive Emissions	3.120	0.000	0.000	0.000
	Total Direct Emissions	168.151	161.083	0.009	0.012
INDICATORS	Number of Vehicles	12			
	Vehicle Miles Traveled	420,006			

Government-Generated Solid Waste

Many local government operations generate solid waste, much of which is eventually sent to a landfill. Typical sources of waste in local government operations include paper and food waste from offices and facilities, construction waste from public works, and plant debris from parks departments. Organic materials in government-generated solid waste

(including paper, food scraps, plant debris, textiles, wood waste, etc.) generate methane as they decay in the anaerobic environment of a landfill. Emissions from the waste sector are an estimate of methane generation that will result from the anaerobic decomposition of all organic waste sent to landfill in the base year. It is important to note that although these emissions are attributed to the inventory year in which the waste is generated, the emissions themselves will occur over the 100+ year timeframe that the waste will decompose.

Figure 10 and Table 15 show that waste generated by the Sewer Plant accounts for 54% of the city’s total, while Table 16 shows that all waste generated are scope 3 emissions.

Figure 10: Government Waste Emissions by Subsector

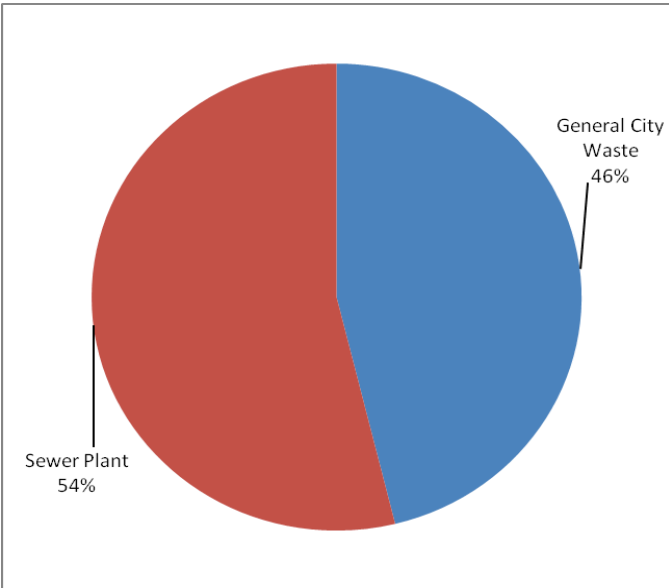


Table 15: Government Waste Emissions by Subsector

Department	metric tons CO ₂ e
General City Waste	12
Sewer Plant	14
Totals	26

Table 16: LGO Protocol Report - Government Waste Emissions by Scope and Emission Type

SOLID WASTE GENERATION			
Scope	Emission Type	Greenhouse Gas Emissions (metric tons)	
SCOPE 3		CO ₂ e	
	Waste All Facilities	25.72	
INDICATORS	Short tons of solid waste	101.40	

Employee Commute

Emissions in the Employee Commute sector are due to combustion of fuels in vehicles used by government employees for commuting to work at City of Sutter Creek. Results from a survey designed by ICLEI and administered by City of Sutter Creek are shown below. The survey was used to collect the data needed to calculate emissions and also capture other information that will help City of Sutter Creek set effective policy addressing this sector.

Figure 11 and Table 17 show the majority of emission attributed to employee commute result from passenger cars (61%), with remaining emissions coming from the use of the Light Trucks/SUV/Pickup/Van category. Table 18 illustrates that all emissions within this sector are categorized as scope 3. Employees were also queried on their reasoning for choosing certain commute modes over others. Tables 21-25 describe the results from survey respondents. The majority of employees choose not to carpool due to working “late or irregular hours” (25%). Most respondents don’t use public transit because it “doesn’t match their route or schedule” (41%). Fifty five percent of employees do not bike or walk to work because of distance. Most employees commute to work alone (82%), and live 6-10 or 15-25 miles away from work (27% each). Over half of the employees commute takes anywhere from 6-25 minutes, and many employees are interested in carpooling (25%), public transit (16.7%), or walking (8.3%) to work.

Figure 11: Employee Commute Emissions by Vehicle Class

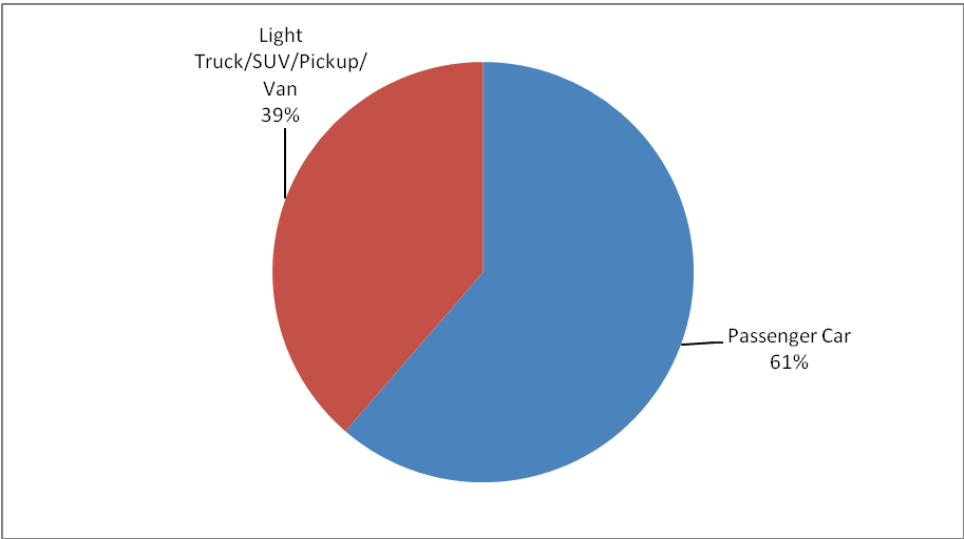


Table 17: Employee Commute Emissions by Vehicle Class

Vehicle Class	metric tons CO ₂ e
Passenger Car	41
Light Truck/SUV/Pickup/Van	26
Totals	68

Table 18: LGO Protocol Report - Employee Commute Emissions by Scope and Emission Type

EMPLOYEE COMMUTE		
Scope	Emission Type	Greenhouse Gas Emissions (metric tons)
SCOPE 3		CO ₂ e
	Mobile Combustion	67.64
INDICATORS	Vehicle Miles Traveled	190,776
	Number of Vehicles	12

Table 19: Employee Commute - Reasons for Not Carpooling Data

Reason	Percentage
Work late or irregular hours	25%
Other people do not match my schedule or route	17%
Need to make stops on the way to work or home	13%
Difficult to find others to carpool/vanpool	8%
Like the privacy when I'm in my own car	8%
Dislike being dependent on others	8%
Need my car on the job	8%
May not be able to get home quickly in an emergency	4%
Never considered carpooling or vanpooling	4%
Other	4%
Makes my trip too long	0%
I don't know enough about carpooling or vanpooling	0%

*Other responses included: "I do transport one person from my community with me to work."

Table 20: Employee Commute - Reasons for Not Taking Transit

Reason	Percentage
Transit service doesn't match my route or schedule	41%
I work late or irregular hours	18%
Like the privacy when I'm in my own car	12%
Need my car on the job	12%
It takes too long	6%
It is not safe or easy to walk to work from the transit stop	6%
Need to make stops on the way to work or home	6%
It costs too much	0%
Not enough parking at the transit stop from which I'd depart	0%
It is too far to walk to work from the transit stop	0%
May not be able to get home quickly during an emergency	0%
I don't know enough about taking transit	0%
Never considered using public transit	0%

Table 21: Employee Commute - Reasons for Not Walking/Biking

Reason	Percentage
I live too far away	55%
There isn't a safe or easy route for walking or biking	27%
May not be able to get home quickly in an emergency	9%
Other	9%
Weather	0%
No place at work to store bikes safely	0%
It's not easy to look good and feel comfortable for work after walking or biking	0%
Workplace does not have adequate facilities for showering/changing	0%
Need to make stops on the way to work or home	0%
Never considered walking or biking to work	0%
I don't know enough about walking or biking to work	0%

*Other responses included: "Company vehicle."

Table 22: Employee Commute - Travel Mode Data

Mode	Percentage
Drive Alone	82%
Carpool/Vanpool	0%
Transit	0%
Biking	0%
Walking	0%
Other/Telecommute	0%
Split Modes	18%

Table 23: Employee Commute - Miles from Work Data

Miles	Percentage
0-5	18%
6-10	27%
11-15	0%
15-20	27%
21-25	9%
26-30	0%
31-35	0%
36-40	0%
41-45	0%
46-50	9%
51-75	9%
76-100	0%
Over 100	0%

Table 24: Employee Commute - Time to Work Data

Time (Minutes)	Percentage
Less than 5	18%
6 to 15	27%
16 to 25	27%
26 to 35	9%
36 to 45	0%
Over 45	18%

Table 25: Employee Commute - Interest in Other Modes

Mode	Percentage
Carpooling	25%
Vanpooling	0%
Public Transit	16.7%
Biking	0%
Walking	8.3%
Telecommuting	0%

Inventory Methodologies

Buildings and Other Facilities

For City of Sutter Creek's Buildings and Facilities data, LGO protocol recommended methods were used in collection and analysis of this activity data. Energy usage data from Pacific Gas & Electric Company (PG&E) was produced by the Rate Data Analysis Group, Phase 1 Gas and Electric GHG Summary for Incorporated Cities and Unincorporated Portions of City of Sutter Creek for year 2005, based on energy usage of PG&E service accounts. This PG&E activity data was originally requested by the City of Sutter Creek Planning Department then passed along to the intern for conditioning.

Streetlights, Traffic Signals, and Other Public Lighting

Energy usage data from PG&E from was produced by the Rate Data Analysis Group, Phase 1 Gas and Electric GHG Summary for Incorporated Cities and Unincorporated Portions of City of Sutter Creek for year 2005, based on energy usage of PG&E service accounts. LGO protocol recommended methods were followed in collection and analysis of this activity data. Over 78% of the usage is labeled as "lighting" in the account information, so it is classified as "other outdoor lighting".

Wastewater Treatment Facilities

Energy usage data from PG&E from was produced by the Rate Data Analysis Group, Phase 1 Gas and Electric GHG Summary for Incorporated Cities and Unincorporated Portions of City of Sutter Creek for year 2005, based on energy usage of PG&E service accounts. The process emissions data was obtained from City of Sutter Creek Planning Department.

LGO protocol recommended methods were followed in collection and analysis of the electricity consumption data; however, alternate methods were required for process emissions from centralized wastewater treatment plants and anaerobic digesters. Daily nitrogen levels at the centralized wastewater treatment plant and volume of digester gas for the anaerobic digester were not available at the time this inventory was taken, so population data was used to estimate these process emissions.

Vehicle Fleet and Mobile Equipment

The activity data for City of Sutter Creek's vehicle fleet was provided by City of Sutter Creek's Planning Department. LGO protocol recommended methods were followed in collection and analysis of the fuel purchase data. The fuel purchase data available was in the form of dollars spent per department on fuel. The gallons of gasoline consumed were calculated using average fuel prices, yielding total fuel consumed.

Government-Generated Solid Waste

The activity data for City of Sutter Creek's waste hauling and recycling was provided by City of Sutter Creek's Planning Department. LGO protocol recommended methods were followed in collection and analysis of this activity data. City of Sutter Creek's Planning Department inventoried each account and recorded receptacle volume, frequency of pickup, and classification of waste. Minor conditioning was needed to insert this data into the Master Data Workbook under "Solid Waste by Volume".

Employee Commute

The City of Sutter Creek Planning Department distributed surveys to all city employees, yielding a 57% response rate. Even though there is no specific reference in the LGO protocol to collecting employee commute data, this methodology was recommended by ICLEI and City of Sutter Creek's 57% response rate is considered acceptable for extrapolating information to obtain estimates for 2005 data. Since some of the questions were open ended there was some conditioning needed on the intern's part to produce measureable results. For example if the distance from the employee's home to their place of work was responded as 20-25 miles, then it was conditioned to 22.5 miles, and so forth.

Information Items

The only information items tracked for City of Sutter Creek are the scope 2 emissions from electricity used for LS-1 designated streetlights (PG&E owned, operated, maintained and directly paid for, indirectly paid for through City of Sutter Creek's general rate case with PG&E). These emissions, however, account for over 97% of the emissions from the Public Lighting sector, and nearly 5% of the overall city's emissions. These are significant percentages and should not be ignored when developing reduction strategies.

Next Steps

ICLEI's Five Milestone Process

While City of Sutter Creek has already begun to reduce greenhouse gas emissions through its actions, this inventory represents the first step in a systematic approach to reducing City of Sutter Creek's emissions. This system, developed by ICLEI, is called the Five Milestones for Climate Mitigation. This Five Milestone process involves the following steps:

Milestone One: Conduct a baseline emissions inventory and forecast

Milestone Two: Adopt an emissions reduction target for the forecast year

Milestone Three: Develop a local climate action plan

Milestone Four: Implement the climate action plan

Milestone Five: Monitor progress and report results

Figure 12: ICLEI's Five Milestones for Climate Mitigation



ICLEI staff are available to local governments who are members and should be contacted to discuss the full range of resources available at each stage of the Milestone process. The following sections provide a glimpse at next steps and help capture the lessons learned in conducting this inventory.

Setting Emissions Reduction Targets

This inventory provides an emissions baseline that can be used to inform Milestone Two of ICLEI's Five-Milestone process—setting emissions reduction targets for City of Sutter Creek's municipal operations. The greenhouse gas emissions reduction target is a goal to reduce emissions to a certain percentage below base year levels by a chosen planning horizon year. An example target might be a 30 percent reduction in emissions below 2005 levels by 2020. A target provides an objective toward which to strive and against which to measure progress. It allows a local government to quantify its commitment to fighting global warming—demonstrating that the jurisdiction is serious about its commitment and systematic in its approach.

In selecting a target, it is important to strike a balance between scientific necessity, ambition, and what is realistically achievable. City of Sutter Creek should give itself enough time to implement chosen emissions reduction measures—noting that the farther out the target year is, the more City of Sutter Creek should pledge to reduce. ICLEI recommends that regardless of the chosen long-term emissions reduction target (e.g., 15-year, 40-year), City of Sutter Creek should establish linear interim targets for every two- to three-year period. Near-term targets facilitate additional support and accountability, and linear goals help to ensure continued momentum around local climate protection efforts. To monitor the effectiveness of its programs, City of Sutter Creek should plan to re-inventory its emissions on a regular basis; many jurisdictions are electing to perform annual inventories. ICLEI recommends conducting an emissions inventory every three to five years.

The Long-Term Goal

ICLEI recommends that near-term climate work should be guided by the long-term goal of reducing its emissions by 80 percent to 95 percent from the 2005 baseline level by the year 2050. By referencing a long-term goal that is in accordance with current scientific understanding, City of Sutter Creek can demonstrate that it intends to do its part towards addressing greenhouse gas emissions from its internal operations.

It is important to keep in mind that it will be next to impossible for local governments to reduce emissions by 80 to 95 percent without the assistance of state and federal policy changes that create new incentives and new sources of funding for emissions reduction projects and programs. However, in the next 15 years, there is much that local governments can do to reduce emissions independently. It is also important that City of Sutter Creek works to reduce its emissions sooner, rather than later: the sooner a stable level of greenhouse gases in the atmosphere is achieved, the less likely it is that some of the most dire climate change scenarios will be realized. Additionally, cost saving projects can be undertaken now – why wait to increase the quality of local government service and operations, while reducing taxpayer costs?

State of California Targets and Guidance

An integral component of the State of California's climate protection approach has been the creation of three core emissions reduction targets at the community level. While these targets are specific to the community-scale, they can be used to inform emissions targets for government operations as well. On June 1, 2005, California Governor Schwarzenegger signed Executive Order S-3-05 establishing climate change emission reductions targets for the State of California. The California targets are an example of near-, mid- and long-term targets:

- Reduce emissions to 2000 levels by 2010
- Reduce emissions to 1990 levels by 2020
- Reduce emissions to 80 percent below 1990 levels by 2050

The AB 32 Scoping Plan also provides further guidance on establishing targets for local governments; specifically the Plan suggests creating an emissions reduction goal of 15 percent below "current" levels by 2020. This target has informed many local government's emission reduction targets for municipal operations—most local governments in California with adopted targets have targets of 15 to 25 percent reductions under 2005 levels by 2020.

Departmental Targets

If possible, ICLEI recommends that City of Sutter Creek consider department-specific targets for each of the departments that generate emissions within its operations. This allows City of Sutter Creek staff to do a more in-depth analysis of what is achievable in each sector in the near, mid and long-term, and also provides encourages department leaders to consider their department's impact on the climate and institute a climate-conscious culture within their operations.

Creating an Emissions Reduction Strategy

This inventory identifies the major sources of emissions from City of Sutter Creek's operations and, therefore, where policymakers will need to target emissions reductions activities if they are to make significant progress toward adopted targets. For example, since vehicle fleet was a major source of emissions from City of Sutter Creek's operations, it is possible that City of Sutter Creek could meet near-term targets by implementing a few major actions within vehicle fleet. Medium-term targets could be met by focusing emissions reduction actions on the wastewater treatment plant and employee commute, and the long term (2050) target will not be achievable without major reductions in all of these sectors.

Please note that, whenever possible, reduction strategies should include cost-saving projects that both reduce costs (such as energy bills) while reducing greenhouse gas emissions. These "low hanging fruit" are important because they frequently represent win-win situations in which there is no downside to implementation. Selecting these projects in the

order of largest to smallest benefit ensures that solid, predictable returns can be realized locally. These projects lower recurring expenditures, save taxpayer dollars, create local jobs, and benefit the community environmentally.

Given the results of the inventory, ICLEI recommends that City of Sutter Creek focus on the following tasks in order to significantly reduce emissions from its government operations:

- Reducing usage of city owned vehicles and replacing those which are not fuel efficient, and change procurement policy to specify high fuel efficiency for each vehicle class.
- Comprehensive municipal retrofit of existing buildings
- Switch traffic signals from incandescent bulbs to Light Emitting Diodes (LEDs)
- Explore alternative transportation methods for employees to get to work
- Increase office recycling, e.g. paper, cardboard, cans, toner cartridges
- Participate in Phase II of Green Communities: Community-Wide Inventory
- Implement methane capture system to utilize digester gas for electricity and heating.

Using these strategies as a basis for a more detailed overall emissions reductions strategy, or climate action plan, City of Sutter Creek should be able to reduce its impact on global warming. In the process, it may also be able to improve the quality of its services, reduce costs, stimulate local economic development, and inspire local residents and businesses to redouble their own efforts to combat climate change.

Improving Emissions Estimates

One of the benefits of a local government operations emissions inventory is that local government staff can identify areas in their current data collection systems where data collection can be improved. For example, a local government may not directly track fuel consumption by each vehicle and instead will rely upon estimates based upon VMT or purchased fuel to calculate emissions. This affects the accuracy of the emissions estimate and may have other implications for government operations as a whole.

During the inventory process, City of Sutter Creek staff identified the following gaps in data that, if resolved, would allow City of Sutter Creek to meet the recommended methods outlined in LGO Protocol in future inventories.

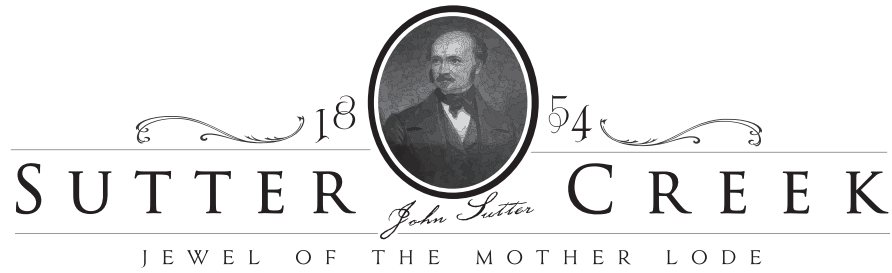
- Direct tracking of refrigerants recharged into HVAC and refrigeration equipment
- Fuel consumption by individual vehicles
- Odometer readings of individual vehicles
- Fuel consumption by mobile equipment
- Fuel consumption by diesel and other generators
- Refrigerants recharged into vehicles in the vehicle fleet

ICLEI encourages staff to review the areas of missing data and establish data collection systems for this data as part of normal operations. In this way, when staff are ready to re-inventory for a future year, they will have the proper data to make a more accurate emissions estimate.

Project Resources

ICLEI has created tools for City of Sutter Creek to use to assist with future monitoring inventories. These tools are designed to work in conjunction with LGO Protocol, which is the primary reference document for conducting an emissions inventory. The following tools should be saved as resources and supplemental information to this report:

- The “Master Data Workbook” that contains most or all of the raw data (including emails), data sources, emissions, notes on inclusions and exclusions, and reporting tools
- The “Data Gathering Instructions” on the types of emissions and data collection methodology for each inventory sector



GENERAL PLAN

Volume IV **Environmental Documentation**

July 2019

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Environmental Documentation

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1 General Plan Environmental Assessment 1994

ENVIRONMENTAL ASSESSMENT

City of Sutter Creek General Plan



INTRODUCTION

The following subjects are all addressed in the introduction to the Sutter Creek General Plan:

- Project description;
- Environmental setting;
- The required components of a General Plan Environmental Impact Report (EIR);
- The EIR Notice of Preparation (NOP), and consultation processes; and
- Use of this document as a General Plan/Master Environmental Impact Report (GP/MEIR).

This Environmental Assessment section is intended to complete the requirements specified under Section 15143 of Article 9 of the California Administrative Code in which all components of the General Plan must be evaluated for their environmental impacts. The text is divided into ten sections. They are summarized as follows.

Initial Study Checklist - A copy of the State recommended Initial Study checklist is provided. The Initial Study was completed after the General Plan was drafted in August 1992. Each discussion of environmental effects in the sections that follow was developed by reviewing, in order, the listed environmental considerations found on the Initial Study checklist.

Insignificant Environmental Effects - This section lists those environmental effects that were dismissed as being clearly insignificant or overly speculative in relation to the Plan's goals, objectives, and policies.

Potentially Significant Impacts and Corresponding Mitigation Measures - This section lists all the environmental impacts that could occur as a result of the Plan's adoption but that will be mitigated by the Plan's policies, objectives, mitigation measures and standards. It references sections of the General Plan where each potential impact is addressed.

Unavoidable Significant Effects - This section lists all environmental effects that could be generated by implementation of the General Plan and that may not be mitigated under the power and authority of this Plan.

Cumulative Effects - This section discusses the environmental effects that may not be significant with respect to this General Plan alone, but when considered with relation to growth of the overall region they could become significant.

Mitigation Measures to be Fulfilled by Other Agencies - This section lists mitigation measures that must be adopted or implemented by other agencies if the General Plan/MEIR is to be accurate and successful.

SUTTER CREEK GENERAL PLAN

Environmental Assessment

Alternatives - The comparative effects of three alternative plans are discussed. These include a no project alternative, a less constrained plan alternative and a more constrained plan alternative.

Long Term vs. Short Term Effects - This is a section discussing the long term effects of short term policies and objectives including the irreversible commitment of non-renewable resources.

Growth Inducing Effects - This section discusses the objectives and policies that are likely to have a growth inducing effect.

Mitigation Monitoring - This section addresses State requirement that the City operate a mitigation monitoring program to assure that all mitigation measures are carried out and monitored.

Statement of Overriding Consideration - This section lists the City's reasons for adopting the General Plan in spite of the fact that it may have some significant environmental effects as listed in previous sections.

It is very important to note that the format and content of this Environmental Assessment is not comparable to that typically seen in EIRs for development projects. This is because the requirements for various general plan elements and the purpose of this General Plan overlap with those of an EIR. In other words, both the General Plan and the MEIR are intendant upon minimizing the comprehensive negative effects of growth and development. It is for this reason that the Environmental Assessment does not repeat environmental issues and concerns or mitigating policies and objectives, rather it provides brief summarizations and cross references to their location in the General Plan text.

The environmental effects generated by adoption of the Sutter Creek General Plan will almost all be secondary or indirect effects rather than direct effects. This means that the Plan itself cannot cause an environmental effect, rather the subsequent actions allowed or encouraged by the Plan will cause the effect. Most of these activities will take place at some future date and more detailed, focused and site specific environmental analyses can be required. This "project" is a broad, long range plan as the term "general" plan implies and not a specific or detailed plan. For these reasons the discussion of environmental concerns is broad and the policies and objectives intended to mitigate these concerns are broad.

The California Environmental Quality Act allows that the degree of specificity in an EIR need be only as detailed as the activity or subject of the EIR. "An EIR on a construction project will necessarily be more detailed in the specific effects of the project than will be an EIR on the adoption of a local general plan..." (California Administrative Code Section 15146 (a).)

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Environmental Assessment

INITIAL STUDY CHECKLIST (Page E-3, E-4, E-5 and E-6)

ENVIRONMENTAL CHECKLIST FORM

PROJECT LOCATION: City of Sutter Creek, County of Amador
City County

PROJECT ADDRESS: P.O. Box 366, Sutter Creek, CA 95685

DESCRIPTION OF PROJECT: City of Sutter Creek General Plan - An update of 7 mandated elements (land use, conservation, open space, circulation, safety, noise, and housing) and addition of 3 optional elements (historic, parks, and public services).

ENVIRONMENTAL IMPACTS:

(CEQA requires that an explanation of all "yes" and "maybe" answers be provided along with this checklist, including a discussion of ways to mitigate the significant effects identified. You may attach separate sheets with the explanations on them.)

Yes Maybe No

I. EARTH. Will the proposal result in:

- | | | | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Unstable earth conditions or in changes in geologic substructures? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Disruptions, displacements, compaction or overcovering of the soil? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Change in topography or ground surface relief features? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) The destruction, covering or modification of any unique geologic or physical features? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Any increase in wind or water erosion of soils, either on or off the site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Changes in deposition or erosion of beachsands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Exposure of people or property to geologic hazards, such as earthquakes, landslides, mudslides, ground failure, or similar hazards? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

II. AIR. Will the proposal result in:

- | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|
| a) Substantial air emissions or deterioration of ambient air quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) The creation of objectionable odors? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

III. WATER. Will the proposal result in:

- | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|
| a) Changes in currents, or the course of direction of water movements, in either marine or freshwaters? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SUTTER CREEK GENERAL PLAN
Environmental Assessment

	Yes	Maybe	No
c) Alterations to the course or flow of flood waters?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Discharge into surface waters, or in any alteration of surface water quality, including, but not limited to, temperature, dissolved oxygen or turbidity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Alteration of the direction or rate of flow of ground waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Substantial reduction in the amount of water otherwise available for public water supplies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Exposure of people or property to water related hazards such as flooding or tidal waves?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IV. PLANT LIFE. Will the proposal result in:			
a) Change in the diversity of species, or number or any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Reduction of the numbers of any unique, rare, or endangered species of plants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Reduction in acreage of any agricultural crop?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
V. ANIMAL LIFE. Will the proposal result in:			
a) Change in the diversity of species, or numbers of any species of animals (birds; land animals, including reptiles; fish and shellfish, benthic organisms or insects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Reduction of the numbers of any unique, rare, or endangered species or animals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Deterioration to existing fish or wildlife habitat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VI. NOISE. Will the proposal result in:			
a) Increases in existing noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people to severe noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VII. LIGHT and GLARE. Will the proposal:			
a) Produce new light or glare?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VIII. LAND USE. Will the proposal result in:			
a) Substantial alteration of the present or planned land use of an area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IX. NATURAL RESOURCES. Will the proposal result in:			
a) Increase in the rate of use of any natural resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
X. RISK OF UPSET. Will the proposal involve:			
a) A risk of an explosion or the release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUTTER CREEK GENERAL PLAN
Environmental Assessment

	Yes	Maybe	No
b) Possible interference with an emergency response plan or an emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XI. POPULATION. <i>Will the proposal:</i>			
a) Alter the location, distribution, density or growth rate of the human population of an area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XII. HOUSING. <i>Will the proposal:</i>			
a) Affect existing housing, or create a demand for additional housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XIII. TRANSPORTATION/CIRCULATION. <i>Will the proposal result in:</i>			
a) Generation of substantial additional vehicular movement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Effects on existing parking facilities, or demand for new parking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantial impact upon existing transportation systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Alterations to present patterns of circulation or movement of people and/or goods?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Alterations to waterborne, rail or air traffic?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
f) Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XIV. PUBLIC SERVICES. <i>Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:</i>			
a) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Parks or other recreational facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XV. ENERGY. <i>Will the proposal result in:</i>			
a) Use of substantial amounts of fuel or energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVI. UTILITIES and SERVICE SYSTEMS. <i>Will the proposal result in a need for new systems, or substantial alterations to the following utilities:</i>			
a) Power or natural gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Communications systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Sewer or septic tanks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Storm water drainage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Solid waste and disposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XVII. HUMAN HEALTH. <i>Will the proposal result in:</i>			
a) Creation of any health hazard or potential health hazard (excluding mental health)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people to potential health hazards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUTTER CREEK GENERAL PLAN
Environmental Assessment

	Yes	Maybe	No
XVIII. AESTHETICS. Will the proposal result in:			
a) The obstruction of any scenic vista or view open to the public?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) The creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XIX. RECREATION. Will the proposal result in:			
a) Impact upon the quality or quantity of existing recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XX. CULTURAL RESOURCES. Will the proposal:			
a) Result in the alteration of or the destruction of a prehistoric or historic archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have the potential to cause a physical change which would affect unique ethnic cultural values?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.			
a) Potential to degrade: Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Short-term: Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively, brief, definitive period of time. Long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cumulative: Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect on the total of those impacts on the environment is significant.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantial adverse: Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XXII. DISCUSSION OF ENVIRONMENTAL EVALUATION.

(This section may be filled out by using narrative, or by using a form, such as the example given in the CEQA Guidelines.)

(see following pages)

INSIGNIFICANT ENVIRONMENTAL EFFECTS

EIR guidelines allow that environmental effects of a project should be discussed in proportion to their severity and probability of occurrence. Based upon the General Plan's stated goals, objectives, policies and programs and the Plan's Land Use Map, the environmental effects that are considered to be either too speculative for evaluation or clearly unlikely to occur are those that are checkmarked "No" on the previous Environmental Checklist.

POTENTIALLY SIGNIFICANT IMPACTS AND CORRESPONDING MITIGATION MEASURES

In the following presentation, the left hand column lists the environmental effects that could be generated by adoption of the Sutter Creek General Plan (all those items checked "Yes" or "Maybe" on the Initial Study checklist). The right hand column refers to sections within the General Plan elements and/or later sections of this Environmental Assessment where corresponding environmental issues and effects are discussed. For the most part, mitigation measures are built into the policies, objectives and implementation measures found after the discussion of a particular environmental concern in the referenced section of the General Plan. All subjects that are not considered to be mitigable to the point of insignificance by enforcement and implementation of the General Plan's policies, objectives and standards are carried forward for further discussion in one of the following sections of the Environmental Assessment.

**SUTTER CREEK GENERAL PLAN
Environmental Assessment**

POTENTIALLY SIGNIFICANT EFFECTS AND CORRESPONDING MITIGATION MEASURES

POTENTIAL, SECONDARY, AND INDIRECT ENVIRONMENTAL EFFECTS	GENERAL PLAN ELEMENT AND SECTION REFERENCE(S)
---	--

I. Earth

Unstable earth conditions or in in geologic substructures	SAFETY ELEMENT - Other Geologic changes Hazards section
--	--

Disruptions, displacements, compaction or overcovering of the soil	LAND USE ELEMENT - Building Intensity and Maximum Lot Coverage Requirements *See also Cumulative Effects
--	--

Change in topography or ground surface relief features	LAND USE ELEMENT - SP and VSA designations
---	---

CONSERVATION/OPEN SPACE ELEMENT -
Soils, Erosion Control and Grading section

Increase in wind or water erosion of soils	CONSERVATION/OPEN SPACE ELEMENT - Soils, Erosion Control and Grading section
---	---

Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream	CONSERVATION/OPEN SPACE ELEMENT - Surface and Groundwater Resources section *See also Cumulative Effects and Mitigation Measures to be Fulfilled by Other Agencies
---	---

Exposure of people or property to geologic hazards such as earth- quakes, landslides, mudslides, ground failure, or similar hazards	SAFETY ELEMENT - Earthquakes and Other Geologic Hazards section
--	--

II. Air

Substantial air emissions or deterioration of ambient air quality	CONSERVATION/OPEN SPACE ELEMENT - Air Quality section *See also Cumulative Effects and Mitigation Measures to be Fulfilled by Other Agencies
---	---

**SUTTER CREEK GENERAL PLAN
Environmental Assessment**

POTENTIALLY SIGNIFICANT EFFECTS AND CORRESPONDING MITIGATION MEASURES

**POTENTIAL, SECONDARY, AND
INDIRECT ENVIRONMENTAL EFFECTS**

**GENERAL PLAN ELEMENT AND SECTION
REFERENCE(S)**

III. Water

Changes in currents, or the course of direction of water movements, in fresh waters

CONSERVATION/OPEN SPACE ELEMENT -
Surface and Groundwater Resources
section

Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff

PUBLIC SERVICES AND FACILITIES
ELEMENT - Storm Drainage section

Alterations to the course or flow of flood waters

SAFETY ELEMENT - Flooding section

Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity

CONSERVATION/OPEN SPACE ELEMENT -
Surface and Groundwater Resources section
*See also Cumulative Effects and
Mitigation Measures to be Fulfilled by
Other Agencies

Substantial reduction in the amount of water otherwise available for public water supplies

PUBLIC SERVICES AND FACILITIES
ELEMENT - Water section
*See also Cumulative Effects and
Mitigation Measures to be Fulfilled by
Other Agencies

Exposure of people or property to water related hazards such as flooding or tidal waves

SAFETY ELEMENT - Flooding section
*See also Cumulative Effects and
Mitigation Measures to be Fulfilled by
Other Agencies

IV Plant Life

Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)

LAND USE ELEMENT -
SP and VSA designations

SUTTER CREEK GENERAL PLAN
Environmental Assessment

POTENTIALLY SIGNIFICANT EFFECTS AND CORRESPONDING MITIGATION MEASURES

**POTENTIAL, SECONDARY, AND
INDIRECT ENVIRONMENTAL EFFECTS**

**GENERAL PLAN ELEMENT AND SECTION
REFERENCE(S)**

Reduction of the numbers of any
unique, rare or endangered species
of plants

CONSERVATION/OPEN SPACE ELEMENT -
Vegetation, Wildlife and Fisheries section
*See also Unavoidable Significant Effects

Introduction of new species of
plants into an area, or in a barrier to the
normal replenishment of existing species

CONSERVATION/OPEN SPACE ELEMENT -
Vegetation, Wildlife and Fisheries section

V. Animal Life

Change in the diversity of species,
or numbers of any species of animals
(birds, land animals including reptiles,
fish and shellfish, benthic organisms
or insects)

LAND USE ELEMENT -
SP, VSA, and CSGW designations

Reduction of the numbers of any
unique, rare or endangered species
of animals

CONSERVATION/OPEN SPACE ELEMENT -
Vegetation, Wildlife and Fisheries section

Introduction of new species of animals
into an area, or result in a barrier to
the migration or movement of animals

CONSERVATION/OPEN SPACE ELEMENT -
Vegetation, Wildlife and Fisheries
section

Deterioration to existing fish or
wildlife habitat

CONSERVATION/OPEN SPACE ELEMENT -
Vegetation, Wildlife and Fisheries section

VI. Noise

Increases in existing noise levels

NOISE ELEMENT -
*See also Unavoidable Significant Effects

Exposure of people to severe noise

NOISE ELEMENT

VII. Light and Glare

New light or glare

*See Unavoidable Significant Effects

**SUTTER CREEK GENERAL PLAN
Environmental Assessment**

POTENTIALLY SIGNIFICANT EFFECTS AND CORRESPONDING MITIGATION MEASURES

POTENTIAL, SECONDARY, AND INDIRECT ENVIRONMENTAL EFFECTS	GENERAL PLAN ELEMENT AND SECTION REFERENCE(S)
---	--

VIII. Land Use

Substantial alteration of the present or planned land use of an area

LAND USE ELEMENT -
*See Unavoidable Significant Effects

IX. Natural Resources

Increase in the rate of use of any natural resources
Energy

CONSERVATION/OPEN SPACE ELEMENT -
*See also Cumulative Effects (Water and Supplies)

X. Risk of Upset

A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions

SAFETY ELEMENT, CONSERVATION/OPEN SPACE ELEMENT -
Surface and Groundwater Resources section

Possible interferences with an response plan or an emergency evacuation plan

SAFETY ELEMENT -
Evacuation and Emergency Preparedness section

XI. Population

Alteration of the location, distribution, density, or growth human population of an area

LAND USE ELEMENT -
*See also Unavoidable Significant Effects

XII. Housing

Affect upon existing housing, or a demand for additional housing

HOUSING ELEMENT -
(See also Unavoidable Significant Effects)

**SUTTER CREEK GENERAL PLAN
Environmental Assessment**

POTENTIALLY SIGNIFICANT EFFECTS AND CORRESPONDING MITIGATION MEASURES

**POTENTIAL, SECONDARY, AND
INDIRECT ENVIRONMENTAL EFFECTS**

**GENERAL PLAN ELEMENT AND SECTION
REFERENCE(S)**

XIII. Transportation/Circulation

Generation of substantial additional
vehicular movement

CIRCULATION ELEMENT -
*See also Cumulative Effects and Mitigation
Measures to be Fulfilled by Other Agencies

Effects on existing parking
facilities, or demand for new
parking

CIRCULATION ELEMENT -
Downtown Parking section

Substantial impact upon existing
transportation systems

CIRCULATION ELEMENT -
*See also Unavoidable Significant Effects

Alterations to present patterns of
circulation or movement of people
and/or goods

CIRCULATION ELEMENT

Increase in traffic hazards to motor
vehicles, bicyclists or pedestrians

CIRCULATION ELEMENT

XIV. Public Services

Fire protection

PUBLIC SERVICES AND FACILITIES
ELEMENT -
Fire Protection section
*See also Mitigation Measures to be
Fulfilled by Other Agencies

Police protection

PUBLIC SERVICES AND FACILITIES
ELEMENT -
Police Protection section

Schools

PUBLIC SERVICES AND FACILITIES
ELEMENT -
Schools section
*See also Mitigation Measures to be
Fulfilled by Other Agencies

Maintenance of public facilities,
including roads

PUBLIC SERVICES AND FACILITIES
ELEMENT -
Funding City Services section

**SUTTER CREEK GENERAL PLAN
Environmental Assessment**

POTENTIALLY SIGNIFICANT EFFECTS AND CORRESPONDING MITIGATION MEASURES

**POTENTIAL, SECONDARY, AND
INDIRECT ENVIRONMENTAL EFFECTS**

**GENERAL PLAN ELEMENT AND SECTION
REFERENCE(S)**

Parks or other recreational
facilities

PARKS AND RECREATION ELEMENT -
*See also Cumulative Effects and Mitigation
Measures to be Fulfilled by Other Agencies

Other governmental services

PUBLIC SERVICES AND FACILITIES
ELEMENT -
City Offices section
*See also Mitigation Measures to be
Fulfilled by Other Agencies

XV. Energy

use of substantial amounts of fuel
or energy

CONSERVATION/OPEN SPACE ELEMENT -
*See also Cumulative Effects

XVI. Utilities

Power or natural gas

PUBLIC SERVICES AND FACILITIES
ELEMENT -
Utilities section
*See also Mitigation Measures to be Fulfilled by
Other Agencies

Communications system

PUBLIC SERVICES AND FACILITIES
ELEMENT -
Utilities section
*See also Mitigation Measures to be
Fulfilled by Other Agencies

Water

PUBLIC SERVICES AND FACILITIES
ELEMENT -
Water section
*See also Mitigation Measure to be
Fulfilled by Other Agencies

Sewer or septic tanks

PUBLIC SERVICES AND FACILITIES
ELEMENT -
Sewer section

**SUTTER CREEK GENERAL PLAN
Environmental Assessment**

POTENTIALLY SIGNIFICANT EFFECTS AND CORRESPONDING MITIGATION MEASURES

**POTENTIAL, SECONDARY, AND
INDIRECT ENVIRONMENTAL EFFECTS**

**GENERAL PLAN ELEMENT AND SECTION
REFERENCE(S)**

Storm water drainage

PUBLIC SERVICES AND FACILITIES
ELEMENT -
Storm Drainage section

Solid waste and disposal

PUBLIC SERVICES AND FACILITIES
ELEMENT -
Solid Waste section
*See also Cumulative Effects and Mitigation
Measures to be Fulfilled by Other Agencies

XVII. Human Health

Creation of any health hazard or
potential health hazard (excluding
mental health)

SAFETY ELEMENT

Exposure of people to potential
health hazards

SAFETY ELEMENT

XVIII. Aesthetics

Obstruction of any scenic vista
or view open to the public, or the
creation of an aesthetically offensive
site open to public view

CONSERVATION/OPEN SPACE ELEMENT -
Vegetation, Wildlife and Fisheries section
LAND USE ELEMENT -
*See also Unavoidable Significant
Effects and Alternatives

XIX. Recreation

Impact upon the quality or quantity
of existing recreation opportunities

PARKS AND RECREATION ELEMENT

XX. Cultural Resources

Alteration of or the destruction of
a prehistoric or historic
archaeological site

HISTORIC ELEMENT -
Archaeologic section

**SUTTER CREEK GENERAL PLAN
Environmental Assessment**

POTENTIALLY SIGNIFICANT EFFECTS AND CORRESPONDING MITIGATION MEASURES

**POTENTIAL, SECONDARY, AND
INDIRECT ENVIRONMENTAL EFFECTS**

**GENERAL PLAN ELEMENT AND SECTION
REFERENCE(S)**

Adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object

HISTORIC ELEMENT

Potential to cause a physical change which would affect unique ethnic cultural values

HISTORIC ELEMENT

XXI. Mandatory Findings of Significance

Potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory

LAND USE ELEMENT
CONSERVATION/OPEN SPACE ELEMENT
HISTORIC ELEMENT

Potential to achieve short-term, to the disadvantage of long-term, environmental goals (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

See Long Term vs. Short Term Effects

Impacts which are individually limited, but cumulatively considerable. (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

See Cumulative Effects

**SUTTER CREEK GENERAL PLAN
Environmental Assessment**

**POTENTIALLY SIGNIFICANT EFFECTS AND CORRESPONDING MITIGATION
MEASURES**

**POTENTIAL, SECONDARY, AND
INDIRECT ENVIRONMENTAL EFFECTS**

**GENERAL PLAN ELEMENT AND SECTION
REFERENCE(S)**

Substantial adverse effects on
human beings, either directly or
indirectly

SAFETY ELEMENT

UNAVOIDABLE SIGNIFICANT EFFECTS

Introduction	The following is a list of the environmental effects that are considered significant and unavoidable if or when the growth and development allowed by this Plan takes place. The list assumes and relies upon all of the General Plan's policies, objectives, standards and programs being carried out. Other unavoidable significant effects are discussed in the next section under the heading "Cumulative Effects". All unavoidable significant effects are addressed further in the final section of the Environmental Assessment "Statement of Overriding Considerations".
Plant Life	The urban growth allowed by the General Plan will reduce the actual numbers of native plants. In spite of standards and policies to replace native trees, provide ample open space and preserve riparian habitat, some persons may consider any reduction of native plants a significant effect.
Animal Life	The urban development allowed by the General Plan will reduce the actual numbers of some native animal species and possibly increase the numbers of others. Urban development removes wildlife habitat displacing native animals. Since the biological "niches" in other habitats are usually already occupied by similar native animal species, the increased competition will lead to actual reductions in numbers of animals. Some wildlife species such as raccoon, opossum, mice, etc. may actually increase as they find more support for their numbers in an urbanized setting than they did in their natural setting.
Noise	Incremental increase to noise will occur with increasing population. In spite of policies to keep them below certain thresholds, the current high quality of undisturbed and low noise levels in many parts of the City will be impacted.
Light and Glare	Additional light and glare will be produced by new development in areas which presently, in their natural state, produce no light or glare.
Land Use and Aesthetics	<p>Development of presently vacant or natural lands which is proposed by this Plan will be significant. In spite of the General Plan's efforts to manage and mitigate this development there will be change; the replacement of vacant or natural areas with urban uses and loss of the present "smallness" of the City.</p> <p>This Plan also represents changes to the land use plan contained in the City's previous 1982 General Plan as well as the practice of land use planning in the City. These changes are discussed further in a section which follows titled "Alternatives".</p>
Population	The growth allowed by this plan will alter the present location, distribution and growth rate of the human population of the planning area.

SUTTER CREEK GENERAL PLAN

Environmental Assessment

State requirements that density bonuses be provided for developers providing affordable housing without regard for the City planned density could cause the Plan's population projections, assumptions, and management program to be exceeded.

Housing

The policies and objectives of this General Plan may cause housing developers to build outside of the City where design requirements, fees and costs are less constraining. This could lead to a reduction of available housing in the City of Sutter Creek. Over the long term, however, the City's desirability as a place to live may increase due in direct part to the objectives and policies of this Plan. The Housing Element contains a detailed program to assure that this desirability does not lead to the City's becoming a community where only the rich can afford to live.

Trans- portation/ Circulation

The Circulation Element points out that growth in local and through traffic will cause the City's circulation system to reach unacceptable levels of service until the Highway 49 bypass is completed. Even though the Circulation Element contains measures to try and reduce this impact the only fully effective measure would be to stop all building in the City and begin to limit traffic visiting or passing through the City.

CUMULATIVE EFFECTS

Introduction

Cumulative effects are defined as "two or more individual small effects which when considered together, are considerable or which compound or increase other environmental impacts. (Section 15023.5, California Administrative Code.)" The General Plan itself addresses cumulative effects of individual development projects because it provides an indication of the ultimate densities, intensities, and types of human activity that would be allowed Citywide within the planning period. This discussion of cumulative effects tends, therefore, to focus more on regional impacts or the effects which, when considered in relation to this General Plan, appear to be insignificant but when viewed regionally they do appear significant.

Most of the listed cumulative effects are beyond the City's control. They lead, therefore, into the following section concerning significant effects to be mitigated by other agencies. In some instances, regional impacts are largely unmitigable and lead to the assessment's final section "Statements of Overriding Consideration".

Earth and Surface Water Quality

Despite policies and objectives to minimize grading, control erosion and develop an adequate citywide drainage system, water quality in Sutter Creek and its tributaries will be impacted by new development. If the programs in the General Plan are fully implemented immediately, effects upon surface water quality may still be significant due to development projects outside of the city that affect the drainage system.

SUTTER CREEK GENERAL PLAN
Environmental Assessment

Air Quality	The <u>Environmental Impact Report For The Oak Knolls Subdivision</u> points out that "The continued growth in the Sacramento Valley with development extending into the foothill communities can be expected to degrade the regional air quality...Despite the ROG emission control measures currently in force, ozone remains a problem in the air basin. It is probable that ozone levels will increase and additional violations of the Federal standard will occur in future years as growth continues...For example, the use of woodstoves can be expected to continue. Any increases in the local housing stock therefore would exacerbate current air quality conditions (Nelson, 1992, p. 12-10)."
Water and Energy Supplies	Growth allowed by the Plan will cause incremental increase in the rate of use of water supplies and energy supplies. Although the effects upon these supplies created by buildout under the General Plan may be considered insignificant, growth of the region will have a significant long term effect upon them.
Transportation/Circulation	The Circulation Element documents that a significant amount of traffic utilizing the City's circulation system, especially Highway 49, is either traveling through the City or visiting the City. Effects upon traffic and circulation systems are therefore the result of cumulative growth of the entire region and state, not just Sutter Creek.
Parks and Recreation	The Parks and Recreation Element documents that demands for organized sports facilities are regionwide.
Solid Waste Disposal	The County's dumpsite serves not only Sutter Creek but the entire county. A regional solid waste board has been organized with City representation. Solid waste and hazardous waste disposal requirements are being handled on a regional basis. See the Public Services and Facilities Element.
Land Use and Population	The cumulative effects of regional development and population growth will be similar to those summarized under the topics of Land Use and Population in the previous section titled "Unavoidable Significant Effects", except they will be broader and less regulated.
Flooding	New Development will add to the number of impervious surfaces thus increasing storm flows and peak runoff. Although the Plan calls for a Citywide plan to assess and control such flows, flood hazards may worsen if similar measures are not put in place by the County upon other developments in the drainage basin.

SUTTER CREEK GENERAL PLAN
Environmental Assessment

Fiscal The section of the Public Services and Facilities Element titled "Funding City Services" points out that the cost to maintain adequate services in a number of individual public service areas is exceeding available revenues. The cumulative effect of each of these areas is a subject of further study according to the Plan. The cumulative effect of funding public services could have very significant direct and indirect impacts upon the City's environment.

MITIGATION MEASURES TO BE FULFILLED BY OTHER AGENCIES

Introduction The following is a brief summarization of the policies or objectives that must be carried out by agencies other than agencies of the City in order for the goals of the Sutter Creek General Plan to be achieved and for the adequacy of its Master Environmental Impact Report to be maintained. In some cases, the listed mitigation measures are addressed by actual policies or objectives contained within the General Plan. In many instances, however, they are not. Where they are not, boldfaced type is used. In these instances the City must use whatever means are appropriate or necessary to urge the identified agency to act responsibly and with regard for the City's General Plan. The list is subdivided by agency.

Amador County 1. Amador County should notify the City of any project that has a potential to significantly effect traffic or public services or facilities operated or maintained in the City. The County should require such projects to mitigate such effects in cooperation with the City.

2. The County should limit land uses near the City's boundaries north of Ridge Road according to policies 2.3, 2.4 and 2.5 of the Land Use Element.

3. The County should require new developments in the Sutter Creek drainage area to identify and mitigate to the point of insignificance any impact on water supplies in Sutter Creek including withdrawals of water, effects of peak storm runoff and any increase in organic and inorganic matter that may reach the drainage system (see Safety Element).

4. The County should keep the City informed and allow the City input concerning fulfillment of conditions, mitigation measures and monitoring required for the Lincoln Mine project.

5. The County Office of Emergency Services should complete an upgrade of the County Emergency Management Plan and coordinate interagency emergency preparedness drills with the City of Sutter Creek (see Safety Element).

County of Amador and Cities 6. The County and cities (specifically Jackson) should cooperate with the City of Sutter Creek in the establishment of a sports complex in the Sutter Hill/Martell area (see Parks and Recreation Element).

SUTTER CREEK GENERAL PLAN
Environmental Assessment

MITIGATION MEASURES TO BE FULFILLED BY OTHER AGENCIES (cont)

- | | |
|--|---|
| Amador
County Air
Pollution
Control
District | 7. The Air Pollution Control District (APCD) should enforce emissions standards upon industrial operations in the region as may be necessary. |
| | 8. The APCD should monitor air quality and provide advisory or regulatory provisions to assure public health and safety in the region. |
| Sutter
Creek Fire
District | 9. The Sutter Creek Fire District shall review all tentative subdivision maps and Fire planned developments to assure compliance with fire suppression and prevention requirements (see Safety Element). |
| Airport
Land Use
Commission | 10. The Amador County Airport Land Use Commission (ALUC) should oversee enforcement of the Airport Land Use Plan. |
| Local Agency
Formation
Commission | 11. The Amador County Local Agency Formation Commission (LAFCO) should only approve annexations to the City of Sutter Creek that meet with the City approval. |
| | 12. LAFCO should consider favorably annexations requested by the City based upon justification contained in the Sutter Creek General Plan. |
| Local Trans-
portation
Commission | 13. The Amador County Local Transportation Commission (LTC) should complete a circulation plan for the Sutter Hill/Martell area (see Circulation Element). |
| | 14. The LTC should continue to pursue the Highway 49 bypass as the region's number one priority new state highway project (see Circulation Element). |
| Amador
Rapid
Transit | 15. Amador Rapid Transit (ARTS) should be given ample time to review and comment upon transit facilities needs associated with all new development in the planning area (see Land Use Element and Circulation Element). |
| | 16. ARTS should provide extended service for special events that clog traffic in the planning area (see Circulation Element). |
| | 17. ARTS should expand service as demand dictates and as recommended in the Circulation Element. |

SUTTER CREEK GENERAL PLAN
Environmental Assessment

MITIGATION MEASURES TO BE FULFILLED BY OTHER AGENCIES (cont)

- | | |
|--|--|
| Amador
County
Water
Agency | 18. The Amador County Water Agency (ACWA) should pipe the Amador Canal, construction another reservoir/tank, expand treatment facilities, replace much of the existing circulation/distribution system, improve fire flows and obtain necessary revenues in timely accordance with growth projections of the Sutter Creek General Plan (see Public Services and Facilities Element). |
| | 19. The ACWA should adjust its "first development proposed -- first developments served" policy to reward jurisdictions that plan for growth by reserving water supplies based upon such plans (see Public Services and Facilities Element). |
| Amador
Regional
Sanitation
Authority | 20. The Amador Regional Sanitation Authority (ARSA) should extend its agreement with the City regarding sewage disposal (see Public Services and Facilities Element). |
| Amador
County
AB 939
Task Force | 21. The Amador County AB 939 Task Force should oversee implementation of the source reduction and recycling element, household hazardous waste element on behalf of all cities and the County (see Public Services and Facilities Element). |
| Amador
County
Unified
School
District | 22. The City and the school district should cooperate to achieve mutual goals as explained in the Public Services and Facilities Element. |
| | 23. School facilities should remain available for public recreation purposes (see Parks and Recreation Element). |
| California
Trans-
portation
Commission | 24. The California Transportation Commission (CTC) should fund completion of the Highway 49 bypass as soon as possible (see Circulation Element). |
| California
Department of
Trans-
portation | 25. The California Department of Transportation (Caltrans) should expedite completion of Highway 49 bypass as soon as possible (see Circulation Element). |
| | 26. Caltrans should provide safe bicycle and pedestrian crossings on old and new Highway 49 that are convenient to the trailway network to be designed by the City (see Circulation Element and Parks and Recreation Element). |

SUTTER CREEK GENERAL PLAN
Environmental Assessment

MITIGATION MEASURES TO BE FULFILLED BY OTHER AGENCIES (cont)

- | | |
|---|--|
| California
Department
of Fish
and Game | 27. The California Department of Fish and Game (CDFG) must be consulted where a project may divert, obstruct, or change the natural flow or bed of a watercourse as required by Section 1601-1603 of the California State Code. Fish and Game Code Sections 56SF gives the CDFG jurisdiction over the input of any deteious substances, such as silt resulting from construction activities, into the waters of the State of California (see Conservation/Open Space Element). |
| U.S. Army
Corps of
Engineers | 28. The U.S. Army Corps of Engineers has regulatory responsibility over activities in stream zones and wetlands. Under Section 404 of the Clean Water Act, the Corps regulates the disposal of dredged or fill materials into the "waters of the United States or adjacent wetlands". Hence, authorization from this agency may be required for development activities near drainage ways (see Conservation/Open Space Element). |
| U.S. Postal
Service | 29. The U.S. Postal Service should extend delivery services throughout the downtown Sutter Creek area (see Public Services and Facilities Element and Circulation Element). |
| | 30. A new larger post office facility should be located in the Sutter Hill area (see Public Services and Facilities Element). |
| Electricity,
Gas,
Telephone
Cable TV | 31. All power, gas, telephone, cable TV and other utility companies should plan to expand facilities to serve the City of Sutter Creek based upon growth assumption and design guidelines contained in the General Plan <u>as a minimum</u> . |

ALTERNATIVES

- | | |
|--------------|--|
| Introduction | The California Environmental Quality Act requires that an EIR must "Describe a range of reasonable alternatives to the project" (California Administrative Code Section 15126 (d)). The method used for developing the draft Sutter Creek General Plan involved the consideration of numerous alternatives by the City's General Plan Task Forces as well as the City Council and Planning Commission in workshops. The draft represents selections of what were considered to be the best possible alternatives for future development of the City given the need to balance all known environmental, social, political and economic factors. The formalized public review process held prior to adoption of the General Plan and MEIR is designed to further review many such alternatives and adjust the plan as necessary. |
|--------------|--|

SUTTER CREEK GENERAL PLAN

Environmental Assessment

Most alternatives to the plan will fall into one of three categories: (1) no project (no plan), (2) a less constrained plan, and (3) a more constrained plan. Each of these alternatives is summarized below.

No Project

If the updated Sutter Creek General Plan is not adopted, the City would continue to operate under its existing General Plan. An explanation as to why the City would not choose this alternative is presented in the section sub-titled "Project History" in the General Plan's introduction. The City would likely continue to rely upon CEQA to address most concerns including public service needs and the fiscal effects of growth which is a piecemeal, reactive approach as explained in the Public Services and Facilities Element. Without an adequate update, the City would remain vulnerable to costly lawsuits and possible State imposed building moratoriums.

Less Constrained Plan

A less constrained plan would likely not meet standards of adequacy for either a general plan or the EIR. The General Plan was drafted to meet State guidelines as well as the input of citizen task forces and responsible or concerned agencies. Any reduction in the Plan's policies, objectives, standards and programs would likely threaten State laws or guidelines, or bring about serious concern from local citizen or affected agencies.

In the chosen plan, there are a sizable number of unavoidable significant effects all of which have to be addressed in a Statement of Overriding Considerations in order for the proposed MEIR to be adopted. The reduction of any of the policies, objectives, standards or programs in the chosen plan would likely increase the number of unavoidable significant effects caused by the plan to the point that it is unacceptable and the Statement of Overriding Considerations cannot be adopted.

A less constrained plan could allow greater development of lots or buildings with less regulation leading to a number of consequences. Some of the major consequences are listed below:

- scattered development patterns
- loss of open space and historic, small town character
- less efficient provision of services
- greater strain upon revenues for public services
- greater potential for health hazards
- greater loss to components of the natural environment

**More
Constrained
Plan**

A more constrained plan could generate a number of specific effects including but not limited to the following:

- higher regulation and monitoring costs
- less individual choice
- less economic development
- fewer and less efficient services
- higher cost for services
- displacement of population and housing to other areas of the county

LONG TERM VS. SHORT TERM

The California Environmental Quality Act (CEQA) requires that an EIR must discuss the relationship between short term use of the environment and the maintenance and enhancement of long term productivity. As required by State General Plan law and the City's purpose, the General Plan is intended to serve long term as well as short term purposes. Consequently, there are few short term uses encouraged or allowed that would hinder long term productivity in the City.

The plan calls for the provision of public service and facilities that will be needed to support growth throughout both short term and long term planning periods. It calls for responsible fiscal planning which is a matter that is in need of current resolve in order to insure long term productivity.

The main irreversible long term environmental effect of adopting the plan is the growth and development that will be allowed to take place according to the plan. Growth and development is, however, inevitable in the City unless the City adopts a no growth plan; an alternative with such legal and economic consequences that it is not even considered reasonable for presentation in the previous section titled "Alternatives". A more permissive plan or no plan on the other hand, threatens to increase the long term impacts while possibly benefiting short term economic effects. The "managed" growth approach put forward by the General Plan is thus the best approach to balance the requirements of General Plan law, CEQA and the community's own goals with those of private business, land owners and the local economy. The General Plan demands a significant short term investment in time, money, communication and cooperation to provide the greatest acceptable assurance that long term impacts are not significant.

CEQA specifically asks that the EIR address the irreversible commitment of non-renewable resources through the plan. In general, the plan calls for conservation of the City's varied non-renewable resources. Some trade-offs are made nonetheless. These are listed as follows:

1. Extraction of mineral resources (timing dictated largely by discovery and market demand);
2. Loss in numbers to plants and wildlife through displacement of plants and animals from their natural environment by incompatible human development;
3. Increased noise levels;
4. Altered viewsheds;
5. Increased light and glare;
6. Increased incremental degradation of air quality.

GROWTH INDUCING EFFECTS

Designating where and what kind of development is permitted in Sutter Creek may stimulate land sales and construction. Sometimes the availability of a clear comprehensive plan removes doubt and makes a community a safer place to invest thereby attracting development. Because of the areas attractiveness and its proximity to Sacramento, the City could become a bedroom community for persons commuting to jobs in the Sacramento/San Joaquin valleys. As the Plan's policies, objectives and standards intended to improve services and maintain the City's "small town" and historic character become actualized, the desirability of the community as a place to visit or live will likely increase.

If all such developments are required to pay their way and other policies and objectives of the Plan are observed, growth in the City should have net beneficial effects. Some such effects might include more efficient and economic services, improvement of dilapidated or unattended properties, and increases in types and costs of housing availability. They could also include an improved business climate with spin-offs in favor of the local population such as jobs, better service, and greater consumer goods selection.

Some growth and development is specifically encouraged by the Plan. For example, the establishment of an Ombudsman for industry is recommended. New industry may bring new persons and add to demands for public services and facilities. Similarly, the Plan encourages a number of expansions in the recreation and tourism industry which, if successful, could cause the number of County visitors as well as the number of County residents to increase. Completion of the Highway 49 bypass may have the single most growth inducing effect both freeing up traffic downtown and encouraging development near the bypass due to new access and frontage.

MITIGATION MONITORING

The City has not yet formally adopted a mitigation monitoring program as required by California Public Resources Code Section 21081.6. In 1990 a draft program was provided to the City by Central Sierra Planning Council (CSPC). The CSPC draft provides several essential components including a mitigation monitoring coordinator and time frames for compliance. The mitigation monitoring coordinator most appropriate to monitor and oversee enforcement of and implementation of this General Plan and MEIR is the City Planner or planning department. Section 65400 of the California Government Code requires planning departments to report annually to the legislative body on "The status of the plan and progress in its implementation". The General Plan/MEIR's wide margin format is intended to allow the planning department and Planning Commission to keep margin notes and edit the document as it is used in anticipation of periodic updates.

Time frames are provided for all implementation measures in the form of specific target dates.

STATEMENTS OF OVERRIDING CONSIDERATIONS

Introduction The California Environmental Quality Act (CEQA) guidelines (Section 15093) require that if the City approves a project or adopts a General Plan that will lead to unavoidable adverse environmental effects, it must first adopt a Statement of Overriding Considerations explaining why each such affect is considered acceptable when balanced against the greater purposes of the Plan or project. The statement should be included in public record of the project approval and mentioned in the Notice of Determination filed for public and agency review with the County Recorder and the State Resources secretary. The following is a list of significant unavoidable and/or cumulative effects identified in previous sections of the Environmental Assessment together with specific statements of overriding considerations.

SUTTER CREEK GENERAL PLAN
Environmental Assessment

Plant Life	Net reductions in overall numbers of native plants and wildlife is overridden by the need to provide a growing and healthy human community and the fact that the City has no desire to stop growth altogether.
Noise, Light and Glare	Though specifically controlled by General Plan measures, the listed effects will increase with increased human activity. The City has no desire to stop present or future human activity in the City altogether.
Land Use and Aesthetics	A certain degree of alteration was expected through preparation of a revised General Plan. Adoption of the revised Plan indicates the land use alterations found in the new Plan are preferred over the pre-existing plan or no plan at all.
Population	Populations will increase in Sutter Creek primarily due to in-migration regardless of the General Plan. The Plan's policies of managing growth will have minimal effect in limiting this growth, especially over the short term. Growth management is intended more to prevent the City from suffering "boomtown" type problems than controlling population. The City has no desire to accept less than its share of regional growth provided the General Plan's goals are assured.
Housing	<p>The City balances its need to accomplish all the goals of this Plan over the need to allow unconstrained land development policies.</p> <p>The City believes that the long term benefits associated with accomplishment of the Plan will override any short term reduction in housing resulting from the Plan's land development policies.</p>
Transportation	The only way to mitigate short term reductions in traffic circulation levels of service would be to stop all building in the City and begin to limit traffic visiting or passing through the City. The City prefers to manage growth and vigorously pursue construction of the Highway 49 Bypass.

2 Gold Rush Ranch EIR 2010

3 Joint Housing Element Initial Study and Negative Declaration 2015

2014 – 2019 Joint Housing Element Initial Study and Negative Declaration

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May 1, 2015

Approval of Initial Study/Negative Declaration

Certification by Those Responsible for Preparation of this Document. The City has been responsible for the preparation of this negative declaration and the incorporated initial study. I believe this document meets the requirements of the California Environmental Quality Act, is an accurate description of the proposed project, and that the lead agency has the means and commitment to implement the project design measures that will assure the project does not have any significant, adverse effects on the environment. I recommend approval of this document.

Mary Beth Van Voorhis, City Administrator, City of Sutter Creek

Date

Approval of the Project by the Lead Agency. Pursuant to Section 21082.1 of the California Environmental Quality Act, the City of Sutter Creek City Council has independently reviewed and analyzed the initial study and negative declaration for the proposed project and finds that the initial study and negative declaration for the proposed project reflect the independent judgment of the City of Sutter Creek. The lead agency finds that the project will be implemented as stated in the negative declaration.

I hereby approve this project.

Mayor, City of Sutter Creek

Date

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APPENDICES

Appendix A	2014-2019 Joint Housing Element
Appendix B	Letter from HCD dated 3/13/15
Appendix C	Comment Letters and Responses to Comments

1.0 INTRODUCTION

1.1 INITIAL STUDY

This Initial Study/Negative Declaration (IS/ND) has been prepared to address the potential environmental effects of the Sutter Creek Housing Element, located in Sutter Creek, California. An Initial Study is a preliminary environmental analysis that is used by the California Environmental Quality Act (CEQA) lead agency as a basis for determining whether an EIR, a Mitigated Negative Declaration, or a Negative Declaration is required for a project under CEQA guidelines. The IS/ND has been prepared pursuant to the California Environmental Quality Act (CEQA) of 1970, Cal. Pub. Res. Code §2100 et seq. The City of Sutter Creek is the lead agency for this project.

This IS/ND follows the standard content for environmental documents under CEQA. An EIR was determined to be unnecessary, as there are not potentially significant environmental effects associated with adoption of this Housing Element. This IS/ND is a full disclosure document, describing the Housing Element and its environmental effects in sufficient detail to aid decision-making.

Although not required by CEQA, the State Clearing House (SCH) requests a completed Notice of Completion (NOC) form to be submitted with the 15 copies of the draft IS/ND. This form facilitates the processing of environmental documents and is circulated to state agencies together with the IS/ND. The information from the NOC form is entered into the SCH database. The normal review period for a Negative Declaration submitted to the SCH is 30 calendar days (see CEQA Guidelines, Section 15105). Agency and public comments are forwarded to the SCH prior to the end of the assigned review period. At the end of the state review period, comments from the reviewing state agencies are collected at the SCH. A closing letter and a complete package of comments are forwarded to the Lead Agency on the day following the close of the review period.

Within five working days of approving a project for which a MND has been adopted, the City must file a Notice of Determination (NOD). The filing of the NOD begins a 30-calendar-day statute of limitations on court challenges to the project approval under CEQA.

The proposed project evaluated in this IS/ND is the adoption and implementation of the Sutter Creek Housing Element. With approval, the Housing Element would become part of the City of Sutter Creek General Plan and would replace the existing Housing Element. The focus of the analyses herein is on the replacement of the existing Housing Element and the potential environmental effects of implementing the Housing Element over its 5-year plan horizon.

This IS/ND was prepared to evaluate the potential environmental effects of the Housing Element using as a tool the CEQA initial study questions, responses, and supporting narrative. The analysis tiers and incorporates by reference specific analyses contained in the following environmental review documents, as appropriate:

- City of Sutter Creek, *General Plan and Master EIR*, certified and adopted by the City Council on November 21, 1994 (City GP EIR)
- City of Sutter Creek, Gold Rush Ranch *FEIR*, certified and adopted by the City Council on January 4, 2010 (includes update to City GP)

This program-level environmental document includes analysis that provide a foundation for subsequent environmental review. The Sutter Creek Housing Element IS/ND is also a program-level environmental

document. No specific development projects are proposed at this time or analyzed herein. All future projects within the City boundary would be subject to project-level environmental review and permitting by the City of Sutter Creek. Project-level environmental documents would require identification of, and mitigation for any potentially significant environmental impacts.

1.2 PUBLIC INVOLVEMENT

Opportunities for public participation in the development of the Housing Element have been ongoing through the process, and have included the following public involvement opportunities, to date:

- Housing Stakeholder Meeting - February 27, 2014
- Circulation of the Draft Housing Element – March 24, 2015-April 22, 2015

Opportunities to comment on the environmental review process are provided in order to promote open communication and better decision-making. All persons and organizations having a potential interest in the proposed Housing Element are invited to provide comments during the thirty (30) day comment period for the IS/ND.

Comments on this IS/ND will be accepted March 24, 2015 through April 22, 2015. Questions or comments regarding this IS/ND may be addressed to: Mary Beth Van Voorhis, Administrative Assistant, City of Sutter Creek, 18 Main Street, Sutter Creek, CA 95685, (209) 267-5647. Copies of the IS/ND for review are located at the City Office at 18 Main Street, Sutter Creek, CA 95685. A PDF copy is available on the City's website: <http://www.cityofsuttercreek.org/planning-department.html>.

The Final IS/ND resulted in no substantive modification to the March 2015 Draft IS/ND. Modifications are presented in legislative format. New text has been underlined and deleted text has been ~~struck out~~.

A total of two comment letters were received on the Draft IS/ND during the circulation period ending on April 22, 2015. Comments were submitted by Caltrans District 10 and the Central Valley Regional Water Quality Control Board (CVRWQCB). Caltrans District 10 indicated they received and reviewed the document and did not have any concern or comment on the document. The CVRWQCB commented that projects in Sutter Creek may be required to obtain various discharge permits based on the size and components of the project; however, their comments did not address the content of the IS/ND or Housing Element. The comment letters and responses to each individual comment received during the circulation period are located in Appendix C.

Pursuant to the requirements of CEQA, this IS/ND will be sent, along with a Notice of Completion to the California State Clearinghouse. After closure of the public review period, Sutter Creek staff will respond to all comments. Sutter Creek staff will then prepare an agenda item for the City Council's recommendation that include the IS/ND, comments on the IS/ND, and responses to the comments. If the City Council determines that the Housing Element would not have significant adverse impacts, the Council would adopt a Negative Declaration of environmental impact and adopt the Housing Element. Following Council approval, a Notice of Determination would be filed with the City recorder-clerk's office and with the California State Clearinghouse.

2.0 ENVIRONMENTAL CHECKLIST AND IMPACT ANALYSIS

1. Project Title:
Sutter Creek 2014-2019 Joint Housing Element
2. Lead agency name and address:
City of Sutter Creek
18 Main Street
Sutter Creek, California 95685
3. Contact person and phone number:
Mary Beth Van Voorhis
(209) 267-5647
4. Project location:
City of Sutter Creek in Amador County, California
5. Project sponsor's name and address:
City of Sutter Creek
18 Main Street
Sutter Creek, California 95685
6. General Plan designation: Not Applicable
7. Zoning: Not Applicable
8. Description of project:

The 2014-2019 Housing Element, which addresses a planning period of January 1, 2014 through June 30, 2019, is a comprehensive statement by the City of Sutter Creek of the current and projected housing needs that sets forth goals, policies, and programs that address those needs at all income levels. The 2014-2019 Housing Element supersedes the previously adopted housing elements and replaces Chapter 10 of the Sutter Creek General Plan. It is a joint countywide Housing Element for Amador County and the cities of Ione, Jackson, Plymouth, and Sutter Creek and has been prepared to meet the requirements of State law and local housing objectives.

Statutory Requirements

Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code establishes legal requirements for a housing element and encourages the provision of affordable and livable housing to meet statewide goals for cities and counties. This Housing Element is a guiding document for housing development; the allocation of housing resources, and the continuation of housing related services during the planning period of 2014-2019.

This Initial Study evaluates the potential environmental impacts that may result from implementation of the Housing Element within the City of Sutter Creek. This includes the potential development of up to 10 housing units over the planning period, which represents the City's "fair share" of housing based on the Regional Housing Needs Allocation (RHNA)

process. This includes one extremely low-income unit, one very low-income unit, two low-income units, two moderate-income units, and four above moderate-income units. The City has the capacity to develop over 523 residential units on over 154 acres, which is more than needed to accommodate these ten units.

Since the Housing Element is an update to the General Plan, the analysis of environmental impacts is broad and programmatic in nature as it would be too speculative to include future housing development designs that have not yet been proposed in this IS/ND. Should future residential development require discretionary action by the City, project-level CEQA review will be required to determine project-specific impacts. Analysis of the potential environmental impacts of the Housing Element assumes development will occur under the existing Zoning Code.

Housing Element Content

Pursuant to state law, the Housing Element includes:

- An overview and summary of state requirements, the framework for the joint housing element, data sources, and public participation process.
- Countywide housing goals, policies, and programs, including individual programs for the City of Sutter Creek.
- A housing needs assessment.
- A description of constraints to housing development and other housing goals.
- A description of the Regional Housing Needs Determination, including an inventory of existing housing opportunities and resources to meet housing needs.
- Review of the 2007–2014 Housing Element.
- An analysis of the communities within the Housing Element in relation to Senate Bill 244 regarding infrastructure needs

The 2014-2019 Housing Element outlines five joint goal statements and sets forth policies and programs for promoting affordable and fair housing, improving the existing housing stock through new construction, rehabilitation and resource conservation, reducing constraints to housing production while maintaining design, quality, environmental review, and fiscal responsibility, assisting special needs groups and providing housing subsidies. Many of these activities are exempt from the CEQA or not considered a project requiring CEQA review. Exemptions include:

- Financial assistance for the development and construction of residential housing for persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code.

- Development project which consists of the construction, conversion, or use of residential housing consisting of not more than 100 units in an urbanized area, provided that it is either

- *Affordable to lower-income households, as defined in Section 50079.5 of the Health and Safety Code, and the developer provides sufficient legal commitments to the appropriate local agency to ensure that the housing units will continue to be available to lower income households for a period of at least 15 years; or*
- *Affordable to low and moderate-income households, as defined in paragraph (2) of subdivision (h) of Section 65589.5 of the Government Code, at monthly housing*

costs determined pursuant to paragraph (2) of subdivision (h) of Section 65589.5 of the Government Code.

- The adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code as set forth in Section 21080.17 of the Public Resources Code.

The 2014-2019 Housing Element does not substantially change the 2007 Housing Element or the impacts analyzed in the associated Initial Study (IS) and the 1994 Environmental Impact Report (EIR) for the Sutter Creek General Plan. Notable changes include amending the Zoning Code to allow residential care facilities in residential zones (Sutter Creek Program H-10), increasing the density bonus to 35 percent (Sutter Creek Program H-5), an update of potential funding programs (Program H-1.2), cooperative funding programs, creation of a housing taskforce and affordable housing funding programs (Programs H-1.4, -1.5, -2.1, -2.2, -2.3 and -5.3), weatherization program support (Program H-3.3), annual monitoring of Housing Element implementation (Program H-5.1), and assisting “at-risk” units (Sutter Creek Program H-11). The 2014-2019 Housing Element Update proposes various housing policies and programs to assist in providing housing options for low- and moderate-income households. Any future site-specific project will be required to submit environmental documentation with a planning application.

Specific Housing Element Program Changes

Program 1-3 regarding a change to the Zoning Ordinance and Program 1-9 regarding amendment to the Zoning Ordinance Map were eliminated from the 2014-2019 Housing Element as these programs have since been completed and are no longer necessary/applicable. Program 2-7 regarding manufactured housing has also been eliminated as the Zoning Ordinance already allows manufactured housing within the Manufactured Housing Combining Zone and this program is no longer necessary.

The Sutter Creek Individual Programs listed in the 2014-2019 Housing Element (Programs H-1 through H-9) are the continuation of 2007 Housing Element Update Programs 1-4, 1-7, 1-8, 2-1, 2-2, 2-3, 2-4, 3-1, 3-2, 3-3, and 4-3:

- Program H-1 is the continuation of Program 1-4;
- Program H-2 is the continuation of Program 1-7;
- Program H-3 is the continuation of Program 1-8;
- Program H-4 is the continuation of Programs 2-1 and 2-2;
- Program H-5 is the continuation of Program 2-3 with a minor update to reflect current density bonus law of 35% rather than the previous 25%;
- Program H-6 is the continuation of Program 2-4, with a minor change in text to better clarify how the City has been and continues to apply this program;
- Program H-7 is the continuation of Programs 3-1 and 3-2; and
- Program H-8 is the continuation of Program 3-3, with slight modification to reflect current requirements of SB 2 and to eliminate those portions of Program 3-3 that have been completed through the Zoning Code update allowing transitional housing and emergency shelters.
- Program H-9 is the continuation of Program 4-3.

The joint goals, policies, and programs include existing goals and programs from the 2007 Housing Element as well as new programs that reflect current housing laws and funding sources as well as opportunities for joint funding and/or educational actions.

Goal H-1 represents the goals of Goal 1 from the 2007 Housing Element regarding the provision of adequate affordable housing sites. Similarly, Program H-1.1 is a continuation of Programs 1-1 and 1-2, although the text has been somewhat revised to combine the two previous programs and clarify the inventory shall identify these sites for affordable second units, multi-family dwellings and special needs housing in addition to the broader definition of residential use.

Policy H-1.2 is added in regard to the use of state and federal housing funding programs and promoting the use of those funds. This policy is supported by Program H-1.2, which is the continuation of Program 2-6. The text of Program 2-6 is represented in Policy H-1.2 and also in Program H-1.2, although the new program includes a listing of the federal, state, and local funding programs, some of which are new. Although the text changed slightly, the provisions and applicability of the program have not changed.

Policy H-1.3 and Program H-1.3 are the continuation of 2007 Housing Element Program 1-5 regarding the promotion and provision of second unit dwellings. The text of the Program H-1.3 is the same as Program 1-5 and no change in the policy or implementation occurred. 2007 Housing Element Program 1-6 is also combined into Program H-1.3 as the provision for informational/technical assistance for second dwelling unit applicants is already stated in Program 1-5 and Program H-1.3.

Policy H-1.4 and Program H-1.4 are new and are included to assist in the development of extremely low-, very low-, and low-income housing through financial/technical assistance using CDBG funding for the First-time Homebuyer Program. Like Policy H-1.2 and Program H-1.2, this policy and program would utilize federal funding to assist low-income households.

Policy H-1.5 and Program H-1.5 are also new and are included for the joint communities to consider the establishment of Affordable Housing Trust Funds. The Affordable Housing Trust Fund would be funded through housing developers and/or employers. The Countywide Housing Committee would create a priority list for use of the funds and matching funds may be applied from the Local Housing Trust Fund Matching Grant Program through the State Housing and Community Development Department. This action first only requires the consideration of developing the trust fund. If Sutter Creek pursues the fund, then an additional funding mechanism would be available for affordable housing. As stated above, this program and the other funding programs established in the Housing Element are exempt from CEQA review as the application of funds does not represent a physical change to the environment.

Goal H-2 is similar to Goal 3 in the 2007 Housing Element as both goals support special-needs housing. Although Program H-2.1 is similar to Programs 3-1 and 3-2, Programs 3-1 and 3-2 are continued as Sutter Creek Program H-7. New Program H-2.1 sets forth for the City to work with non-profit and for-profit housing development corporations specializing in special-needs housing. It also seeks to provide public education on the necessity and benefits of affordable housing in the community and to eliminate negative perceptions of affordable housing. Program H-2.1 also establishes that the City will promote/publicize the availability of loans and grant funds if the City is successfully awarded funding. Coordination with special-needs housing developers and education programs would not affect the environment.

Program H-2.2 is added in compliance with Assembly Bill 2634. This program requires the quantification and analysis of extremely low-income housing needs and the prioritization of funding or incentives to encourage the development or rehabilitation of units affordable for

extremely low-income households.

Program H-2.3 is also new and requires the joint communities to consider working with the Amador-Tuolumne Community Action Agency (A-TCAA) to find suitable sites for special-needs households. This includes consideration of meeting with A-TCAA.

Goal H-3 represents the 2007 Housing Element Goals 4 and 6 regarding resource conservation and rehabilitation of the existing housing stock. Program H-3.1 is the continuation of Programs 4-1 and 4-2 regarding surveying the housing stock and pursuing rehabilitation program funding. The text is slightly altered in order to combine Programs 4-1 and 4-2, include the joint communities, and reflect current programs and organizations.

Policy H-3.2 and Program H-3.2 are new and are in regard to energy and water conservation. The Program states Sutter Creek will continue to enforce Title 24 energy requirements. Although this was not a previous program in the 2007 Housing Element, it is already a building requirement and is not new. Program H-3.2 also sets forth that the City shall consider partnering with A-TCAA and ACES, Inc. to promote energy conservation. This may include providing brochures on energy conservation or applying for funds for weatherization or rehabilitation projects.

Policy H-3.3 is the same as 2007 Housing Element Program 6-1 regarding working with utility companies to implement energy awareness programs. This policy is supported by new Program H-3.3 which states the City shall continue to support the County's weatherization program. The policy is also supported by Program H-3.4, which sets forth that the City may consider partnering with PG&E to promote energy saving programs by notifying home builders of PG&E design tools and posting a link to PG&E energy saving programs on the City website. The program also includes consideration of partnering with existing programs regarding utility rate assistance.

Goal 4 and Policy 4-1 regarding the provision of decent housing for all members of the community is the same as Goal 5 of the 2007 Housing Element. Program H-4.1 is the same as Program 5-1 of the 2007 Housing Element, except the statement regarding fair housing laws on utility bills has been deleted. Program H-4.2 is the same as Program 5-2 regarding housing discrimination complaints.

Goal 5 and the associated policies and programs in regard to housing production constraints are new although similar to 2007 Housing Element Program 2-5 and Goal 7. Policy H-5.1 and Program H-5.1 are the continuation of enforcement of land use policies allowing a variety of residential growth, ensuring consistency with the General Plan and Housing Element. This includes an annual monitoring program to review progress toward achieving housing element objectives. This action already occurs although it was not a program identified in the 2007 Housing Element. Currently, the General Plan and Housing Element are reviewed and a report is sent to HCD as stated in Program H-5.1. This program reflects current practice. Policy H-5.2 and Program H-5.2 refer to ongoing efforts to fast-track housing applications. This is similar to 2007 Housing Element Program 2-5 and sets forth action to minimize processing time and continue monitoring the development review process to minimize the process. Policy H-5.3 and Program H-5.3 are in regard to establishing a countywide housing task force, which would explore joint housing element programs.

Sutter Creek Individual Program H-10 will result in an amendment to the Zoning Code to allow

residential care facilities in residential zones either by right for small facilities serving six or fewer persons or by conditional use permit for large facilities serving seven or more persons in order to comply with current state law (SB 2).

Should the City of Sutter Creek have deed-restricted units in the future, Sutter Creek Individual Program H-11 will help provide assistance for “at-risk” units by contacting state and federal agencies that might provide affordable housing funds to determine if funding is available for preservation of assisted housing developments. Program H-11 also provides that the City will work with not-for-profit housing providers to apply for affordable housing subsidies that may be available for use, if necessary in the future.

9. Surrounding land uses and setting:

The City of Sutter Creek is in Amador County on the west slope foothills of the Sierra Nevada. The downtown area is a registered historic landmark by the state of California. The planning area consists of 3.75 square miles, approximately 930 acres (1.5 square miles) of which are presently within the City limits. The planning area is characterized by a small valley, drained by Sutter Creek and surrounded by hills of California oak grasslands. The surrounding vegetation also includes pine and chaparral.

State Highway 49 runs north-south through the downtown commercial and industrial center. Surrounding the commercial core, there are residential neighborhoods and open space.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

None

2.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

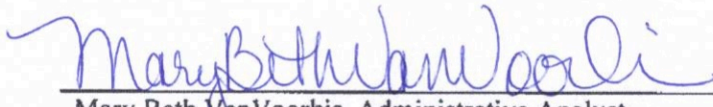
If environmental factors are checked below, there would be at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forest Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology Resources
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality
<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Utilities/Service Systems	<input type="checkbox"/> Mandatory Findings of Significance

2.2 CEQA ENVIRONMENTAL DETERMINATION

On the basis of this Initial Study:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.


 Mary Beth Van Voorhis, Administrative Analyst
 City of Sutter Creek

3/24/15
 Date

2.3 EVALUATION OF ENVIRONMENTAL IMPACTS

The following environmental analysis has been prepared using the CEQA Guidelines Appendix G: Environmental Checklist Form to complete an Initial Study (IS).

CEQA requires a brief explanation for answers to the Appendix G: Environmental Checklist except "No Impact" responses that are adequately supported by noted information sources. Answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

Table 4: CEQA Defined Levels of Impact Significance	
Impact Severity	Definition
No Impact	A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
Less than Significant Impact	"Less than Significant Impact" applies where the Project's impact creates no significant impacts based on the criterion or criteria that sets the level of impact to a resource and require no mitigation to avoid or reduce impacts.
Less than Significant Impact after Mitigation	"Less than Significant Impact after Mitigation" applies where the incorporation of mitigation measures has reduced an effect from potentially "Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
Significant Impact	"Significant Impact" is appropriate if there is substantial evidence that an effect is potentially significant, as based on the criterion or criteria that sets the level of impact to a resource. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
Source: CEQA Appendix G Environmental Checklist Form 2010	

I Aesthetics

I. Aesthetics Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Discussion:

All potential impacts to aesthetics were thoroughly analyzed in the 1994 EIR for the Sutter Creek General Plan and no additional impacts are identified. The 2014-2019 Joint Housing Element sets forth various housing policies and programs to assist in providing housing for low- and moderate-income households and does not significantly impact aesthetic resources. Any future site-specific project will be required to submit environmental documentation with a planning application.

The 1994 General Plan and subsequent updates set forth policies and programs that, generally, enhance the visual character of the Sutter Creek planning area and work in concert with additional density and development in a manner that would support the existing character of this historical landmark. The City enforces the Uniform Building Code (UBC) and California Codes. In 2014, the City adopted Ordinance 350, which adopts the 2013 California Building Standards Administrative Code, as well as other portions of the Title 24 of the California Code of Regulations/California Building Code and 1997 Uniform Code (International Conference of Building Officials). In 2005, the City adopted Ordinance No. 306, which establishes mandatory design and architectural review guidelines in all R-3, R-4, commercial and industrial zones and includes specific guidelines in relation to aesthetic character and site design. Draft Design Standards were developed in 2014.

New development may have an impact on major topographic features in the planning area, but would be mitigated by grading and development standards. For example, Open Space Policies 3.4 and 3.5 require the use of natural screens and the preservation of natural skylines, respectively. Compliance with grading and development standards, and design standards would mitigate potential visual impacts and individual, focused environmental review of subsequently proposed projects would provide additional review and mitigation, if necessary, based on the location and components of those future housing proposals.

New sources of lighting would be subject to City design guidelines and standards as well as Uniform Building Code standards.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

II Agriculture and Forest Resources

II Agriculture and Forest Resources: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the CA Resources Agency, to a non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g), timberland (as defined by Public Resource Code section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Discussion:

The City of Sutter Creek is not located on agricultural lands. All potential impacts to agriculture were thoroughly analyzed in the 1994 EIR for the Sutter Creek General Plan and no additional impacts are identified. The 2014 Joint Housing Element sets forth various housing policies and programs to assist in providing housing for low- and moderate-income households and does not propose changes to land use designations in regard to agricultural lands. As stated in the 2014-2019 Joint Housing Element, Sutter Creek contains over 530 vacant residential-designated sites, which is more than adequate to accommodate the 10 additional units required by the Regional Housing Needs Assessment. The surplus of vacant residential land indicates little potential for impact on agricultural land.

The General Plan Land Use Element designates 12 land use classifications. Agriculture is one of the designations but agriculture and timber production are not considered significant in the Sutter Creek planning area. Again, the Joint Housing Element does not impact agricultural lands in Sutter Creek.

Environmental Analysis: *No Impact.*

Required Mitigation: **None.**

III. Air Quality

III. Air Quality – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standards or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

Discussion:

Potential impacts to air quality were thoroughly analyzed in the 1994 EIR for the Sutter Creek General Plan and no additional impacts are identified. The 2014-2019 Joint Housing Element sets forth housing policies and programs to assist in providing housing for low- and moderate-income households and does not significantly impact air quality. The Regional Housing Needs Assessment requires 10 new housing units within the City. Ten housing units would result in some increase in temporary emissions during construction and permanent emissions resulting from increased vehicle trips and energy use, but would not substantially increase air emissions or conflict with Amador Air District air quality plans or regulations. Residential development is not associated with odors or high concentrations of pollutants.

Although Amador County is a non-attainment area for ozone, the programs in the Housing Element either promote energy efficiency or do not affect air quality as the programs relate to funding, outreach and other non-physical objectives. Any future site-specific project will be required to submit environmental documentation with a planning application. Policy 3.9, 3.10 and 3.11 of the Conservation and Open Space Element of the 1994 General Plan, respectively: set forth limits to industry that could have harmful effects on air quality; calls for the reduction of locally generated carbon monoxide and ozone air pollution; and supports efforts of the Amador County Air Pollution Control District.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

IV. Biological Resources

IV. BIOLOGICAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (X	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Discussion:

All potential impacts to biological resources were thoroughly analyzed in the 1994 EIR for the Sutter Creek General Plan and no additional impacts are identified. The 2014-2019 Joint Housing Element sets forth various housing policies and programs to assist in providing housing for low- and moderate-income households and does not significantly impact biological resources. The Regional Housing Needs Assessment requires 10 new housing units within the City of Sutter Creek. The addition of ten housing units would not substantially affect biological resources. Any future site-specific project will be required to submit environmental documentation with a planning application.

The planning area is located in the “upper Sonoran” or “foothill” life zone. Lists of specific plant and animal species common to the planning area are found in the 1994 General Plan EIR. The California Department of Fish and Wildlife (CDFW) commented that “the [General] Plan has the potential for

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

CDFW advises that the General Plan discuss zoning alternatives that will minimize environmental impacts to fish and wildlife habitats, such as cluster housing, open space areas, and dedicated buffers around riparian strips and wetlands. The Land Use Element of the 1994 General Plan addresses these concerns directly through flexible zoning alternatives, which are intended to protect biological resources as Sutter Creek grows. The Open Space and Conservation Element sets forth policies 3.14 through 3.20, which outline protections for vegetation, wildlife, fisheries and associated habitats. In addition, the Joint Housing Element promotes second units (Policy H-1.3 and Program H.1-3) and clustered housing (Sutter Creek Program H-4), which will minimize new disturbance to biological resources.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

V. Cultural Resources

V. CULTURAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion:

All potential impacts to cultural resources were thoroughly analyzed in the 1994 EIR for the Sutter Creek General Plan and no additional impacts are identified. The 2014-2019 Joint Housing Element sets forth various housing policies and programs to assist in providing housing for low- and moderate-income households and does not significantly impact cultural resources. Any future site-specific project will be required to submit environmental documentation with a planning application.

The City of Sutter Creek downtown is a registered historic landmark by the State of California. State Historic Building Codes apply to state and federally-designated, as well as locally-designated, buildings. The City has draft design standards for the Historic District.

The development of 10 additional residential units identified in the Joint Housing Element would not result in the interference with any object, building, structure, site, area, place, or record that the City determines to be historically or culturally significant. The Joint Housing Element includes Sutter Creek Program H-9 regarding historically significant structures that provides rehabilitation and adaptive reuse of structures. The 1994 General Plan Historic Element sets forth clear goals, policies and programs for the protection and preservation of historic and cultural resources. Additionally, the Land Use Element sets forth the Historic Residential Combining Zone ordinance to preserve existing residential structures (constructed prior to 1920) as a community resource. In 2006, Ordinance 316 amended Municipal Code Chapter 2.40 establishing regulations for the preservation and protection of old and historical buildings in the City. Future projects are subject to site-specific environmental review and Historic Element Policies 8.3 and 8.4 that require historical site review and require discretionary development projects to include conditions for inadvertent discoveries.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**

VI. Geology and Soils

VI. GEOLOGY AND SOILS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Strong seismic ground shaking? Seismic-related ground failure, including liquefaction? Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?			X	

Discussion:

All potential impacts to geology and soils were thoroughly analyzed in the 1994 EIR for the Sutter Creek General Plan and no additional impacts are identified. The 2014-2019 Joint Housing Element sets forth various housing policies and programs to assist in providing housing for low- and moderate-income households and does not significantly impact geology and soils. Any future site-specific project will be required to submit environmental documentation with a planning application.

Geologic and seismic hazards are inherent to development in California. Objectives, policies and implementation programs are clearly outlined in the Safety Element and address mitigation of fault rupture, strong ground motion, liquefaction, and unstable soils. All impacts will be reduced, mitigated or avoided through implementation of policies, programs, and standard engineering techniques.

The City of Sutter Creek currently enforces the Uniform Building Code and the 2013 California codes and compliance is not considered an undue constraint on affordable housing. Compliance with these codes enforces the policies and programs that support goals for quality housing supply.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**

VII Greenhouse Gas Emissions

VII. GREENHOUSE GAS EMISSIONS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion:

Global climate change is caused in part by release of man-made emissions of GHGs into the atmosphere through the combustion of fossil fuels and other activities, such as deforestation and land-use change. According to the California Energy Commission (CEC), GHG emissions are attributable to human activities associated with industrial/manufacturing, utilities, transportation, residential, and agricultural sectors as well as natural processes (CEC 2006). Climate change is a global problem, and GHGs are global pollutants, unlike criteria air pollutants (such as ozone precursors) and toxic air contaminants that are primarily pollutants of regional and local concern. Because GHG emissions have long atmospheric lifetimes, GHGs are globally mixed and persist in the atmosphere longer than criteria pollutants such as ozone; therefore, GHG emission reduction strategies can be effectively undertaken on a global scale whereby the mitigation of local GHG emissions can be offset by distant GHG reduction activities.

Implementation of the 2014-2019 Joint Housing Element would result in a small number of new residential units and a slight increase in population. A slight increase in overall greenhouse gas emissions would occur due to new mobile-source emissions, additional energy consumption, and use of wood-heating appliances. The 2014 Joint Housing Element includes energy and natural resource conservation programs that would reduce non-mobile residential emissions both in new and existing residential units (Programs H-3.2, H-3.3, and H-3.4). An increase in greenhouse gas emissions would be considered significant if the project would obstruct implementation of any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions. This standard of significance approach for analysis of climate change impacts is generally supported by the California Air Resources Control Board (Preliminary Draft Staff Proposal - Recommended Approaches for Setting Interim Significance Thresholds for Greenhouse Gases under the California Environmental Quality Act, October 2008). With the reduction in non-mobile GHG emissions resulting from the implementation of Programs H-3.2, H-3.3, and H-3.4, the construction of 10 new housing units and implementation of the 2014-2019 Joint Housing Element would not obstruct plans for reducing GHG emissions. Reductions in project-generated GHG emissions associated with individual development projects would vary, depending on factors such as the site design and location, and proximity to local services. Anticipated development and population growth is not expected to make a considerable contribution to global climate change.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

VIII. Hazards and Hazardous Materials

VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a Project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Discussion:

All potential hazards, including hazardous or toxic materials, were thoroughly analyzed in the 1994 EIR for the Sutter Creek General Plan and no additional impacts are identified. The 2014-2019 Joint Housing Element sets forth various housing policies and programs to assist in providing housing for low- and moderate-income households and does not pose significant hazards. New residential development would occur on existing residential-designated land. Any future site-specific project will be required to submit environmental documentation with a planning application.

Policies 6.9 through 6.21, objectives 6.3 through 6.5, and implementation programs 6.3 through 6.5 set forth in the Safety Element of the 1994 General Plan address wild land and urban fires, evacuation and emergency preparedness, and hazardous materials.

Environmental Analysis: *No Impact.*

Required Mitigation: **None.**

IX. Hydrology and Water Quality

IX. HYDROLOGY AND WATER QUALITY: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?			X	

Discussion:

All potential impacts to hydrology and water quality were thoroughly analyzed in the 1994 EIR for the Sutter Creek General Plan and no additional impacts are identified. The 2014-2019 Joint Housing Element sets forth various housing policies and programs to assist in providing housing for low- and moderate-income households and does not significantly impact hydrology and water quality. Any future site-specific project will be required to submit environmental documentation with a planning application. Runoff, flooding, and drainage pattern changes are subject to the site-specific design of future projects. The 2014 Joint Housing Element does not contain goals, policies, or programs specific to hydrology.

The Safety Element of the 1994 General Plan addresses flooding (Policies 6.2 through 6.6) and includes a Flood Hazard Reduction Plan. The Conservation and Open Space Element sets forth objective 3.1 and implementation measure 3.1 for the protection of water quality and the required use of best management practices (BMPs). Policy 3.6 prohibits upstream diversions of water from Sutter Creek.

No impacts to groundwater are expected because there are no large underground storage basins and there are no large-scale developments of groundwater resources in the planning area. The City of Sutter Creek is currently and has historically been served by surface water. There are adequate supplies of surface water to accommodate additional growth as discussed on page B-9 of the 2014-2019 Joint Housing Element.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

X. Land Use and Planning

X. LAND USE AND PLANNING: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		X		
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion

All potential impacts to land use were thoroughly analyzed in the 1994 EIR for the Sutter Creek General Plan and no additional impacts are identified. The 2014-2019 Joint Housing Element sets forth various housing policies and programs to assist in providing housing for low- and moderate-income households and does not significantly impact land use. Any future site-specific project will be required to submit environmental documentation with a planning application.

The General Plan Land Use Element and Zoning Ordinance provide the framework within which development may take place. There are 12 land use designations. The Land Use Element outlines the permitted residential uses in each of these designations along with the compatible zoning code, maximum lot coverage, maximum building density, assumed population density and height limitations. In addition to the 12 zoning districts in Sutter Creek's Zoning Ordinance, there are overlay zones that also allow residential uses in specific areas: Historic Residential Combining (HR), Manufactured Housing Combining (MH), and Planned Development Combining (PD).

The 2014-2019 Joint Housing Element proposes to allow residential care facilities in residential zones by right (six persons or fewer) or by conditional use permit (seven or more persons) in accordance with current state law (Sutter Creek Program H-10). The Zoning Ordinance currently allows group dwellings, transitional housing and single-room occupancy dwellings in the R-4 Zone; however the Housing Accountability Act (SB 2 enacted in 2008) requires transitional and supportive housing for six or fewer persons be considered a residential use and requires them to be allowed in all residential zones where residential dwellings are allowed. Program H-10 will change the list of permissible or conditional uses in residential zones, but will not change the zoned use of an area, nor will it physically divide a community or conflict with an applicable conservation plan since the use would be residential in nature. Program H-10 requires an amendment to the Zoning Ordinance to allow residential care facilities as either a permissible or conditional use depending on the number of residents in all residential zones as such uses are not listed as permissible outside the R-4 zone. This program also requires amendment to the Zoning Ordinance to define Supportive and Transitional Housing, for which there is currently no definition in the Zoning Ordinance.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

XI. Mineral Resources

XI. MINERAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion:

All potential impacts to mineral resources were thoroughly analyzed in the 1994 EIR for the Sutter Creek General Plan and no additional impacts are identified. The 2014-2019 Joint Housing Element sets forth various housing policies and programs to assist in providing housing for low- and moderate-income households and does not significantly impact to mineral resources. Any future site-specific project will be required to submit environmental documentation with a planning application. Residential development resulting from implementation of the Housing Element would occur on land designated for residential use. Lands within the planning area that have been identified as mineral lands are zoned accordingly. The 2014-2019 Joint Housing Element will not require rezoning of lands zoned Mineral and will not result in a loss of mineral resources.

Environmental Analysis: *No Impact.*

Required Mitigation: **None.**

XII. Noise

XII. NOISE: Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the Project vicinity above existing levels?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above existing levels?			X	
e) For a Project located within an airport land use plan or within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?			X	
f) For a Project within the vicinity of a private airstrip, would the Project expose people residing or working in the project area to excessive noise levels?			X	

Discussion:

Potential noise impacts were thoroughly analyzed in the 1994 EIR for the Sutter Creek General Plan and no additional impacts are identified. The 2014-2019 Joint Housing Element sets forth various housing policies and programs to assist in providing housing for low- and moderate-income households and does not present significant noise impacts. The Regional Housing Needs Assessment requires 10 new housing units within the City of Sutter Creek. The addition of ten housing units would not substantially increase noise, nor would implementation of funding, educational, or other Housing Element programs designed to assist residents obtain, retain, or improve housing. Future site-specific projects will be required to submit environmental documentation with a planning application.

The Noise Element of the 1994 General Plan sets forth goals, policies and objectives that ensure that all areas of the City of Sutter Creek are free from excessive noise and that appropriate maximum levels have been adopted for residential, commercial, and industrial areas. The City ensures land uses are compatible with the related noise characteristics of those uses and noise sources are reduced to the extent possible.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**

XIII. Population and Housing

XIII. POPULATION AND HOUSING: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X	

Discussion:

All potential impacts to population and housing were thoroughly analyzed in the 1994 EIR for the Sutter Creek General Plan and no additional impacts are identified. The 2014-2019 Joint Housing Element sets forth various housing policies and programs to assist in providing housing for low- and moderate-income households and does not present significant impacts to population or housing. The Regional Housing Needs Assessment requires 10 new housing units within the City of Sutter Creek. The addition of ten housing units would support housing stock requirements and would not substantially alter the existing population. Any future site-specific project will be required to submit environmental documentation with a planning application.

The 1994 General Plan Land Use Element and Zoning ordinance provide the framework within which development may take place. The City of Sutter Creek has incorporated growth projections and growth management policies into the General Plan in order to ensure the preservation of the community's rural character. However, the City does not have any growth management programs that limit the number of residential units that can be built. The City has one policy in the General Plan that references growth management. Policy 2.1 in the Land Use Element states: "Growth management is necessary in order to preserve Sutter Creek's existing quality of life. When project applications are being considered for acceptance under the provisions of Government Code Section 65943 and the City's permit procedures, General Plan consistency should be evaluated. If the project proposal is not consistent, the applicant should be advised that the project may be denied if a General Plan amendment is not processed and approved first or concurrently. Included in this evaluation should be a comparison of the project's proposed population density and building intensity with the growth assumptions and policies of this plan."

Additionally, the Open Space and Conservation Element identifies usable open space, including: required parklands, common areas, landscaped areas, pedestrian paths, plazas and similar public or private areas. These open space requirements are considered the minimum necessary to balance allowable densities

with the City's goal to maintain its character and the State requirement that the City make definite plans to preserve open space (Government Code Section 66560 and PRC Section 5076).

Sutter Creek Land Use Element Table LU-7 shows that the city had a population of 2,015 and contained 925 dwelling units in 1994, with a 2014 projected population of 3,358 persons and 1,505 dwelling units. This represents an average annual growth rate of approximately 3 percent or about 67 persons per year and an average of 29 new units per year or average annual growth of 2.5 percent. Therefore, the projections included in the Regional Housing Needs Allocation Plan for Sutter Creek are much lower than the General Plan projections for Sutter Creek and growth would fall well within the anticipated growth rates analyzed for the Sutter Creek General Plan.

The 2014-2019 Joint Housing Element proposes various housing programs to assist in providing housing for low- and moderate-income households. Sutter Creek has a total inventoried capacity of 523 additional residential units on over 154 acres. The 2014-2019 Joint Housing Element will not result in displacement of existing residents, but will facilitate adequate housing for the City residents.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

XIV. Public Services

XIV. Public Services	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Discussion:

All potential impacts to public services, including fire protection, medical aid, police protection, schools, parks and maintenance of public facilities, were thoroughly analyzed in the 1994 EIR for the Sutter Creek General Plan and no additional impacts are identified. The 2014-2019 Joint Housing Element sets forth various housing policies and programs to assist in providing housing for low- and moderate-income households and does not significantly impact public services. The Regional Housing Needs Assessment requires 10 new housing units within the City of Sutter Creek. The addition of ten housing units would not substantially affect public services. Any future site-specific project will be required to submit environmental documentation with a planning application.

Public services are adequate to meet population growth associated with the development of the regional housing requirements identified in the 2014-2019 Joint Housing Element. Local government services are capable of expanding to meet unanticipated increases in demands although funding is a continuing concern. Programs encouraging a range of quality housing to meet the needs of various income levels and special needs, promoting conservation and rehabilitation of existing housing, and providing educational materials and funding would not significantly affect the City's ability to provide services.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**

XV. Recreation

XV. Recreation	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Discussion:

All potential impacts to recreation were thoroughly analyzed in the 1994 EIR for the Sutter Creek General Plan and no additional impacts are identified. The 2014-2019 Joint Housing Element sets forth various housing policies and programs to assist in providing housing for low- and moderate-income households and does not significantly impact to recreation. The Regional Housing Needs Assessment requires 10 new housing units within the City of Sutter Creek. The addition of ten housing units and associated population increase would not substantially affect recreation. Any future site-specific project will be required to submit environmental documentation with a planning application.

The City of Sutter Creek operates approximately 3.25 acres of parklands including several playgrounds, a ball field and a picnic facility. The Parks and Recreation Element of the General Plan sets forth policies and programs to improve and maintain a full range of parks and recreational facilities and the 2014-2019 Joint Housing Element will not impact these programs.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

XVI. Transportation and Traffic

XVI. TRANSPORTATION/TRAFFIC: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	

Discussion:

All potential impacts to transportation and traffic were thoroughly analyzed in the 1994 EIR for the Sutter Creek General Plan and no additional impacts are identified. The 2014-2019 Joint Housing Element sets forth various housing policies and programs to assist in providing housing for low- and moderate-income households and does not significantly impact transportation and traffic. The Regional Housing Needs Assessment requires 10 new housing units within the City of Sutter Creek. The addition of ten housing units would not substantially affect traffic levels or transit services. Any future site-specific project will be required to submit environmental documentation with a planning application.

The Circulation Element of the General Plan contains goals, policies and implementation programs that are designed to provide a balanced circulation system for the City of Sutter Creek. The Joint Housing Element will not impact emergency access, air traffic patterns, parking or alternative transportation.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

XVII. Utilities and Service Systems

XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Discussion:

All potential impacts to utilities and service systems were thoroughly analyzed in the 1994 EIR for the Sutter Creek General Plan and no additional impacts are identified. The 2014-2019 Joint Housing Element sets forth various housing policies and programs to assist in providing housing for low- and moderate-income households and does not significantly impact utilities and service systems. The Regional Housing Needs Assessment requires 10 new housing units within the City of Sutter Creek. The addition of ten housing units would not substantially affect utility services. Any future site-specific project will be required to submit environmental documentation with a planning application.

The adequacy of public facilities, services and infrastructure to accommodate planned residential growth through the end of the planning period (June 30, 2019) is discussed in the 2014-2019 Joint Housing Element. Wastewater service is discussed in page B-13. The City of Sutter Creek owns and operates a sewage treatment plant, treating wastewater from Amador City, Sutter Creek, and County Service Area 4 (in the Martell area). The plant is permitted to process approximately 480,000 gallons per day (gpd) and was operating at 300,000 gpd in 2013, leaving an available capacity of 180,000 gpd. This capacity is

adequate to serve pending tentative maps and infill developments for 166 units, but cannot accept additional projects without capacity expansion. The pending Gold Rush Ranch project would increase sewer capacity with construction of a new facility; however, the project has not progressed and capacity increases have not been funded. New residential developments proposed for annexation into the city are required to provide for sewer facilities including lift stations and pipes to meet their demands and/or pay an impact fee, and they are required to construct all internal sewer distribution system improvements associated with their projects. New development will be required to fund eventual wastewater treatment facilities expansion since the treatment plant will ultimately require expansion.

The Amador Water Agency (AWA) provides water service in Sutter Creek. The AWA provides potable and raw water to the City of Sutter Creek via the Tanner water treatment plant. As discussed on page B-9 of the 2014-2019 Joint Housing Element, housing sites in the city have adequate access to water services. New development is required to construct all internal water distribution system improvements to support their projects.

City facilities, services and infrastructure, including wastewater treatment, water supplies and landfill capacity, are adequate to accommodate development of vacant residential sites within the city limits.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

XVIII. Mandatory Findings of Significance

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion:

The 2014-2019 Joint Housing Element identifies sites in the city that are already designated and zoned for residential development, but does not propose or approve any physical development, nor does it result in a change to the land use designation, land use designation map, or zoning code and map. The establishment of goals, policies, and programs that result in sufficient quantity, quality, and type of housing to address specific income and special needs through education, funding, compliance, and other measures would not result in significant impacts. This Initial Study determined that there would be no impact cumulatively considerable or associated with the potential to degrade the quality of the environment, affecting plants or

animals, eliminate important examples of the major periods of California history or prehistory, or result in adverse effects on human beings either directly or indirectly.

The adoption of the Housing Element does not invoke, to a significant level, any of the Mandatory Findings of Significance. The project does not have impacts beyond those that were analyzed in the 1994 General Plan EIR or 2010 Gold Rush Ranch EIR.

List of Mitigations: None

Mitigation Monitoring: None

Like the General Plan itself, the Housing Element is a collection of goals, policies, and programs designed to guide housing development in Sutter Creek. Because these policies are implemented over the long-term (i.e., 7 years) and are applicable to all housing programs and projects over this period, they are inherently cumulative in nature.

As described above, projects permitted through the Housing Element would require project-level environmental review and would be required to comply with applicable federal, state, and city regulations, including protections for human health and safety. Therefore, implementation of the Housing Element would not create a substantial direct or indirect adverse effect on human beings.

3.0 LIST OF PREPARERS AND REFERENCES

3.1 Lead Agency:

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3.4 References:

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APPENDIX A:

2014-2019 City of Ione, City of Jackson, and City of Sutter Creek Housing Element Update

APPENDIX B

HCD Letter to City of Sutter Creek March 13, 2015

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

EDMUND G. BROWN JR., Governor

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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March 13, 2015

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18 Main Street
Sutter Creek, CA 95685

Dear Ms. Gedney:

RE: City of Sutter Creek's 5th Cycle (2014-2019) Draft Housing Element

Thank you for submitting the City of Sutter Creek's draft housing element update which was received for review on January 14, 2015, along with additional revisions received on March 12, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on February 26, 2015 with Mary Beth Voorhis, Administrative Analyst; Andy Hague, Contract Planner; and Jennifer Gastelum and Amy Sinsheimer; the City's consultants.

The draft element meets the statutory requirements of State housing element law. The element will comply with State housing element law (GC, Article 10.6) when it is adopted and submitted to the Department, in accordance with GC Section 65585(g).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates the hard work and dedication Mary Beth Voorhis and Andy Hague provided in preparation of the housing element and looks forward to receiving Sutter Creek's adopted element. If you have any questions or need additional technical assistance, please contact Tom Brinkhuis, of our staff, at (916) 263-6651.

Sincerely,

A handwritten signature in blue ink that reads "Glen A. Campora".

Glen A. Campora
Assistant Deputy Director

APPENDIX C

Comment Letters and Responses

Letter 1

From: Demetras, Michele@DOT[mailto:michele.demetras@dot.ca.gov]
Sent: Monday, April 06, 2015 2:37 PM
To: mvanvoorhis@cityofsuttercreek.org
Subject: Joint Housing Element

Dear Ms. Van Voorhis:

Caltrans District 10 has received a copy of your 2014-2019 Joint Housing Element Initial Study and Negative Declaration from the State Clearinghouse. Thank you for the opportunity to study it. We have no concerns.

Please let me know if you have any questions.

Michele Demetras

Associate Transportation Planner
Caltrans District 10 - Office of Rural Planning
(209) 948-7647

Response to Comment Letter 1:

No response is necessary as no comment or concern was presented in the letter.

Letter 2

EDMUND G. BROWN JR.
GOVERNORMATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

RECEIVED

15 April 2015

Mary Beth VanVoorhis
City of Sutter Creek
18 Main Street
Sutter Creek, CA 95685

CERTIFIED MAIL

7014 2870 0000 7535 8416

City of Sutter Creek

COMMENTS TO REQUEST FOR REVIEW FOR THE NEGATIVE DECLARATION, 2014-2019 CITY OF SUTTER CREEK JOINT HOUSING ELEMENT PROJECT, SCH# 2015032080, AMADOR COUNTY

Pursuant to the State Clearinghouse's 24 March 2015 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Negative Declaration* for the 2014-2019 City of Sutter Creek Joint Housing Element Project, located in Amador County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

CO:Attache 4/21/15

KARL E. LONGLEY ScD, P.E., CHAIR | PAMELA C. CREEDON P.E., BCEE, EXECUTIVE OFFICER

11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | www.waterboards.ca.gov/centralvalley

2014-2019 City of Sutter Creek
Joint Housing Element Project
Amador County

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15 April 2015

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 97-03-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

2014-2019 City of Sutter Creek
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Amador County

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Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements

If USACOE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project will require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program.

There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_approval/index.shtml; or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory

2014-2019 City of Sutter Creek
Joint Housing Element Project
Amador County

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15 April 2015

Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

If you have questions regarding these comments, please contact me at (916) 464-4684 or tleak@waterboards.ca.gov.



Trevor Cleak
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

Response to Comment Letter 2:

No response is necessary as no comment on the IS/ND or Housing Element was presented in the letter. No development projects are proposed. As stated in the analysis, projects proposed subsequent to the Housing Element would require environmental review and would need to apply for permits based on the size, components, timing, and other characteristics specific to those proposals and will be referred to the CVRWQCB.

4 General Plan Update Initial Study and Negative Declaration 2019

City of Sutter Creek General Plan Update and Zoning Map Amendment

Initial Study and Negative Declaration

Prepared for:

City of Sutter Creek
18 Main Street
Sutter Creek, CA 95685
Attn: Amy Gedney
(209) 267-5647

Prepared by:

Hauge Brueck Associates, LLC
2233 Watt Ave., Suite 300
Sacramento, CA 95825
Attn: Anders Hauge
(916) 283-5800

July 2019

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1.0 INTRODUCTION

1.1 INITIAL STUDY

This Initial Study/Negative Declaration (IS/ND) has been prepared to address the potential environmental effects of the City of Sutter Creek General Plan Update and Zoning Map amendment (Project), located in Sutter Creek, California. An Initial Study is a preliminary environmental analysis that is used by the California Environmental Quality Act (CEQA) lead agency as a basis for determining whether an EIR, a Mitigated Negative Declaration, or a Negative Declaration is required for a project under CEQA guidelines. The IS/ND has been prepared pursuant to the California Environmental Quality Act (CEQA) of 1970, Cal. Pub. Res. Code §2100 et seq. The City of Sutter Creek is the lead agency for this project.

This IS/ND follows the standard content for environmental documents under CEQA. An EIR was determined to be unnecessary, as there are not potentially significant environmental effects associated with adoption of the General Plan Update and zoning map amendment. This IS/ND is a full disclosure document, describing the Project and its environmental effects in sufficient detail to aid decision-making.

Although not required by CEQA, the State Clearinghouse (SCH) requests a completed Notice of Completion (NOC) form to be submitted with the 15 copies of the draft IS/ND. This form facilitates the processing of environmental documents and is circulated to state agencies together with the IS/ND. The information from the NOC form is entered into the SCH database. The normal review period for a Negative Declaration submitted to the SCH is 30 calendar days (see CEQA Guidelines, Section 15105). The City of Sutter Creek has determined that the document will circulate for 45 days to give the public and agencies adequate time to review and comment on the documents. Agency and public comments are forwarded to the SCH prior to the end of the assigned review period. At the end of the state review period, comments from the reviewing state agencies are collected at the SCH. A closing letter and a complete package of comments are forwarded to the Lead Agency on the day following the close of the review period.

Within five working days of approving a project for which a, IS/ND has been adopted, the City must file a Notice of Determination (NOD). The filing of the NOD begins a 30-calendar-day statute of limitations on court challenges to the project approval under CEQA.

The proposed project evaluated in this IS/ND is the adoption and implementation of the City of Sutter Creek General Plan Update and zoning map amendment. With approval, the General Plan Update would update the existing City of Sutter Creek General Plan and zoning map, with the exception of the existing Housing Element, which was adopted June 1, 2015 (SCH#2015032080) and is integrated into the General Plan. The focus of the analyses herein is on the replacement of the General Plan Elements, except for the Housing Element for which CEQA review has been completed, the update of the zoning map, and the potential environmental effects of implementing the General Plan Update over its plan horizon.

This IS/ND was prepared to evaluate the potential environmental effects of the Project using as a tool the CEQA initial study questions, responses, and supporting narrative. The analysis tiers and incorporates by reference specific analyses contained in the following environmental review documents, as appropriate:

- City of Sutter Creek, *1994 Environmental Assessment for the Sutter Creek General Plan*, certified and adopted by the City Council on November 21, 1994 (City GP)
- City of Sutter Creek, Gold Rush Ranch *FEIR*, certified and adopted by the City Council on January 4, 2010 (includes update to City GP)

- City of Sutter Creek, General Plan Update 2012 Initial Study/Mitigated Negative Declaration, draft circulated from June 12, 2012 to July 11, 2012, and final IS/MND prepared but not certified or adopted.
- City of Sutter Creek, *Joint Housing Element 2014-2019 IS/ND*, certified and adopted by the City Council on June 1, 2015.

This program-level environmental document includes analysis that provides a foundation for subsequent environmental review. The Sutter Creek General Plan Update and zoning map amendment IS/ND is a program-level environmental document. No specific development projects are proposed at this time or analyzed herein. Future projects within the City boundary are subject to the appropriate project-level environmental review and permitting by the City of Sutter Creek. Project-level environmental documents would require identification of, and mitigation for any potentially significant environmental impacts.

Although a Draft IS/ND was circulated in 2017 and a Final IS/ND was drafted, due to the length of time that passed and the subsequent changes to the General Plan and mapping, it was determined that a new draft IS/ND should be circulated for public review and comment.

The ~~This Draft~~ IS/ND includes the comments received on the 2017 Draft IS/ND and responses to those comments in Appendix A. A total of three comment letters were received on the Draft IS/ND circulated from December 11, 2017 to January 26, 2018 and one form letter from the Governor's Office of Planning and Research was received on the Revised Draft IS/ND recirculated between January 24, 2018 and February 23, 2018. Comments were submitted by the Central Valley Regional Water Quality Control Board (CVRWQCB), the Foothill Conservancy, and Gary Reinoehl. CVRWQCB provided a broad list and description of permits issued by the CVRWQB that may be required or must be followed. The letter and list of permits did not address the content of the IS/ND or the General Plan. The Foothill Conservancy expressed concern over the land use diagram, use of the word "should" rather than "shall", and suggested new policies related to housing and agricultural conservation easements, as well as revision of the annexation implementation measure text. Gary Reinoehl's letter focused on cultural resources and changes to the policies and implementation measure text in the Historic Element. The comment letters and responses to each individual comment received during both circulation periods are located in Appendix A.

1.2 PUBLIC INVOLVEMENT

Opportunities for public participation in the development of the General Plan Update have been ongoing through the process, and have included the following public involvement opportunities, to date:

- General Plan Maintenance Subcommittee Meeting – November 10, 2011
- General Plan Maintenance Subcommittee Meeting – February 2, 2012
- Planning Commission Workshop – April 23, 2012
- Planning Commission Workshop – June 11, 2012
- Draft IS/ND Circulated - 2012
- Planning Commission Workshop – July 9, 2012
- Planning Commission Workshop – December 13, 2012
- Joint City Council/Planning Commission Workshop – September 26, 2016
- Planning Commission Workshop – February 13, 2017
- Planning Commission Workshop – March 27, 2017
- Planning Commission Workshop – April 24, 2017
- Planning Commission Workshop – May 22, 2017
- Joint City Council/Planning Commission Workshop – August 15, 2017
- Planning Commission Workshop – November 13, 2017

- Circulation of the Draft General Plan Update – December 11, 2017
- Planning Commission Public Hearing – January 22, 2018
- Planning Commission Public Hearing – March 12, 2018
- Planning Commission Public Hearing – April 23, 2018
- City Council Public Hearing – May 7, 2018
- City Council Workshop – January 22, 2019
- City Council Workshop – February 19, 2019
- City Council Meeting – May 20, 2019
- City Council Meeting – June 3, 2019

Opportunities to comment on the environmental review process are provided in order to promote open communication and better decision-making. All persons and organizations having a potential interest in the Project were invited to provide comments during the forty-five (45) day comment period for the revised Draft IS/ND.

Comments on this revised Draft IS/ND were accepted April 29, 2019 through June 13, 2019. Questions or comments regarding this IS/ND may be addressed to:

Amy Gedney,
City Manager,
City of Sutter Creek,
18 Main Street, Sutter Creek, CA 95685,
(209) 267-5647

Copies of the IS/ND for review are located at the City Office at 18 Main Street, Sutter Creek, CA 95685. A PDF copy is available on the City's website: <http://www.cityofsuttercreek.org/planning-department.html>.

Three letters were received during the comment period from the Shingle Springs Band of Miwok Indians, California Department of Fish and Wildlife, and Caltrans, and one letter was received following the closure of the comment period. None of the letters received during the comment period included a comment on the documents or otherwise expressed a concern regarding the General Plan or IS/ND. The letter received on June 17 from Robert Allen expressed desired zoning on three parcels, two of which are outside the City limit and are therefore not zoned until they are annexed, and one parcel in the City, which is already zoned as desired in the letter. The content of these letters is provided in Appendix B.

Comments were also welcomed during the public meetings on May 20, 2019 and June 3, 2019. Verbal comments from John Otto on June 3, 2019 suggested that the Design Review Committee should review the Historic Element, former council members should be added to the General Plan title pages, and references in the Housing Element should be updated; however, the Housing Element is not being updated through this process and no changes are being made to the Housing Element. No other comments were received from the public. During the meetings, the City Council directed additional revisions to the text and maps, some of which were in response to recommended changes developed by City staff during a meeting with the Foothill Conservancy on May 15, 2019.

Revisions to the General Plan text and maps, and associated revisions to the IS/ND are shown in strikeout/underline revision mode. None of the revisions resulted in new impacts and the majority of revisions strengthened policies and implementation measures to further self-mitigate potential impacts and prevent impacts from future development. Revisions to the Zoning Map and Land Use Diagram address mapping inconsistencies between the two maps, particularly in regard to the planned development overlay. In some instances, the land use or zoning has been revised as a result of further examination of the property. Some properties on which a land use change was proposed, now are proposed for a zoning change as it was

determined that land use correctly reflected the current use of the site. Review of resolution files also identified different adopted land use designations and/or zoning on some properties than what was previously mapped, and these errors are corrected. Since the documents were circulated for review, LAFCO updated parcel and City limit lines within their GIS system resulting in small adjustments to the map to correctly digitize the data. This process also found that the City limit should be extended further west along the banks of Sutter Creek, and this area is now included and shown as Open Space.

Pursuant to the requirements of CEQA, this IS/ND was sent, along with a Notice of Completion to the California State Clearinghouse. After closure of the public review period, Sutter Creek staff responded to all comments. Sutter Creek staff then prepared an agenda item for the City Council's recommendation that include the IS/ND, comments on the IS/ND, and responses to the comments. If the City Council determines that the General Plan Update would not have significant adverse impacts, the Council would adopt a Negative Declaration of environmental impact, adopt the General Plan Update, and amend the zoning map. Following Council approval, a Notice of Determination would be filed with the City recorder-clerk's office and with the California State Clearinghouse.

2.0 ENVIRONMENTAL CHECKLIST AND IMPACT ANALYSIS

1. **Project Title:** City of Sutter Creek General Plan Update and Zoning Map Amendment
2. **Lead agency name and address:** City of Sutter Creek
18 Main Street
Sutter Creek, California 95685
3. **Contact person and phone number:** Amy Gedney, (209) 267-5647
4. **Project location:** City of Sutter Creek in Amador County, California
(See Figures 2-1 and 2-2)
5. **Project sponsor's name and address:** City of Sutter Creek
18 Main Street
Sutter Creek, California 95685
6. **General Plan designation:** Residential Estates (RE)
Residential Low Density (RL)
Residential Single Family (RSF)
Residential Medium (RM)
Residential High (RH)
Mixed Use (MU)
Commercial (C)
Downtown Commercial (DTC)
Industrial (I)
Public Service (PS)
Recreation (R)
Open Space (OS)
Gold Rush Ranch Specific Plan (GRR-SP)
Planned Development [pd]
Visually Sensitive Areas (VSA)
Creekside Greenways (CSGW)
Historic Corridor (HC)
Downtown Historic District (DTHD)
Airport Safety Area (ASA)
Flood Hazard Safety Area (FHSA)
7. **Zoning:** Agriculture (A)
Residential Estates (RE)
Residential Low Density (RL)
One Family Dwelling (R-1)
Two Family Dwelling (R-2)
Limited Multiple Family Dwellings (R-3)
Multiple Family Dwellings (R-4)
Historic Residential (HR) Combining
Manufactured Housing (MH) Combining
Limited Commercial (C-1)

Commercial (C-2)
Downtown Commercial (DTC)
Mixed Use (MU)
Light Industrial (I-1)
Heavy Industrial (I-2)
Planned Development (PD) Combining
Open Space (OS)
Recreation (R)
Public Service (PS)

8. Description of Project:

The General Plan Update is a comprehensive statement by the City of Sutter Creek of the current and projected planning needs that sets forth goals, objectives, policies, and implementation programs that address those needs. The General Plan Update supersedes the current City of Sutter Creek General Plan. The General Plan Update has been prepared to meet the requirements of State law and local objectives. This update involves a revision to the elements required by the State of California. The General Plan contains ten elements, including the seven state-mandated elements and three elements of local importance: Land Use, Conservation and Open Space, Circulation, Public Services and Facilities, Safety, Noise, Historic, Parks and Recreation, Housing, and Environmental Justice. The Housing Element was updated and adopted in 2015.

Although the General Plan Update includes changes and additions to the goals, objectives, policies, implementation measures, and standards to achieve consistency with current state and local regulations and address the current practices of the City, the majority of the General Plan continues those goals, objectives, policies, implementation measures, and standards in the current General Plan. The recommended modifications and additions to the General Plan are not intended to create changes to the physical environment that have significant environmental impacts that cannot be avoided or mitigated.

The General Plan is organized into four distinct volumes. The General Plan comprises Volume I Policy Document, while Volumes II through IV contain reference documents that provide information and support the General Plan goals, objectives, policies and implementation measures in Volume I. Volume II contains implementing plans and specific plans, Volume III contains technical background reports, and Volume IV contains environmental documentation. By separating the supporting materials into subsequent volumes, the materials in those volumes can be updated as needed to maintain current references for the General Plan supporting data.

The Zoning Map update results in changes on 16 parcels, which are corrections to reflect the actual use of the site. The revised Zoning Map changes the zoning on eight parcels along Hanford Street from C-2 Commercial to R-4 (Multiple Family Dwellings reflecting the existing uses on the eight parcels, as well as the proposed General Plan land use designation change from RSF (Residential Single Family) to RH (Residential High Density). R-4 is the compatible zone for the RH land use designation. RH and R-4 allow the same residential density as the existing Commercial zoning, and this change reflects the types of existing housing onsite (townhomes, single family residences). This change would limit the non-residential uses allowable, but would maintain the same density allowance in the zoning code. The remaining eight zoning map changes reflect existing park and open space areas in the City, including changing the zoning on the Bryson Park and Central Eureka Mine sites from P-S (Public Service) to R (Recreation), changing the Miner's Bend Park site mislabeled as right-of-way to R (Recreation), changing the zoning on three parcels at the intersection of Highway 49 and Old Highway 49 from P-S (Public Service) to OS (Open Space), and changing the parcel on the north side of Valley View Way, (the park and ride lot and passive recreation area), from R-4 (Multiple Family) to both P-S (Public Service) and R (Recreation) to reflect the current

uses of these parcels. Changing the zoning on these parcels from P-S to R results in no significant change to the allowed use density, except the amount of allowed coverage and structure height is reduced. Changing the zoning from P-S to OS limits development to maintenance structures and very limited coverage, while changing zoning from R-4 to P-S and R results in less dense development potential and reduces the allowed coverage and building intensity. In each of these remaining cases, these changes reflect corrections or updates to reflect the actual use of the site as existing recreational, public service, or open space areas.

Statutory Requirements

This document satisfies the requirements of the California Environmental Quality Act (CEQA). The Initial Study, prepared in accordance with the CEQA statutes (Public Resources Code Section, 21000 et seq.) and the CEQA Guidelines (Title 14, California Administrative Code, Section 15000 et. seq.), presents sufficient information to allow the City to determine whether the project may have a significant effect on the environment. Because the General Plan Update primarily continues the existing goals, objectives, policies, and implementation measures in the 1994 General Plan, this IS/ND tiers from the 1994 Master EIR of the 1994 General Plan to avoid redundant analysis. In addition, the certified Gold Rush Ranch EIR (2010) is incorporated by reference as the changes to the General Plan primarily reflect incorporation of the policies in the Gold Rush Ranch Specific Plan. Since the Housing Element was evaluated under CEQA in a separate Initial Study and Negative Declaration, this Initial Study incorporates the certified 2015 Joint Housing Element Update IS/MND by reference, and no additional CEQA assessment of the Housing Element is included or required in this Initial Study as no change to the adopted Housing Element is proposed.

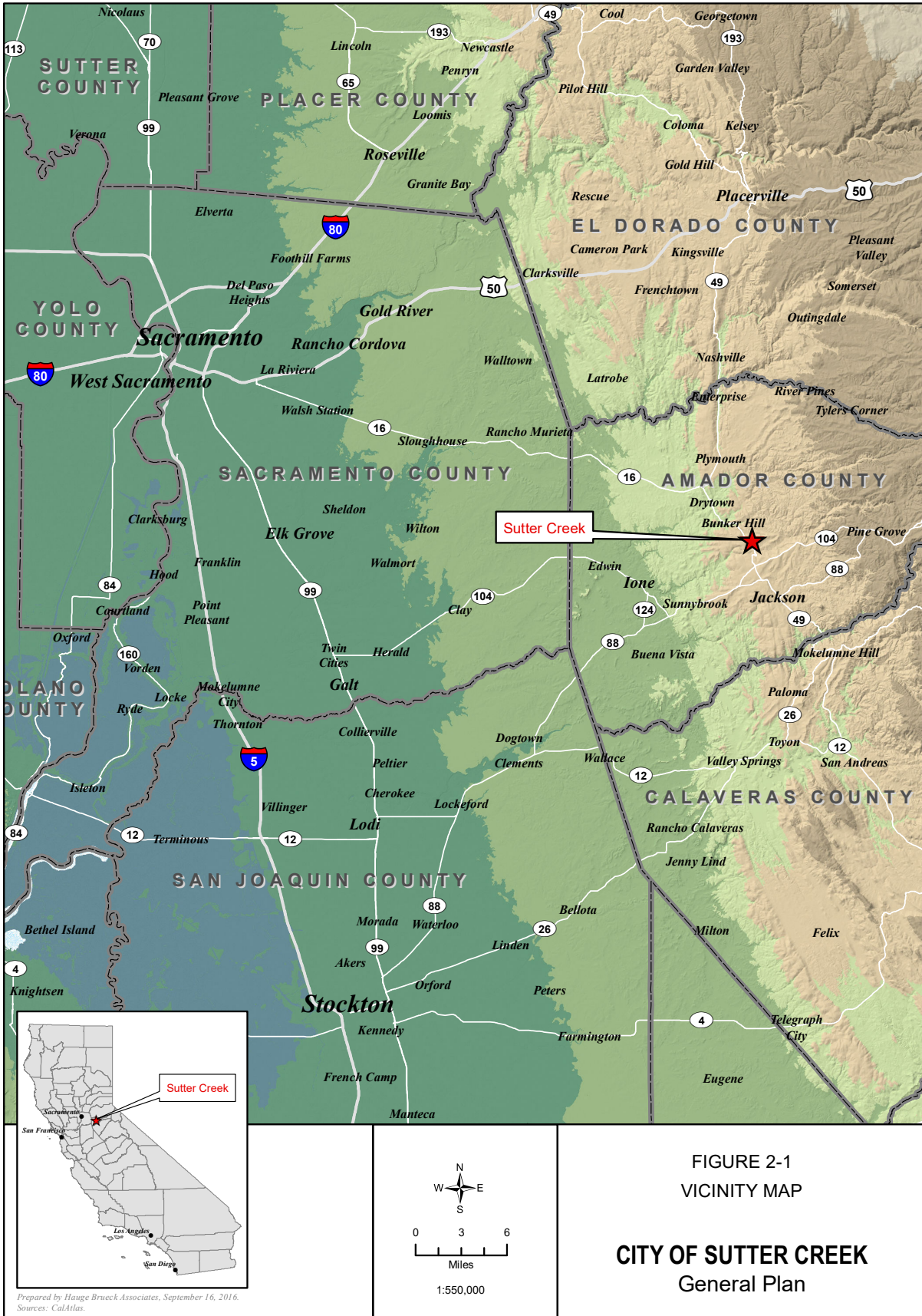
The Project analysis of environmental impacts is broad and programmatic in nature as it would be too speculative to include future projects that have not yet been proposed in this IS/ND. Should future development require discretionary action by the City, project-level CEQA review will be required to determine project-specific impacts.

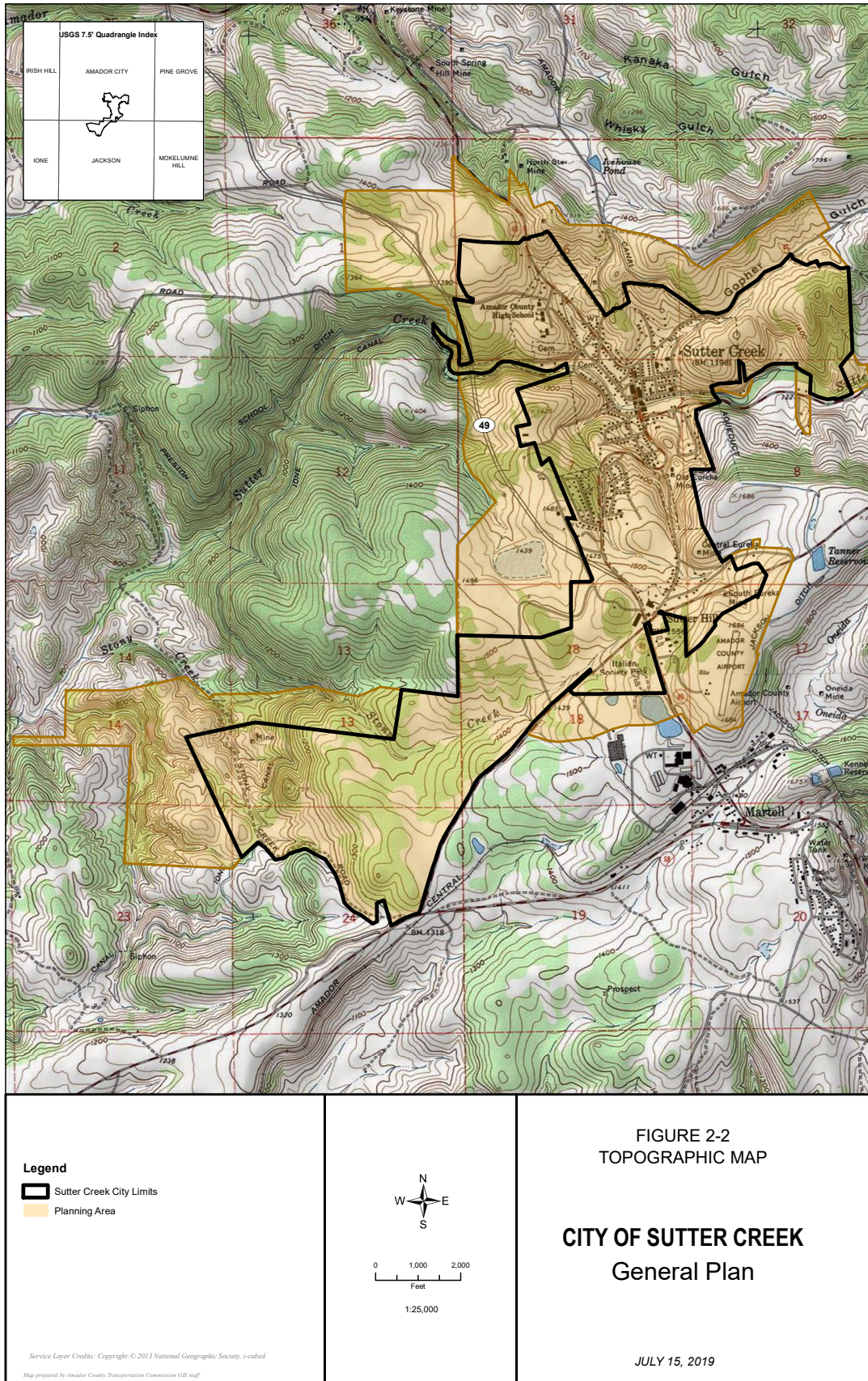
Specific General Plan Update Changes

The General Plan Update does not substantially change the existing General Plan. The focus of the update includes the reorganization of the General Plan, restructuring the policy document for consistency between the Elements, filling in structural gaps, and integrating current information, standards, guidelines, and practices. Notable changes include the following:

- Updates to the Land Use Diagram Figure 4-1 and Land Use Overlay Diagram to reflect current City limits, incorporation of previous land use decision not reflected on the existing land use diagram, refinements to land use designations discovered during the preparation of the GIS parcel-based diagram, and modifications to reflect the current policies of the City.
- Updated Population and Buildout projections per 2016 DOF data and analysis of land use designations by parcel.
- Added OS, Open Space land use designation.
- Modified RP, Residential Professional to MU, Mixed Use, land use designation.
- Modified I, Industrial, PS, Public Services, and R, Recreation land use designations to remove high-density residential units, allowing only one caretaker unit per operation or lot (up to one unit per 0.16 acre).
- Modified the Conservation and Open Space Element to address greenhouse gas emissions.
- Added Greenhouse Reduction to Goal COS 1 and Objective COS1.11, Policy COS 1.11.1 and Implementation Measures COS 1.11.1.1, 2, 3, and 4 regarding greenhouse gas emissions

- Added text to the Public Services and Facilities Element and to the Setting in Volume III to describe existing Public Services and Facilities, and added Objective PS-1.1, Policies PS-1.1.1 and 1.1.2 and Implementation Measure PS-1.1.2.1 regarding a Community Services District
- Removed completed implementation measures from the General Plan Elements.
- Added text to Parks and Recreation Element and the Volume III Setting describing existing Parks and Recreation facilities
- Updated the Glossary to reflect new definitions from the adopted Housing Element and Design Standards and to remove definitions that are no longer used.
- Moved the Setting Background data to Volume III Technical Background Reports and updated the data.
- Added an Environmental Justice Element to meet the state's current General Plan requirements.





Specific Zoning Map Amendments

Zoning amendments are proposed on 28 parcels. Eight parcels that were designated Residential Single Family, but zoned C-2 would be changed to Residential High Density (RH) in the General Plan and rezoned to R-4 (Multiple Family Dwellings), which is the compatible zone for the RH land use designation. RH and R-4 allow the same residential density as the existing Commercial zoning. This change alters the land use designation on these eight parcels from one residential use type to another residential use type, reflecting some of the existing housing onsite (townhomes), limiting the non-residential uses allowable, yet maintaining the same density allowance in the zoning code. Another eight zoning map changes reflect existing park and open space areas in the City, including changing the zoning on the Bryson Park and Central Eureka Mine sites from P-S (Public Service) to R (Recreation), changing the Miner's Bend Park site mislabeled as right-of-way to R (Recreation), changing the zoning on three parcels at the intersection of Highway 49 and Old Highway 49 from P-S (Public Service) to OS (Open Space), and changing the five parcels on the north side of Valley View Way, (the park and ride lot and passive recreation area), from R-4 (Multiple Family) to P-S (Public Service) on three parcels and R (Recreation) on two parcels to reflect the current uses of these parcels. Changing the zoning on these parcels from P-S to R results in no significant change to the allowed use density, except the amount of allowed coverage and structure height is reduced. Changing the zoning from P-S to OS limits development to maintenance structures and very limited coverage, while changing zoning from R-4 to P-S and R results in less dense development potential and reduces the allowed coverage and building intensity. In each of these remaining cases, these changes reflect corrections or updates to reflect the actual use of the site as existing recreational, public service, or open space areas. Zoning is also proposed to be changed on two parcels located at the northern city limit from R-1 to RL, to correspond to the existing RL land use designation. Similarly, two parcels located at the southern city limit are proposed to be zoned I-2, rather than the existing C-2 to correspond to the existing I land use designation and the existing use of the parcels, which are operated in conjunction with the adjacent parcels to the east. Three parcels along Tucker Hill Road are also proposed for a zoning change from R-1 to C-2 to reflect the existing C land use designation on the parcels. Digitization of the City maps and recent Geographic Information System (GIS) updates by LAFCO indicated that the western City limit along Sutter Creek should be lengthened toward the northwest. Therefore, the maps show an irregular shaped extension along the meandering channel of Sutter Creek. This addition is proposed to be rezoned OS from R-1 as this area is an undevelopable canyon and waterway. Finally, a parcel within the Allen Ranch area that had been previously rezoned from RE to RL via Planning Commission Resolution 2017-18-07 is now depicted on the zoning map. A five acre minimum combining district is also applied to the remainder of the Allen Ranch properties zoned RE.

New, Substantially Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures

Table 1 outlines the new goals, objective, policies, and implementation measures in the General Plan Update or identified areas where the text of an existing goal, objective, policy, or implementation measure was modified beyond simple grammar edits, changes to citations or references, and clarifications. Some Implementation Measures have been deleted because they were either completed or are no longer relevant.

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
<i>Land Use Element</i>				
Objective LU-1.1	X		Added to maintain policy structure	Focus development within the City limits and preservation of adjoining rural areas.
Implementation Measure LU-1.1.1.1	X		Added to reflect current practice	The City shall evaluate General Plan consistency when considering project applications and, if the project is not consistent, advise applicants that the project may be denied if a General Plan amendment is not processed and approved first or concurrently.
Implementation Measure LU-1.1.3.1	X		Added to reflect current practice	The City shall advise the County of Amador regarding General Plan Policy LU-1.1.3 when changes are proposed outside of the City's planning area north of State Route 104/Ridge Road.
Implementation Measure LU-1.1.4.1	X		Added to reflect current practice	The City shall advise the County of Amador regarding General Plan Policy LU-1.1.4 when urban development is proposed within the City's planning area.
Policy LU-1.1.6	X		Added to address agricultural loss during annexation	The City shall require agricultural conversion mitigation where avoidance has been found infeasible when annexing agricultural land outside of the Planning Area and/or Sphere of Influence into the City of Sutter Creek. In such cases, the minimum mitigation required shall be 1:1 of equivalent value and quality agricultural land, preferably within proximity to the City of Sutter Creek.
Goal LU-2	X		Added for proper sequence so that there is a goal to correspond to the subsequent existing policies	City development policy shall be integrated and comprehensive.
Objective LU-2.1	X		Added for proper sequence so that there is an objective to correspond to the subsequent existing policies	Maintain the Sutter Creek land use policies, documents, and data.
Policy LU-2.1.1	X		Added for proper sequence so that there is a policy to correspond to the subsequent existing implementation measure	The City shall review the General Plan annually and update the General Plan as needed.

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
Implementation Measure LU-2.1.2.1	--	--	Modification of existing Implementation Measure 2.1 to address building intensities for a broader range than just infill sites	Replaces the second sentence regarding reduction of minimum lot-sizes in in-fill areas with "The Building Intensities and Population Densities shall be updated appropriately when the General Plan is updated."
Implementation Measure LU-2.1.2.2	X		Added to reflect current practice and maintain consistency	The City shall revise the zoning code when there is an amendment to the General Plan to ensure that "uses by right", those uses that do not require local government review so long as they meet district standards and requirements, are consistent with the General Plan land use designation.
Implementation Measure LU-2.1.3.1	--	--	Modification of existing Implementation Measure 2.2 to reflect current adopted standards	Revised text: The City shall review its subdivision ordinance as needed to ensure consistency with the General Plan. The City shall amend the subdivision ordinance as appropriate to ensure consistency with the General Plan.
Policy LU-2.1.6	X		Added to reflect current practices	The City shall review the General Plan growth projection and build-out projection for the City on an annual basis.
Implementation Measure LU-2.1.6.1	X		Added to reflect current requirements/practices	The City shall review General Plan growth and build-out projections during the Annual Progress Report to identify if an adjustment is needed. If needed, the City shall adjust the General Plan growth projection based on U.S Census population figures, updated California Department of Finance estimates and projections, General Plan amendments, and anticipated building permits. The City shall update the growth projection and build-out projection every five years during the Housing Element update, unless a different schedule applies pursuant to state law.
Objective LU-3.1	X		Added for proper sequence so that there is an objective to correspond to the subsequent existing policies	To attract new business and maintain existing businesses.

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
Figure 4-1 Land Use Diagram, and Table 4-1	--	--	Updated to reflect current land uses	“Open Space” is added to reflect existing open space areas. The land use designation and/or zoning on 82 parcels within the City limit, totaling 116.9 acres, are refined to reflect existing zoning and uses on the parcel. Most parcel changes involve changing from one residential designation to another type of residential designation, although there are some changes involving commercial and industrial designated parcels. The Gold Rush Ranch Specific Plan land use designations have also been added.
Tables 4-1 and 4-3	--	--	Updated to reflect current land uses	The Industrial, Public Service and Recreation designations are changed to eliminate high density housing, allowing only one caretaker unit per lot or operation, which is equivalent to six caretaker units per acre or 12.84 persons per acre. The Gold Rush Ranch Specific Plan land use designations have been added.
<i>Conservation and Open Space Element</i>				
Goal COS-1	--	--	Revised to reflect current State requirements	Adds Greenhouse Gas Reduction and enhancement of the listed resources to the text and adds the following sentence (taken from 1994 Policy 3.1) “The objectives, policies, and implementation measures needed to meet the Element’s goal are listed by subject heading in the same order that has been presented in the previous text.
Objective COS-1.1	X		Added for proper sequence so that there is an objective to correspond to the subsequent existing policies	Compliance with the California Environmental Quality Act.
Objective COS-1.2	X		Added for proper sequence so that there is an objective to correspond to the subsequent existing policies	Maintain City of Sutter Creek Development Standards for the conservation of resources.

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
Policy COS-1.2.1	X		Added to reflect current need	Development projects shall be reviewed in accordance with City of Sutter Creek Development Standards.
Implementation Measure COS-1.2.1.1	X		Added to reflect current need	Adopt and maintain the City of Sutter Creek Development Standards to maintain and enhance the City's natural resources.
Objective COS-1.3	X		Added for proper sequence so that there is an objective to correspond to the subsequent existing policies	The preservation of open space in new development.
Policy COS-1.3.2	X		Added to reflect current requirements	New development shall preserve existing open space, as appropriate, for habitat, passive recreation, active recreation, and/or for visual access and/or aesthetics .
Implementation Measure COS-1.3.2.1	X		Added to reflect current practice	The preferred methods of preserving open space are through the use of a conservation easement or dedication to a conservation entity.
Implementation Measure COS-1.3.3.1	X		Added to reflect current grading standards	<p>The City shall develop and adopt standards for construction on unforested slopes in excess of 30% that will be integrated into and enforced through the Sutter Creek Development Standards. Until such standards are adopted, conditions of approval for new construction on unforested slopes in excess of 30 percent shall include the following:</p> <ul style="list-style-type: none"> • Grading on a single lot is no more than 25 percent of the gross lot area; • Coverage by impervious surfaces is limited to 20 percent of the gross lot area; • Stormwater discharge rates shall not exceed pre-construction stormwater discharge rates; and • The quality of stormwater discharges shall be the same or better than the quality of pre-construction stormwater discharges.

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
Policy COS-1.3.5	--	--	Text added to 1994 Policy 3.5 to reflect scenic ridgelines as opposed to all ridgetops	The location of buildings and structures that are planned or proposed near scenic ridgelines as diagramed on Figure 4-2 in the Land Use Element, which exhibit a prominent skyline when viewed from prominent public access points, should be set back from the scenic ridgeline and/or their heights should be limited and/or vegetation or screening provided to help preserve the existing natural skyline.
Implementation Measure COS-1.3.5.1	X		Added to maintain consistency between the General Plan and Design Standards	The City shall update the Design Standards to define design requirements or limitations near scenic ridgelines that ensure projects complement the existing natural landscape and skyline.
Objective COS-1.4	X		Added for proper sequence so that there is an objective to correspond to the subsequent existing policies	The protection and enhancement of water quality.
Implementation Measure COS-1.4.2.1	X		Added to ensure water sources and habitat are maintained	The City shall actively participate in the review of upstream diversions of water from Sutter Creek and its tributaries located outside of the City limits to prevent negative impacts on the creek.
Objective COS-1.5	X		Added for proper sequence so that there is an objective to correspond to the subsequent existing policies	Increased water conservation.
Implementation Measure COS-1.5.2.1	X		Added to reflect current practice/standards	New development projects shall achieve at least 30% use of native landscape materials such as those on the California Native Plant Society's Calscape list of plants native to Sutter Creek.
Policy COS-1.5.3	X		Added to address current technologies	The City encourages the use of recycled water
Implementation Measure COS-1.5.3.1	X		Added to address current technologies	New development projects shall use recycled water where available and to the maximum extent feasible.
Implementation Measure COS-1.5.3.2	X		Added to address current technologies	The City shall work with the Amador Water Agency to encourage the use of recycled water.

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
Objective COS-1.6	X		Added for proper sequence so that there is an objective to correspond to the subsequent existing policies	Increased air quality.
Objective COS-1.7	X		Added for proper sequence so that there is an objective to correspond to the subsequent existing policies	Protection of human health and safety in conjunction with mining activities.
Policy COS-1.7.1	X		Added for proper sequence so that there is a policy to correspond to the subsequent existing implementation measure	Mining activities shall be compatible with surrounding land uses.
Policy COS-1.7.2	X		Added for proper sequence so that there is a policy to correspond to the subsequent existing implementation measure	Mining activities outside of the City should be reviewed to ensure public health and safety and environmental protection.
Objective COS-1.8	X		Added for proper sequence so that there is an objective to correspond to the subsequent existing policies	Protection of soils.
Implementation Measure COS-1.8.1.1	--	--	Significantly modified Implementation Measure 3.2 to reflect current requirement.	Develop, update, and implement as appropriate, City-wide grading standards to be adopted within the City's Development Standards and utilizing the Gold Rush Ranch Specific Plan grading standards as a model.
Implementation Measure COS-1.8.1.2	X		Added to reflect current requirements and consistency with adopted standards	Until City-wide grading standards are adopted, the following standards shall be used: <ol style="list-style-type: none"> Roadways should be aligned along natural ridges or valleys, be curvilinear, and follow existing contours through implementation of landform grading standards; Grading should protect the existing skyline, oak trees, prominent hillsides, riparian corridors, and other topographically sensitive features and shall emulate the natural topography, which is the shape, height, and depth of the land surface, using

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
				<p>landform grading standards, where feasible;</p> <p>c. Grading for individual detached single-family home sites should be restricted to that necessary to develop the driveway and individual home site. Proposed grading should be subject to grading plan review at the time of individual lot development; and</p> <p>d. Oak trees should be retained unless it is demonstrated to be unfeasible or unreasonable.</p>
Objective COS-1.9	X		Added for proper sequence so that there is an objective to correspond to the subsequent existing policies	The protection of vegetation, fish, and wildlife resources.
Implementation Measure COS-1.9.6.1	X		Added to reflect current requirements	<p>Until the tree ordinance is updated to address oak woodland management, Project applicants shall submit an Oak Woodland Management Plan based on the requirements described in Volume II, if the project affects oak woodland stands that have greater than 10 percent canopy coverage or that display historic canopy coverage greater than 10 percent, and if the project affects 10 contiguous acres of oak woodland stands. The Oak Woodland Management Plan shall be prepared by independent professionals under the direction of the City and address the following aspects of managing oak woodlands:</p> <p>a. A description of oak woodland habitats proposed for removal and preservation;</p> <p>b. An inventory of trees proposed for removal and preservation in development areas; and</p> <p>c. Replanting locally-native trees, as needed.</p>

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
Implementation Measure COS-1.9.6.2	X		Added to reflect current requirements	New developments affecting 10 contiguous acres of oak woodland stands with a greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover, shall preserve oak woodland habitat for each acre removed due to the development project at a ratio provided in the applicable Oak Woodland Management Plan or until such time that preservation ratios are established in the tree ordinance.
Implementation Measure COS-1.9.6.3	--	--	1994 Policy 3.20 modified to reflect the City has an existing tree ordinance	Update, maintain, and enforce the City tree ordinance, including the addition of standards applicable to oak woodlands, oak woodland management plans and their contents, and oak woodland mitigation.
Objective COS-1.10	X		Added for proper sequence so that there is an objective to correspond to the subsequent existing policies	Increased energy conservation and renewable energy generation/production.
Policy COS-1.10.3	X		Added to reflect current requirements and standards	New structures shall comply with California Energy Star guidelines or similar energy savings program that achieve a 20% reduction from standards contained in Title 24 of the California Code of Regulations. Compliance with Energy Star guidelines may occur through measures such as effective insulation, high performance windows, tight construction and ducts, efficient heating and cooling equipment, natural heating, and non-polluting energy production.
Implementation Measure COS-1.10.3.1	X		Added to reflect current objectives, practice, and standards	The City shall develop incentives for buildings exceeding Title 24 Energy Efficiency Standards and new development projects that meet 70% of their energy needs from renewable sources.
Policy COS-1.10.4	X		Added to reflect current objectives, practice, and standards	New developments shall be designed to reduce heat island effects.

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
Implementation Measure COS-1.10.4.1	X		Added to reflect current objectives, practice, and standards	Update the Design Standards and/or Municipal Code to include the use of shade trees, structures, cool pavement and cool roofs in new construction of structures, parking lots, and streets.
Policy COS-1.10.5	X		Added to reflect current objectives, practice, and standards	Increase renewable-energy generation and use through public outreach.
Implementation Measure COS-1.10.5.1	X		Added to reflect current objectives, practice, and standards	Maintain and continue to update renewable-energy tools and information on the City's website.
Policy 3.23		X	Removed as this is already addressed in Policy COS-1.10.2 and the adopted Design Standards	Solar access easements should be designed within developments where necessary to assure all dwelling units and businesses can utilize natural heating and energy from the sun.
Objective COS-1.11	X		Added to reflect current State requirements	Reduce the emission of Greenhouse Gases from all activities within the City in compliance with State policies for Greenhouse Gas reduction and Climate Change.
Policy COS-1.11.1	X		Added to reflect current State requirements	The City shall implement an emissions reduction strategy.
Implementation Measure COS-1.11.1.1	X		Added to reflect current State requirements	<p>The City shall focus on the following tasks to reduce emissions from the City's operations:</p> <ul style="list-style-type: none"> • Reducing usage of city owned vehicles and replacing those that are not fuel efficient, and change procurement policy to specify high fuel efficiency for each vehicle class. • Comprehensive energy efficiency retrofit of existing municipal buildings and facilities. • Establish a purchasing policy requiring new electrical equipment to be Energy Star, or similarly, rated. • Evaluate the potential to utilize solar renewable-energy systems to operate municipal facilities. • Include energy-efficiency provisions in City-released

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
				<p>RFPs related to wastewater infrastructure.</p> <ul style="list-style-type: none"> • Switch existing traffic signals and street lights from incandescent bulbs to Light Emitting Diodes (LEDs). • Install water efficient landscaping in areas managed by the City and establish municipal water consumption reduction goals. • Increase office recycling, e.g. paper, cardboard, cans, toner cartridges. • Participate in PG&E's Phase II of Green Communities: Community-Wide Inventory. • Evaluate the potential to implement methane capture system to utilize digester gas for electricity and heating at the wastewater treatment plant, as well as solar energy systems.
Implementation Measure COS-1.11.1.2	X		Added to reflect current State requirements	The City shall update, as appropriate, the City's Greenhouse Gas Inventory to track its progress in reducing Greenhouse Gas emission from the 2005 baseline inventory.
Implementation Measure COS-1.11.1.3	X		Added to reflect current State requirements	The City shall update, as appropriate, the Goals, Policies, and Implementation Measures in the General Plan Land Use Element, Conservation Element, Circulation Element, Public Services and Facilities Element, and Parks and Recreation element that reduce Greenhouse Gas emissions.
Implementation Measure COS-1.11.1.4	X		Added to reflect current State requirements	The City shall evaluate the feasibility of offering incentives for or requiring participating in the voluntary CALGreen water-efficiency measures.
<i>Circulation Element</i>				
Policies 4.1, 4.2, 4.3, and 4.4, Objective 4.1, Implementation Measure 4.1		X	The Hwy. 49 Bypass is now complete	Development of a Highway 49 Bypass. Policy 4.4 was removed as the content is addressed by existing Noise Policy 7.7 (renumbered to Noise Policy N-1.1.7).

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
Objective C-1.1	X		Added so that the existing implementation measure has an objective to support	Construction of the Easterly Bypass Collector Road.
Policy C-1.1.1	X		Added so that the existing implementation measure has a policy to support	The City shall require the dedication and construction of the Easterly Bypass Collector Road.
Objective C-1.2	X		Added so that the existing policy has an objective to support	The provision of traffic signals at intersections where warranted and feasible.
Objective C-1.3	X		Added so that the existing policy has an objective to support	The provision of necessary street improvements, where and when appropriate, for existing streets and in new development projects.
Implementation Measure 4.3a		X	Completed	Extension of Sutter-Ione Rd. to Old Route 49.
Implementation Measure C-1.3.3.1	X		Added to reflect current requirements	The City shall review and update the City of Sutter Creek Capital Improvement Program and Funding Strategy.
Objective 4.4, Implementation Measure 4.4		X	Redundant or no longer applicable	A circulation plan and funding strategy for the Sutter Hill/Martell area should be completed. Such a project should address multi-modal and TSM opportunities as well as local street networks and improvements to the State highways crossing the area. The Circulation Element should be updated to reflect this measure.
Objective C-1.4	X		Added so that the existing policy has an objective to support	The provision of intersection improvements, where and when appropriate.
Implementation Measure 4.5d		X	Completed	Relocation of the Sutter Hill Rd./Ridge Rd. intersection.
Objective C-1.5	X		Added so that the existing policy has an objective to support	The provision of new streets that meet City standards, where and when appropriate.
Policy C-1.5.1	X		Added to reflect current practice	The City defines and authorizes the use of a "Plan Line." The Plan Line is a process that specifically defines the location of center lines, alignment, right-of-way, cross sections, and intersections for future or proposed roadways and non-motorized transportation rights-of-ways. The purpose of a Plan Line is to provide adequate right-of-way for future growth needs and to protect the right-of-way from encroachment.

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
Implementation Measure C-1.5.1.1	X		Added to reflect current practice	Adopted Plan Lines shall be incorporated into development plans to define specific requirements for dedicating the right-of-way for street purposes and to implement Circulation Element policies of the General Plan.
Objective C-1.6	X		Added so that the existing policy has an objective to support	Increased use of public transit.
Implementation Measure C-1.6.2.1	X		Added to reflect current City review practices	The City shall work with ACTC and ARTS to review and comment upon new projects that may generate or attract, individually or cumulatively, large or moderate volumes of traffic.
Objective C-1.7	X		Added so that the existing policy has an objective to support	The reduction of auto trips through delivery and conventional access to goods and services.
Implementation Measure 4.7a		X	No longer necessary	Home mail delivery.
Objective C-1.8	X		Added as the existing policy was not associated with an objective	Increased use of carpooling and ridesharing.
Policy C-1.8.1	X		Added since the existing policy was reorganized into Implementation Measures	The City should encourage carpooling.
Implementation Measure C-1.8.1.2	X		Added to reflect existing resources	The City shall work with the Amador County Transportation Commission to encourage use of carpool parking at the Sutter Hill Transit Center.
Objective C-1.9	X		Added so that the existing policy has an objective to support	Increased use of staggered work hours.
Objective C-1.10	X		Added so that the existing policy has an objective to support	Increased provision of bicycle and pedestrian facilities.
Objective C-1.11	X		Added so that the existing policy has an objective to support	The provision of downtown parking, where appropriate.
Implementation Measure 4.9e		X	No longer supported	Feasibility studies for parking meters in the central business district.
Implementation Measure 4.9f		X	No longer applicable with Sutter Hill Transit Center	Park and ride lots should be provided by Caltrans.

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
<i>Public Services and Facilities Element</i>				
Goal PS-2	X		Added to address funding	Maintain funding for services through the formation and management of a City Community Services District (CSD).
Objective PS-1.1	X		Added to address funding	The adequate provision of City services and funding to maintain adequate service levels.
Policy PS-1.1.1	X		Added to address funding	The City shall form and manage a City of Sutter Creek Community Services District to address funding for ongoing services, road development and maintenance, street lighting, recreation, City landscaping, and other City-wide services.
Policy PS-1.1.2	X		Added to address funding	All development shall be annexed into the City Community Services District.
Implementation Measure PS-1.1.2.1	X		Added to address funding	Development shall pay its fair share for services through Community Service District fees applied to property taxes following annexation into the City Community Services District.
Objective PS-1.2	X		Added so that the existing policies have objectives to support	The adequate provision of water that keeps pace with demand and fire protection needs.
Policy 5.1		X	Completed, no longer needed	The City of Sutter Creek supports piping the Amador Canal so that the County may utilize its full Mokelumne River water right.
Implementation Measure 5.1		X	No longer needed	Coordinate with AWA to revise water supply policy language
Implementation Measure 5.2		X	No longer needed	Urges AWA to complete studies and adopt adequate rates and fees.
Policy 5.7		X	No longer needed	Regional provider of wastewater treatment.
Implementation Measure PS-1.3.5.1	--	--	Significant modification to Objective 5.5 to reflect current status of facilities and future strategies	The City shall implement Implementation Measure C-1.3.3.1 ensuring the City of Sutter Creek Capital Improvement Program and Funding Strategy addresses sewage collection and treatment as necessary.
Objective PS-1.4	X		Added so that the existing policies have objectives to support	New development that provides adequate drainage and does not exceed the capacity of the citywide drainage system.

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
Implementation Measure 5.4		X	No longer needed	Contract the sewage system capital improvement program project to a private firm under the direction of City Council and staff.
Implementation Measure PS-1.4.5.1	X		Added to reflect current City standards and requirements	Storm water mitigation for streets and parking areas shall focus on four areas: 1) ensuring stormwater discharge rates do not exceed pre-construction stormwater discharge rates; 2) promoting permeable landscapes to reduce stormwater surface flows; 3) preventing runoff contamination; and 4) allowing natural treatment of runoff in detention ponds or grass swales.
Implementation Measure 5.7		X	Replaced by Policy PS-1.5.1 and Implementation Measure PS-1.5.1.1 as the measure merely reiterated the objective	The City of Sutter Creek adopts within its General Plan, by reference, the goals, objectives, and programs within the County AB 939 Task Force's <i>Source Reduction and Recycling Element and Household Hazardous Waste Element</i> .
Policy PS-1.5.1	X		Added to support existing Objective PS-1.5 as there was no policy previously	The City shall adopt policies for diversion of total solid waste generated by the city.
Implementation Measure PS-1.5.1.1	X		Replaces the existing measure	The City shall develop and adopt policies for diversion of total solid waste generated by the city.
Objective PS-1.6	X		Added so that the existing policies have objectives to support	The provision of adequate public facilities, including schools, and public recreation facilities.
Implementation Measure PS-1.6.1.1	X		Added to support Policy PS-1.6.1	The City shall cooperate with the Amador County Unified School District in the development of a new elementary school site with public recreation facilities.
Policy PS-1.7.1	X		Added so that the existing implementation measure has a policy to support	The City shall assess alternative sites for a City civic center.
Policy PS-1.7.2	X		Added so that the existing implementation measure has a policy to support	The City shall provide funding strategies for upgrading existing City offices and/or relocating offices to a new larger facility.
Implementation Measure 5.8a		X	Replaced by more general policy PS-1.7.1	Use of Sutter Creek Elementary as a civic center.
Implementation Measure 5.8b		X	Replaced by more general policy 1.7.2	Establishment of revenue plan for upgrading or relocating City offices.

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
Objective 5.9, and Implementation Measures 5.9a and 5.9b		X	No longer applicable	Post office location and postal service.
Policy 5.17		X	No longer accurate/ utilized	Officer to resident ratio.
Policy PS-1.9.1	X		Added to reflect current requirements	New development projects shall be annexed into the County's Community Facilities District No. 2006-1 (Fire Protection Services) and the Sutter Creek Fire Protection District, as may be required.
Implementation Measure PS-1.9.1.1	X		Added to reflect current requirements	New subdivisions of five or more lots shall prepare and maintain a Fire Safe Plan.
Policy PS-1.10.1	X		Added to support the existing objective	The City shall cooperate with the Sutter Creek Fire Protection District and American Legion Ambulance Service in the provision of prompt and adequate emergency medical service.
Implementation Measure PS-1.11.2.1	X		Added to reflect current standards and practice	Utilities and telecommunications infrastructure shall be placed underground in rights-of-way that have been designated to accommodate utility and telecommunications networks.
<i>Safety Element</i>				
Objectives S-1.1, S-1.2, S-1.3, S-1.4, S-1.5, and S-1.6	X		Added as no objectives were provided in the existing General Plan	The text of the objectives generalizes the subsequent policies, which are the same as the existing policies.
Implementation Measure S-1.3.2.1	X		Added to reflect current concern regarding storm runoff	The City shall consult with the County of Amador about General Plan Policy S-1.3.2, which concerns peak flow runoff from new development within the Sutter Creek drainage area but outside of City jurisdiction.
Implementation Measure S-1.3.3.1	X		Added to reflect current concern regarding storm runoff	The City shall consult with the County of Amador about General Plan Policy S-1.3.3, which concerns review of development projects within the Sutter Creek drainage area.
Policy S-1.3.4	--	--	Replaces Objective 6.2 with more general text	Reduce the extent of flooding that threatens existing developed areas within the City.
Implementation Measure S-1.3.4.1	--	--	Replaces Implementation Measure 6.2 with more general text	The City shall continue to identify flood hazards and funding to correct the hazards.

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
Policy S-1.4.6	--	--	Modifies Policy 6.4 to reflect current requirements	New roadways shall comply with City standards.
Policy 6.14		X	Modified into Policy S-1.4.6 to ensure compliance with City standards as they are updated.	All new roadways should allow for two-way traffic with room for parking on at least one side.
Policy S-1.4.8	--	--	Replaces Policies 6.16 and 6.17 to reflect current standards and requirements	Buildings in urban-wildland interface areas shall comply with California Department of Forestry and Fire Protection recommendations on defensible space.
Implementation Measure S-1.4.8.1	X		Added to reflect current requirements	The City, in cooperation with the Fire Protection District, shall prepare a Fire Safe Plan for the City's consideration and adoption.
Policy 6.16		X	Replaced by the current requirements in Policy S-1.4.8	Fire retardant materials should be required in the construction of homes and other valuable properties in all flammable urban-wildlife interface areas.
Policy 6.17		X	Replaced by the current requirements in Policy S-1.4.8	A 30 foot perimeter cleared of hazardous brush and flammable vegetation should be maintained around all buildings in urban-wildland interface areas.
<i>Noise Element</i>				
Objective N-1.1	X		Added as no objective was provided in the existing General Plan	The prevention and mitigation of exposure to unacceptable noise levels.
Policy 7.8		X	No longer needed	Noise sensitive land uses located in relation to the now non-existent Amador Central Rail Line.
Policies N-1.1.8	X		Added because the existing General Plan listed what are actually implementation measures as policies or objectives and the General Plan Update corrects this error, but results in the need to create policies to correspond to these re-categorized Implementation Measures	Reduce noise generated from sources outside the City's jurisdiction.
Policy N-1.1.11	X		See above	Enforce the policies and standards of the Noise Element where and when appropriate.

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
Implementation Measure N-1.1.12.1	X		Added to reflect current need	The City shall revise the design standards for collector and arterial city streets to incorporate noise attenuation features.
Policy N-1.1.13	X		See above	The City shall update noise regulations when appropriate.
Policy N-1.1.14	X		See above	The City shall modify the Noise Element Contour Maps when appropriate.
<i>Historic Element</i>				
Objective H-1.1	X		Added as there is no objective to correspond to the subsequent policies in the existing General Plan	The preservation of the historic character of the city through preservation and enhancement of historic structures, sites and districts, and archeological resources.
Implementation Measure H-1.1.1.1	--	--	Objective 8.1 with extensive modification to reflect the Design Standards rather than just the historic district/ corridor to reflect current practice	The Design Review Committee will evaluate City Staff recommendations regarding a proposed project's conformance with the Design Standards and will either issue design clearance in concurrence with Staff recommendations, issue design clearance with modifications, or find the a proposed project is not in conformance with the Design Standards and make recommendations to City Staff or the Planning Commission disapproving the applications.
Implementation Measure H-1.1.1.4	X		Added to reflect current practice/requirements	Documentation in compliance with the State of California regulations for removing or altering historic buildings and/or sites shall be required prior to the issuance of a building or demolition permit.
Implementation Measure H-1.1.3.1	X		Added to reflect current practice	The City shall provide the North Central Information Center and historians or individuals knowledgeable about the City's history qualified to review development proposals in the City of Sutter Creek adequate information and time to review and comment upon major development proposals that have a potential to affect known or unknown cultural or historical resources.

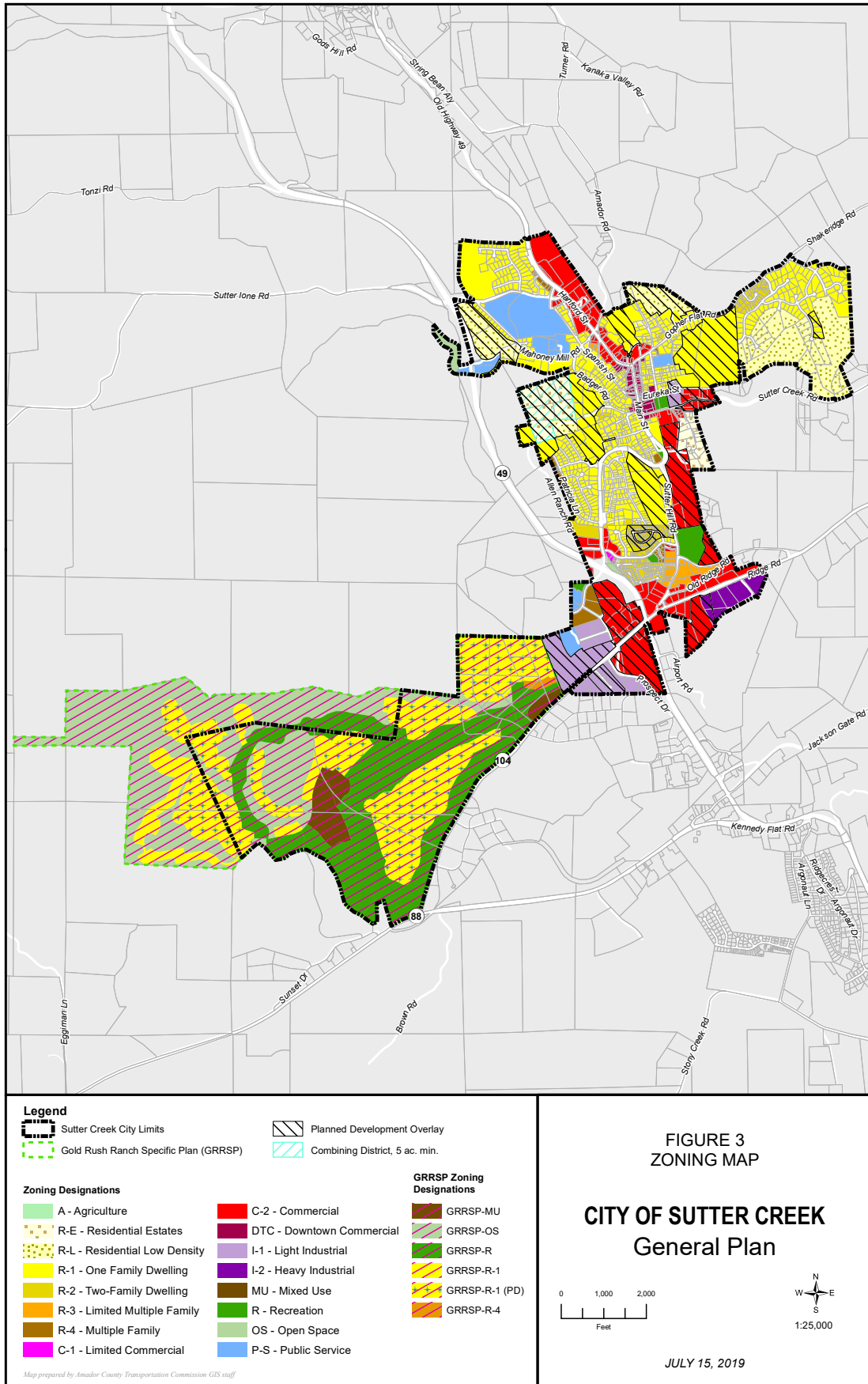
Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

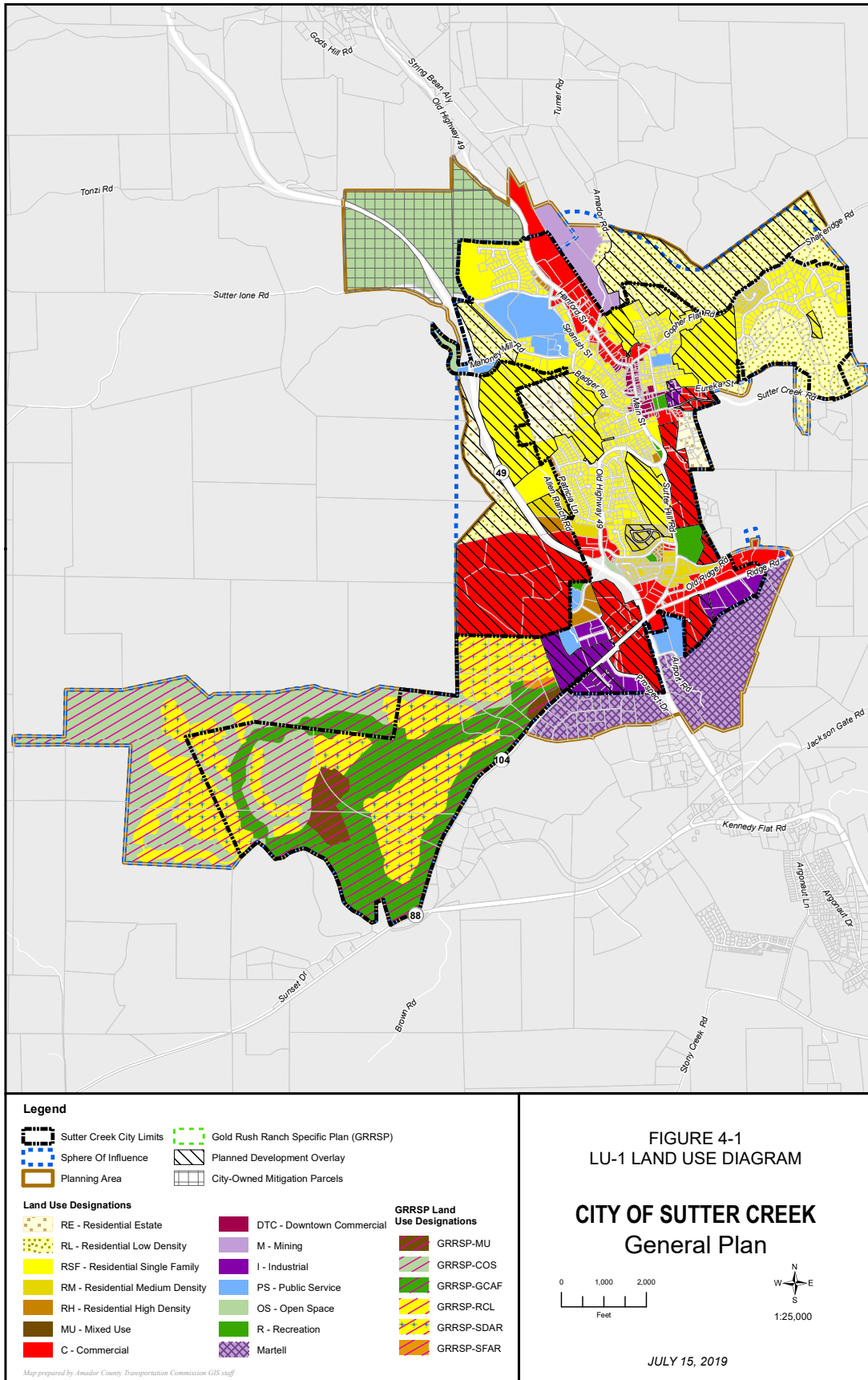
Title	Add	Delete	Reason for Change	Text
Policy H-1.1.4	X		Added as the existing policy was reassigned as an Implementation Measure and reflects current practices/state requirements	Development projects shall notify the City and relevant parties if historic or prehistoric occupancy or use of the site is discovered during grading or building activities.
Implementation Measures 8.1b, 8.2b, and 8.2d		X	Removed because they have been implemented with the adoption of the Design Standards and creation of the Design Review Committee and are no longer relevant	Inventory architectural features and styles, establish design standards, and provide the review committee with review and approval authorization for design consistency of new projects.
<i>Parks and Recreation Element</i>				
Objective PR-1.1	X		Added as there is no objective to correspond to the subsequent policies in the existing General Plan	The provision of a full range of parks, recreational facilities, and walking paths.
Policy PR-1.1.2	--	--	Modification of Policy 9.1 to add precise direction/eliminate vague text	New residential developments shall provide land and/or funding for parks and recreational facilities.
Implementation Measure PR-1.1.2.1	X		Added to reflect current requirements	New residential development will either dedicate land or pay an in-lieu fee for parkland (or a combination, at the option of the City) based upon a ratio of 5 acres per 1,000 residents anticipated in the development.
Implementation Measure PR-1.1.2.2	X		Added to reflect current need	The City shall prepare and adopt a parks master plan and funding mechanism for construction and maintenance.
Implementation Measure PR-1.1.4.1	X		Added to reflect current need and maximize facility use	The City shall consult with the Amador County Unified School District about school recreational facilities remaining available for public use when not being occupied by school functions.
Policy 9.5		X	Removed as it is not relevant	Recreational facilities at new schools.
Objective 9.1		X	Removed as it is not needed	Establishment of a Parks Commission.
Implementation Measure 9.1		X	Removed as it is not needed	Establishment and operations of a Parks Commission.
Implementation Measure PR-1.1.7.2	X		Added to address funding and incorporation into the Development Standards	Develop, and update as appropriate, City-wide standards for neighborhood parks to be adopted within the City's Development Standards, and establish a funding mechanism for ongoing maintenance of the parks.

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
Implementation Measure 9.7b		X	Removed as it is no longer relevant	Participate in the Bicycle and Pedestrian Plan.
<i>Environmental Justice Element</i>				
Goal EJ-1	X		Added to reflect current state requirements for General Plans (Gov. Code §65302(h))	The goal of the Sutter Creek General Plan Environmental Justice Element is to support a thriving community by reducing health and environmental impacts, particularly on disadvantaged or low income communities within the City.
Objective EJ-1.1	X		Added to reflect current state requirements for General Plans (Gov. Code §65302(h))	The provision of a full range of access to housing, public facilities, and economic centers, improvement in the quality of the built and natural environment, and promotion of civil engagement.
Policy EJ-1.1.1	X		Added to reflect current state requirements for General Plans (Gov. Code §65302(h))	Consider environmental justice issues as they pertain to the equitable provision of public services, housing, amenities, and environmental quality.
Implementation Measure EJ-1.1.1.1	X		Added to reflect current state requirements for General Plans (Gov. Code §65302(h))	The City shall consider matters of community equity and environmental justice during the public project review process.
Implementation Measure EJ-1.1.1.2	X		Added to reflect current state requirements for General Plans (Gov. Code §65302(h))	The City shall modify the General Plan, zoning code, and zoning map to maintain environmental justice within the City and achieve equitable conditions throughout the City.

Zoning Map changes are depicted in Figure 3: Zoning Map, and Land Use Diagram changes are depicted in Figure 4-1: LU-1 Land Use Diagram.





Individual parcel updates include the following (Table 2), which reflect the existing parcel zoning and land uses on the parcel. These updates have the potential to result in 337 fewer units and 701 fewer persons should the sites be built out to the maximum extent in the future. However, since the majority of changes are either to the land use or zone in order to ensure the land use designation and zoning correspond and do not conflict, the potential change is more accurately zero for parcels where either the zoning or the land use designation changes, and Table 2 presents a conservative analysis for change. Unit and population changes would occur on those parcels where both the land use designation and zoning change. Taking this into account, the potential unit and population change would more accurately be 237 fewer units and 512 fewer persons.

Table 2**Parcels with Land Use Designation and/or Zoning Changes**

Map ID	Parcel	Zoning	1994 Land Use Designation	2019 Land Use Designation	Acres	Potential Unit Change	Potential Population Change
50	044020023000	I-1	C	I	0.37	-2	-4
51	044020087000	I-1	C	I	0.19	-1	-2
52	044020088000	I-1	C	I	0.48	-3	-6
48	044020025000	R-3	C	RM	1.91	-21	-45
47	044020031000	R-3	C	RM	2.00	-21	-45
46	044020028000	R-3	C	RM	0.98	-10	-21
45	044020027000	R-3	C	RM	2.42	-26	-56
44	044020026000	R-3	C	RM	0.41	-4	-9
49	044020024000	R-3	I	RM	0.52	-5	-11
53	044020104000	C-2 (to be changed to I-2)	I	€ I	1.74	-30	-65
67	044020102000	C-2 (to be changed to I-2)	I	I	1.07	-19	-38
10	018051003000	C-2	PS	C	0.89	15	38
58	040190014000	R-1	RL	RSF	0.43	1	2
57	040190013000	R-1	RL	RSF	0.46	1	2
55	018080007501	R-1 (to be changed to RL)	RL	RL	1.73	-6	-12
56	018080003501	R-1 (to be changed to RL)	RL	RL	15.36	-48	-96
78	018080003501	R-1	RL	RSF	1.42	4	8
27	018320058000	R-4	RM	RH	0.06	1	2
26	018320057000	R-4	RM	RH	0.05	1	2
25	018320056000	R-4	RM	RH	0.06	1	2
24	018320055000	R-4	RM	RH	0.07	1	2

Table 2**Parcels with Land Use Designation and/or Zoning Changes**

Map ID	Parcel	Zoning	1994 Land Use Designation	2019 Land Use Designation	Acres	Potential Unit Change	Potential Population Change
42	044020095000	R-4	RM	RH	3.88	40	86
41	044020057000	R-4	RM	RH	2.15	23	49
40	044020056000	R-4	RM	RH	1.92	20	43
28	018320059000	R-4	RM	RH	0.05	1	2
31	018251002000	R-4	RM	RH	0.36	4	9
30	018251001000	R-4	RM	RH	0.38	4	9
29	018320060000	R-4	RM	RH	0.10	1	2
23	018320047000	R-4	RM	RH	0.30	4	9
22	018320048000	R-4	RM	RH	0.28	3	6
54	018233002501	R-4	RM	RH	0.82	9	19
38	018332016000	C-1	RP	C	0.05	1	2
37	018332015000	C-1	RP	C	0.04	1	2
36	018332014000	C-1	RP	C	0.04	1	2
35	018332013000	C-1	RP	C	0.05	1	2
34	018332017000	C-1	RP	C	0.31	5	11
33	018332011000	C-1	RP	C	0.33	5	11
32	018010021000	R-1	RSF	RM	4.79	32	68
18	018171023000	R-2	RSF	RM	0.29	2	4
17	018171019000	R-2	RSF	RM	0.35	2	4
16	018171020000	R-2	RSF	RM	0.52	4	9
15	018112005000	R-2	RSF	RM	0.27	2	4
13	018063012000	R-3	RSF	RM	0.22	1	2
12	018063011000	R-3	RSF	RM	0.15	1	2
11	018063013000	R-3	RSF	RM	0.30	2	4
20	018010040000	R-E (5-acre minimum combining district added)	RSF	RE	5.20	-19	-41
19	018010036000	R-E (5-acre minimum combining district added)	RSF	RE	5.27	-20	-43
21	0180100423000	RE (to be changed to RL)	RE	RL	4.78	3	6

Table 2**Parcels with Land Use Designation and/or Zoning Changes**

Map ID	Parcel	Zoning	1994 Land Use Designation	2019 Land Use Designation	Acres	Potential Unit Change	Potential Population Change
9	018036001000	C-2	RSF	C	0.19	3	6
8	018034009000	C-2 (to be changed to R-4)	RSF	RH	0.20	3	6
6	018034008000	C-2 (to be changed to R-4)	RSF	RH	0.33	5	11
5	018034001000	C-2 (to be changed to R-4)	RSF	RH	0.40	7	15
4	018033016000	C-2 (to be changed to R-4)	RSF	RH	0.10	2	4
3	018033017000	C-2 (to be changed to R-4)	RSF	RH	0.08	2	4
2	018033018000	C-2 (to be changed to R-4)	RSF	RH	0.08	2	4
1	018033019000	C-2 (to be changed to R-4)	RSF	RH	0.09	2	4
7	018034010000	C-2 (to be changed to R-4)	RSF	RH	0.21	4	9
14	018100003000	P-S	RL	PS	3.43	10	21
43 ¹	040030103501 (was 040030103000)	P-S (to be changed to R)	C	R	10.02	-172	-368
60	018332026000	P-S (to be changed to OS)	DTC	OS	0.26	0	0
61	018311025000	P-S (to be changed to OS)	DTC	OS	0.12	0	0
62	018311027000	P-S (to be changed to OS)	DTC	OS	0.76	-1	-2
39	044020120000 (was 044020097000)	R4 (to be changed to P-S)	RH	PS	0.82	-14	-29
65	044020121000 (was 044020097000)	R-4 (to be changed to P-S)	RH	PS	0.34	-6	-12
66	044020119000 (was 044020097000)	R-4 (to be changed to P-S)	RH	PS	1.79	-30	-64
63	044020118000 (was 044020097000)	R4 (to be changed to R)	RH	R	1.36	-23	-49
64	044020121000 (was 044020097000)	R4 (to be changed to R)	RH	R	0.17	-3	-6
59	N/A (Miners Bend Park)	N/A ROW (to be changed to R)	N/A ROW	R	1.07	4	8
Bryson Park	018342001000	P (to be changed to R)	R	R	0.97	0	0
68	040030096000	R-L	RSF	RL	21.21	-67	-143

Table 2**Parcels with Land Use Designation and/or Zoning Changes**

Map ID	Parcel	Zoning	1994 Land Use Designation	2019 Land Use Designation	Acres	Potential Unit Change	Potential Population Change
70	018061005000	R-1 (to be changed to C-2)	C	C	0.08	1	2
71	018061006000	R-1 (to be changed to C-2)	C	C	0.06	1	2
72	018122022000	R-1	C	RSF	0.15	-3	-6
73	018122027000	R-1	C	RSF	0.10	-2	-4
74	018122023000	R-1	C	RSF	0.08	-1	-2
75	018063002000	C-2	RSF	C	0.07	1	2
76	018063003000	C-2	RSF	C	0.21	4	8
77	011080020000	R-1 (to be changed to OS)	RSF	OS	5.43	-25	-53
79	018061035000	DTC	C	DTC	0.20	0	0
80	018061008000	DTC	C	DTC	0.24	0	0
81	018070033000	C-2	DTC	C	0.30	0	0
82	018070017000	C-2	DTC	C	0.20	0	0
TOTAL:					116.88	-337	-701

Notes:

Please note that the change in dwelling unit density for the Industrial, Public Service and Recreation land uses would also result in a potential buildout reduction of over 1,500 units and 3,000 persons. This change is not reflected in the table above.

¹This is the existing Central Eureka Mine Park site.

Reorganization of Goals, Objectives, Policies and Implementation Measures

The General Plan Update includes the following reorganization of the goals, objective, policies, and implementation measures with no substantive change in the text, other than grammar edits, revisions to sentence structure, updates to references made in the text, and minor clarifications.

Table 3	
Reorganized Goals, Objective, Policies, and Implementation Measures	
Existing General Plan	General Plan Update
<i>Land Use Element</i>	
Goals 2.1 and 2.2	Combined into Goal LU-1
Policy 2.1	Policy LU-1.1.1
Policy 2.2	Policy LU-1.1.2
Policy 2.3	Policy LU-1.1.3 with minor edit to reference the current agricultural land use designation naming conventions.
Policy 2.4	Policy LU-1.1.4
Policy 2.5	Text is separated into Policy LU-1.1.5 and Implementation Measure LU-1.1.5.1. The text of LU-1.1.5.1 is updated to include “that the development will not have significant environmental impacts after mitigation unless the City makes findings of overriding considerations,” after “or its citizens”
Policy 2.6	Implementation Measure LU-2.1.1.1 with some clarifying text that the updates would occur as needed rather than annually, but reviews would continue to occur annually.
Objective 2.1	Policy LU-2.1.2
Objective 2.2	Policy LU-2.1.3, with minor rewording to make current “The City shall assure its subdivision code is consistent with the General Plan.”
Objective 2.3	Policy LU-2.1.4
Implementation Measure 2.3	Implementation Measure LU-2.1.4.1
Objective 2.5	Policy LU-2.1.5 with corrected references to the adopted Design Standards
Implementation Measure 2.5	Implementation Measure LU-2.1.5.1, with text edits to accurately reflect the adopted Design Standards
Goal 2.3	Goal LU-3 with text edit to reflect the current naming convention of the historic districts: “Main Street Historic District and Historic District”
Objective 2.4 and Implementation Measure 2.4	Combined into Policy LU-3.1.1, with minor text changes to indicate the City Manager, rather than a separate business ombudsman facilitate the coordination of businesses and business association to attract and retain business in Sutter Creek.
Objective 2.6	Separated into Policy LU-3.1.2 and Implementation Measure LU-3.1.2.1 with minor edits to reference the current diagram name and designation and to remove reference to Nevada City and uses in the Sutter Hill area.
Objective 2.7	Policy LU-3.1.3
Implementation Measure 2.6	Implementation Measure LU-3.1.3.1
<i>Conservation and Open Space Element</i>	
Policy 3.1	Policy COS-1.1.1 with minor sentence structure changes and move of last paragraph to Goal COS-1
Policy 3.2	Policy COS-1.3.1
Policy 3.3	Policy COS-1.3.3
Policy 3.4	Policy COS-1.3.4, changing “should” to “shall”
Objective 3.1	Policy COS-1.4.1
Implementation Measure 3.1	Implementation Measure COS-1.4.1.1 with text updates to reflect the Conservation BMPs integrated into Volume II of the General Plan rather than the Golden Eagle Project DEIR
Policy 3.6	Policy COS-1.4.2

Table 3**Reorganized Goals, Objective, Policies, and Implementation Measures**

Existing General Plan	General Plan Update
Policy 3.7	Policy COS-1.5.1 with minor text updates to reflect current metering requirements
Policy 3.8	Policy COS-1.5.2
Policy 3.9	Policy COS-1.6.1 with minor text replacement of “prove” with “demonstrate”
Policy 3.10	Policy COS-1.6.2
Policy 3.11	Policy COS-1.6.3
Policy 3.12	Implementation Measure COS-1.7.1.1, with minor sentence structure correction
Policy 3.13	Implementation Measure COS-1.7.2.1
Objective 3.2	Policy COS-1.8.1, with an update to the text to reflect compliance with the CBC rather than UBC and maintenance of the grading ordinance rather than establishment of a grading ordinance
Objective 3.3	Policy COS-1.8.2, simplified and with reference to the Development Standards
Implementation Measure 3.3	Implementation Measure COS-1.8.2.1 with minor change to reflect the CBC erosion controls and Conservation BMPs in Volume II of the General Plan rather than the UBC and Oak Knolls Subdivision DEIR
Policy 3.14	Policy COS-1.9.1 with minor grammar and agency name changes
Policy 3.15	Policy COS-1.9.2, with minor clarification
Policy 3.16	Policy COS-1.9.3 with a minor change to the agency name
Policy 3.17	Policy COS-1.9.4 with a minor change to the agency name
Policy 3.18	Policy COS-1.9.5
Policy 3.19	Policy COS-1.9.6, minus the first sentence due to redundancy
Policy 3.21	Policy COS-1.10.1
Policy 3.22	Policy COS-1.10.2
<i>Circulation Element</i>	
Goal 4.1	Goal C-1, with the addition of funding mechanism text, “Funding mechanisms for circulation improvements include: direct construction, mitigation fees, land exactions, and special assessment districts or Mello-Roos districts.”
Policy 4.5	Implementation Measure C-1.1.1.1
Objective 4.2	Policy C-1.2.1
Implementation Measure 4.2	Implementation Measure C-1.2.1.1, but the listed intersections have been removed
Policy 4.6	Policy C-1.3.1, with minor text change to replace “may” with “shall” and clarified payment “through direct construction, mitigation fees, land exactions, or special assessment or Mello-Roos districts.”
Objective 4.3	Policy C-1.3.2
Implementation Measures 4.3b, c, d, e, and f	Implementation Measures C-1.3.2.1, C-1.3.2.2, C-1.3.2.3, C-1.3.2.4, and C-1.3.2.5. Implementation Measure C-1.3.2.1 is revised to include the phrase “as funding is available” and Implementation Measures C-1.3.2.3, and C-1.3.2.4 are revised to include phrasing indicating that the measures should be carried out if determined “appropriate and feasible”
Policy 4.7	Policy C-1.3.3
Objective 4.5	Policy C-1.4.1
Implementation Measures 4.5 a, b, and c	Implementation Measures C-1.4.1.1, C-1.4.1.2, and C-1.4.1.3, with a minor text change to include the phrase, “as appropriate and feasible” to each of the implementation measures, sentence restructuring in C-1.4.1.1, and corrected reference to the Main Street Historic District in C-1.4.1.2.
Policy 4.8 (New Streets)	Policy C-1.5.2

Table 3**Reorganized Goals, Objective, Policies, and Implementation Measures**

Existing General Plan	General Plan Update
Policy 4.9 (New Streets)	Policy C-1.5.3
Policy 4.10 (New Streets)	Policy C-1.5.4
Policy 4.11 (New Streets)	Policy C-1.5.5
Policy 4.12 (New Streets)	Policy C-1.5.6
Policy 4.13 (New Streets)	Policy C-1.5.7
Policy 4.14 (New Streets)	Policy C-1.5.8
Policy 4.15 (New Streets)	Policy C-1.5.9
Policy 4.16 (New Streets)	Policy C-1.5.10
Policy 4.17 (New Streets)	Policy C-1.5.11
Objective 4.6	Policy C-1.6.1
Policy 4.9 (Transit)	Policy C-1.6.2 with additional text explaining ACTC and their role
Implementation Measures 4.6a, b, c, and d	Implementation Measures C-1.6.1.1, C-1.6.1.2, C-1.6.1.3, and C-1.6.1.4
Objective 4.7	Policy C-1.7.1
Implementation Measure 4.7b	Implementation Measure 1.7.1.1
Objective 4.8	Policy C-1.7.2, with minor sentence restructure
Implementation Measure 4.8	Implementation Measure C-1.7.2.1 with grammar changes
Policy 4.10 (Delivery of Goods and Services)	Policy C-1.7.3
Policy 4.11 (Ridesharing)	First sentence is Implementation Measure C-1.8.1.1 and second sentence, which is the same as Implementation Measure 4.9a (Parking), is Implementation Measure C-1.11.1.1
Policy 4.12 (Staggered Work Hours)	Policy C-1.9.1, changing “shall” to “encourages”
Policy 4.13 (Bicycle and Pedestrian Facilities)	Policy C-1.10.1 with minor grammar improvements
Policy 4.14 (Bicycle and Pedestrian Facilities)	Policy C-1.10.2, with minor reference change from Planning Commission to City and “may” changed to “shall”
Policy 4.15 (Bicycle and Pedestrian Facilities)	Policy C-1.10.3, with an update to include the intersection of Old Highway 49 and Sutter Hill Road
Policy 4.16 (Bicycle and Pedestrian Facilities)	Policy C-1.10.4
Policy 4.17 (Bicycle and Pedestrian Facilities)	Policy C-1.10.5
Policy 4.18	Policy C-1.10.6 with minor grammar improvements
Policy 4.19	Policy C-1.10.7
Policy 4.20	Policy C-1.10.8, with text added to strengthen and clarify the policy, “Sutter Creek shall require new subdivisions, commercial projects requiring a site plan approval, and industrial projects to implement, or fund, as appropriate, a bike system for children to ensure safe access to schools and parks within town.”
Policy 4.21	Policy C-1.10.9
Objective 4.9	Policy C-1.11.1
Implementation Measures 4.9a, b, c, and d	Implementation Measures C-1.11.1.1, C-1.11.1.2, C-1.11.1.3, and C-1.11.1.4, with minor grammar improvements, and removal of the sentence regarding the enforcement of limited time parking restriction in the historic business district from Implementation Measure 4.9b/C-1.11.1.2, as signage is already in place.
<i>Public Services and Facilities Element</i>	
Goal 5.1	Goal PS-1

Table 3**Reorganized Goals, Objective, Policies, and Implementation Measures**

Existing General Plan	General Plan Update
Policy 5.2	Policy PS-1.2.1
Objective 5.1	Policy PS-1.2.2
Objective 5.2	Policy PS-1.2.3
Objective 5.3	Policy PS-1.2.4, with updates to reflect the existing AWA Urban Water Management Plan.
Implementation Measure 5.3	Implementation Measure PS-1.2.4.1 with updates to reflect the existing AWA Urban Water Management Plan.
Policy 5.3	Objective PS-1.3
Policy 5.4	Policy PS-1.3.1, replacing “lines” with “infrastructure”
Policy 5.5	Policy PS-1.3.2
Policy 5.6	Policy PS-1.3.3
Policy 5.8	Policy PS-1.3.4
Objective 5.4	Policy PS-1.3.5, with removal of the reference to status of the Amador Regional Sanitation Authority contract.
Policy 5.9	Policy PS-1.4.1
Policy 5.10	Policy PS-1.4.2, changing “will generate” to “may generate”
Policy 5.11	Policy PS-1.4.3, changing “proven” to “demonstrated” and removing “substantially” in regard to overloading existing drainage.
Policy 5.12	Policy PS-1.4.4, added “detention”
Policy 5.13	Policy PS-1.4.5, removed “lanes” and revised to read “Drainage should be directed through landscaped swales or underground pipes or a combination of both, wherever feasible. Open concrete or rock ditches are discouraged in most cases.”
Objective 5.6	Policy PS-1.4.6
Implementation Measure 5.6	Implementation Measure PS-1.4.6.1, clarified to master “drainage” plan and added “has the potential to” add substantial storm runoff.
Objective 5.7	Objective PS-1.5, with revisions to reference AB 341 and eliminate percentages, should they again change
Policy 5.14 and 5.15	Policies PS-1.6.1 and PS-1.6.2, respectively
Objective 5.8	Objective PS-1.7
Policy 5.16	Objective PS-1.8
Objective 5.10	Policy PS-1.8.1
Implementation Measure 5.10	Implementation Measure PS-1.8.1.1 with additional text indicating facility cost calculations should be conducted “on a regular basis”
Objective 5.11	Policy PS-1.8.2
Implementation Measure 5.11	Implementation Measure PS-1.8.2.1
Policy 5.18	Objective PS-1.9
Objective 5.12	Policy PS-1.9.2 with minor text change to indicate a 10-year fire protection service plan rather than a 20-year plan, and deleted the last sentence
Implementation Measure 5.12	Implementation Measure PS-1.9.2.1 with the clarification of a 10-year, rather than 20-year, plan
Policy 5.19	Objective PS-1.10
Policy 5.20	Objective PS-1.11
Policy 5.21	Policy PS-1.11.1 with minor update
Policy 5.22	Policy PS-1.11.2 with minor grammar update and addition that above ground utilities in existing neighborhoods shall be located underground where feasible.
Policy 5.23	Policy PS-1.11.3
Policy 5.24	Policy PS-1.11.4
Policy 5.25	Objective PS-1.12

Table 3**Reorganized Goals, Objective, Policies, and Implementation Measures**

Existing General Plan	General Plan Update
Objective 5.13	Policy PS-1.12.1
Implementation Measure 5.13	Implementation Measure PS-1.12.1.1, with the elimination of text regarding the designation of a committee or contracted professional to work on a capital improvement program and funding strategy
<i>Safety Element</i>	
Goal 6.1	Goal S-1 with minor grammar/text changes
Policy 6.1	Policy S-1.1.1
Policy 6.2	Policy S-1.2.1
Policy 6.3	Policy S-1.2.2
Policy 6.4	Policy S-1.2.3
Policy 6.5	Policy S-1.2.4, replacing “tailings” with “waste materials”
Objective 6.1	Policy S-1.2.5
Implementation Measure 6.1	Implementation Measure S-1.2.5.1 with simplified text regarding record keeping of mining activities
Policy 6.6	Policy S-1.3.1 reworded and simplified to require building/permit applications for improvements within FEMA Zones A and AE to comply with the City’s flood plain management ordinance.
Policy 6.7	Policy S-1.3.2 with the addition of requiring post-development discharge rates to not exceed pre-development discharge rates and added phrase “ensuring new development does not significantly add to flooding hazards”
Policy 6.8	Policy S-1.3.3, removing the word “significantly”
Policy 6.9	Policy S-1.4.1, with the replacement of “tentative subdivision maps” with “development plans, land division projects,”
Policy 6.10	Policy S-1.4.2
Policy 6.11	Policy S-1.4.3 with added clarification
Policy 6.12	Policy S-1.4.4, replacing “should” with “shall”
Policy 6.13	Policy S-1.4.5, replacing “should” with “shall”
Policy 6.15	Policy S-1.4.7, replacing “should” with “shall”
Objective 6.3	Policy S-1.4.9 with reference to the Main Street Historic District and not the Downtown Historic District
Implementation Measure 6.3	Implementation Measure S-1.4.9.1
Objective 6.4	Policy S-1.5.1
Implementation Measure 6.4	Implementation Measure S-1.5.1.1
Objective 6.5	Policy S-1.5.2
Implementation Measure 6.5	Implementation Measure S-1.5.2.1
Policy 6.18	Policy S-1.5.3, minus reference to Lincoln Mine
Policy 6.19	Policy S-1.6.1
Policy 6.20	Policy S-1.6.2, deleting “Planning Commission” and replacing “will” with “shall”
Policy 6.21	Policy S-1.6.3
<i>Noise Element</i>	
Goals 7.1 and 7.2	Goals N-1 and N-2
Policies 7.1, 7.2, and 7.3	Policies N-1.1.1, N-1.1.2, and N-1.1.3, respectively, with reference to the revised noise table numbers, and grammatical update.
Policy 7.4	Policy N-1.1.4
Policy 7.5	Policy N-1.1.5
Policy 7.6	Policy N-1.1.6 with minor grammar changes and clarification
Policy 7.7	Policy N-1.1.7
Policy 7.9	Implementation Measure N-1.1.8.1
Policy 7.10	Policy N-1.1.9

Table 3**Reorganized Goals, Objective, Policies, and Implementation Measures**

Existing General Plan	General Plan Update
Policy 7.11	Policy N-1.1.10 with corrected reference to the appropriate sections of the California Vehicle Code
Policy 7.12	Implementation Measure N-1.1.11.1
Policy 7.13	Policy N-1.1.12
Objective 7.1	Implementation Measure N-1.1.13.1
Objective 7.2	Implementation Measure N-1.1.14.1
<i>Historic Element</i>	
Goal [no number]	Goal H-1 with removal of “late nineteenth and early twentieth century” and to be more concise by referencing the Design Standards
Policy 8.1	Policy H-1.1.1
Policy 8.2	Policy H-1.1.2, replacing “should” with “shall”
Policy 8.3	Policy H-1.1.3, with text changes to include knowledgeable individuals qualified to review development proposals in addition to historians and NCIC
Policy 8.4	Implementation Measure H-1.1.4.1, and addition of notification of the City
Implementation Measure 8.1a	Implementation Measure H-1.1.1.2
Implementation Measure 8.1c	Implementation Measure H-1.1.1.3
Objective 8.2	Policy H-1.1.5, with corrected reference to the historic districts
Implementation Measure 8.2a	Implementation Measure H-1.1.5.1 with reference to the Design Standards
Implementation Measure 8.2c	Implementation Measure H-1.1.5.2 with a corrected reference to the Design Review Committee rather than a Historic Design Review Committee and the historic districts rather than the Downtown Historic District
<i>Parks and Recreation Element</i>	
Goal 9.1	Goal PR-1.1
Policy 9.2	Policy PR-1.1.1
Policy 9.3	Policy PR-1.1.3, with a corrected policy reference in the Public Services and Facilities Element
Policy 9.4	Policy PR-1.1.4
Objective 9.2	Policy PR-1.1.5
Implementation Measure 9.2	Implementation Measure PR-1.1.5.1
Objective 9.3	Policy PR-1.1.6
Implementation Measure 9.3	Implementation Measure PR-1.1.6.1, eliminating the special assessment district reference due to new funding mechanism for parks.
Objective 9.4	Policy PR-1.1.7
Implementation Measure 9.4	Implementation Measure PR-1.1.7.1 with the additional defining text of “...containing at least 50 to 100 residential units....” to better define “large residential development projects”
Objective 9.5	Policy PR-1.1.8
Implementation Measure 9.5a	Implementation Measure PR-1.1.8.1
Implementation Measure 9.5b	Implementation Measure PR-1.1.8.2, with the addition of “wherever feasible” on “2. Filling should be prohibited” and replacing “should” with “shall”
Objective 9.7	Policy PR-1.1.9, with clarification of pedestrian “walking path” and additions of “to provide connectivity between residential communities and the downtown area” and “The City shall adopt a bicycle and pedestrian transportation plan and funding mechanism that includes an....”
Implementation Measure 9.7a	Implementation Measure PR-1.1.9.1 minus reference to a Parks Commission and with reference to the depiction on Figure 6-1 of the Circulation Element and reference to a “bicycle and pedestrian transportation plan” rather than the Planning Commission

9. Surrounding Land Uses and Setting:

The City of Sutter Creek is in Amador County on the west slope foothills of the Sierra Nevada. The downtown area is a registered historic landmark by the state of California. The planning area consists of 3.75 square miles, approximately 930 acres (1.5 square miles) of which are presently within the City limits. The planning area is characterized by a small valley, drained by Sutter Creek and surrounded by hills of California oak grasslands. The surrounding vegetation also includes pine and chaparral. A complete setting is available in the General Plan Update Vol. III Setting (<http://www.cityofsuttercreek.org/planning-department.html>).

State Highway 49 runs north-south through the downtown commercial and industrial center. Surrounding the commercial core, there are residential neighborhoods and open space.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

None. Anticipated approvals by the City for the General Plan Update and zoning map amendment include certification of this IS/ND and approval by the City Council of the proposed General Plan and zoning map amendment.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.:

The City of Sutter Creek communicates project applications through the City's Planning Referral system with the Ione Band of Miwok Indians. The tribe receives project application submittals for review and comment. These comments are addressed through the project, often as conditions of approval, or other actions. The Shingle Springs Band of Miwok Indians has, following the release of the Draft IS/ND, formally requested consultation with the City. They were contacted following receipt of their request, and they replied that they knew of no resources in the area and had no further comment, but would like to remain informed (See Appendix B). Confidentiality is maintained when requested or when resources are mapped to protect area resources from scavenging.

2.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. Where checked below, the topic with a potentially significant impact will be addressed in an environmental impact report.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture & Forest Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Energy
<input type="checkbox"/> Geology / Soils	<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials
<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Mineral Resources
<input type="checkbox"/> Noise	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Public Services
<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Utilities/Service Systems	<input type="checkbox"/> Wildfire	<input type="checkbox"/> Mandatory Findings of Significance
	<input checked="" type="checkbox"/> None	<input type="checkbox"/> None with Mitigation Incorporated

2.2 CEQA ENVIRONMENTAL DETERMINATION

On the basis of this Initial Study:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Amy Gedney, City Manager
City of Sutter Creek

Date

2.3 EVALUATION OF ENVIRONMENTAL IMPACTS

The following environmental analysis has been prepared using the CEQA Guidelines Appendix G: Environmental Checklist Form to complete an Initial Study (IS).

CEQA requires a brief explanation for answers to the Appendix G: Environmental Checklist except "No Impact" responses that are adequately supported by noted information sources. Answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

Table 4	
CEQA Defined Levels of Impact Significance	
Impact Severity	Definition
No Impact	A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
Less than Significant Impact	"Less than Significant Impact" applies where the Project's impact creates no significant impacts based on the criterion or criteria that sets the level of impact to a resource and require no mitigation to avoid or reduce impacts.
Less than Significant Impact after Mitigation	"Less than Significant Impact after Mitigation" applies where the incorporation of mitigation measures has reduced an effect from potentially "Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
Significant Impact	"Significant Impact" is appropriate if there is substantial evidence that an effect is potentially significant, as based on the criterion or criteria that sets the level of impact to a resource. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
Source: CEQA Appendix G Environmental Checklist Form	

I Aesthetics

I. Aesthetics Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? In urbanized areas would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Discussion:

Potential impacts to aesthetics were thoroughly analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan and the 2010 Gold Rush Ranch EIR and no additional impacts are identified. The 1994 General Plan Environmental Assessment determined that build-out of the General Plan would result in an unavoidable and significant impact to the existing visual character or quality because vacant or natural lands would be replaced with urban uses. The 1994 General Plan Environmental Assessment determined that other potentially significant impacts on aesthetic resources were mitigated to a less than significant level by General Plan policies. The 2010 Gold Rush Ranch EIR identified significant and unavoidable impacts to the City's visual character, night sky illumination, and localized light spill and glare, and mitigation measures were adopted to address other significant visual impacts and reduce them to a less than significant level.

City aesthetics are addressed through the Design Standards and the General Plan Update includes self-mitigating policies. Compliance with the adopted Design Standards is indicated in the General Plan Update; therefore, no significant aesthetic impact would occur. The General Plan guides future development by establishing land uses and goals, objectives, policies and implementation measures in relation to overall growth, but does not propose a project or development that would specifically alter the aesthetic of the City. Any future site-specific project will be required to submit environmental documentation, including aesthetic analysis, with a planning application for design review and approval.

The General Plan Update sets forth policies and programs that, generally, enhance the visual character of the Sutter Creek planning area and work in concert with additional density and development in a manner that would support the existing character of this historical landmark. The City enforces the California Building Code (CBC) and California Codes. In 2014, the City adopted Ordinance 350, which adopts the 2013 California Building Standards Administrative Code, as well as other portions of the Title 24 of the California Code of Regulations/California Building Code and 1997 Uniform Code (International Conference of Building Officials). Design Standards were adopted in 2016. The General Plan Update does

not substantially change the content of goals, objectives, or policies regarding aesthetics, but includes changes to reflect current practices and the adopted Design Standards.

New development that may have an impact on major topographic features in the planning area, would be mitigated by grading and development standards. Policies within the Conservation and Open Space Element and Historic Element protect visual resources, including the following:

New Objectives, Policies, and Implementation Measures:

Policy COS-1.2.1: Development projects shall be reviewed in accordance with City of Sutter Creek Development Standards.

Implementation Measure COS-1.2.1.1: Adopt and maintain the City of Sutter Creek Development Standards to maintain and enhance the City's natural resources.

Policy COS-1.3.2: New development shall preserve existing open space, as appropriate, for habitat, passive recreation, active recreation, and/or for visual access and/or aesthetics.

Implementation Measure COS-1.3.5.1: The City shall update the Design Standards to define design requirements or limitations near scenic ridgelines that ensure projects complement the existing natural landscape and skyline.

Implementation Measure COS-1.8.1.2: Until City-wide grading standards are adopted, the following standards shall be used:

- a. Roadways should be aligned along natural ridges or valleys, be curvilinear, and follow existing contours through implementation of landform grading standards;
- b. Grading should protect the existing skyline, oak trees, prominent hillsides, riparian corridors, and other topographically sensitive features and shall emulate the natural topography, which is the shape, height, and depth of the land surface, using landform grading standards, where feasible;
- c. Grading for individual detached single-family home sites should be restricted to that necessary to develop the driveway and individual home site. Proposed grading should be subject to grading plan review at the time of individual lot development; and
- d. Oak trees should be retained unless it is demonstrated to be unfeasible or unreasonable.

Existing Policies and Implementation Measures (1994 General Plan):

Policy COS-1.3.4: The use of natural visual screens, such as natural land forms and vegetation, shall be incorporated into new developments where possible to maintain a sense of open space.

Policy COS-1.3.5: The location of buildings and structures that are planned or proposed near scenic ridgelines as diagramed on Figure 4-2 in the Land Use Element, which exhibit a prominent skyline when viewed from prominent public access points, should be set back from the scenic ridgeline and/or their heights should be limited and/or vegetation or screening provided to help preserve the existing natural skyline.

Policy COS-1.8.1: Maintain a grading ordinance that will minimize excessive grading and set forth specific standards and regulations beyond those contained in California Building Code (CBC).

Policy H-1.1.1: Historic structures that give Sutter Creek its character should be preserved and maintained to the greatest degree possible. The City shall actively encourage the restoration and maintenance of historic buildings or sites.

Implementation Measure H-1.1.1.1: The Design Review Committee will evaluate City Staff recommendations regarding a proposed project's conformance with the Design Standards and will either issue design clearance in concurrence with Staff recommendations, issue design clearance with modifications, or find a proposed project is not in conformance with the Design Standards and make recommendations to City Staff or the Planning Commission disapproving the applications.

Policy H-1.1.2: Stone walls and other structures or sites related to Sutter Creek's history, including rock walls, shall be preserved in place wherever possible. Where not possible, said structures may, in certain circumstances, be relocated and may be incorporated into new buildings if said design maintains the historic value of the structure.

Policy H-1.1.5: Maintain, improve or expand the historic districts as attractive and unique cultural and historical business and residential districts that will attract and please visitors to the City.

Implementation Measure H-1.1.5.1: Enforce and improve the historic overlay land use designations contained in the General Plan Land Use Element through the City's Design Standards.

Implementation Measure H-1.1.5.2: The Design Review Committee should recommend to the City Council and Planning Commission a list of land uses deemed compatible with the intent of the historic districts.

These policies and implementation measures reduce the alteration of the landscape on each site and maintain the topography, vegetation, and visual features of the site to the extent feasible. Compliance with grading and development standards, and Design Standards would mitigate potential visual impacts and individual, focused environmental review of subsequently proposed projects would provide additional review and mitigation, if necessary, based on the location and components of those future proposals. Although General Plan projections increase the potential number of persons and housing units or other development, over existing conditions, the overall General Plan projections have decreased in the General Plan Update, and those housing units and developments would be subject to the existing Design Standards. The General Plan does not propose new uses that affect the community aesthetic or design policies or aesthetic goals that would result in a significant impact to community character.

Policy COS-1.3.2 expressly ensures new development preserves appropriate areas of existing open space, as appropriate, for habitat, passive and active recreation, and visual access and aesthetics. This maintains high quality, publicly visible areas of open space within the City to retain the rural and natural aesthetic of the community.

In addition, the General Plan Update Land Use Element maintains the VSA Visually Sensitive Area Overlay to ensure that development does not occur in areas of visual prominence and value so that the rural atmosphere is maintained. The VSA also allows for more clustered development in exchange for the protection of visually sensitive areas. Figure 4-2 in the General Plan Update (Vol I, Chapter 4) identifies the VSA areas within and adjacent to the City limit.

Land Use Element Policy LU-1.1.2, which was included in the 1994 General Plan, encourages in-filling and discourages leap-frog or strip commercial development.

New sources of lighting would be subject to City Design Standards as well as California Building Code standards. The 1994 General Plan Environmental Assessment identifies lighting and glare as a significant and unavoidable impact as a result of a general increase in development over the 20-year planning period;

however, the growth projections under the General Plan Update are substantially less than the planning period projections in the 1994 General Plan as those projections have not been met to date and remain below the current 2040 projections. The addition of stricter lighting standards and design guidelines to reduce light pollution, continued implementation and enforcement of the Design Standards, as promoted in the General Plan Update, would reduce lighting impacts. As stated previously, subsequent projects would need to demonstrate compliance during the review period prior to approval. No new or increased impact would result from the General Plan Update as compared to the existing General Plan.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

II Agriculture and Forest Resources

II Agriculture and Forest Resources: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the CA Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the CA Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the CA Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the CA Resources Agency, to a non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC section 12220(g)), timberland (as defined by PRC section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Discussion:

The City of Sutter Creek is not located on designated agricultural or forest lands. Potential impacts to agriculture were thoroughly analyzed in the 1994 CEQA analysis for the Sutter Creek General Plan and no additional impacts are identified. One new policy in relation to agriculture is proposed in the General Plan Update (Policy LU-1.1.6), which requires agricultural conversion mitigation at a 1:1 ratio where impact avoidance on agricultural land annexed into the City is infeasible. The General Plan Update Land Use Element designates 13 land use classifications, and agriculture or harvestable forest land are not one of the designations. This General Plan update does not alter policies concerning farmland or forest land and no additional impacts are identified from those described in the 1994 General Plan CEQA Environmental Assessment. There is no Prime or Unique Farmland or Farmland of Statewide Importance in the City. There are no active Williamson Act contracts within the City limit, although there are active contracts adjacent to the City within the City's eastern Planning Area/Sphere of Influence, adjacent to residential low density and estate designated parcels and commercial designated parcels. No change to the land use designation occurs in this area, so no impact would occur as a result of the General Plan Update.

Environmental Analysis: *No Impact.*

Required Mitigation: **None.**

III. Air Quality

III. Air Quality – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Are significance criteria established by the applicable air district available to rely on for significance determinations?	Yes: X		No:	
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions, such as objectionable odors, adversely affecting a substantial number of people?			X	

Discussion:

Potential impacts to air quality were thoroughly analyzed in the 1994 General Plan Environmental Assessment for the Sutter Creek General Plan and 2010 Gold Rush Ranch EIR and no additional impacts are identified, as the General Plan Update does not propose a specific development or project that would alter the air emissions in the area. The General Plan does not set emissions limits or conflict with State or Federal air emissions standards. The General Plan Update sets air quality goals, objectives, policies, and implementation measures. Future construction and City growth are associated with construction and permanent emissions resulting from increased vehicle trips and energy use, the General Plan Update does not propose actual buildout or projects that would substantially increase air emissions or conflict with Amador County Air Pollution Control District air quality plans or regulations. The 1994 General Plan Environmental Assessment determined that continued growth in local housing stock would exacerbate current air quality conditions, particularly for ozone, and would contribute to cumulative effects. These effects could be mitigated through the Amador County Air Pollution Control District enforcing industrial emissions standards, monitoring, and providing advisory or regulatory provisions. Significant and unavoidable ozone precursor and PM₁₀ air emissions from vehicle trips and construction were identified in the 2010 Gold Rush Ranch EIR, and mitigation measures were adopted to address other significant air impacts and reduce them to a less than significant level. It should be noted that the land use designation and zoning changes result in an overall reduction in projected growth within the City.

The City of Sutter Creek is located in the Amador Air District, which is in the central portion of Mountain Counties Air Basin. The California Air Resources Board (ARB) monitors ambient air quality monitoring in Amador County. The County is classified as a non-attainment area for ozone. The ARB monitoring station in Jackson indicates ozone levels have exceeded the current Federal standard for ozone since the station was established in 1992; however, monitoring shows a decreasing trend in the number of days above

the standard, with only five days occurring in 2016 (CARB, 2017, <https://www.arb.ca.gov/adam/topfour/topfourdisplay.php>). The ARB research has demonstrated that in the Foothill region, exceedances for ozone are overwhelmingly due to transport from the San Joaquin and Sacramento Valleys.

The General Plan Update Conservation and Open Space Element does not include any substantive changes to the air quality policies and retains the existing policies and implementation measures from the existing General Plan. An air quality objective has been added since the 1994 General Plan did not include an objective specific to air quality. Although Amador County is a non-attainment area for ozone, the General Plan promotes energy efficiency and includes the following objectives and policies in regard to air quality:

Existing Policies and Implementation Measures (1994 General Plan):

Policy COS-1.1.1: Development projects shall be reviewed in accordance with the California Environmental Quality Act (CEQA) and this Element to insure that such developments mitigate to the point of less than significant impacts upon each of the listed resources except where Statements of Overriding Considerations are adopted.

Policy COS-1.6.1: The City shall limit new industry to those that can demonstrate no harmful effect upon air quality.

Policy COS-1.6.2: The City shall implement policies and implementation measures in the Circulation Element that reduce per capita reliance on automobile traffic and incidence of traffic congestion to minimize locally generated carbon monoxide and ozone air pollution.

Policy COS-1.6.3: The City supports efforts of the Amador Air District to maintain local air quality and statewide efforts to lessen the impacts of pollution affecting the City from growth in the great Central Valley.

Policy COS-1.10.1: New developments should be designed to maximize opportunities to limit use of automobiles, distance traveled to local destinations, and traffic congestion.

Policy COS-1.10.2: All new development should be designed for natural heating and cooling opportunities to the greatest extent feasible. This should be accomplished in the design of large commercial or multifamily residential buildings and by the design of lot sizes and configurations that consider heating and cooling opportunities provided by solar exposure, shade, and breezes.

New Objectives, Policies, and Implementation Measures:

Objective COS-1.6: Increased air quality

Objective COS-1.10: Increased energy conservation and renewable energy generation/production.

Policy COS-1.10.3: New structures shall comply with California Energy Star guidelines or similar energy savings program that achieve a 20% reduction from standards contained in Title 24 of the California Code of Regulations. Compliance with Energy Star guidelines may occur through measures such as effective insulation, high performance windows, tight construction and ducts, efficient heating and cooling equipment, natural heating, and non-polluting energy production.

Implementation Measure COS-1.10.3.1: The City shall develop incentives for buildings exceeding Title 24 Energy Efficiency Standards and new development projects that meet 70% of their energy needs from renewable sources.

Policy COS-1.10.4: New developments shall be designed to reduce heat island effects.

Implementation Measure COS-1.10.4.1: Update the Design Standards and/or Municipal Code to include the use of shade trees, structures, cool pavement and cool roofs in new construction of structures, parking lots, and streets.

Policy COS-1.10.5: Increase renewable-energy generation and use through public outreach.

Implementation Measure COS-1.10.5.1: Maintain and continue to update renewable-energy tools and information on the City's website.

As stated in Policy COS-1.6.2, the Circulation Element includes policies and implementation measures that would reduce mobile air emissions, such as those related to transit, pedestrian and bicycle use. Policies encouraging non-motorized transportation, carpooling, transit use, and traffic reduction promote reduced air emissions. These include:

Existing Policies and Implementation Measures (1994 General Plan):

Policy C-1.6.1: Maximize the use of public transit to reduce dependence on the private automobile.

Implementation Measure C-1.6.1.1: Provide bus service to and from special events from local parking facilities. Charter bus service from the San Francisco Bay Area and Central Valley locations should be promoted for special events that are expected to draw large crowds.

Implementation Measure C-1.6.1.2: Extend and add transit routes as demand dictates.

Implementation Measure C-1.6.1.3: Bus shelters and benches should be provided where demand warrants and their provision included as part of development approval requirements. New developments projects should provide safe locations off the traveled way for busses to stop without impeding the flow of traffic.

Implementation Measure C-1.6.1.4: Public transit facilities (bus stops, etc.) should be located near or incorporated into commercial and industrial projects employing more than 10 people provided there is not an adequate existing bus stop within 1/4 mile.

Policy C-1.6.2: The City shall request that the Amador County Transportation Commission (ACTC) and Amador Regional Transit System (ARTS) review and comment upon new projects that may generate or attract, individually or cumulatively, large or moderate volumes of traffic. ACTC's roles and responsibilities involve two overlapping categories: (1) administration of Transportation Development Act and other funds that are allocated to ACTC, and (2) to serve as the Regional Transportation Planning Agency for Amador County. ARTS serves as the local transit system for Amador County.

Policy C-1.7.1: Encourage delivery services to homes and businesses to reduce the number of auto trips.

Implementation Measure C-1.7.1.1: The City shall encourage retail stores to provide delivery service and telephone and online shopping services. Some retail stores are instituting online ordering and delivery of goods to homes and business. This trend should be encouraged.

Policy C-1.7.2: Small neighborhood commercial facilities should be included where economically viable to minimize automobile traffic as new areas of the city develop.

Implementation Measure C-1.7.2.1: Implement the (pd) land use designation explained on Table LU-2 in the Land Use Element, which allows planned developments to include neighborhood commercial uses.

Policy C-1.7.3: High-density residential development that conforms to standards and programs of the General Plan and City ordinances should be constructed in the Sutter Hill/Martell area with convenient walking access to shopping and public services.

Implementation Measure C-1.8.1.1: The City shall encourage commercial development projects and employers to provide reserved parking spaces and vans for use by employees who carpool.

Policy C-1.10.1: Bicycle lanes or paved shoulders should be provided on new arterial and collector roadway facilities unless separate bicycle routes are provided.

Policy C-1.10.2: When required for pedestrian access to public services and facilities, the City shall require development projects to construct pedestrian walks.

Policy C-1.10.3: Sutter Creek will urge the creation of safe crossings on Old Highway 49 especially on Old Highway 49 toward Sutter Hill, at the intersection of Old Highway 49 and Sutter Hill Road, at the foot of Sutter Oaks and Mount Pleasant, and near Spanish Street.

Policy C-1.10.4: Sutter Creek should require new development proposals to help create walking paths or lanes along Old Sutter Hill Road and Sutter Creek-Volcano Road.

Policy C-1.10.5: New development projects should be required to create a creekside trail system along Sutter Creek going toward Volcano as the city limits are moved outward.

Policy C-1.10.6: The design of public facilities, including pedestrian facilities shall comply with the Americans with Disabilities Act.

Policy C-1.10.7: New development projects should be tied together and to existing parts of the City by an interlinked bicycle and pedestrian trail network as addressed in the Parks and Recreation Element

Policy C-1.10.8: Sutter Creek shall-require new subdivisions, commercial projects requiring a site plan approval and industrial projects to implement, or fund, as appropriate, a bike system for children to ensure safe access to schools and parks within town.

Policy C-1.10.9: The Sutter Hill commercial and industrial area should have bicycle and pedestrian access from the adjacent multifamily designated area. Specific facilities for pedestrian and bicycle circulation should be added to the Sutter Hill circulation plan.

New Objectives, Policies, and Implementation Measures:

Implementation Measure C-1.6.2.1: The City shall work with ACTC and ARTS to review and comment upon new projects that may generate or attract, individually or cumulatively, large or moderate volumes of traffic.

Policy C-1.8.1: The City should encourage carpooling.

Implementation Measure C-1.8.1.2: The City shall work with the Amador County Transportation Commission to encourage use of carpool parking at the Sutter Hill Transit Center.

In addition, the mixed-use land use designation supports areas of mixed residential and commercial development. Such mixed-use areas are conducive to decreased auto dependency. The policies of the General Plan Update would not produce or encourage air emissions or odors or cause a significant change from the existing land uses in the City so as to cause a significant increase in development and associated air emissions from what was established in the existing General Plan.

The land use designations also ensure that conflicting land uses are not positioned adjacent to each other to result in conflict, such as those due to odors or large concentrations of emissions. Industrial uses are primarily located adjacent to commercial uses near the edge of the City limit so that they are not within residential areas. The General Plan Update also revises the Industrial land use designation to remove high density residential from the area, allowing only one caretaker unit per industrial operation, or the equivalent of approximately six units per acre. This reduces the potential for conflict between residential uses and

industrial operations and also reduces the overall potential dwelling unit growth in the area, as associated air emissions from household uses and vehicle travel.

Based on California Department of Finance growth rates, growth projections for the City in 2040 estimate 33 additional housing units and 378 additional people from the existing estimate of 1,374 units and 2,588 people. This is a reduction in the growth projections of the 1994 General Plan, which estimated a population of 5,224 persons by 2030. If Gold Rush Ranch is fully developed in this period, the projection would increase by approximately 1,500 units and 3,000 people; however, the impacts of Gold Rush Ranch were addressed in the 2010 EIR and mitigation has been adopted to offset air emissions impacts associated with the development. Zoning and General Plan land use designation changes on 82 parcels would potentially result in 337 fewer dwelling units and 701 fewer persons, which would not significantly adversely affect air quality.

Any future site-specific project will be required to submit environmental documentation with a planning application. Future construction would be subject to the Amador Air District Rule 218 Fugitive Dust Emissions and would need to demonstrate compliance with air emissions levels with control measures, such as those mitigation measures listed in the 2010 Gold Rush Ranch EIR. Future projects would also need to comply with the Design Standards, including standards for solar energy, energy efficient design, Title 24 energy efficiency requirements, and wood burning devices.

Since the General Plan actively self-mitigates and seeks to reduce air emissions through promotion of energy conservation, design, and alternative transportation, and requires new developments to mitigate for air impacts, no significant impact is anticipated with the implementation of the General Plan Update.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

IV. Biological Resources

IV. BIOLOGICAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on federally protected wetlands including, but not limited to, marsh, vernal pool, coastal, etc., through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Discussion:

Potential impacts to biological resources were thoroughly analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan and the 2010 Gold Rush Ranch EIR. The 1994 Environmental Assessment for the Sutter Creek General Plan determined that the General Plan would result in significant and unavoidable impacts because the urban growth allowed by the General Plan will reduce the actual numbers of native plants and native animal species and possibly increase the numbers of other animal species. The 1994 Environmental Assessment for the Sutter Creek General Plan found that other potentially significant impacts on biological resources were mitigated by General Plan policies. No additional impacts are identified.

The General Plan update sets forth various policies and programs to protect biological resources and does not significantly impact biological resources. Growth projections indicate new development and population growth will occur in Sutter Creek, although at a slower rate than projected by the 1994 General Plan. While the growth projections indicate an increase in the total number of persons and dwelling units/development

over the planning period, which may result in a decrease in total habitat area, any future site-specific project will be required to submit environmental documentation with a planning application. Furthermore, the proposed land use designation changes increase the total acreage of Open Space in the City by 1.14 acres:

Existing Policies and Implementation Measures (1994 General Plan):

Policy COS-1.1.1: Development projects shall be reviewed in accordance with the California Environmental Quality Act (CEQA) and this Element to insure that such developments mitigate to the point of less than significant impacts upon each of the listed resources except where Statements of Overriding Considerations are adopted.

New Objectives, Policies, and Implementation Measures:

Policy COS-1.2.1: Development projects shall be reviewed in accordance with City of Sutter Creek Development Standards.

Implementation Measure COS-1.2.1.1: Adopt and maintain the City of Sutter Creek Development Standards to maintain and enhance the City's natural resources.

Sutter Creek is located in the "upper Sonoran" or "foothill" life zone. Lists of specific plant and animal species common to the planning area are found in the 1994 Environmental Assessment for the Sutter Creek General Plan. The California Department of Fish and Wildlife (CDFW) commented that "the [1994 General] Plan has the potential for increased impacts to oak woodlands, grasslands, riparian habitat and wetlands. The habitats are experiencing increased pressure from development as California's population grows and are therefore becoming increasingly rare. As a result, many fish and wildlife species dependent on these habitats as part of their life requirements are in danger of local extirpation."

The U.S. Fish and Wildlife lists the following threatened species for the Sutter Creek area: California red-legged frog (*Rana draytonii*), California tiger salamander (*Ambystoma californiense*), Delta smelt (*Hypomesus transpacificus*), Ione Manzanita, (*Arctostaphylos myrtifolia*), and Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*). Migratory birds are also present in the City (USFWS, 2019, <https://ecos.fws.gov/ipac/>).

Oak woodland loss is a concern in Sutter Creek, and in response to this concern, the City has adopted a tree ordinance and has drafted an Oak Woodland and Rare Plant Management Plan and Conservation Best Management Plan to protect oak woodlands, riparian and wetland habitat, and habitat for protected species such as bats, migratory and nesting birds, Valley elderberry longhorn beetle, and special-status reptile and amphibian species (See General Plan Update Volume II).

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

CDFW advises that the General Plan discuss zoning alternatives that will minimize environmental impacts to fish and wildlife habitats, such as cluster housing, open space areas, and dedicated buffers around riparian strips and wetlands. The Open Space and Conservation Element sets forth policies that outline protections for vegetation, wildlife, fisheries and associated habitats. In addition, the Joint Housing Element promotes second units (Policy H-1.3 and Program H.1-3) and clustered housing (Sutter Creek Program H-4), which will minimize new disturbance to biological resources. Volume II of the General Plan includes the Conservation Best Management Practices and Oak Woodland Management Plan Requirements and Rare

Plant Management Plan. Both of these documents address sensitive habitat avoidance, protection, and restoration/mitigation applied at the project level, with particular attention on oak woodlands, protected bird, bat, reptile, and amphibian species, protected waters and riparian habitat, and valley elderberry longhorn beetle.

The General Plan update includes the following new Objectives, Policies and Implementation Measures to protect biological resources:

New Objectives, Policies, and Implementation Measures:

Objective COS-1.3: The preservation of open space in new development.

Policy COS-1.3.2: New development shall preserve existing open space, as appropriate, for habitat, passive recreation, active recreation, and/or visual access and/or aesthetics.

Implementation Measure COS-1.3.2.1: The preferred methods of preserving open space are through the use of a conservation easement or dedication to a conservation entity.

Implementation Measure COS-1.3.3.1: The City shall develop and adopt standards for construction on unforested slopes in excess of 30% that will be integrated into and enforced through the Sutter Creek Development Standards. Until such standards are adopted, conditions of approval for new construction on unforested slopes in excess of 30 percent shall include the following:

- Grading on a single lot is no more than 25 percent of the gross lot area;
- Coverage by impervious surfaces is limited to 20 percent of the gross lot area;
- Stormwater discharge rates shall not exceed pre-construction stormwater discharge rates.
- The quality of stormwater discharges shall be the same or better than the quality of pre-construction stormwater discharges.

Objective COS-1.4: The protection and enhancement of water quality.

Implementation Measure COS-1.4.2.1: The City shall actively participate in the review of upstream diversions of water from Sutter Creek and its tributaries located outside of the City limits to prevent negative impacts on the creek.

Implementation Measure COS-1.5.2.1: New development projects shall achieve at least 30% use of native landscape materials such as those on the California Native Plant Society's Calscape list of plants native to Sutter Creek.

Objective COS-1.9: The protection of vegetation, fish, and wildlife resources.

Implementation Measure COS-1.9.6.1: Until the tree ordinance is updated to address oak woodland management, Project applicants shall submit an Oak Woodland Management Plan based on the requirements described in Volume II, if the project affects oak woodland stands that have greater than 10 percent canopy coverage or that display historic canopy coverage greater than 10 percent, and if the project affects 10 contiguous acres of oak woodland stands. The Oak Woodland Management Plan shall be prepared by independent professionals under the direction of the City and address the following aspects of managing oak woodlands:

- a. A description of oak woodland habitats proposed for removal and preservation;
- b. An inventory of trees proposed for removal and preservation in development areas; and
- c. Replanting locally-native trees, as needed.

Implementation Measure COS-1.9.6.2: New developments affecting 10 contiguous acres of oak woodland stands, with a greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover, shall preserve oak woodland habitat for each acre removed due to the development project at a ratio provided in the applicable Oak Woodland Management Plan or until such time that preservation ratios are established in the tree ordinance. Target date:

Implementation Measure COS-1.9.6.3: Update, maintain, and enforce the City tree ordinance, including the addition of standards applicable to oak woodlands, oak woodland management plans and their contents, and oak woodland mitigation.

The General Plan Update maintains the following existing policies and implementation measures from the 1994 General Plan. These policies ensure the protection of fish and wildlife resources, wetlands, riparian habitat, and native oaks:

Existing Policies and Implementation Measures (1994 General Plan):

Policy COS-1.3.3: No construction should be permitted on unforested slopes in excess of 30% unless the Planning Commission or City Council can make the hardship findings required for a variance.

Policy COS-1.3.4: The use of natural visual screens, such as natural land forms and vegetation, shall be incorporated into new developments where possible to maintain a sense of open space.

Policy COS-1.4.1: The master drainage plan called for in the Public Services and Facilities Element and design standards prepared by the City Engineer shall be made to include provisions to ensure the protection of water quality in Sutter Creek and other water bodies within the planning area.

Implementation Measure COS-1.4.1.1: Best Management Practices described in Volume II, City of Sutter Creek Conservation Best Management Practices, should be considered in the master drainage plan and design standards. The master drainage plan and design standards should address cumulatively significant organic and inorganic pollutants.

Policy COS-1.4.2: Upstream diversions of water from Sutter Creek and its tributaries that negatively impact the creek should be prohibited.

Policy COS-1.5.2: To the maximum extent feasible, plants native to the Sutter Creek area that do not require much irrigation should be used for landscaping.

Policy COS-1.9.1: Development projects shall be reviewed for their direct and indirect impacts on fish and wildlife resources. The California Department of Fish and Wildlife shall be notified pursuant to CEQA regarding development projects unless the Planning Commission or City Council make the de minimis findings pursuant to Section 21089 and 21092 et. seq. of the California Public Resources Code. Development project applicants shall be required to pay associated fees before approval of such development projects may be considered final.

Policy COS-1.9.2: Development project sites shall be evaluated for wetlands and riparian habitat impacts. Development projects that will impact stream channel, drainage channel, wetlands, or riparian habitat shall reduce such impacts by avoidance, minimization, and/or compensatory mitigation to the point that there is no net loss. Projects that may dredge or fill wetland areas shall be referred to the U.S. Army Corps of Engineers.

Policy COS-1.9.3: The California Department of Fish and Wildlife will be consulted regarding a streambed alteration agreement pursuant to Section 1600 et. seq. of the Fish and Game Code for projects that may directly affect Sutter Creek, the Sutter Creek 100-year flood plain, or any tributary to Sutter Creek.

Policy COS-1.9.4: No vegetation removal, grading, or development shall be allowed in environmentally significant wetland or riparian habitat areas unless adequate mitigation measures are adopted that meet the satisfaction of the California Department of Fish and Wildlife and Army Corps of Engineers, where applicable, and the City of Sutter Creek. Wetland and riparian areas shall be presumed to be environmentally significant unless the City finds, on the basis of evidence in the environmental documents prepared for development projects involving lands on which wetlands may be situated, that the subject wetlands and riparian areas are not environmentally significant. Such findings shall be based on analysis as may be performed by the California Department of Fish and Wildlife.

Policy COS-1.9.5: Swales are undefined stream channels that are natural collectors of runoff. Building setbacks should be designed to preserve the natural drainage of swales. This policy may not apply to commercial and industrially designated areas.

Policy COS-1.9.6: The Planning Commission and/or City Council shall not approve projects that threaten or destroy native oaks or other unique native flora unless said vegetation is replaced, protected, and maintained such that the quantity and value of the vegetation that is lost is certain to be replaced for future human generations.

Implementation Measure PR-1.1.8.2: Dedication of creekside greenways is a requirement contained in the Land Use Element that applies to new development projects along Sutter Creek and Gopher Gulch. As future development occurs, improvements in the creekside greenway zones should consist only of passive recreation facilities including bicycle paths, pedestrian trails, picnic areas, open space, and similar uses. Riparian habitat should be maintained as much as possible. New plantings should consist of native plants to the greatest extent possible. The following controls should also apply:

1. Urban structures and facilities such as houses, commercial and industrial buildings, and parking lots shall be prohibited;
2. Filling shall be prohibited wherever feasible;
3. The obstruction of stream flow by manmade facilities shall be prohibited;
4. The destruction of riparian vegetation should be prohibited except for flood control and public health and safety reasons.

The General Plan update adds “Open Space” to the list of land use designations, and increases the amount of land within this designation by 1.14 acre. The existing and additional objectives, policies, and implementation measures protect habitat that may be affected by new development in the City. With each new project analyzed for biological impacts prior to approval, subsequent growth in the area will continue to be monitored, and site-specific biological impacts assessed and addressed.

The Land Use Element of the General Plan addresses biological resource protection directly through flexible zoning alternatives, which are intended to protect biological resources as Sutter Creek grows. The Land Use Element seeks to focus new development within the City to preserve the adjoining rural areas (Objective LU-1.1). The Land Use Element also maintains the Creekside Greenways land use overlay to protect undeveloped riparian land along portions of Sutter Creek and Gopher Gulch. Changes to the land use designations and/or zoning on 82 affected parcels increases Open Space or designated natural area parkland in the City.

Since the General Plan establishes policies to ensure biological resources are protected and state and federal regulations are enforced, and requires future projects to analyze and mitigate impacts to biological resources, the General Plan Update does not result in significant impacts to biological resources, and serves to further protect these resources as the City grows.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

V. Cultural Resources

V. CULTURAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			X	
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

Discussion:

Potential impacts to cultural resources were thoroughly analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan and 2010 GRR EIR and no additional impacts are identified. The 1994 Environmental Assessment for the Sutter Creek General Plan determined that impacts on cultural resources were mitigated to a less than significant level by General Plan policies.

The Historic Setting of the area can be found in General Plan Update Volume III Setting. The General Plan Update sets forth various policies and implementation measures to maintain the historic, cultural, and prehistoric resources in Sutter Creek and ensure that the appropriate information regarding such resources is provided to local and state organizations/agencies with oversight on such resources. The goals objectives, policies, and implementation measures in the Historic Element promote the protection and preservation of historic, cultural, and prehistoric resources and do not adversely impact these resources. Any future site-specific project will be required to submit environmental documentation and mitigation if needed with a planning application per Policy COS-1.1.1. Letters were sent to the Native American Heritage Commission and the Ione Band of Miwok Indians on May 24, 2017 in accordance with AB 52 (PRC Section 21080.31) and SB 18 (Government Code Section 65652.3). No response has been received to date.

The City of Sutter Creek downtown is a registered historic landmark by the State of California. State Historic Building Codes apply to state and federally-designated, as well as locally-designated, buildings. The City has specific Design Standards for the Historic District.

The updated Land Use Element maintains the Historic Corridor overlay and the Downtown Historic District overlay to protect these resources and maintain the historic character of the City. The land use designation and/or zoning changes on the 82 affected parcels do not affect these overlays.

Changes to the Historic Element primarily consist of the removal of completed Implementation Measures regarding the development of Design Standards and reorganization. The Historic Element contains the following objectives, policies, and implementation measures to protect cultural resources and avoid resource impacts. It should be noted that 1994 General Plan Objective 8.1 (Implementation Measure H-1.1.1.1) has been extensively modified to reflect the adopted Design Standards and is therefore listed as a new implementation measure. While other existing policies and implementation measures have been slightly modified, they have not been extensively changed to be considered “new”:

Existing Policies and Implementation Measures (1994 General Plan):

Policy H-1.1.1: Historic structures that give Sutter Creek its character should be preserved and maintained to the greatest degree possible. The City shall actively encourage the restoration and maintenance of historic buildings or sites.

Implementation Measure H-1.1.1.2: The committee should review the "Walking Tour of Historical Places of Interest" and consult other reliable sources to determine which buildings or structures are historically significant.

Implementation Measure H-1.1.1.3: The committee should recommend other policies and procedures for the citywide maintenance and enhancement of historic values including, possibly, a historic preservation ordinance, designation of the downtown area as a nationally registered historic place, participation in the National Historic Preservation program as a certified local government, and participation in the California Main Street program.

Policy H-1.1.2: Stone walls and other structures or sites related to Sutter Creek's history, including rock walls, shall be preserved in place wherever possible. Where not possible, said structures may, in certain circumstances, be relocated and may be incorporated into new buildings if said design maintains the historic value of the structure.

Policy H-1.1.3: The North Central Information Center at Sacramento State University and qualified historians or individuals knowledgeable about the City's history shall be offered adequate information and time to review and comment upon major development proposal that has a potential to affect known or unknown cultural or historical resources. (The North Central Information Center is a regional clearinghouse regarding archaeological information and requirements.)

Implementation Measure H-1.1.4.1: Discretionary development project approvals shall contain the condition that sign of historic or prehistoric occupancy or use of the site that is discovered during grading or building activities will cause an immediate halt to such activities and the prompt notification of the City, the Chairperson, Jackson Rancheria and the North Central Information Center or the State Office of Historic Preservation.

Policy H-1.1.5: Maintain, improve or expand the historic districts as attractive and unique cultural and historical business and residential districts that will attract and please visitors to the City.

Implementation Measure H-1.1.5.1: Enforce and improve the historic overlay land use designations contained in the General Plan Land Use Element through the City's Design Standards.

Implementation Measure H-1.1.5.2: The Design Review Committee should recommend to the City Council and Planning Commission a list of land uses deemed compatible with the intent of the historic districts.

New Objectives, Policies, and Implementation Measures:

Objective H-1.1: The preservation of the historic character of the city through preservation and enhancement of historic structures, sites and districts, and archeological resources.

Implementation Measure H-1.1.1.1: The Design Review Committee will evaluate City Staff recommendations regarding a proposed project's conformance with the Design Standards and will either issue design clearance in concurrence with Staff recommendations, issue design clearance with modifications, or find a proposed project is not in conformance with the Design Standards and make recommendations to City Staff or the Planning Commissions disapproving the applications.

Implementation Measure H-1.1.1.4: Documentation in compliance with the State of California regulations for removing or altering historic buildings and/or sites shall be required prior to the issuance of a building or demolition permit.

Implementation Measure H-1.1.3.1: The City shall provide the North Central Information Center and historians or individuals knowledgeable about the City's history qualified to review development proposals in the City of Sutter Creek adequate information and time to review and comment upon major development proposals that have a potential to affect known or unknown cultural or historical resources.

Policy H-1.1.4: Development projects shall notify the City and relevant parties if historic or prehistoric occupancy or use of the site is discovered during grading or building activities.

The Joint Housing Element includes Sutter Creek Program H-9 regarding historically significant structures that provides rehabilitation and adaptive reuse of structures. The General Plan Historic Element sets forth clear goals, policies and programs for the protection and preservation of historic and cultural resources. Along with the continuation of the existing goals, objectives, policies, and implementation measures, with the exception of those implementation that have already been completed and are proposed for removal, the updated Historic Element: requires major development proposals to submit historic/cultural resource data and project impacts to the NCIC, historians, and knowledgeable historians and individuals for comment (Implementation Measure H-1.1.3.1); requires documentation for altering historic buildings prior to issuance of a demolition permit (Implementation Measure H-1.1.4); and requires developments to notify the City and appropriate parties/agencies if historic or prehistoric discoveries are made onsite during construction (Policy H-1.1.4). Additionally, the Land Use Element sets forth the Historic Residential Combining Zone ordinance to preserve existing residential structures (constructed prior to 1920) as a community resource. In 2006, Ordinance 316 amended Municipal Code Chapter 2.40 establishing regulations for the preservation and protection of old and historical buildings in the City. Future projects are subject to site-specific environmental review and Historic Element Policies that require historical site review and require discretionary development projects to include conditions for inadvertent discoveries continue to have a beneficial impact on these resources. Changes to the land use designations would not affect the potential for future site development or increase the potential for impacts to cultural and historic resources; therefore, no additional impact would occur as a result of the General Plan Update.

Future development within Sutter Creek would not result in the interference with any object, building, structure, site, area, place, or record that the City determines to be historically or culturally significant, as modification of historic structures, development of unoccupied sites, or other such changes would require analysis of the action in relation to the history of the site or structure, or presence of cultural resources or uses, or prehistoric resources on the site, and mitigation if needed. Future projects will need to conduct site specific analysis for impacts to cultural resources and mitigation measures, if needed, will be required to be implemented to protect those site-specific resources.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**

VI. Energy

VI. ENERGY: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion:

Pacific Gas & Electric provides both natural gas and electric energy to the City. Electricity and natural gas are received via electrical transmission and pipelines, while gasoline and diesel fuel are imported from outside the County by various oil companies via truck. As traditional sources of energy become depleted, the importance of energy conservation, developing alternate options, and methods of power generation becomes more important. Pacific Gas & Electric, which supplies electrical energy and natural gas to the city, has implemented a number of objectives and policies intended to reduce per capita energy consumption.

They City's Design Standards also address energy efficiency through structural design. Section 2.3.3.c addresses the use of common entries, which can contribute to energy efficiency, rather than multiple exterior doorways. Sections 5.6.2 and 5.6.4 encourage the use of windows, skylights or similar natural-light producing products to reduce lighting energy consumption. Section 5.6.8 states, "All lighting shall meet applicable energy codes...(and) Lighting reduction and energy-efficient timer systems shall be required after normal business hours except for lighting that is mandated for general safety and security." The General Plan requires compliance with the Design Standards and therefore promotes these energy efficiency requirements.

Additionally, the City has developed objectives, policies, and implementation measures to address energy conservation. The Conservation and Open Space Element includes the following objective, policies, and implementation measures regarding energy conservation.

Existing Policies (1994 General Plan):

Policy COS-1.10.1: New developments should be designed to maximize opportunities to limit use of automobiles, distance traveled to local destinations, and traffic congestion.

Policy COS-1.10.2: All new development should be designed for natural heating and cooling opportunities to the greatest extent feasible. This should be accomplished in the design of large commercial or multifamily residential buildings and by the design of lot sizes and configurations that consider heating and cooling opportunities provided by solar exposure, shade, and breezes.

New Objectives, Policies and Implementation Measures:

Objective COS-1.10: Increased energy conservation and renewable energy generation/production.

Policy COS-1.10.3: New structures shall comply with California Energy Star guidelines or similar energy savings program that achieve a 20% reduction from standards contained in Title 24 of the California Code of Regulations. Compliance with Energy Star guidelines may occur through measures such as effective insulation, high performance windows, tight construction and ducts, efficient heating and cooling equipment, natural heating, and non-polluting energy production.

Implementation Measure COS-1.10.3.1: The City shall develop incentives for buildings exceeding Title 24 Energy Efficiency Standards and new development projects that meet 70% of their energy needs from renewable sources.

Policy COS-1.10.4: New developments shall be designed to reduce heat island effects.

Implementation Measure COS-1.10.4.1: Update the Design Standards and/or Municipal Code to include the use of shade trees, structures, cool pavement and cool roofs in new construction of structures, parking lots, and streets.

Policy COS-1.10.5: Increase renewable-energy generation and use through public outreach.

Implementation Measure COS-1.10.5.1: Maintain and continue to update renewable-energy tools and information on the City's website.

Implementation Measure COS-1.11.1.1: The City shall focus on the following tasks to reduce emissions from the City's operations:

- Reducing usage of city owned vehicles and replacing those that are not fuel efficient, and change procurement policy to specify high fuel efficiency for each vehicle class.
- Comprehensive energy efficiency retrofit of existing municipal buildings and facilities.
- Establish a purchasing policy requiring new electrical equipment to be Energy Star, or similarly, rated.
- Evaluate the potential to utilize solar renewable-energy systems to operate municipal facilities.
- Include energy-efficiency provisions in City-released RFPs related to wastewater infrastructure.
- Switch existing traffic signals and street lights from incandescent bulbs to Light Emitting Diodes (LEDs).
- Install water efficient landscaping in areas managed by the City and establish municipal water consumption reduction goals.
- Increase office recycling, e.g. paper, cardboard, cans, toner cartridges.
- Participate in PG&E's Phase II of Green Communities: Community-Wide Inventory.
- Evaluate the potential to implement methane capture system to utilize digester gas for electricity and heating at the wastewater treatment plant, as well as solar energy systems.

The City of Sutter Creek currently enforces the California Building Code and City Design Standards. Compliance with these codes and standards enforces the policies and programs that support energy conservation associated with new development.

Land use designation or zoning changes on the 82 affected parcels, changes to the Industrial dwelling unit density, and addition of an Open Space land use designation in the Land Use Element do not result in energy impacts. These actions reduce the amount of potential development in the City, and therefore reduce the potential for energy consumption. The Open Space land use may help to reduce energy consumption. The General Plan mitigates energy impacts through the Conservation and Open Space policies and implementation measures above, particularly where the City actively seeks to improve efficiency and decrease consumption on existing uses and facilities, and promotes the use of renewable energy.

The General Plan does not propose a specific development or project other than the goals, objective, policies, and implementation measures and adjustments to the land use designation map. Any future site-specific project will be required to submit environmental documentation with a planning application, as stated in Objective COS-1.1 and Policy COS-1.1.1 in the Conservation and Open Space Element. Since the General Plan requires new development to comply with energy saving programs and standards, the General Plan actively promotes energy conservation.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**

VII. Geology and Soils

VII. GEOLOGY AND SOILS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Strong seismic ground shaking? Seismic-related ground failure, including liquefaction? Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion:

The Sutter Creek planning area is located within the Sierra Nevada Geomorphic Province. Geologic formations around Sutter Creek are predominately of the Amador Group to the west, the Mariposa Formation to the north and east, and the Mehrten Formation to the southeast. Area soils consist entirely of the Auburn-Exchequer association, characterized by very shallow to moderately dry rocky or gravelly soils in material from metabasic rocks and metasedimentary slate and schist. Most soils in the planning area are rated as having moderate to very severe erosion potential. A geologic setting is provided in General Plan Update Volume III Setting. Potential impacts to geology and soils were analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan, which determined that potentially significant impacts on geology and soils were mitigated to a less than significant level by General Plan policies, and no additional impacts are identified.

The Conservation and Open Space Element includes the following objective, policies, and implementation measures to protect soils, avoid erosion, and maintain geologic features; many of which were included in the existing 1994 General Plan. Policies, objectives and implementation measures have been added to further address resource conservation, preservation, grading and slopes, which provide additional direction regarding development consistent with the Design and Improvement Standards.

Existing Policies (1994 General Plan):

Objective COS-1.1: Compliance with the California Environmental Quality Act.

Policy COS-1.1.1: Development projects shall be reviewed in accordance with the California Environmental Quality Act (CEQA) and this Element to ensure that such developments mitigate to the point of less than significant impacts upon each of the listed resources except where Statements of Overriding Considerations are adopted.

Policy COS-1.3.3: No construction should be permitted on unforested slopes in excess of 30% unless the Planning Commission or City Council can make the hardship findings required for a variance.

Policy COS-1.3.4: The use of natural visual screens, such as natural land forms and vegetation, shall be incorporated into new developments where possible to maintain a sense of open space.

Policy COS-1.8.1: Maintain a grading ordinance that will minimize excessive grading and set forth specific standards and regulations beyond those contained in California Building Code (CBC) Appendix J.

Policy COS-1.8.2: The City shall include, adopt, implement, and enforce erosion control guidelines within the City of Sutter Creek Development Standards.

Implementation Measure COS-1.8.2.1: The City Engineer should develop the erosion control guidelines that will more directly control wind and water erosion and the secondary impacts upon aesthetics, water quality, etc. The controls would be more specific than those that are presently contained in CBC Appendix J. The City of Sutter Creek Conservation Best Management Practices in Volume II contains an extensive list of detailed erosion control measures that could be used in said guidelines.

New Objectives, Policies and Implementation Measures:

Objective COS-1.2: Maintain City of Sutter Creek Development Standards for the conservation of resources.

Policy COS-1.2.1: Development projects shall be reviewed in accordance with City of Sutter Creek Development Standards.

Implementation Measure COS-1.2.1.1: Adopt and maintain the City of Sutter Creek Development Standards to maintain and enhance the City's natural resources.

Policy COS-1.3.2: New development shall preserve existing open space, as appropriate, for habitat, passive recreation, active recreation, and/or for visual access and/or aesthetics.

Implementation Measure COS-1.3.2.1: The preferred methods of preserving open space are through the use of a conservation easement or dedication to a conservation entity.

Implementation Measure COS-1.3.3.1: The City shall develop and adopt standards for construction on unforested slopes in excess of 30% that will be integrated into and enforced through the Sutter Creek

Development Standards. Until such standards are adopted, conditions of approval for new construction on unforested slopes in excess of 30 percent shall include the following:

- Grading on a single lot is no more than 25 percent of the gross lot area;
- Coverage by impervious surfaces is limited to 20 percent of the gross lot area;
- Stormwater discharge rates shall not exceed pre-construction stormwater discharge rates; and
- The quality of stormwater discharges shall be the same or better than the quality of pre-construction stormwater discharges.

Objective COS-1.8: Protection of soils.

Implementation Measure COS-1.8.1.1: Develop, update, and implement as appropriate, City-wide grading standards to be adopted within the City's Development Standards and utilizing the Gold Rush Ranch Specific Plan grading standards as a model.

Implementation Measure COS-1.8.1.2: Until City-wide grading standards are adopted, the following standards shall be used:

- a. Roadways should be aligned along natural ridges or valleys, be curvilinear, and follow existing contours through implementation of landform grading standards;
- b. Grading should protect the existing skyline, oak trees, prominent hillsides, riparian corridors, and other topographically sensitive features and shall emulate the natural topography, which is the shape, height, and depth of the land surface, using landform grading standards, where feasible;
- c. Grading for individual detached single-family home sites should be restricted to that necessary to develop the driveway and individual home site. Proposed grading should be subject to grading plan review at the time of individual lot development; and
- d. Oak trees should be retained unless it is demonstrated to be unfeasible or unreasonable.

Geologic and seismic hazards are inherent to development in California. Objectives, policies and implementation programs are clearly outlined in the Safety Element and address mitigation of fault rupture, strong ground motion, liquefaction, and unstable soils. All impacts will be reduced, mitigated or avoided through implementation of policies, programs, and standard engineering techniques. The Safety Element includes the following objectives, policies, and implementation measures regarding seismic and other geologic safety; none of which are new policies or implementation measures:

New Objectives, Policies and Implementation Measures:

Objective S-1.1: To minimize possible threat to life or property due to earthquakes.

Objective S-1.2: To minimize possible threat to life or property due to geological hazards such as soils-related damage or hazards and mine-related hazards.

Existing Policies (1994 General Plan):

Policy S-1.1.1: State building code requirements pertaining to earthquake safety for seismic Zone 3 shall be applied to new construction and remodeling projects that require a building permit.

Policy S-1.2.1: Site-specific soils investigations will be required for construction projects when and wherever there is concern for soils-related hazards.

Policy S-1.2.2: Development proposals involving the creation of more than four lots, parcels, or units shall be required to investigate the potential for mine collapse and other mine-related hazards in parts of the City known or suspected of being underlain by mine shafts, drifts, or vents.

Policy S-1.2.3: Mine hazards such as vent, drift, or shaft openings should be plugged, covered, fenced, signed, and/or otherwise managed to protect public health and safety.

Policy S-1.2.4: Site-specific soils investigations will be required to evaluate the health risk from proposed projects within or adjacent to mine waste materials. Schools, day care centers, hospitals, and residential subdivisions should not be located in areas where hazardous materials are present in mine waste materials.

Policy S-1.2.5: Records concerning mining activities within the planning area should be collected and maintained at City Hall for reference and use by the City and developers.

Implementation Measure S-1.2.5.1: The City shall maintain a record of mining activities within the city.

The Historic Element also addresses preservation of unique geologic features and paleontological resources, which are further implemented through the adopted Design Standards.

Objective H-1.1: The preservation of the historic character of the city through preservation and enhancement of historic structures, sites and districts, and archeological resources.

Policy H-1.1.4: Development projects shall notify the City and relevant parties if historic or prehistoric occupancy or use of the site is discovered during grading or building activities.

Implementation Measure H-1.1.4.1: Discretionary development project approvals shall contain the condition that sign of historic or prehistoric occupancy or use of the site that is discovered during grading or building activities will cause an immediate halt to such activities and the prompt notification of the City, the Chairperson, Jackson Rancheria and the North Central Information Center or the State Office of Historic Preservation.

In regard to wastewater and septic systems, the Public Services and Facilities Element require new development projects to provide sewage infrastructure that connects to the City's sewage collection system. The Municipal Code lists unbuildable parcels and parcels that currently operate septic systems (5 parcels) (Municipal Code Title 14, Table 14.04.240). If a future project were to propose a septic system, that project must demonstrate the parcel is capable of supporting such a system and that the parcel is sufficiently distant from sewer services per Municipal Code Section 14.04.020 (Sewer Connection Mandatory).

Existing Policies (1994 General Plan):

Policy PS-1.3.1: New development projects shall upgrade, expand, and/or provide new sewage infrastructure that is sized adequately to meet expected peak flow demands from the development. The sizing of new infrastructure shall be based upon cumulative growth of the region. Reimbursement agreements may be arranged to pay back developers the cost of oversizing to accommodate cumulative growth.

Policy PS-1.3.2: New development projects shall be required to pay for or provide for expansion of the City's sewage treatment facility based upon the expected peak flow demands of said development.

Policy PS-1.3.3: New development projects may buy excess capacity in the sewage treatment facility that is equivalent to the amount of inflow and infiltration they can reduce within the City's existing sewage collection system, if this amount can be determined to the satisfaction of the City.

The City of Sutter Creek currently enforces the California Building Code, City Design Standards and City Grading Standards. Compliance with these codes and standards enforces the policies and programs that support soil protection and erosion control associated with new development.

Land use designation and/or zoning changes on the 82 affected parcels, changes to the Industrial dwelling unit density, and addition of an Open Space land use designation in the Land Use Element do not result in geologic impacts. The General Plan Update results in less potential development and development density. The Open Space land use, which increases by 1.12 acres due to mapping updates, may help to preserve unique geologic features. The General Plan mitigates geologic impacts through the Conservation and Open Space and Safety Element policies and implementation measures above. Policies such as S-1.1.1 and S-1.2.1 ensure new development is safe from geologic hazards, and Implementation Measures COS-1.3.3.1 and COS-1.8.1.2 ensure new development does not cause erosion or other soil impacts.

The General Plan does not propose a specific development or project other than the goals, objective, policies, and implementation measures and adjustments to the land use designation map. Any future site-specific project will be required to submit environmental documentation with a planning application, as stated in Objective COS-1.1 and Policy COS-1.1.1 in the Conservation and Open Space Element.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**

VIII Greenhouse Gas Emissions

VIII. GREENHOUSE GAS EMISSIONS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion:

An increase in greenhouse gas emissions would be considered significant if the project would obstruct implementation of any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions. This standard of significance approach for analysis of climate change impacts is generally supported by the California Air Resources Control Board (Preliminary Draft Staff Proposal - Recommended Approaches for Setting Interim Significance Thresholds for Greenhouse Gases under the California Environmental Quality Act, October 2008).

Global climate change is caused in part by release of man-made emissions of GHGs into the atmosphere through the combustion of fossil fuels and other activities, such as deforestation and land-use change. According to the California Energy Commission (CEC), GHG emissions are attributable to human activities associated with industrial/manufacturing, utilities, transportation, residential, and agricultural sectors as well as natural processes (CEC 2006). Climate change is a global problem, and GHGs are global pollutants, unlike criteria air pollutants (such as ozone precursors) and toxic air contaminants that are primarily pollutants of regional and local concern. Because GHG emissions have long atmospheric lifetimes, GHGs are globally mixed and persist in the atmosphere longer than criteria pollutants such as ozone; therefore, GHG emission reduction strategies can be effectively undertaken on a global scale whereby the mitigation of local GHG emissions can be offset by distant GHG reduction activities.

The City of Sutter Creek conducted a community-wide greenhouse gas emissions inventory and greenhouse gas emissions inventory for government operations (2005). The community-wide inventory found that contributors to community emissions included transportation (47% of total emissions), Residential (30%), Commercial and Industrial (20%), and Waste (3%). The greenhouse gas emissions inventory for government operations found that the City vehicle fleet is the sector resulting in the highest emissions (41%), with gasoline as the most emitted source (57%).

The government operations inventory stated that the City has implemented several measures that result in greenhouse gas reduction achievements. These include:

- Change out of light bulbs in City facilities to compact fluorescent light bulbs (where applicable).
- Reduced fuel consumption due to staff reductions.
- Employee participation in local ride-share program.
- Proactive recycling program (paper, plastic, aluminum).
- Overall employee energy awareness (turning lights and equipment off when not in use).
- Lower thermostat levels and installation of thermostat lock boxes on community used facilities.

The community-wide and government operations inventories recommended that future development projects prepare and implement greenhouse gas emissions reductions plans and implement feasible construction-related and long-term emission reduction strategies consistent with the Mitigation Monitoring and Reporting Program for the Gold Rush Ranch EIR. Such strategies may include:

- Oak tree replacement;
- Neighborhood electric vehicle lanes;
- The use of recycled water on the golf course and landscaping;
- Exceeding Energy Star energy ratings in homes and facilities;
- Public transportation accessibility; and
- Reduction of light pollution.

Significant and unavoidable cumulative greenhouse gas emissions and long-term regional ozone precursor emissions impacts were identified in the 2010 Gold Rush Ranch EIR. Since GHG regulations were not established in 1994, the existing General Plan does not include goals, objectives, policies, or implementation measures regarding GHGs. The General Plan Update rectifies this discrepancy by including GHG within the Conservation and Open Space Element goals and through the following new objective, policies, and implementation measures:

New Objectives, Policies and Implementation Measures:

Objective COS-1.11: Reduce the emission of Greenhouse Gases from all activities within the City in compliance with State policies for Greenhouse Gas reduction and Climate Change.

Policy COS-1.11.1: The City shall implement an emissions reduction strategy.

Implementation Measure COS-1.11.1.1: The City shall focus on the following tasks to reduce emissions from the City's operations:

- Reducing usage of city owned vehicles and replacing those that are not fuel efficient, and change procurement policy to specify high fuel efficiency for each vehicle class.
- Comprehensive energy efficiency retrofit of existing municipal buildings and facilities.
- Establish a purchasing policy requiring new electrical equipment to be Energy Star, or similarly, rated.
- Evaluate the potential to utilize solar renewable-energy systems to operate municipal facilities.
- Include energy-efficiency provisions in City-released RFPs related to wastewater infrastructure.
- Switch existing traffic signals and street lights from incandescent bulbs to Light Emitting Diodes (LEDs).
- Install water efficient landscaping in areas managed by the City and establish municipal water consumption reduction goals.
- Increase office recycling, e.g. paper, cardboard, cans, toner cartridges.
- Participate in PG&E's Phase II of Green Communities: Community-Wide Inventory.
- Evaluate the potential to implement methane capture system to utilize digester gas for electricity and heating at the wastewater treatment plant, as well as solar energy systems.

Implementation Measure COS-1.11.1.2: The City shall update, as appropriate, the City's Greenhouse Gas Inventory to track its progress in reducing Greenhouse Gas emission from the 2005 baseline inventory.

Implementation Measure COS-1.11.1.3: The City shall update, as appropriate, the Goals, Policies, and Implementation Measures in the General Plan Land Use Element, Conservation Element, Circulation Element, Public Services and Facilities Element, and Parks and Recreation Element that reduce Greenhouse Gas emissions.

Implementation Measure COS-1.11.1.4: The City shall evaluate the feasibility of offering incentives for or requiring participation in the voluntary CALGreen water-efficiency measures.

The General Plan Update also includes the following energy conservation objectives, policies and implementation measures, of which ensure that new development maximizes energy efficiency to reduce energy related GHG emissions:

Existing Policies (1994 General Plan):

Policy COS-1.10.1: New developments should be designed to maximize opportunities to limit use of automobiles, distance traveled to local destinations, and traffic congestion.

Policy COS-1.10.2: All new development should be designed for natural heating and cooling opportunities to the greatest extent feasible. This should be accomplished in the design of large commercial or multifamily residential buildings and by the design of lot sizes and configurations that consider heating and cooling opportunities provided by solar exposure, shade, and breezes.

New Objectives, Policies and Implementation Measures:

Objective COS-1.10: Increased energy conservation and renewable energy generation/production.

Policy COS-1.10.3: New structures shall comply with California Energy Star guidelines or similar energy savings program that achieve a 20% reduction from standards contained in Title 24 of the California Code of Regulations. Compliance with Energy Star guidelines may occur through measures such as effective insulation, high performance windows, tight construction and ducts, efficient heating and cooling equipment, natural heating, and non-polluting energy production.

Implementation Measure COS-1.10.3.1: The City shall develop incentives for buildings exceeding Title 24 Energy Efficiency Standards and new development projects that meet 70% of their energy needs from renewable sources.

Policy COS-1.10.4: New developments shall be designed to reduce heat island effects.

Implementation Measure COS-1.10.4.1: Update the Design Standards and/or Municipal Code to include the use of shade trees, structures, cool pavement and cool roofs in new construction of structures, parking lots, and streets.

Policy COS-1.10.5: Increase renewable-energy generation and use through public outreach.

Implementation Measure COS-1.10.5.1: Maintain and continue to update renewable-energy tools and information on the City's website.

Maintaining the inventory of oak trees and other vegetation also helps to offset increases in GHG emissions, and the General Plan Update addresses oak woodland and other habitat loss through the following:

Existing Policies (1994 General Plan):

Policy COS-1.9.6: The Planning Commission and/or City Council shall not approve projects that threaten or destroy native oaks or other unique native flora unless said vegetation is replaced, protected, and maintained such that the quantity and value of the vegetation that is lost is certain to be replaced for future human generations.

Implementation Measure COS-1.9.6.3: Update, maintain, and enforce the City tree ordinance, including the addition of standards applicable to oak woodlands, oak woodland management plans and their contents, and oak woodland mitigation.

New Objectives, Policies and Implementation Measures:

Implementation Measure COS-1.9.6.1: Until the tree ordinance is updated to address oak woodland management, Project applicants shall submit an Oak Woodland Management Plan based on the requirements described in Volume II, if the project affects oak woodland stands that have greater than 10 percent canopy coverage or that display historic canopy coverage greater than 10 percent and if the project affects 10 contiguous acres of oak woodland stands. The Oak Woodland Management Plan shall be prepared by independent professionals under the direction of the City and address the following aspects of managing oak woodlands:

- a. A description of oak woodland habitats proposed for removal and preservation;
- b. An inventory of trees proposed for removal and preservation in development areas; and
- c. Replanting locally-native trees, as needed.

Implementation Measure COS-1.9.6.2: New developments affecting 10 contiguous acres of oak woodland stands, with a greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover, shall preserve oak woodland habitat for each acre removed due to the development project at a ratio provided in the applicable Oak Woodland Management Plan or until such time that preservation ratios are established in the tree ordinance.

The Transportation Element also includes policies and implementation measures that provide for alternative transportation and reduced vehicle trips, which reduces GHG vehicle emissions.

Existing Policies (1994 General Plan):

Implementation Measure C-1.6.1.1: Provide bus service to and from special events from local parking facilities. Charter bus service from the San Francisco Bay Area and Central Valley locations should be promoted for special events that are expected to draw large crowds.

Implementation Measure C-1.6.1.2: Extend and add transit routes as demand dictates.

Implementation Measure C-1.6.1.3: Bus shelters and benches should be provided where demand warrants and their provision included as part of development approval requirements. New developments projects should provide safe locations off the traveled way for busses to stop without impeding the flow of traffic.

Implementation Measure C-1.6.1.4: Public transit facilities (bus stops, etc.) should be located near or incorporated into commercial and industrial projects employing more than 10 people provided there is not an adequate existing bus stop within 1/4 mile. Target date: Ongoing review standard

Policy C-1.6.2: The City shall request that the Amador County Transportation Commission (ACTC) and Amador Regional Transit System (ARTS) review and comment upon new projects that may generate or attract, individually or cumulatively, large or moderate volumes of traffic. ACTC's roles and responsibilities involve two overlapping categories: (1) administration of Transportation Development Act and other funds that are allocated to ACTC, and (2) to serve as the Regional Transportation Planning Agency for Amador County. ARTS serves as the local transit system for Amador County.

Policy C-1.7.1: Encourage delivery services to homes and businesses to reduce the number of auto trips.

Implementation Measure C-1.7.1.1: The City shall encourage retail stores to provide delivery service and telephone and online shopping services. Some retail stores are instituting online ordering and delivery of goods to homes and business. This trend should be encouraged.

Policy C-1.7.2: Small neighborhood commercial facilities should be included where economically viable to minimize automobile traffic as new areas of the city develop.

Implementation Measure C-1.7.2.1: Implement the (pd) land use designation explained on Table LU-2 in the Land Use Element, which allows planned developments to include neighborhood commercial uses.

Policy C-1.7.3: High-density residential development that conforms to standards and programs of the General Plan and City ordinances should be constructed in the Sutter Hill/Martell area with convenient walking access to shopping and public services.

Implementation Measure C-1.8.1.2: The City shall work with the Amador County Transportation Commission to encourage use of carpool parking at the Sutter Hill Transit Center.

Policy C-1.10.1: Bicycle lanes or paved shoulders should be provided on new arterial and collector roadway facilities unless separate bicycle routes are provided.

Policy C-1.10.2: When required for pedestrian access to public services and facilities, the City shall require development projects to construct pedestrian walks.

Policy C-1.10.3: Sutter Creek will urge the creation of safe crossings on Old Highway 49 especially on Old Highway 49 toward Sutter Hill, at the intersection of Old Highway 49 and Sutter Hill Road, at the foot of Sutter Oaks and Mount Pleasant, and near Spanish Street.

Policy C-1.10.4: Sutter Creek should require new development proposals to help create walking paths or lanes along Old Sutter Hill Road and Sutter Creek-Volcano Road.

Policy C-1.10.5: New development projects should be required to create a creekside trail system along Sutter Creek going toward Volcano as the city limits are moved outward.

Policy C-1.10.6: The design of public facilities, including pedestrian facilities shall comply with the Americans with Disabilities Act.

Policy C-1.10.7: New development projects should be tied together and to existing parts of the City by an interlinked bicycle and pedestrian trail network as addressed in the Parks and Recreation Element.

Policy C-1.10.8: Sutter Creek shall require new subdivisions, commercial projects requiring a site plan approval, and industrial projects to implement, or fund, as appropriate, a bike system for children to ensure safe access to schools and parks within town.

Policy C-1.10.9: The Sutter Hill commercial and industrial area should have bicycle and pedestrian access from the adjacent multifamily designated area. Specific facilities for pedestrian and bicycle circulation should be added to the Sutter Hill circulation plan.

New Objectives, Policies and Implementation Measures:

Policy C-1.8.1: The City should encourage carpooling.

Implementation Measure C-1.8.1.1: The City encourages commercial development projects and employers to provide reserved parking spaces and vans for use by employees who carpool.

Buildout of the General Plan, which is full development of each parcel to the limits of the land use designation on each parcel, would result in approximately 9,000 residential units and a population of approximately 19,000. Full buildout is not anticipated within the planning period of the Project; however, new development and population can contribute to additional greenhouse gas emissions due to new mobile-source emissions, additional energy consumption, and use of wood-heating appliances. In addition to the policies encouraging GHG emissions reductions through design, energy efficiency, and circulation improvements, the 2014 Joint Housing Element includes energy and natural resource conservation programs that would reduce non-mobile residential emissions both in new and existing residential units (Programs H-3.2, H-3.3, and H-3.4). Zoning and General Plan Land Use Diagram changes would result in fewer potential units and population, thereby reducing potential emissions levels.

The General Plan does not propose a specific development or project other than the goals, objective, policies, and implementation measures and adjustments to the land use designation map. Any future site-specific project will be required to submit environmental documentation with a planning application, as stated in Objective COS-1.1 and Policy COS-1.1.1 in the Conservation and Open Space Element. If an individual project would result in significant GHG emissions, the project would be required to assess these emissions and provide mitigation, such as the GHG emissions reduction plan mitigation established in the Gold Rush Ranch EIR.

With the reduction in mobile and non-mobile GHG emissions resulting from the implementation of the Project, implementation of the Project would not obstruct plans for reducing GHG emissions, but would support plans for reducing GHG emissions. Reductions in project-generated GHG emissions associated with individual development projects would vary, depending on factors such as the site design and location, and proximity to local services. Implementation of the General Plan Update will benefit GHG emissions reductions.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

IX. Hazards and Hazardous Materials

IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			X	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

Discussion:

Potential hazards, including hazardous or toxic materials, were analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan, which determined that potentially significant impacts on hazards and hazardous materials were mitigated to a less than significant level by General Plan policies, and no additional impacts are identified. The General Plan update does not make substantive modifications

to the General Plan policies concerning hazards and hazardous materials.

Review of the California Department of Toxic Substances Control (DTSC) Envirostor database shows seven listed cleanup sites within the City: Knight Foundry (Voluntary Cleanup), Old Eureka Mine (Voluntary Cleanup), Central Eureka Mine (State Response Site with Land Use Restrictions [certified] on 13 acres with mine tailings, a nearly complete Voluntary Cleanup at Site 3, and an Active Voluntary Cleanup at the Minehead Site), the Gold Rush property (Voluntary Cleanup – addressed in the Gold Rush Ranch EIR), South Eureka Mine (Voluntary Cleanup with Site Restrictions [certified]), and Lincoln Mine Center (Voluntary Cleanup), and one completed Evaluation site, which consisted of various areas within Sutter Creek and Jackson that were monitored by the DTSC in relation to mining contaminants (arsenic and mercury). There are also four leaking underground storage tank sites in the City (auto mechanic/gas station sites, Amador High School, and a private residence) and one spill/leak site at the Old Eureka Mine and Salvage Yard. There are no Federal Superfund sites in Sutter Creek (DTSC, 2019). The Allen Ranch Tailings site and Highway 49 Bypass voluntary cleanup site are located outside the City limit but within the Planning Area. There are no active mines in the City and no large-scale Industrial operations producing hazardous materials. Sutter Creek is located in a moderate to high fire hazard severity zone. Westover Field is located southwest of the City. Most of the City is located within Airport Safety Area 3, in which most land uses are allowed with restrictions on certain industries or outdoor amphitheaters, and a small portion of the northeast City is in Safety Area 2 where uses such as parks, business, and industry are allowed but restricts high density or uses associated with large populations such as hospitals, stadiums, and hotels.

The General Plan Update Safety Element addresses emergency evacuation, hazardous materials, and wildland and urban fires with the following objectives, policies, and implementation measures:

Existing Policies (1994 General Plan):

Objective S-1.4: To minimize possible threat to life or property due to wildland and urban fires.

Policy S-1.4.1: The Sutter Creek Fire District shall be asked by the City to review development plans, land division projects, and planned developments to ensure compliance with fire suppression and prevention requirements.

Policy S-1.4.2: New development shall ensure there is sufficient water supply and facilities for fire suppression units in the event of a wildland fire.

Policy S-1.4.3: Looped water systems shall be installed within new developments, where feasible, and new water systems shall provide for adequate pressure and volumes at each hydrant installed.

Policy S-1.4.4: In new developments there shall be sufficient access for emergency vehicles and evacuation of residents. Two or more routes of access should be provided, preferably on different sides of the development.

Policy S-1.4.5: Roads in wildland fire areas shall be well marked and homes shall have addresses in plain view.

Policy S-1.4.7: Vehicular access shall be provided to within 150 feet of a structure.

Policy S-1.4.9: Property owners in the Main Street Historic District should become organized to plan for and fund a program to reduce or eliminate the threat of urban fire.

Implementation Measure S-1.4.9.1: The City and/or Fire District shall facilitate property owners in fulfillment of this objective by sponsoring educational programs as well as efforts to obtain grants, special districts formation, or other funding mechanisms.

Objective S-1.5: To minimize possible threat to life or property through evacuation and emergency preparedness.

Policy S-1.5.1: The County Office of Emergency Services should complete an upgrade of the County's Emergency Management Plan making the document more usable by jurisdictions involved.

Implementation Measure S-1.5.1.1: The City should urge the County to accomplish this objective. The document should address the recommendations of General Plan Task Force #3 as listed within the previous text. City departments and other public service agencies should be directed to actively cooperate and provide their own emergency plans in the effort.

Policy S-1.5.2: Coordinated interagency emergency drills should be conducted on a regular basis, especially in hazard areas identified in this plan.

Implementation Measure S-1.5.2.1: Drills should be coordinated with the County Office of Emergency Services.

Policy S-1.5.3: Major developments and large commercial or industrial activities should have their own emergency plans and periodic drills.

Objective S-1.6: To minimize possible threat to life or property due to hazardous materials.

Policy S-1.6.1: The City of Sutter Creek adopts and incorporates by reference the *Household Hazardous Waste Element* prepared by the Countywide AB 939 Committee.

Policy S-1.6.2: The City Council shall review industrial and commercial development projects that involve the transportation, storage and/or use of hazardous materials and insure steps are taken to protect public health and safety.

Policy S-1.6.3: The City Building Inspector will screen non-residential building permits to determine the proposed use of hazardous materials and refer such proposed uses to appropriate State and local agencies as necessary.

New Objectives, Policies and Implementation Measures:

Policy S-1.4.6: New roadways shall comply with City standards.

Policy S-1.4.8: Buildings in urban-wildland interface areas shall comply with California Department of Forestry and Fire Protection recommendations on defensible space.

Implementation Measure S-1.4.8.1: The City, in cooperation with the Fire Protection District shall prepare a Fire Safe Plan for the City's consideration and adoption.

Although some of the measures have been updated so that the language reflects current practice or plans or references the correct agencies, these are relatively the same policies that were included in the 1994 General Plan, with small adjustments to maintain the correct references. These objectives, policies, and implementation measures work to avoid hazards or threats to safety within the City and reduce the potential for impacts.

The General Plan Update modifies the land use designation on 82 parcels, including reassigning parcels to and from industrial uses; however, these industrial uses are not located adjacent to schools or increase the potential for hazardous releases near schools. Land use designation changes from industrial to residential occur on one parcel, which is zoned residential. This alteration simply refines the current land use designation on the affected parcels to reflect parcel-based mapping and would not place residential uses

within an industrial area. The other land use designation changes involving industrial land change commercially designated land into industrial land on three parcels totaling just over one acre. Land currently designated Industrial (1.74 acres) is reassigned as commercial. Both of these changes are consistent with the zoning applied to the parcels and refine the land use designation mapping to more accurately reflect parcel-level data. The changes do not locate new industrial land in closer proximity to residential or other sensitive uses. Likewise, these adjustments would not place new residential or other sensitive uses within closer proximity to Westover Field. The Land Use Diagram identifies Residential Low Density uses in the portion of Airport Safety Zone 2 that intersects the City. Approximately 5 estate-sized residences currently exist in this area. Future development of this area would need to comply with the Airport Land Use Plan for Westover Field prior to approval. The zoning map amendment on the eight parcels that would be rezoned from C-2 to R-4 would not result in a change that would increase potential safety hazard as the uses allowed in zone R-4 are also allowed in C-2. The other eight parcels amended on the zoning map reflect a change to open space, recreation, or public service uses that would not be affected by or create hazardous releases or situations.

The Circulation Element does not propose any roadway changes that would affect the existing emergency access and evacuation route system or procedures.

New development under General Plan buildout would need to be consistent with the land use designation. Any future site-specific project will be required to submit environmental documentation with a planning application to ensure consistency with the General Plan and applicable safety regulations, and to ensure persons or structures are not exposed to hazards Policy COS-1.1.1. The environmental review process for subsequent development will ensure new projects are not located on hazardous sites and do not pose a hazardous threat to existing land uses.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

X. Hydrology and Water Quality

X. HYDROLOGY AND WATER QUALITY: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impeded sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would: i) Result in substantial on- or offsite erosion or siltation; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) Impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Discussion:

Potential impacts to hydrology and water quality were analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan, 2010 Gold Rush Ranch EIR, and the 2014-2019 Joint Housing Element IS/MND. The 1994 Environmental Assessment for the Sutter Creek General Plan determined that there was a cumulative impact for water quality, water supply, and flooding and that potentially significant impacts on water quality, groundwater, stormwater, drainage, and mudflows were mitigated to a less than significant level by General Plan policies and actions by other agencies. No additional impacts are identified from those described in the 1994 Environmental Assessment for the Sutter Creek General Plan.

Flood hazard is identified in the General Plan and the City has adopted the FEMA flood hazard boundaries. 2010 FEMA Map 06005C0343F identifies flood hazard area A and AE along Sutter Creek and a small segment of Zone X (0.2% chance of annual flood). Map 06005C0340F identifies flood hazard area A and

AE along a segment of Sutter Creek, with the remainder of the area in Zone X, while Map 06005C0575F, which addresses the Gold Rush Ranch Specific Plan Area, indicates this area is entirely within Zone X. Tanner Reservoir, located southeast of the City, is not considered a flooding threat should the dam break. The Safety Element of the 1994 General Plan addresses flooding and includes a Flood Hazard Reduction Plan. The General Plan Update to Safety Element retains policies related to compliance with the City's flood plain management ordinance, control of peak flow runoff, review of County projects for flood hazard, and identification and correction of flood hazards:

Existing Policies (1994 General Plan):

Policy S-1.3.1: Building and planning permit applications proposing improvements within the FEMA/FIRM map Zones 'A' or 'AE' shall comply with the City's flood plain management ordinance.

Policy S-1.3.2: The City of Sutter Creek and County of Amador should require new development projects within the Sutter Creek drainage area to control peak flow runoff such that post-development discharge rates are not greater than pre-development discharge rates, ensuring new development does not significantly add to flooding hazards.

Policy S-1.3.3: The County of Amador should give the City of Sutter Creek the opportunity to review development projects within the Sutter Creek drainage area to ensure flood hazards within the City are not increased.

New Objectives, Policies and Implementation Measures:

Objective S-1.3: To minimize possible threat to life or property due to flooding.

Implementation Measure S-1.3.2.1: The City shall consult with the County of Amador about General Plan Policy S-1.3.2, which concerns peak flow runoff from new development within the Sutter Creek drainage area but outside of City jurisdiction.

Implementation Measure S-1.3.3.1: The City shall consult with the County of Amador about General Plan Policy S-1.3.3, which concerns review of development projects within the Sutter Creek drainage area.

Policy S-1.3.4: Reduce the extent of flooding that threatens existing developed areas within the City.

Implementation Measure S-1.3.4.1: The City shall continue to identify flood hazards and funding to correct the hazards.

The Sutter Creek Hydrological Area is part of the Middle-Sierra Hydrological Unit. The City of Sutter Creek is drained by Sutter Creek itself and a system of seasonal tributaries and drainage swales and gulches, which eventually lead to Sutter Creek. There is no large-scale development of groundwater resources in the planning area.

The Conservation and Open Space Element sets forth objectives, policies and implementation measures for the protection of water quality and the required use of best management practices (BMPs). No existing objectives, policies, or implementation measures related to hydrology or water quality were removed. New objectives, policies, and implementation measures in regard to hydrology and water quality include the following:

Existing Policies (1994 General Plan):

Policy COS-1.4.1: The master drainage plan called for in the Public Services and Facilities Element and design standards prepared by the City Engineer shall be made to include provisions to ensure the protection of water quality in Sutter Creek and other water bodies within the planning area.

Implementation Measure COS-1.4.1.1: Best Management Practices described in Volume II, City of Sutter Creek Conservation Best Management Practices, should be considered in the master drainage plan and design standards. The master plan and design standards should address cumulatively significant organic and inorganic pollutants.

Policy COS-1.4.2: Upstream diversions of water from Sutter Creek and its tributaries that negatively impact the creek should be prohibited.

Policy COS-1.5.1: The City supports the current water agency policy requiring water connections within the City to be metered.

Policy COS-1.5.2: To the maximum extent feasible, plants native to the Sutter Creek area that do not require much irrigation should be used for landscaping.

Policy COS-1.8.2: The City shall include, adopt, implement, and enforce erosion control guidelines within the City of Sutter Creek Development Standards.

Implementation Measure COS-1.8.2.1: The City Engineer should develop the erosion control guidelines that will more directly control wind and water erosion and the secondary impacts upon aesthetics, water quality, etc. The controls would be more specific than those that are presently contained in the CBC. The City of Sutter Creek Conservation Best Management Practices in Volume II contains an extensive list of detailed erosion control measures that could be used in said guidelines.

Policy COS-1.9.2: Development project sites shall be evaluated for wetlands and riparian habitat impacts. Development projects that will impact stream channel, drainage channel, wetlands, or riparian habitat shall reduce such impacts by avoidance, minimization, and/or compensatory mitigation to the point that there is no net loss. Projects that may dredge or fill wetland areas shall be referred to the U.S. Army Corps of Engineers.

Policy COS-1.9.3: The California Department of Fish and Wildlife will be consulted regarding a streambed alteration agreement pursuant to Section 1600 et. seq. of the Fish and Game Code for projects that may directly affect Sutter Creek, the Sutter Creek 100 year flood plain, or any tributary to Sutter Creek.

Policy COS-1.9.4: No vegetation removal, grading, or development shall be allowed in environmentally significant wetland or riparian habitat areas unless adequate mitigation measures are adopted that meet the satisfaction of the California Department of Fish and Wildlife and Army Corps of Engineers, where applicable, and the City of Sutter Creek. Wetland and riparian areas shall be presumed to be environmentally significant unless the City finds, on the basis of evidence in the environmental documents prepared for development projects involving lands on which wetlands may be situated, that the subject wetlands and riparian areas are not environmentally significant. Such findings shall be based on analysis as may be performed by the California Department of Fish and Wildlife.

Policy COS-1.9.5: Swales are undefined stream channels that are natural collectors of runoff. Building setbacks should be designed to preserve the natural drainage of swales. This policy may not apply to commercial and industrially designated areas.

New Objectives, Policies and Implementation Measures:

Objective COS-1.2: Maintain City of Sutter Creek Development Standards for the conservation of resources.

Policy COS-1.2.1: Development projects shall be reviewed in accordance with City of Sutter Creek Development Standards.

Implementation Measure COS-1.2.1.1: Adopt and maintain the City of Sutter Creek Development Standards to maintain and enhance the City's natural resources.

Implementation Measure COS-1.3.3.1: The City shall develop and adopt standards for construction on unforested slopes in excess of 30% that will be integrated into and enforced through the Sutter Creek Development Standards. Until such standards are adopted, conditions of approval for new construction on unforested slopes in excess of 30 percent shall include the following:

- Grading on a single lot is no more than 25 percent of the gross lot area;
- Coverage by impervious surfaces is limited to 20 percent of the gross lot area;
- Stormwater discharge rates shall not exceed pre-construction stormwater discharge rates; and
- The quality of stormwater discharges shall be the same or better than the quality of pre-construction stormwater discharges.

Implementation Measure COS-1.4.2.1: The City shall actively participate in the review of upstream diversions of water from Sutter Creek and its tributaries located outside of the City limits to prevent negative impacts on the creek.

Implementation Measure COS-1.5.2.1: New development projects shall achieve at least 30% use of native landscape materials such as those on the California Native Plant Society's Calscape list of plants native to Sutter Creek.

Policy COS-1.5.3: The City encourages the use of recycled water.

Implementation Measure COS-1.5.3.1: New development projects shall use recycled water where available and to the maximum extent feasible.

Implementation Measure COS-1.5.3.2: The City shall work with the Amador Water Agency to encourage the use of recycled water.

Implementation Measure COS-1.8.1.1: Develop, update, and implement as appropriate, City-wide grading standards to be adopted within the City's Development Standards and utilizing the Gold Rush Ranch Specific Plan grading standards as a model.

Stormwater, water provision, and hydrology are addressed in the Public Services and Facilities Element. The General Plan Update is self-mitigating in that the policies and implementation measures in the General Plan Update are designed to protect hydrological resources and maintain water quality. Actions that would harm water resources or hydrology are not proposed.

Existing Policies (1994 General Plan):

Policy PS-1.2.1: The City supports the establishment of an additional water storage facility in the northern area of the City provided it improves fire flows citywide and does not conflict with other General Plan policies and standards.

Policy PS-1.2.2: The Amador Water Agency (AWA) should adjust its "first come, first served" policy of reserving water supplies based upon development projects to include a provision whereby water supplies

will be reserved for jurisdictions who adopt reasonable and adequate general plans. The water reserved for such jurisdictions will be based upon the water supply needs identified in said plans. The City and AWA should work together to establish a rate for projecting water demands for commercial, industrial, and institutional uses in the planning area and add that to expected residential demands. These projections should then be reserved for the City.

Policy PS-1.2.4: AWA's Urban Water Management Plan should become a part of the City of Sutter Creek Improvement Standards document consistent with an implementation measure of the Land Use Element.

Implementation Measure PS-1.2.4.1: The City shall oversee inclusion of AWA's Urban Water Management Plan into the City's Improvement Standards.

Policy PS-1.4.1: Drainage from new construction should be planned carefully to guide water into the citywide drainage system. New developments shall analyze and improve off-site drainage systems to ensure their capabilities to handle increased flows.

Policy PS-1.4.2: New development projects will provide for their incremental effect on existing storm drainage facilities as well as provide new facilities needed to adequately service the increased runoff they may generate.

Policy PS-1.4.3: New development applications will be denied unless it is demonstrated they will not overload existing drainage facilities or add to flood hazards in Sutter Creek.

Policy PS-1.4.4: Grading plans shall be designed not to create areas of standing water, except for ponds, lakes, or other areas designed or intended to provide detention, wetlands, serve recreational or aesthetic purposes, etc.

Policy PS-1.4.5: Drainage should be directed through landscaped swales or underground pipes or a combination of both, wherever feasible. Open concrete or rock ditches are discouraged in most cases.

Policy PS-1.4.6: A region-wide master drainage and flood control plan should be developed and adopted. The plan should assess runoff and system-wide improvement needs to upgrade the City storm drainage system and relieve the threat of flooding on Sutter Creek. The plan should include a finance strategy that allocates the share of improvement cost to be born by new construction and new development projects. It should also specify sources of existing revenues or methods to obtain new revenues to pay for the existing community's share of improvement costs.

Implementation Measure PS-1.4.6.1: The next large development to be considered after adoption of the General Plan Update that has the potential to add substantial storm runoff to Sutter Creek shall be required to provide for the master drainage plan (utilize CEQA mandatory findings of cumulative effect) and be partially reimbursed by subsequent developments.

New Objectives, Policies and Implementation Measures:

Objective PS-1.4: New development that provides adequate drainage and does not exceed the capacity of the citywide drainage system

Implementation Measure PS-1.4.5.1: Storm water mitigation for streets and parking areas shall focus on four areas: 1) ensuring stormwater discharge rates do not exceed pre-construction stormwater discharge rates; 2) promoting permeable landscapes to reduce stormwater surface flows; 3) preventing runoff contamination; and 4) allowing natural treatment of runoff in detention ponds or grass swales.

Additionally, an existing implementation measure in the Parks and Recreation Element addresses uses within the creekside greenway areas, which also protect water quality and the hydrology of these areas.

Implementation Measure PR-1.1.8.2: Dedication of creekside greenways is a requirement contained in the Land Use Element that applies to new development projects along Sutter Creek and Gopher Gulch. As future development occurs, improvements in the creekside greenway zones should consist only of passive recreation facilities including bicycle paths, pedestrian trails, picnic areas, open space, and similar uses. Riparian habitat should be maintained as much as possible. New plantings should consist of native plants to the greatest extent possible. The following controls should also apply:

1. Urban structures and facilities such as houses, commercial and industrial buildings, and parking lots shall be prohibited;
2. Filling shall be prohibited wherever feasible;
3. The obstruction of stream flow by manmade facilities shall be prohibited;
4. The destruction of riparian vegetation should be prohibited except for flood control and public health and safety reasons.

Any future site-specific project will be required to submit environmental documentation with a planning application (Policy COS-1.1.1). Runoff, flooding, and drainage pattern changes are subject to the site-specific design of future projects. Buildout has the potential to increase runoff and demand on storm drainage systems; however, as stated in the Public Services and Facilities Element, new projects are required to submit development designs and review for impacts on the area hydrology, water quality, and runoff systems. Future projects would need to mitigate for runoff to avoid impacts regarding storm drainage and flooding. Likewise, proposed developments would need to comply with the City's Design Standards and Improvement Standards to ensure drainage is adequate and flooding will not occur that would affect the structure or the quality of surface waters.

No impacts to groundwater are expected because there are no large underground storage basins and there are no large-scale developments of groundwater resources in the planning area. The City of Sutter Creek is currently and has historically been served by surface water. There is no risk of inundation from seiche or tsunamis.

The proposed zoning and land use designation mapping changes would not result in hydrology or water quality impacts.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

XI. Land Use and Planning

XI. LAND USE AND PLANNING: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Discussion

Potential impacts to land use were analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan and 2010 Gold Rush Ranch EIR.

Any future site-specific project will be required to submit environmental documentation with a planning application.

The General Plan Land Use Element and Zoning Ordinance provide the framework within which development may take place. There are 13 land use designations and one combined land use designation, and six overlay land use designations. In addition to the Planned Development combined land use designation, the Land Use Element land use designations include Residential Estates, Residential Low Density, Residential Single Family, Residential Medium, Residential High, Mixed Use, Commercial, Downtown Commercial, Industrial, Public Service, Recreation, Open Space, and Gold Rush Ranch Specific Plan. The General Plan Update removes the “Mining” land use designation from the City limits, although it is retained for the greater planning area, adds an “Open Space” land use designation, and replaces the “Residential and Professional Office” with “Mixed Use,” although this is primarily a name change only. The added text regarding the Open Space designation is as follows:

The “OS,” land use designation, identifies lands that provide for passive recreation, public open space, ecological functions, or visual relief. Lands in this designation may be publicly or privately owned. Lands intended for the Open Space designation include, natural areas, mitigation sites, scenic lands, cemeteries, open space buffers, and water bodies

No development of housing, commercial structures or population is associated with Open Space. There are no open space areas dividing the community. Open Space is located outside the City limit on the City-owned mitigation parcels and at the gateway area at the intersection of Highway 49 and Old Highway 49.

The Land Use Element outlines the permitted residential uses in each of these designations along with the compatible zoning code, maximum lot coverage, maximum building density, assumed population density and height limitations (Table 4-3). No substantial changes were made to this table, except for the addition of open space, resulting in a small decrease in potential development, and the residential density change for the Industrial, Public Service, and Recreation land use designations from high density to one caretaker unit per operation, which reduces potential buildout units by over 1,500 units and buildout population by over 3,000 persons. In addition, the Gold Rush Ranch Specific Plan land uses were also added to this table and Table 4-1. The Industrial, Public Service, and Recreation land use designations in Table 4-1 are revised so that high density residential of 16 to 29 units per acre (Industrial and Public Service) or 16 units per acre

(Recreation) is reduced to one caretaker unit per operation or lot, or approximately up to six caretaker units per acre if each operation occupies the minimum lot size of 7,000 square feet. This is the equivalent of approximately 12.84 persons per acre. This change correctly reflects housing densities for areas where significant residential use is incompatible with industrial operations and may lead to land use conflicts, or is a conflicting use of land that does not reflect the intended use of the parcel as either Industrial, Public Service, or Recreation. By limiting residential uses to caretaker units, which is a compatible use with such operations, the potential for land use conflicts is reduced, residential safety improved, and the land is used as intended by the General Plan, resulting in an overall beneficial change.

Updates to the Land Use Element include the addition of objectives and goals to maintain the regulatory framework within the element, such as where there was no existing objective or goal for the policies. The Land Use Element Update includes the following new goals, objectives, policies, and implementation measures:

New Goals, Objectives, Policies and Implementation Measures:

Objective LU-1.1: Focus development within the City limits and preservation of adjoining rural areas.

Implementation Measure LU-1.1.1.1: The City shall evaluate General Plan consistency when considering project applications and, if the project is not consistent, advise applicants that the project may be denied if a General Plan amendment is not processed and approved first or concurrently.

Implementation Measure LU-1.1.3.1: The City shall advise the County of Amador regarding General Plan Policy LU-1.1.3 when changes are proposed outside of the City's planning area north of State Route 104/Ridge Road.

Implementation Measure LU-1.1.4.1: The City shall advise the County of Amador regarding General Plan Policy LU-1.1.4 when urban development is proposed within the City's planning area.

Goal LU-2: City development policy shall be integrated and comprehensive.

Objective LU-2.1: Maintain the Sutter Creek land use policies, documents, and data.

Policy LU-2.1.1: The City shall review the General Plan annually and update the General Plan as needed.

Implementation Measure LU-2.1.2.1: Table 4-3, "Building Intensities and Population Densities", generally shows the new zones that are needed and generally those that need amendment. The Building Intensities Population Densities shall be updated appropriately when the General Plan is updated.

Implementation Measure LU-2.1.2.2: The City shall revise the zoning code when there is an amendment to the General Plan to ensure that "uses by right", those uses that do not require local government review so long as they meet district standards and requirements, are consistent with the General Plan land use designation.

Implementation Measure LU-2.1.3.1: The City shall review its subdivision ordinance as needed to ensure consistency with the General Plan. The City shall amend the subdivision ordinance as appropriate to ensure consistency with the General Plan.

Policy LU-2.1.6: The City shall review the General Plan growth projection and build-out projection for the City on an annual basis.

Implementation Measure LU-2.1.6.1: The City shall review General Plan growth and build-out projections during the Annual Progress Report to identify if an adjustment is needed. If needed, the City

shall adjust the General Plan growth projection based on U.S Census population figures, updated California Department of Finance estimates and projections, General Plan amendments, and anticipated building permits. The City shall update the growth projection and build-out projection every five years during the Housing Element update, unless a different schedule applies pursuant to state law.

Objective LU-3.1: To attract new business and maintain existing businesses.

The General Plan Update revised the Land Use Diagram (Figure 4-1) as a result of the new GIS-based mapping system. The previous mapping was not parcel based, showing a broader scale. Digitizing resulted in the refinement of land use designation on 82 parcels within the City limit (See Figure 4-1 below). Each of these parcels was reviewed and the land use designation was updated based on this review of the parcel location, zoning, and existing uses onsite. The majority of adjustments were in regard to refining the current designation on a parcel from one residential type to another, although adjustments were also made to recognize existing recreation and open space areas, and refining land uses to commercial or industrial to reflect the current zoning and use of the parcel. This results in a change to the existing mapping and results in the potential development of 237 to 337 fewer housing units and a potential population decrease of 512 to 701 persons; which is further reduced by the decrease in the allowable residential units in the Industrial, Public Service, and Recreation land use designations, resulting in an overall decrease in the potential number of housing units and persons in the City.

The changes to the land use designations on these 82 parcels does not result in land use conflicts as the updated parcel uses are consistent with the existing zoning and/or reflect the existing use of the site and adjacent lands. Industrial uses are located adjacent to Commercial areas and Residential High and Medium density land uses are located near Commercial areas and Public Service lands, such as the transit center. Lands redesignated as Residential Estate are located adjacent to existing Residential Estate or Residential Low or Residential Single Family parcels. None of the land use designation changes on the affected parcels result in an incompatible designation with the surrounding area. Rather than conflict with an adopted land use plan, these changes improve consistency between the various land use plans and regulations.

Eight parcels currently designated Residential Single Family (RSF), but zoned C-2 would be changed to Residential High Density (RH) in the General Plan and rezoned to R-4 (Multiple Family Dwellings), which is the compatible zone for RH. RH and R-4 allow the same residential density as the existing Commercial zoning. This change alters the land use designation on these eight parcels from one residential use type to another residential use type, reflecting some of the existing housing onsite (townhomes), limiting the non-residential uses allowable, yet maintaining the same density allowance in the zoning code. The change from RSF to RH increases the potential development density on these eight parcels from 6 units per acre to 16 to 29 units per acre; however, these eight parcels have a combined acreage of only 1.48 acres, with the northernmost four parcels occupying a total of 0.35 acre and the four parcels immediately north of Spanish Street occupying a total of 1.13 acres. The lots range in size from 0.08 acre (approximately 3,485 square feet) to 0.398 acre (approximately 17,337 square feet), with lot size, coverage limitations (up to 75% coverage), and height limits (40 ft.) limiting the ultimate number of units that could be developed per parcel. The smaller parcels could only accommodate one unit, while the largest parcel could accommodate between 4 and 8 units. This would not result in a significant increase of units or population. These parcels are located between lands designated as Residential Single Family and Commercial; therefore, the Residential High Density designation and R-4 zoning would serve as an appropriate transition between moderate density single family housing and high density commercial land uses. The zoning map amendment would not result in impact as the same type of residential uses under zone C-2 would be permitted, yet many commercial uses beyond home occupations would not be allowed and the lot coverage, lot size, and setbacks would be slightly more stringent. While the land use designation would be altered through the adoption of the General Plan Update, the zoning map amendment would require a separate approval by the City Council. Although the zone change does not result in a substantial change in development since the land uses and densities are

generally the same, the change conflicts with the current zoning applied to the parcels and a zone change is required for a less than significant impact to occur.

Another eight zoning map changes reflect existing park and open space areas in the City, including changing the zoning on the Bryson Park and Central Eureka Mine sites from P-S (Public Service) to R (Recreation), changing the Miner's Bend Park site mislabeled as right-of-way to R (Recreation), changing the zoning on three parcels at the intersection of Highway 49 and Old Highway 49 from P-S (Public Service) to OS (Open Space), and changing the five parcels on the north side of Valley View Way, (the park and ride lot and passive recreation area), from R-4 (Multiple Family) to P-S (Public Service) on three parcels and R (Recreation) on two parcels to reflect the current uses of these parcels. Changing the zoning on these parcels from P-S to R results in no significant change to the allowed use density, except the amount of allowed coverage and structure height is reduced. Changing the zoning from P-S to OS limits development to maintenance structures and very limited coverage, while changing zoning from R-4 to P-S and R results in less dense development potential and reduces the allowed coverage and building intensity. In each of these remaining cases, these changes reflect corrections or updates to reflect the actual use of the site as existing recreational, public service, or open space areas. These changes would not result in use conflicts, community division, or other issues related to land use or land use plans

Following circulation of the IS/ND, LAFCO updated their GIS and refined GIS parcel data was produced. This update led to further review of the General Plan land use diagram and zoning map, and additional changes to the maps were proposed as shown in Table 2. Zoning is proposed to be changed on two parcels located at the northern city limit from R-1 to RL, to correspond to the existing RL land use designation. Similarly, two parcels located at the southern city limit are proposed to be zoned I-2, rather than the existing C-2 to correspond to the existing I land use designation and the existing use of the parcels, which are operated in conjunction with the adjacent parcels to the east. Three parcels along Tucker Hill Road are also proposed for a zoning change from R-1 to C-2 to reflect the existing C land use designation on the parcels. Digitization of the City maps and recent Geographic Information System (GIS) updates by LAFCO indicated that the western City limit along Sutter Creek should be lengthened toward the northwest. Therefore, the maps show an irregular shaped extension along the meandering channel of Sutter Creek. This addition is proposed to be rezoned to OS from R-1 as this area is an undevelopable canyon and waterway. Finally, a parcel within the Allen Ranch area that had been previously rezoned from RE to RL via Planning Commission Resolution 2017-18-07 is now depicted on the zoning map. A five acre minimum combining district is also applied to the remainder of the Allen Ranch properties zoned RE. These changes do not result in new environmental impacts, as they are proposed to ensure the zoning and land use designations correspond and no longer conflict, and reflect the existing use on developed sites.

The General Plan Update does not propose uses or transportation route changes that would physically divide the community. The City has an Oak Woodland Management Plan Requirements and Rare Plant Management Plan and Conservation Best Management Practices, which are integrated into the General Plan (See Volume II). The policies and implementation measures in the General Plan Elements, such as Implementation Measures COS-1.9.6.1 and COS-1.9.6.2, support the Management Plan and Practices and do not conflict with their implementation:

Implementation Measure COS-1.9.6.1: Until the tree ordinance is updated to address oak woodland management, Project applicants shall submit an Oak Woodland Management Plan based on the requirements described in Volume II, if the project affects oak woodland stands that have greater than 10 percent canopy coverage or that display historic canopy coverage greater than 10 percent, and if the project affects 10 contiguous acres of oak woodland stands. The Oak Woodland Management Plan shall be prepared by independent professionals under the direction of the City and address the following aspects of managing oak woodlands:

- a. A description of oak woodland habitats proposed for removal and preservation;

- b. An inventory of trees proposed for removal and preservation in development areas; and
- c. Replanting locally-native trees, as needed.

Implementation Measure COS-1.9.6.2: New developments affecting 10 contiguous acres of oak woodland stands, with a greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover, shall preserve oak woodland habitat for each acre removed due to the development project at a ratio provided in the applicable Oak Woodland Management Plan or until such time that preservation ratios are established in the tree ordinance.

There are also numerous policies in the General Plan related to the implementation of the Design Standards and the Improvement Standards, which are integrated into Volume II of the General Plan. The Land Use Element addresses these standards include the following existing policy and implementation standard:

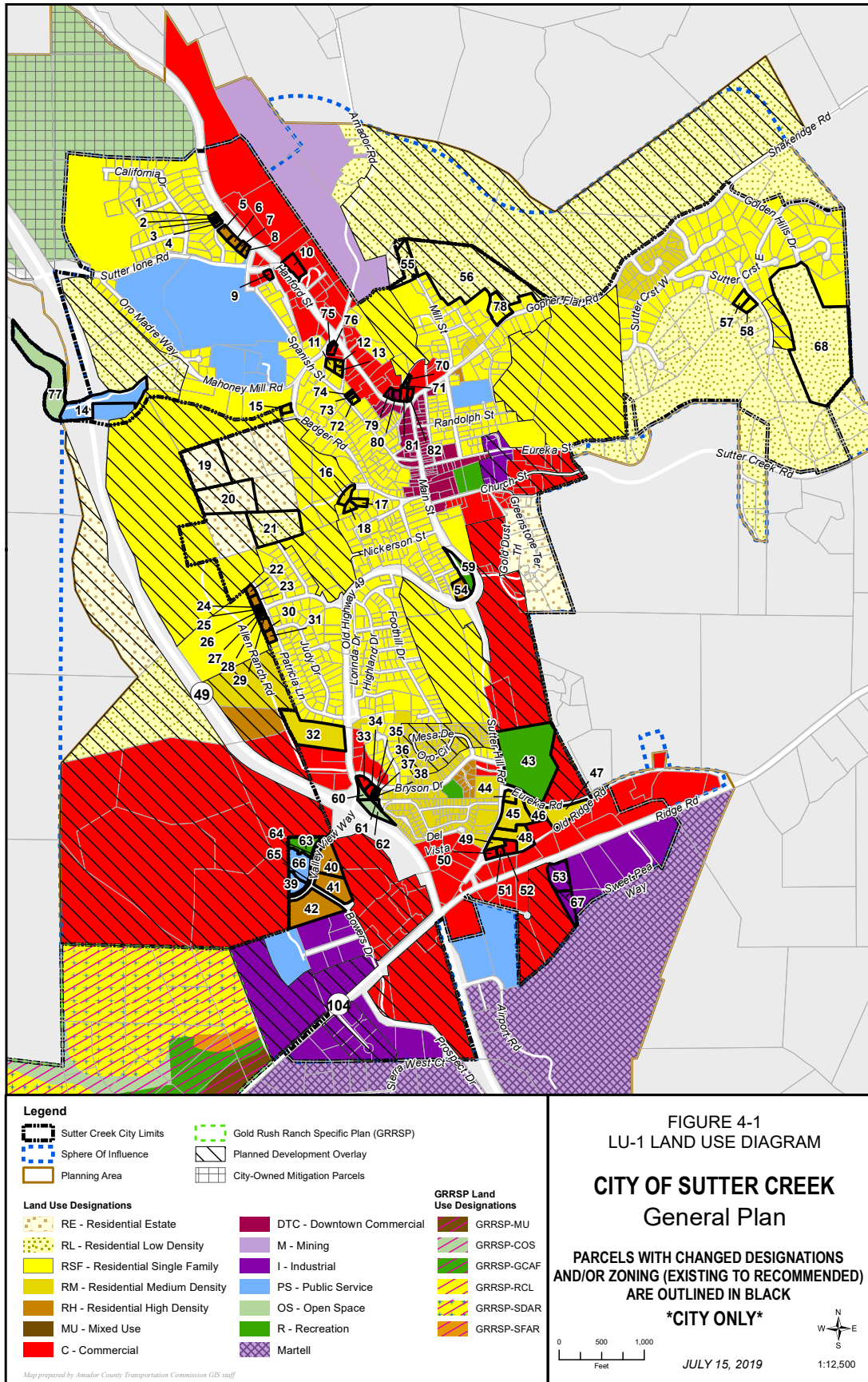
Policy LU-2.1.5: The City shall upgrade the City of Sutter Creek Improvement Standards and maintain the Design Standards (both documents are located in General Plan Volume II) to be consistent with the City's General Plan.

Implementation Measure LU-2.1.5.1: The City's Improvement Standards is primarily an engineering document and is not formatted to overlap with the planning process. The document will need to be amended significantly to accept General Plan guidelines and standards and to ensure its consistency with the General Plan. The City shall maintain the adopted Design Standards separately from the Improvement Standards. The results of this effort provide the development community with written guidelines and standards regarding how to design projects for the City of Sutter Creek.

To ensure consistency between the General Plan Update and the zoning map, the City of Sutter Creek Planning Commission recommends adoption of the General Plan Update and the change to the zoning on the 46 affected parcels to the City Council. The City Council will adopt the General Plan Update and approve the zoning change, amending the zoning map. This is a beneficial action to address existing inconsistencies between the zoning map, land use diagram, and actual uses. With adoption by the City Council, the General Plan Update will replace the existing General Plan in accordance with State requirements to periodically update and maintain the General Plan.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**



XII. Mineral Resources

XII. MINERAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	

Discussion:

Potential impacts to mineral resources were thoroughly analyzed in the 2012 General Plan Update IS/MND and 2010 Gold Rush Ranch EIR and no additional impacts are identified. Although mineral resources exist within the area, which corresponds with the rich mining history of Sutter Creek, there are no existing operations. The Sutter Creek planning area is located within Mineral Resource Zones 2b (gold) and 3a (limestone and other deposits) as shown on Figure 2-1 in General Plan Volume III Setting. The 1984 California Division of Mines and Geology Mapping of the Sutter Creek quadrangle show mineral resource zones surrounding the City, but no significant designations within the City. The land use diagram (LU 4-1) shows one area designated for mining outside the City limit. There are no lands designated as Mining within the City limit.

The General Plan Update maintains the Mining Land Use Designation, although there are no mining operations currently within the City limit. The Mining designation persists within the greater planning area outside the City limits, as shown on Figure 4-1, and those mining areas are not affected by the General Plan Update and have not been altered, removed, or redesignated to another land use. Objective COS-1.7 through Implementation Measure COS-1.7.2.1 address and protect mining land and operations in the planning area:

Objective COS-1.7: Protection of human health and safety in conjunction with mining activities.

Policy COS-1.7.1: Mining activities shall be compatible with surrounding land uses.

Implementation Measure COS-1.7.1.1: The City shall apply the “M-Mining” land use designation to lands on which uses must be regulated to avoid conflict with mineral exploration or extraction activities and/or lands that provide access to valuable mineral reserves (see Figure 4-1 and Table 4-1 in the Land Use Element).

Land uses incompatible with mining generally require a high public or private investment in structures, land improvements, and landscaping and would prevent mining because of the higher economic value of the land and its improvements.

Examples of such uses include:

- High density residential

- Low density residential with high unit value
- Public facilities
- Intensive industrial
- Commercial

Compatible land uses with mining generally require low public or private investment in structures, land improvements, and landscaping and allow mining because of the low economic value of the land and its improvements.

Examples of such uses include:

- Very low density residential (For example: e.g. 1 unit per 10 acres)
- Recreation (public/commercial)
- Agricultural
- Silvicultural
- Grazing
- Open space

Policy COS-1.7.2: Mining activities outside of the City should be reviewed to ensure public health and safety and environmental protection.

Implementation Measure COS-1.7.2.1: The City shall actively participate in the review and oversight of mining activities in or near the City's planning area in accordance with the provisions of CEQA and the Surface Mining Reclamation Act in order to ensure public health and safety and that the City's environment is not degraded.

General Plan policies related to mining, as well as the City's Mineral Resource Management Program, are retained and remain in effect. The General Plan update does not significantly impact mineral resources. The land use designation and zoning changes do not affect land designated or zoned for mining. Any future site-specific project will be required to submit environmental documentation with a planning application. Future development in Sutter Creek would occur on land designated for residential, commercial, industrial, or public service use and would not be located on land designated as Mining. Lands within the planning area outside the City that have been identified as mineral lands are zoned accordingly; however, these areas are outside of the City and are not within the City limit. The General Plan update will not result in a loss of mineral resources or change to mineral resource operations.

Environmental Analysis: *Less than Significant.*

Required Mitigation: **None.**

XIII. Noise

XIII. NOISE: Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a Project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?			X	

Discussion:

Potential noise impacts were thoroughly analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan and no additional impacts are identified. The 1994 Environmental Assessment for the Sutter Creek General Plan determined that build-out of the General Plan would result in an unavoidable and significant impact due to increased noise levels because of increased population, but did not specifically discuss groundborne vibration or noise levels. Significant and unavoidable cumulative traffic noise impacts were identified in the 2010 Gold Rush Ranch EIR and mitigation measures were adopted to address other significant noise impacts and reduce them to a less than significant level. No additional noise impacts are identified.

General Plan Volume III Setting provides a noise setting for the City and illustrates noise exposure in Figures 6-1 and 6-2. Primary noise sources in Sutter Creek include Highway 49 and Ridge Road. Westover Field is also a source of noise of levels equal to or greater than the roadways, but is not used at the same frequency or consistency as Highway 49 and Ridge Road.

The General Plan Update relies on General Plan policies to reduce potential groundborne vibration and noise to a less than significant level. The updated Noise Element consists primarily of reassigning policies as implementation measures and creating an objective and policies to correspond to those existing implementation measures to maintain the correct sequence of goals, objective, policies and implementation measures. These new objectives and policies require the prevention and mitigation of unacceptable noise, reduction of noise from sources outside the City, enforcement of noise standards, maintaining and updating noise policies, and modification to Noise Element Contour Maps when appropriate. The Noise Element includes a new Implementation Measure N-1.1.12.1, which states, "The City shall revise the design standards for collector and arterial city streets to incorporate noise attenuation features." This would not result in an adverse noise impact.

Changes to the land use designations (reduction in the allowed unit density for Industrial, Public Service, and Recreation land uses, reclassification of residential professional as mixed use and the addition of open space) would not result in increased noise levels. In addition, refinement of the land use designation and/or zoning on 82 parcels reflects the existing uses or limitations on the site and does not result in new potential for increased noise or incompatible uses based on noise emissions. The refinement of land use designations or zone on the 82 parcels also does not place sensitive uses closer to the existing airfield or increase human risk in relation to airport noise. Likewise, the elimination of high density residential use from the Industrial land use designation, allowing only one caretaker unit per operation, also reduces noise incompatibility between industrial and residential uses and does not place high volumes of sensitive residential units in areas of higher noise levels. Zoning changes on the 16 affected parcels would not result in new noise impacts and reduces the potential for high volume noise in residential areas.

The General Plan does not propose new development or specific projects, such as major roadway relocations or industrial operations that have the potential to increase noise levels in sensitive areas. Projected growth under the General Plan Update indicates a slower rate of growth than was anticipated by the 1994 General Plan. Current population and development do not meet the anticipated 2014 levels. The General Plan provides a framework for future development and does not prevent growth, which can increase noise levels; however, future site-specific projects will be required to submit environmental documentation with a planning application. The existing noise standards and the layout of land use designations and zoning designations are designed to avoid noise conflicts, and the General Plan guides the enforcement of such standards.

The Noise Element sets forth self-mitigating goals, objectives, policies, and implementation measures that ensure that all areas of the City of Sutter Creek are free from excessive noise and that appropriate maximum levels have been adopted for residential, commercial, and industrial areas. The City ensures land uses are compatible with the related noise characteristics of those uses and noise sources are reduced to the extent possible. These policies and implementation measures include:

Policy N-1.1.1: New noise sensitive land uses or developments projects shall be located and designed so that they will not subject persons to indoor or outdoor noise levels greater than those shown on Volume III Tables 6-5 and 6-6.

Policy N-1.1.2: The outdoor noise standard for residential developments shall apply only to back yards of single-family residences and recreation areas of multifamily developments. The outdoor noise standard shall also not apply to residentially-designated properties or existing noise sensitive land uses within the current 60+ dB contour shown on Volume III Figure 6-2.

Policy N-1.1.3: Acoustical studies shall be required for projects that would be exposed to noise in excess of the levels shown on Volume III Figure 6-2 and Tables 6-2, 6-3, and 6-4 or that would create noise in excess of the levels shown on Volume III Figure 6-2 and Tables 6-2, 6-3, and 6-4. Based on the results of the noise study, noise exposure mitigation, sound attenuation, and noise monitoring shall be required, as appropriate.

Policy N-1.1.4: The City shall protect existing (ambient) noise levels of existing residential neighborhoods and other existing noise sensitive land uses. If a developed area is currently below an adopted noise standard, an increase in noise up to the standard should not necessarily be allowed.

Policy N-1.1.5: The City may require that new land use proposals be modified, mitigated, or not be carried out if they will cause the L_{dn} of an existing developed area to experience an increase of 3 dBA or more or if they could generate noise levels that would be expected to generate significant adverse community response.

Implementation Measure N-1.1.11.1: The City's Planning Department shall review public and private project plans and applications with respect to the policies and standards of the Noise Element.

Policy N-1.1.12: Incorporate noise attenuation features in design standards for collector and arterial city streets.

Implementation Measure N-1.1.12.1: The City shall revise the design standards for collector and arterial city streets to incorporate noise attenuation features.

The General Plan Update actively enforces noise limits and requires new projects to address noise levels to ensure compliance. The General Plan update does not propose relaxation of noise standards or increased noise levels, nor does it conflict with the City's Noise Ordinance. As future development occurs, noise levels within the City or parts of the City may cumulatively increase; however, the noise limits may not be exceeded and this is accomplished through enforcement of the General Plan and Noise Ordinance as projects are proposed and developed.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**

XIV. Population and Housing

XIV. POPULATION AND HOUSING: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

Discussion:

Potential impacts to population and housing were thoroughly analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan and 2014-2019 Joint Housing Element IS/MND. The 1994 Environmental Assessment for the Sutter Creek General Plan determined that build-out of the General Plan would result in an unavoidable and significant impact since General Plan policies would alter the present location, distribution, and growth rate of the human population of the planning area. No additional impacts are identified.

The 2014-2019 Joint Housing Element sets forth various housing policies and programs to assist in providing housing for low- and moderate-income households and does present significant impacts to population or housing. The Regional Housing Needs Assessment requires 10 new housing units within the City of Sutter Creek. The addition of ten housing units would support housing stock requirements and would not substantially alter the existing population. Any future site-specific project will be required to submit environmental documentation with a planning application. The General Plan Update does not propose any changes to the Housing Element adopted in 2015.

The General Plan Land Use Element and Zoning ordinance provide the framework within which development may take place. The City of Sutter Creek has incorporated growth projections and growth management policies into the General Plan in order to ensure the preservation of the community's rural character. However, the City does not have any growth management programs that limit the number of residential units that can be built beyond the zoning and density limits for each parcel. The City has one policy in the General Plan that references growth management. Policy LU-1.1.1, a new policy 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 Land Use Element also addresses growth projections in new Policy LU-2.1.6: "The City shall review the General Plan growth projection and build-out projection for the City on an annual basis."

General Plan Update Volume I, Chapter 2 Setting, provides a population and housing unit update along with growth and buildout projections. The California Department of Finance estimates 1,374 housing units in the City in 2016 and a 2016 population of 2,588 persons (California Department of Finance, May 2016) with an annual population growth rate of 0.6% and housing growth rate of 0.09%. Based on this rate, there would be 33 additional housing units and 378 additional people in the City or a year 2040 total of 1,407 units and 2,966 persons. By comparison, the 1994 General Plan projected a population of 5,224 persons by 2030, which is significantly higher than current projections. Projections for full buildout of the General Plan indicate approximately 9,000 dwelling units and 19,000 people in the City. It should be noted, the California Department of Finance estimates indicate a population of 2,505 in 2017 and 2,479 in 2018, resulting in 1% decrease in population between 2017 and 2018. Additionally, they estimate 1,395 housing units in the City in 2018 and 1,384 units in 2017. Compared with the estimates for 2016, this indicates roughly 10 units are constructed per year (January 2018). Although they estimate population decreases, the housing unit estimate is forecasted to continue increasing. Full buildout would not occur within the planning period of this General Plan Update based on current growth rates and trends. Sutter Creek has a total inventoried capacity of 1,839 unbuilt lots/units (See General Plan Update Volume III, Table 1-1). Therefore, there is adequate development capacity to serve the projected growth needs of the planning period. The General Plan Update will not result in displacement of existing residents, but will facilitate adequate housing for the City residents.

Although the General Plan Update refines the land use designation or zoning on 82 parcels, this change is a result of the more accurate parcel-based mapping system, as compared to the existing broad-scale mapping system. Most of the land use designation changes increase the overall number of residentially designated parcels or revise the the land use designation from one residential land use to another residential land use. A slight reduction in commercial land use acreages and a slight increase in Residential High Density land use acreages results in no significant change in the amount of housing that can be constructed. Land use designation and zoning changes would result in potentially 337 fewer units or 701 fewer residents, although many of these changes reflect an existing inconsistency between the zoning and land use designation or the existing use on the parcel, such as a park or open space, and would require redevelopment of these developed parcels at the maximum development density. Therefore, a more accurate estimate in unit and population change is 237 fewer units and 512 fewer residents, which accounts for those parcels on which both a land use designation and zoning change are proposed. In addition, the removal of high density residential land uses from the Industrial, Public Service, and Recreation land use designations decreases potential population growth. These changes do not displace dwelling units or populations as no existing dwelling units would be removed by the General Plan. The changes reflect existing conditions and zoning and maintain the compatibility of uses in the City.

The land use designation on eight of these parcels changes from Residential Single Family (RSF) to High Density Residential (RH) and requires a zoning change from C-2 Commercial to R-4 Multiple Family Dwellings. The difference in allowed units and population between the C-2 and R-4 zones is negligible as they allow the same type of dwelling units with nearly the same development limitations in terms of coverage, setback and height. The change in land use designation from RSF to RH would slightly increase the potential number of units allowed on a parcel, but it is important to note that these eight parcels comprise a total of 1.48 acres, with most of the parcels being too small to accommodate more than one unit. The increase in potential housing units would be negligible, particularly since these parcels are developed. The remaining eight zoning map changes reflect existing park and open space areas in the City, including changing the zoning on the Bryson Park and Central Eureka Mine sites from P-S (Public Service) to R (Recreation), changing the Miner's Bend Park site mislabeled as right-of-way to R (Recreation), changing the zoning on three parcels at the intersection of Highway 49 and Old Highway 49 from P-S (Public Service) to OS (Open Space), and changing the five parcels on the north side of Valley View Way, (the park and ride lot and passive recreation area), from R-4 (Multiple Family) to both P-S (Public Service) on three parcels and R (Recreation) on two parcels to reflect the current uses of these parcels. Changing the zoning

on these parcels from P-S to R results in no significant change to the allowed use density, except the amount of allowed coverage and structure height is reduced. Changing the zoning from P-S to OS limits development to maintenance structures and very limited coverage, while changing zoning from R-4 to P-S and R results in less dense development potential and reduces the allowed coverage and building intensity. In each of these remaining cases, these changes reflect corrections or updates to reflect the actual use of the site as existing recreational, public service, or open space areas.

Following circulation of the IS/ND, LAFCO updated their GIS and refined GIS parcel data was produced. This update led to further review of the General Plan land use diagram and zoning map, and additional changes to the maps were proposed as shown in Table 2. Zoning is proposed to be changed on two parcels located at the northern city limit from R-1 to RL, to correspond to the existing RL land use designation. Similarly, two parcels located at the southern city limit are proposed to be zoned I-2, rather than the existing C-2 to correspond to the existing I land use designation and the existing industrial use of the parcels, which are operated in conjunction with the adjacent parcels to the east. Three parcels along Tucker Hill Road are also proposed for a zoning change from R-1 to C-2 to reflect the existing C land use designation on the parcels, which, due to their size and slope would be difficult to develop. Three parcels along Spanish Street occupied by single-family residences are proposed to be redesignated Residential Single Family, rather than Commercial, to reflect the R-1 zoning and existing use. Likewise, two additional commercially used and zoned parcels would be redesignated as a Commercial land use rather than a Single Family Residential land use. Finally, a parcel within the Allen Ranch area that had been previously rezoned from RE to RL via Planning Commission Resolution 2017-18-07 is now depicted on the zoning map. A five acre minimum combining district is also applied to the remainder of the Allen Ranch properties zoned RE. These changes do not result in new environmental impacts, as they are proposed to ensure the zoning and land use designations correspond and no longer conflict, and reflect the existing use on developed sites.

Digitization of the City maps and recent Geographic Information System (GIS) updates by LAFCO indicated that the western City limit along Sutter Creek should be lengthened toward the northwest. Therefore, the maps show an irregular shaped extension along the meandering channel of Sutter Creek. This addition is proposed to be rezoned to OS from R-1 as this area is an undevelopable canyon and waterway.

The change in allowable residential units under the Industrial, Public Service, and Recreation land use designations would not conflict with the adopted Housing Element. While the Housing Element (Housing Element Appendix B) recognizes that residential uses are currently allowed in these three land use designations, the analysis of vacant land availability in regard to meeting the Regional Housing Needs Allocation (RHNA) does not include lands designated as Public Service, Recreation, or Industrial (Appendix C Tables 79A and 79B). The Housing Element indicates a portion of one of the parcels in the vacant land inventory is Industrial; however, this parcel is the Pinewoods West apartment site and no Industrial designation is associated with this parcel, as it is RH. No other parcels in the vacant land inventory are identified as Industrial, Public Service, or Recreation. Therefore, limiting residential use on the lands designated Industrial, Public Service, and Recreation would not affect the City's ability to meet the RHNA numbers and would pose no significant conflict with the Housing Element.

Most of the parcels on which a land use designation and zoning change are proposed are not included in the Housing Element vacant land inventory (Housing Element Appendix C Tables 79A and B), and changes to the parcel designation and zoning on these parcels would not affect the Housing Element or the City's ability to meet the RHNA. Two of the parcels are listed in the vacant land inventory tables (044020095000 and 04420057000); however the zoning (R-4) and land use designation (RH) listed for these parcels in the Housing Element vacant land inventory are the same as what is being proposed (R-4/RH) and the 1994 land use designation of RM was not recognized in the Housing Element vacant land inventory, resulting in no conflict with the Housing Element or ability of the City to meet the RHNA.

The General Plan Update does not propose a specific development project. Any future site-specific project or proposed development will be required to submit environmental documentation with a planning application, identifying impacts to housing and population. The General Plan Update does not propose specific updates to the circulation system, services, or utilities that would encourage an influx of development into the area. The improvements to the circulation system, services, and utilities address existing deficiencies in the City or are planned to occur as needed when capacity or other thresholds are reached. The General Plan guides future growth in the City and provides for adequate housing area and associated population growth.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

XV. Public Services

XV. PUBLIC SERVICES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Discussion:

Potential impacts to public services, including fire protection, medical aid, police protection, schools, parks and maintenance of public facilities, were analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan, which determined that potentially significant impacts on public services were mitigated to a less than significant level by General Plan policies and actions by other agencies. The 2010 Gold Rush Ranch EIR also addresses impacts from that development on public facilities and services. General Plan Volume III Setting provides information on the City's public services. Significant and unavoidable impacts to fire protection, police protection, schools, parks and other public facilities were identified in the 2010 Gold Rush Ranch EIR and mitigation measures were adopted to address other significant public services impacts and reduce them to a less than significant level. No additional impacts to public services are identified.

Public Services and Facilities are addressed in the Public Services and Facilities Element, Safety Element, and Parks and Recreation Element. The Public Services and Facilities Element adds policies regarding development of a community services district, removes those policies and implementation measures that have already been implemented or are no longer necessary, such as measures related to wastewater treatment or postal service, but maintains many of the policies and implementation measures from the 1994 General Plan, with small text adjustments to address provisions for a new school site, civic center, and City offices. The policies and implementation measures address police and fire protection, city offices, schools, and emergency medical services. These existing policies and measures include maintenance of safety plans and funding strategies. New policies and implementation measures regarding annexation in to the

Community Facilities District to ensure new developments are adequately served by first responders. New goals, objectives, policies, and implementation measures that ensure the provision of adequate services and funding for those services include the following:

New Goals, Objectives, Policies and Implementation Measures:

Goal PS-2: Maintain funding for services through the formation and management of a City Community Services District (CSD).

Objective PS-1.1: The adequate provision of City services and funding to maintain adequate service levels.

Policy PS-1.1.1: The City shall form and manage a City of Sutter Creek Community Services District to address funding for ongoing services, road development and maintenance, street lighting, recreation, City landscaping, and other City-wide services.

Policy PS-1.1.2: All development shall be annexed into the City Community Services District.

Implementation Measure PS-1.1.2.1: Development shall pay its fair share for services through Community Service District fees applied to property taxes following annexation into the City Community Services District. Target date:

Objective PS-1.2: The adequate provision of water that keeps pace with demand and fire protection needs.

Objective PS-1.6: The provision of adequate public facilities, including schools, and public recreation facilities.

Implementation Measure PS-1.6.1.1: The City shall cooperate with the Amador County Unified School District in the development of a new elementary school site with public recreation facilities.

Policy PS-1.7.1: The City shall assess alternative sites for a City civic center.

Policy PS-1.7.2: The City shall provide funding strategies for upgrading existing City offices and/or relocating offices to a new larger facility.

Policy PS-1.9.1: New development projects shall be annexed into the County's Community Facilities District No. 2006-1 (Fire Protection Services) and the Sutter Creek Fire Protection District, as may be required.

Implementation Measure PS-1.9.1.1: New subdivisions of five or more lots shall prepare and maintain a Fire Safe Plan.

Policy PS-1.10.1: The City shall cooperate with the Sutter Creek Fire Protection District and American Legion Ambulance Service in the provision of prompt and adequate emergency medical service.

In the Safety Element, Policy S-1.4.6 ensures adequate roadway design for fire equipment access, Policy S-1.4.7 requires vehicular access within 150 feet of a structure, and Policy S-1.4.8 requires buildings in the urban-wildland interface to comply with California Department of Forestry and Fire Protection recommendations on defensible space. New Implementation Measure S-1.4.8.1 requires the City, in cooperation with the Fire Protection District, shall prepare a Fire Safe Plan for the City's consideration and adoption. The remaining policies and implementation measures in relation to fire safety and protection in the Safety Element are the same as the existing policies and implementation measures.

The Parks and Recreation Element adds policies and implementation measures to reflect current development requirements for new parks and recreational facilities. The following are new policies and implementation measures in the updated Parks and Recreation Element:

New Policies and Implementation Measures:

Policy PR-1.1.2: New residential developments shall provide land and/or funding for parks and recreational facilities.

Implementation Measure PR-1.1.2.1: New residential development will either dedicate land or pay an in-lieu fee for parkland (or a combination, at the option of the City) based upon a ratio of 5 acres per 1,000 residents anticipated in the development.

Implementation Measure PR-1.1.2.2: The City shall prepare and adopt a parks master plan and funding mechanism for construction and maintenance.

Implementation Measure PR-1.1.4.1: The City shall consult with the Amador County Unified School District about school recreational facilities remaining available for public use when not being occupied by school functions.

Implementation Measure PR-1.1.7.2: Develop, and update as appropriate, City-wide standards for neighborhood parks to be adopted within the City's Development Standards, and establish a funding mechanism for ongoing maintenance of the parks.

These policies that require new development to pay their fair-share or build new parks within their development relieve the potential increase in demand associated with new development to avoid impact. The General Plan is self-mitigating to ensure that future growth does not impact public services without mitigation. In addition to the new policies and implementation measures listed above, the General Plan maintains the following to ensure adequate service is provided in the City:

Existing Policies (1994 General Plan):

Objective PS-1.8: New development projects shall be required to provide for their incremental impacts upon police protection facilities.

Policy PS-1.8.1: The City should obtain a new police department facility that is adequately designed and equipped to meet projected demands. The City should establish a revenue plan and adopt mitigation fees as may be necessary to pay for the costs of the new facility.

Implementation Measure PS-1.8.1.1: The Police Chief and/or an outside consultant on a regular basis should calculate the cost of facilities that would be needed to adequately serve projected demand and a timetable for which the facilities must be brought into use. The costs and time frame should be compared with projected revenues and, if necessary, policies or plans for obtaining additional revenues should be adopted by the City Council

Policy PS-1.8.2: The City should investigate whether or not existing and known projected revenue sources will be adequate to maintain adequate police protection services as the City grows. If it is determined that lack of revenues could jeopardize service, a plan and/or policies should be put in effect to modify services or generate needed revenues.

Objective PS-1.9: The City should maintain a good working relationship with the Sutter Creek Fire Protection District and Amador Fire Protection District in the interest of public safety and the provision of adequate fire protection services.

Policy PS-1.9.2: The Sutter Creek Fire Protection District is encouraged to develop a 10-year fire protection service plan based upon growth assumptions specified in the General Plan as well as projections for the surrounding area.

Implementation Measure PS-1.9.2.1: The 10-year plan should be drafted by the Sutter Creek Fire Protection District and portions that are relative to Sutter Creek should be adopted by the City Council.

Objective PS-1.10: Continue cooperation with the Sutter Creek Fire Protection District and American Legion Ambulance Service for the provision of prompt and adequate emergency medical service.

Objective PS-1.12: New development shall pay for its fair share of new, improved, or expanded public services and facilities and not bring an undue burden upon the City, its existing residents, or rate payers.

Policy PS-1.12.1: The City shall update its comprehensive public service and facilities needs and revenue study and long range capital improvement program and funding strategy to ensure that an adequate level of public services and facilities remain available to the citizens of Sutter Creek. The study and resultant plan shall include consideration of the effects of increased costs upon the supply of affordable housing and remain consistent with the Housing Element.

Implementation Measure PS-1.12.1.1: The citywide capital improvement program and funding strategy shall include a provision for the maintenance of open space areas that may be acquired through implementation of the open space objectives, policies, and implementation measures contained within the General Plan.

The land use designation or zoning changes on the 82 parcels that were refined based on parcel-based mapping and the removal of high density residential from the Industrial land use designation do not result in additional new development potential that has not already been addressed by the existing General Plan environmental documentation or the 2010 Gold Rush Ranch EIR; therefore, no new impacts are anticipated as a result of these changes.

Although buildout of the General Plan has the potential to impact demand on public services and facilities, new projects must pay fees to support their fair share of continued operation or expansion of these services. Any future site-specific project will be required to submit environmental documentation with a planning application and pay the appropriate fees prior to development approval.

Policy COS-1.1.1: Development projects shall be reviewed in accordance with the California Environmental Quality Act (CEQA) and this Element to ensure that such developments mitigate to the point of less than significant impacts upon each of the listed resources except where Statements of Overriding Considerations are adopted.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**

XVI. Recreation

XVI. RECREATION Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?			X	

Discussion:

Impacts to recreation were analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan and 2010 Gold Rush Ranch EIR, and no additional impacts are identified. The Parks and Recreation Element lists the existing park and recreation facilities in and near the City. The City of Sutter Creek operates approximately 196 acres of parklands including several playgrounds, a ball field, picnic facility, community meeting areas, educational/historic parks, and natural area parks, some of which is planned and not yet fully implemented, and some of which is open space serving passive recreation. There are approximately 17 acres of developed parks or recreation use facilities, 179 acres of open space or natural area park, and 1 acre of planned parks. There are also additional recreation facilities operated by the Amador County Unified School District and the Italian Benevolent Society, as well as two future neighborhood parks to be developed for the Crestview II and Golden Hills subdivisions.

The Parks and Recreation Element includes updates to policies and implementation measures to reflect current City requirements for park development or funding under new residential development proposals. The General Plan requires new residential development to fund or create five acres of parkland per 1,000 residents. Any future site-specific project will be required to submit environmental documentation with a planning application, and new park funding/development will result in accordance with the size of the residential proposal, thereby increasing the overall number of parks or park acreage in the City. The General Plan Update also includes a policy and implementation measure to coordinate with the Amador County Unified School District about recreational facilities available for public use when not being occupied by school functions. Although the General Plan Update plans for future growth, the policies and implementation measures in the General Plan ensure that new developments provide their fair share contribution to increasing recreational opportunities to offset potential increases in recreation demand. Reference to the creation of a parks commission have been removed as the City Planning Commission will oversee parks and trails creation for new development and the City will develop City-wide standards and funding mechanisms for neighborhood parks to be included in the City's Development Standards.

New Objectives, Policies, and Implementation Measures:

Objective PR-1.1: The provision of a full range of parks, recreational facilities, and walking paths.

Policy PR-1.1.2: New residential developments shall provide land and/or funding for parks and recreational facilities.

Implementation Measure PR-1.1.2.1: New residential development will either dedicate land or pay an in-lieu fee for parkland (or a combination, at the option of the City) based upon a ratio of 5 acres per 1,000 residents anticipated in the development.

Implementation Measure PR-1.1.2.2: The City shall prepare and adopt a parks master plan and funding mechanism for construction and maintenance.

Implementation Measure PR-1.1.4.1: The City shall consult with the Amador County Unified School District about school recreational facilities remaining available for public use when not being occupied by school functions.

Implementation Measure PR-1.1.7.2: Develop, and update as appropriate, City-wide standards for neighborhood parks to be adopted within the City's Development Standards, and establish a funding mechanism for ongoing maintenance of the parks.

The Parks and Recreation Element retains the following objectives, policies, and implementation measures:

Existing Policies (1994 General Plan):

Policy PR-1.1.1: Parklands and recreational facilities may be considered open space land uses for purposes of the General Plan provided they meet the criteria set forth for open space specified in the Land Use Element and Conservation and Open Space Element.

Policy PR-1.1.3: Public open space, trails, park maintenance, overhead, and liability insurance should be funded through a special district or other mechanism formed to maintain parks and landscaping as well as lighting or other facilities as deemed appropriate and consistent with the capital improvement program (CIP) to be developed under Policy PS-1.12.1 of the Public Services and Facilities Element.

Policy PR-1.1.4: School recreational facilities should remain available for public use when not being occupied by school functions.

Policy PR-1.1.5: A regional park/sports complex should be established in the Sutter Hill/Martell area that will serve the expanding needs of western Amador County.

Implementation Measure PR-1.1.5.1: The general purposes and features of a regional park/sports complex are described in the previous text, as are some general considerations for obtaining such a facility.

Policy PR-1.1.6: One or more additional community parks should be established in the City.

Implementation Measure PR-1.1.6.1: The general purposes and definitions of community parks are described in the previous text. New community parks shall be acquired and constructed by dedications and Quimby ordinance in-lieu fees.

Policy PR-1.1.7: Neighborhood parks should be located within walking distance of the residences they are intended to serve.

Implementation Measure PR-1.1.7.1: The general definition of neighborhood parks is contained in the previous text. New large residential development projects, containing at least 50 to 100 residential units, shall include neighborhood parks. Neighborhood parks may include private parks provided they are maintained and accessible to residents of the neighborhood being served for little or no gate fee.

Policy PR-1.1.8: The Sutter Creek corridor or 100 year flood plain should be made into an attractive, yet safe, linear parkway.

Implementation Measure PR-1.1.8.1: The general purposes and parameters for the Sutter Creek linear parkway are addressed in the previous text. The City could "seed" establishment of the parkway by using local volunteers to design and construct a part of the parkway on City-owned property near City Hall. The City could also sponsor a workshop of local business leaders and draw upon the direct experience of other communities whose commerce and tourism have improved due to similar park facilities.

Implementation Measure PR-1.1.8.2: Dedication of creekside greenways is a requirement contained in the Land Use Element that applies to new development projects along Sutter Creek and Gopher Gulch. As future development occurs, improvements in the creekside greenway zones should consist only of passive recreation facilities including bicycle paths, pedestrian trails, picnic areas, open space, and similar uses. Riparian habitat should be maintained as much as possible. New plantings should consist of native plants to the greatest extent possible. The following controls should also apply:

1. Urban structures and facilities such as houses, commercial and industrial buildings, and parking lots shall be prohibited;
2. Filling shall be prohibited wherever feasible;
3. The obstruction of stream flow by manmade facilities shall be prohibited;
4. The destruction of riparian vegetation should be prohibited except for flood control and public health and safety reasons.

Policy PR-1.1.9: The City shall adopt a bicycle and pedestrian transportation plan and funding mechanism that includes an interlinking citywide network of pedestrian walking paths and bicycle trails should be established to provide connectivity between residential communities and the downtown area and to supplement the circulation system, especially in areas where sidewalks, paths, and bicycle shoulders are inadequate or unsafe.

Implementation Measure PR-1.1.9.1: A general explanation of the interlinking pedestrian and bicycle trail network is provided in the previous text of this Element. The network is also addressed by objectives, policies, and implementation measures found within the Circulation Element, and depicted on the Circulation Diagram, Figure 6-1. The bicycle and pedestrian transportation plan shall study alternative designs and locations, and develop maps and diagrams for essential components of the network. The bicycle and pedestrian transportation plan should also address means to obtain needed trails in developed parts of the City. New developments should be required to provide for links to the system where necessary. Such links should not generally be considered a contribution to parklands dedication if it serves in-lieu of other pedestrian and bicycle facilities.

The General Plan does not propose to construct specific park or recreation facilities. Any future site-specific park or recreation project or park associated with a proposed development will be required to submit environmental documentation with a planning application. Implementation Measure PR-1.1.2.1 is self-mitigating in that it requires new development to provide or fund a fair share of parkland in proportion to the anticipated population of the development, thereby ensuring adequate park space and avoiding over-demand. Implementation Measure PR-1.1.2.2 establishes a funding mechanism for park construction and maintenance. Furthermore, Implementation Measure PR-1.1.7.2 includes the establishment of a funding mechanism for ongoing park maintenance. The Parks and Recreation Element of the General Plan sets forth policies and programs to improve and maintain a full range of parks and recreational facilities, resulting in a beneficial recreational impact.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

XVII. Transportation

XVII. TRANSPORTATION: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Discussion:

Potential impacts to transportation were analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan and 2010 Gold Rush Ranch EIR and no additional impacts are identified. The 1994 Environmental Assessment for the Sutter Creek General Plan determined that build-out of the General Plan would result in an unavoidable and significant impact to existing transportation systems, no impact to air traffic, and did not address emergency access, although emergency access impacts are found to be less than significant in the 2012 IS/MND. The 1994 Environmental Assessment for the Sutter Creek General Plan determined that other potentially significant impacts on traffic hazards, applicable plans, ordinances, policies, or congestion management plan were mitigated to a less than significant level by General Plan policies. Significant and unavoidable impacts in regard to increased motor vehicle trips on area roadways, contributing to an unacceptable traffic operations on some roadway segments and intersections were identified in the 2010 Gold Rush Ranch EIR. The Gold Rush Ranch EIR also identified transportation impacts specific to development design such as parking, internal circulation traffic, and roadway and pedestrian/bicycle facility design; however, mitigation measures were adopted to mitigate these impacts to a less than significant level.

The City has adopted Traffic Impact Study Guidelines, which are included in General Plan Volume II, Section 9 and the 2017 Amador Countywide Pedestrian and Bicycle Plan is included in Section 10. Per the Traffic Impact Study Guidelines, impacts are considered significant if the project:

- Degrades operations from an acceptable LOS (based on RTP policy or General Plan policies to an unacceptable level; or
- Increases delay at an unsignalized intersection operating at an unacceptable level by five or more seconds and the intersection satisfies the MUTCD peak hour volume warrant for traffic signal installation; or
- Increases delay at a signalized intersection operating at an unacceptable level by five or more seconds; or
- Increases the volume-to-capacity ratio on a roadway segment operating at an unacceptable level by 0.05 or more; or
- The project is inconsistent with planned bicycle/pedestrian/transit facilities within the study area.

2017 Caltrans Traffic Volumes for Highway 49 near the Highway 104 interchange show annual average daily traffic was between 14,800 and 17,800 on each side of the intersection (Caltrans, 2017).

The Circulation Element of the General Plan contains goals, objectives, policies and implementation measures that are designed to provide a balanced circulation system for the City of Sutter Creek. The updated Circulation Element will not create new impacts to circulation, traffic, emergency access, air traffic patterns, parking or alternative transportation, but will serve to address the City's needs in these areas to maintain acceptable service, circulation, and access. Some objectives, policies, and implementation measures have been removed as the improvement has been completed/implemented, such as the Highway 49 Bypass, extension of Sutter-Ione Rd., relocation of the Sutter Hill Rd/Ridge Rd. intersection, home mail delivery, and development of a park and ride lot, or are no longer supported, such as conducting feasibility study for parking meters in the central business district.

The majority of changes to the Circulation Element involve removal of implementation measures that have been completed, such as the Highway 49 Bypass and Sutter Hill Transit Center, and the addition of objectives where none existed previously to maintain the hierarchy of goals, objectives, policies, and implementation measures. The Circulation Element update adds four new implementation measures to reflect current practice, and one policy to address the use of a Plan Line, as opposed to the remaining new policies added to maintain an not added to maintain the appropriate objective/policy/implementation measure hierarchy, none of which would create negative transportation impacts:

New Policies and Implementation Measures:

Implementation Measure 1.3.3.1: The City shall review and update the City of Sutter Creek Capital Improvement Program and Funding Strategy.

Policy C-1.5.1: The City defines and authorizes the use of a "Plan Line." The Plan Line is a process that specifically defines the location of center lines, alignment, right-of-way, cross sections, and intersections for future or proposed roadways and non-motorized transportation rights-of-ways. The purpose of a Plan Line is to provide adequate right-of-way for future growth needs and to protect the right-of-way from encroachment.

Implementation Measure C-1.5.1.1: Adopted Plan Lines shall be incorporated into development plans to define specific requirements for dedicating the right-of-way for street purposes and to implement Circulation Element policies of the General Plan.

Implementation Measure 1.6.2.1: The City shall work with ACTC and ARTS to review and comment upon new projects that may generate or attract, individually or cumulatively, large or moderate volumes of traffic.

Implementation Measure C-1.8.1.2: The City shall work with the Amador County Transportation Commission to encourage use of carpool parking at the Sutter Hill Transit Center.

The remaining objectives, policies, and implementation measures address circulation, roadway improvements, transit, ridesharing, delivery, staggered work hours to relieve congestion, bicycle and pedestrian facilities, and parking. Promotion of ridesharing, transit, pedestrian and bicycle facilities, and staggered work hours improve the circulation system by offering alternative transportation opportunities and reducing traffic.

Emergency Evacuation is addressed in the Safety Element. Policy S-1.4.6 requires new roadways to comply with City Standards, and Policy S-1.4.7 requires vehicle access within 150 feet of structures. These are not new requirements, but are maintained in the General Plan Update to ensure that emergency access is

maintained in the City. New projects are reviewed for compliance with roadway and access standards established in the City's Design Standards and Municipal Code. The Safety Element also seeks to minimize possible threat to life or property through evacuation and emergency preparedness. Policies S-1.5.1, S-1.5.2 and S-1.5.3 request upgrade of the County's Emergency Management Plan, coordinated interagency drills, and individual emergency plans and drills within major developments and large commercial or industrial operations.

Changes to the land use designations and zoning would not result in impacts to traffic and circulation as these changes reflect current uses on the affected parcels or maintain consistency with the parcel zoning or land use limitations. Overall buildout projections would decrease from the refinement of land use designations or zoning on the 82 affected parcels, which is further reduced by the residential density changes for the Industrial land use designation. No new housing or mapping changes are proposed within the vicinity of Westover Field. Operations at Westover Field would not affect new land uses, nor does the General Plan Update propose uses that would affect air transit. The General Plan Update and Land Use Diagram do not propose any changes to the roadway requirements or layout in the City. The replacement of Residential Professional (RP) land uses with a Mixed Use (MU) designation promotes housing within an area of existing services to reduce vehicle trips and encourage pedestrian, bicycle, and transit use.

Buildout of the General Plan has the potential to increase vehicle activity on area roadways over current conditions, resulting in increased traffic activity. The General Plan Update includes self-mitigating Implementation Measures to monitor and respond to new development and increases in traffic. Implementation Measure C-1.1.1.1 requires new development between Ridge Road and Shake Ridge Road to dedicate and construct a collector road. Implementation Measure C-1.2.1.1 requires the City to review intersections that have met the standard warrants for signals, with signalization to be installed when justified. Other implementation measures require improvements on specific streets, such as sidewalks, widening, realignment, turn lanes, and other improvements. General Plan policies also require new development to construct major and minor collectors to serve the area (Policy C-1.5.2). Policy C-1.3.1 requires new development to conduct independent traffic analysis and pay for improvements to the circulation system as needed, including updating the citywide traffic model and Circulation Element if warranted. Future development projects will be subject to the following policies and implementation measures to achieve or maintain reduced dependence on vehicles and improve the transportation system.

Existing Policies (1994 General Plan):

Implementation Measure C-1.1.1.1: As property is developed between Ridge Road and Shake Ridge Road, these development projects shall be required to dedicate and construct a collector road that will ultimately connect Ridge Road to Shake Ridge Road to the east of the City.

Implementation Measure C-1.2.1.1: A number of intersections in the Sutter Creek planning area have met one or more of the standard warrants for signals. Each of these intersections should be further evaluated as time progresses to determine if traffic signals should be installed. Installation of the signals should be programmed as long-term improvements only when and if fully justified.

Policy C-1.3.1: New development projects that have a potential to exceed the growth assumptions contained in the Land Use Element or that may have specific traffic and circulation concerns not identified by this General Plan shall be required to conduct independent traffic analysis and/or pay for construction improvements to the city's circulation system beyond those addressed in this Circulation Element through direct construction, mitigation fees, land exactions, or special assessment or Mello-Roos districts. In such instances, the citywide traffic model and this Circulation Element shall be updated at the developer's expense.

Policy C-1.5.2: As development takes place, developers shall be required to construct major and minor collectors that are needed to serve the area. In lieu of construction, additional fees may be assessed in the amount of the particular developer's share of the cost unless the cost of specific road improvements has been included in City or County mitigation fee computations.

Policy C-1.5.3: Residential lots should not have direct access to new collectors and arterials; lots should front on local subdivision streets only.

Policy C-1.5.5: Road design should minimize necessary grading by aligning roads with topography, running roads along natural ridges or valleys, and working with existing grade.

Policy C-1.5.6: Road sections shall have curbs and gutters or alternative drainage facilities adequate for receiving stormwater runoff from roadway surfaces. New roadway sections shall include sidewalks or pedestrian routes that provide safe and efficient pedestrian access. Sidewalks are preferred but may be deleted in an effort to minimize grading if an alternative is provided for pedestrian use that meets the satisfaction of the Planning Commission or City Council.

Policy C-1.5.7: Multiple ingress and egress options should be provided through new developments projects for safety purposes.

Policy C-1.5.8: Neighborhood streets should be curvilinear and follow existing contours to the greatest extent feasible.

Policy C-1.5.9: Neighborhood streets shall be protected from high traffic counts by not allowing large or accumulated developments from relying on them for access.

Policy C-1.5.10: Cul-de-sacs and dead end streets shall be discouraged and through streets should be preferred.

Policy C-1.5.11: Collector streets should be of adequate width for projected traffic and should not have direct access from low or medium density residential lots.

Implementation Measure C-1.6.1.3: Bus shelters and benches should be provided where demand warrants and their provision included as part of development approval requirements. New developments projects should provide safe locations off the traveled way for busses to stop without impeding the flow of traffic.

Implementation Measure C-1.6.1.4: Public transit facilities (bus stops, etc.) should be located near or incorporated into commercial and industrial projects employing more than 10 people provided there is not an adequate existing bus stop within 1/4 mile.

Policy C-1.6.2: The City shall request that the Amador County Transportation Commission (ACTC) and Amador Regional Transit System (ARTS) review and comment upon new projects that may generate or attract, individually or cumulatively, large or moderate volumes of traffic. ACTC's roles and responsibilities involve two overlapping categories: (1) administration of Transportation Development Act and other funds that are allocated to ACTC, and (2) to serve as the Regional Transportation Planning Agency for Amador County. ARTS serves as the local transit system for Amador County.

Policy C-1.7.2: Small neighborhood commercial facilities should be included where economically viable to minimize automobile traffic as new areas of the city develop.

Implementation Measure C-1.7.2.1: Implement the (pd) land use designation explained on Table LU-2 in the Land Use Element, which allows planned developments to include neighborhood commercial uses.

Policy C-1.7.3: High-density residential development that conforms to standards and programs of the General Plan and City ordinances should be constructed in the Sutter Hill/Martell area with convenient walking access to shopping and public services.

Policy C-1.10.1: Bicycle lanes or paved shoulders should be provided on new arterial and collector roadway facilities unless separate bicycle routes are provided.

Policy C-1.10.2: When required for pedestrian access to public services and facilities, the City shall require development projects to construct pedestrian walks.

Policy C-1.10.4: Sutter Creek should require new development proposals to help create walking paths or lanes along Old Sutter Hill Road and Sutter Creek-Volcano Road.

Policy C-1.10.5: New development projects should be required to create a creekside trail system along Sutter Creek going toward Volcano as the city limits are moved outward.

Policy C-1.10.6: The design of public facilities, including pedestrian facilities shall comply with the Americans with Disabilities Act.

Policy C-1.10.7: New development projects should be tied together and to existing parts of the City by an interlinked bicycle and pedestrian trail network as addressed in the Parks and Recreation Element

Policy C-1.10.8: Sutter Creek shall require new subdivisions, commercial projects requiring a site plan approval, and industrial projects to implement, or fund, as appropriate, a bike system for children to ensure safe access to schools and parks within town.

Implementation Measure C-1.11.1.3: Provide adequate parking for new and old development. Off-street parking should be required whenever new commercial buildings are constructed. Where downtown businesses cannot provide adequate off-street parking, in-lieu fees shall be charged. These fees should go toward purchase of land and construction of parking facilities located within the downtown commercial district or other appropriate locations.

Due to the heavy tourist demand for parking on weekends, additional public off-street parking facilities should be added as land becomes available within walking distance of the historic commercial area. Available off-street spaces should be retained and additional space developed as property becomes available. Parking structures can provide additional parking where land values are high and available land area is limited.

Any future site-specific project will be required to submit environmental documentation with a planning application and address impacts to traffic based on the proposed development design and features (Policy COS-1.1.1). Projects are required to mitigate based on their impact, implement improvements, and pay proportional fees for roadway maintenance. The General Plan Update is self-mitigating in that it identifies areas in need of improvement or funding, requires plans for the improvements and maintenance of the transportation system, and requires future projects to address and mitigate transportation impacts as discussed above.

Implementation of these measures and compliance with the listed policies ensures that future growth in the City does not result in circulation demands that exceed the system capacity without appropriate mitigation. In addition, the land use designation or zoning changes for the 82 parcels that were updated and for the Industrial land use designation do not result in additional new development potential that has not already

been addressed by the existing General Plan environmental documentation or the 2010 Gold Rush Ranch EIR, and results in decreased population and housing projections; therefore, no new impacts are anticipated.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

XVIII. Tribal Cultural Resources

XVII. TRIBAL CULTURAL RESOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Has a California Native American Tribe requested consultation in accordance with Public Resources Code Section 21080.3.1(b)?	Yes: X		No:	
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?			X	
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?			X	

Discussion:

Potential impacts to cultural resources were analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan and 2010 GRR EIR and no additional impacts are identified. The 1994 Environmental Assessment for the Sutter Creek General Plan determined that impacts on cultural resources were mitigated to a less than significant level by General Plan policies.

The Tribal Cultural Setting of the area can be found in General Plan Update Volume III Setting. The General Plan Update sets forth various policies and implementation measures to maintain the cultural resources in Sutter Creek and ensure that the appropriate information regarding such resources is provided to local tribes with oversight on such resources. The goals objectives, policies, and implementation measures in the Historic Element promote the protection and preservation of cultural resources and do no adversely impact these resources. Any future site-specific project will be required to submit environmental documentation and mitigation if needed with a planning application per Policy COS-1.1.1.

The City includes the Ione Band of Miwok Indians on the City review through the project application referral package review process prior to Planning Commission review of projects. This allows for early review by the Ione Band of Miwok Indians to identify potential project conflicts with tribal cultural resources and to require avoidance, conditions, or other mitigating actions to avoid impacts.

Letters were sent to the Native American Heritage Commission and Randy Yonemura, Cultural Committee Chair of the Ione Band of Miwok Indians on May 24, 2017 in accordance with AB 52 (PRC Section 21080.31) and SB 18 (Government Code Section 65652.3). No response has been received to date.

Following the release of the IS/ND, the Shingle Springs Band of Miwok Indians submitted a formal request letter to the City of Sutter Creek, asking for formal consultation on projects in the City in the future. On May 2, 2019, a letter was sent to the Shingle Springs Band of Miwok Indians informing them of the General Plan Update and the IS/ND. The Shingle Springs Band of Miwok Indians responded on May 13, 2019. The letter indicated they are not aware of any cultural resources that would be affected, and that they would like to have continued consultation through updates as the project progresses. They also requested that any records, surveys, or reports conducted to date and requested they be contacted should any resources be found.

The land use designation and/or zoning changes on the 82 affected parcels do not increase potential impact on these resources, as these parcels were already designated for development, a number of parcels are redesignated for open space or other low-development intensity recreation use, and most of the parcels are already developed.

The Historic Element contains the following objectives, policies, and implementation measures to protect tribal cultural resources and avoid resource impacts:

Existing Policies and Implementation Measures (1994 General Plan):

Policy H-1.1.2: Stone walls and other structures or sites related to Sutter Creek's history, including rock walls, shall be preserved in place wherever possible. Where not possible, said structures may, in certain circumstances, be relocated and may be incorporated into new buildings if said design maintains the historic value of the structure.

Policy H-1.1.3: The North Central Information Center at Sacramento State University and qualified historians or individuals knowledgeable about the City's history shall be offered adequate information and time to review and comment upon major development proposal that has a potential to affect known or unknown cultural or historical resources. (The North Central Information Center is a regional clearinghouse regarding archaeological information and requirements.)

Implementation Measure H-1.1.4.1: Discretionary development project approvals shall contain the condition that sign of historic or prehistoric occupancy or use of the site that is discovered during grading or building activities will cause an immediate halt to such activities and the prompt notification of the City, the Chairperson, Jackson Rancheria and the North Central Information Center or the State Office of Historic Preservation.

New Objectives, Policies, and Implementation Measures:

Objective H-1.1: The preservation of the historic character of the city through preservation and enhancement of historic structures, sites and districts, and archeological resources.

Implementation Measure H-1.1.3.1: The City shall provide the North Central Information Center and historians or individuals knowledgeable about the City's history qualified to review development proposals in the City of Sutter Creek adequate information and time to review and comment upon major development proposals that have a potential to affect known or unknown cultural or historical resources.

Policy H-1.1.4: Development projects shall notify the City and relevant parties if historic or prehistoric occupancy or use of the site is discovered during grading or building activities.

Future projects are subject to site-specific environmental review and tribal consultation and mitigation measures, if needed, will be required to be implemented to protect those site-specific resources. Changes to the land use designations would not affect the potential for future site development or increase the potential for impacts to cultural resources; therefore, no additional impact would occur as a result of the General Plan Update.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

XIX. Utilities and Service Systems

XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new water or wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider that serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Discussion:

Potential impacts to utilities and service systems were analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan, the 2010 Gold Rush Ranch EIR and the IS/MND for the 2015 Joint Housing Element. The 1994 Environmental Assessment for the Sutter Creek General Plan determined that there was a cumulative impact for solid waste and that potentially significant impacts on utilities were mitigated to a less than significant level by General Plan policies and actions by other agencies. No additional impacts to utilities are identified. The General Plan Volume III Setting discusses existing service systems in the City.

The General Plan Update addresses utilities within the Public Service and Facilities Element, which includes goals, objectives, policies, and implementation measures regarding water and sewer service, storm drainage, solid waste, and utility systems. New projects are required to demonstrate service connections and capacity, provide for utility infrastructure within the development, pay their fair share of fees toward utility system capacity and other upgrades, and demonstrate that design and grading do not impact the storm drain system. Changes to the Public Services and Facilities Element include the addition of missing objectives or policies, which were not included in the existing General Plan, and removal of implementation measures that are no longer needed or applicable, as well as the addition of a Community Services District to address funding. The following new goals, objectives, policies and implementation measures are added to reflect current practices:

New Goals Objectives, Policies, and Implementation Measures:

Goal PS-2: Maintain funding for services through the formation and management of a City Community Services District (CSD).

Objective PS-1.1: The adequate provision of City services and funding to maintain adequate service levels.

Policy PS-1.1.1: The City shall form and manage a City of Sutter Creek Community Services District to address funding for ongoing services, road development and maintenance, street lighting, recreation, City landscaping, and other City-wide services.

Policy PS-1.1.2: All development shall be annexed into the City Community Services District.

Implementation Measure PS-1.1.2.1: Development shall pay its fair share for services through Community Service District fees applied to property taxes following annexation into the City Community Services District.

Implementation Measure PS-1.3.56.1: The City shall implement Implementation Measure C-1.3.3.1 ensuring the City of Sutter Creek Capital Improvement Program and Funding Strategy addresses sewage collection and treatment as necessary.

Objective PS-1.4: New development that provides adequate drainage and does not exceed the capacity of the citywide drainage system.

Implementation Measure PS-1.4.5.1: Storm water mitigation for streets and parking areas shall focus on four areas: 1) ensuring stormwater discharge rates do not exceed pre-construction stormwater discharge rates; 2) promoting permeable landscapes to reduce stormwater surface flows; 3) preventing runoff contamination; and 4) allowing natural treatment of runoff in detention ponds or grass swales.

Policy PS-1.5.1: The City shall adopt policies for diversion of total solid waste generated by the city.

Implementation Measure PS-1.5.1.1: The City shall develop and adopt policies for diversion of total solid waste generated by the city.

Implementation Measure PS-1.11.2.1: Utilities and telecommunications infrastructure shall be placed underground in rights-of-way that have been designated to accommodate utility and telecommunications networks.

The General Plan Update does not propose a specific development project or planned development. It is unknown when, where, or to what extent new development may occur in the City; however, it can be anticipated that buildout will require additional water, wastewater, solid waste, energy and telecommunications utilities. Changes to the land use designations and land use diagram or zoning map would not result in an adverse impact as these changes are proposed to refine the designations per parcel-based mapping data, and correct inconsistencies between the land use designation and zoning on the selected parcels or inconsistencies between the existing use and land use designation. The changes to the land use designation or zoning on the 82 parcels do not result in a significant increased change of potential units (-337 units) or population (-701 persons) that would affect long-term demand or capacity. Reduction of allowable housing units in the Industrial land use designation reduces potential demand. Any future site-specific project will be required to submit environmental documentation with a planning application, and must demonstrate that adequate utility service, based on the size and demands of the project, is secured.

The adequacy of public facilities, services and infrastructure to accommodate planned residential growth through the end of the Housing Element planning period (June 30, 2019) is discussed in the 2014-2019 Joint Housing Element. Wastewater service is discussed in page B-13. The City of Sutter Creek owns and

operates a sewage treatment plant, treating wastewater from Amador City, Sutter Creek, and County Service Area 4 (in the Martell area). The plant is permitted to process approximately 480,000 gallons per day (gpd) and was operating at 300,000 gpd in 2013, leaving an available capacity of 180,000 gpd. This capacity is adequate to serve pending tentative maps and infill developments for 166 units, but cannot accept additional projects without capacity expansion. The Gold Rush Ranch project would increase sewer capacity with construction of a new facility; however, the project has not progressed and capacity increases have not been funded. New residential developments proposed for annexation into the city are required to provide for sewer facilities including lift stations and pipes to meet their demands and/or pay an impact fee, and they are required to construct all internal sewer distribution system improvements associated with their projects (See Objective PS-1.11). New development will be required to fund eventual wastewater treatment facilities expansion since the treatment plant will ultimately require expansion.

The Amador Water Agency (AWA) provides water service in Sutter Creek. The AWA provides potable and raw water to the City of Sutter Creek via the Tanner water treatment plant. As discussed on page B-9 of the 2014-2019 Joint Housing Element, housing sites in the city have adequate access to water services. New development is required to construct all internal water distribution system improvements to support their projects.

Objective PS-1.12 requires the following, “New development shall pay for its fair share of new, improved, or expanded public services and facilities and not bring an undue burden upon the City, its existing residents, or rate payers;” therefore buildout projects will be responsible for funding utility expansion and ensuring utility service demand does not outpace capacity prior to development. Since the General Plan Update does not propose actual development, but guides development and requires new development to demonstrate utility service availability, no significant impact would occur as a result of the General Plan Update, particularly since the land use changes would result in an overall development decrease.

It should be noted that Policy C-1.5.6 addresses stormwater runoff, “Road sections shall have curbs and gutters or alternative drainage facilities adequate for receiving stormwater runoff from roadway surfaces....” The City’s adopted Improvement Standards also address stormwater infrastructure requirements.

The General Plan Update is self-mitigating through implementation of comprehensive planning and the following objectives, policies and implementation measures for new projects:

Existing Policies (1994 General Plan):

Policy PS-1.2.1: The City supports the establishment of an additional water storage facility in the northern area of the City provided it improves fire flows citywide and does not conflict with other General Plan policies and standards.

Policy PS-1.2.2: The Amador Water Agency (AWA) should adjust its “first come, first served” policy of reserving water supplies based upon development projects to include a provision whereby water supplies will be reserved for jurisdictions who adopt reasonable and adequate general plans. The water reserved for such jurisdictions will be based upon the water supply needs identified in said plans. The City and AWA should work together to establish a rate for projecting water demands for commercial, industrial, and institutional uses in the planning area and add that to expected residential demands. These projections should then be reserved for the City.

Policy PS-1.2.3: AWA should upgrade its revenue system to ensure the long term needs of the City can be met in a timely fashion. Revenue increases should be connected to a long-term plan that meets the nexus rationale required by law.

Policy PS-1.3.1: New development projects shall upgrade, expand, and/or provide new sewage infrastructure that is sized adequately to meet expected peak flow demands from the development. The sizing of new infrastructure shall be based upon cumulative growth of the region. Reimbursement agreements may be arranged to pay back developers the cost of oversizing to accommodate cumulative growth.

Policy PS-1.3.2: New development projects shall be required to pay for or provide for expansion of the City's sewage treatment facility based upon the expected peak flow demands of said development.

Policy PS-1.3.3: New development projects may buy excess capacity in the sewage treatment facility that is equivalent to the amount of inflow and infiltration they can reduce within the City's existing sewage collection system, if this amount can be determined to the satisfaction of the City.

Policy PS-1.3.4: New development projects in the Sutter Hill/Martell area that did not pay a local match to contribute to the Economic Development Association-funded sewage system and storm drainage improvements in that area shall be assessed an equivalent local match to the extent that they benefit from said improvements.

Policy PS-1.3.5: The City shall develop and maintain a long-range capital improvement program that addresses both the maintenance and improvement of existing sewage collection and treatment facilities as well as expansion and construction of new facilities to accommodate projected growth. Existing users should not be required to pay for new or expanded facilities to serve new development; conversely, new development cannot be required to pay for existing problems. The revenue program and supporting plan should therefore include two components, one addressing existing problems and another addressing new developments. It will likely result in the need to raise rates charged to existing users and it will likely establish a clear rationale for charging new developments mitigation fees based on the new facilities and expansions they will require.

Policy PS-1.4.1: Drainage from new construction should be planned carefully to guide water into the citywide drainage system. New developments shall analyze and improve off-site drainage systems to ensure their capabilities to handle increased flows.

Policy PS-1.4.2: New development projects will provide for their incremental effect on existing storm drainage facilities as well as provide new facilities needed to adequately service the increased runoff they may generate.

Policy PS-1.4.3: New development applications will be denied unless it is demonstrated they will not overload existing drainage facilities or add to flood hazards in Sutter Creek.

Policy PS-1.4.4: Grading plans shall be designed not to create areas of standing water, except for ponds, lakes, or other areas designed or intended to provide detention, wetlands, serve recreational or aesthetic purposes, etc.

Implementation Measure PS-1.4.6.1: The next large development to be considered after adoption of the General Plan Update that has the potential to add substantial storm runoff to Sutter Creek shall be required to provide for the master drainage plan (utilize CEQA mandatory findings of cumulative effect) and be partially reimbursed by subsequent developments.

Objective PS-1.5: In accordance with the County AB 939 Task Force *Source Reduction and Recycling Element* and State Assembly Bill 341, increase diversion of total solid waste generated by the City through source reduction, recycling, composting, and special waste management.

Policy PS-1.11.1: New development shall be served by electric power and natural gas, telephone, and high speed communications.

Policy PS-1.11.2: Utilities in new neighborhoods shall be located underground; above-ground utilities in existing neighborhoods should shall be located underground where feasible.

Policy PS-1.11.3: Facilities should be located and designed to conform to the Objectives, Policies, and Implementation Measures of this General Plan.

Policy PS-1.11.4: New development projects shall be required to dedicate or set aside adequate right-of-way to accommodate cable routes and equipment housings for present and future public utility networks.

Objective PS-1.12: New development shall pay for its fair share of new, improved, or expanded public services and facilities and not bring an undue burden upon the City, its existing residents, or rate payers.

Policy PS-1.12.1: The City shall update its comprehensive public service and facilities needs and revenue study and long range capital improvement program and funding strategy to ensure that an adequate level of public services and facilities remain available to the citizens of Sutter Creek. The study and resultant plan shall include consideration of the effects of increased costs upon the supply of affordable housing and remain consistent with the Housing Element.

New Objectives, Policies, and Implementation Measures:

Objective PS-1.2: The adequate provision of water that keeps pace with demand and fire protection needs.

Implementation Measure PS-1.3.5.1: The City shall implement Implementation Measure C-1.3.3.1 ensuring the City of Sutter Creek Capital Improvement Program and Funding Strategy addresses sewage collection and treatment as necessary.

Implementation Measure PS-1.4.5.1: Storm water mitigation for streets and parking areas shall focus on four areas: 1) ensuring stormwater discharge rates do not exceed pre-construction stormwater discharge rates; 2) promoting permeable landscapes to reduce stormwater surface flows; 3) preventing runoff contamination; and 4) allowing natural treatment of runoff in detention ponds or grass swales.

Implementation Measure PS-1.11.2.1: Utilities and telecommunications infrastructure shall be placed underground in rights-of-way that have been designated to accommodate utility and telecommunications networks.

Policy PS-1.5.1: The City shall adopt policies for diversion of total solid waste generated by the city.

Implementation Measure PS-1.5.1.1: The City shall develop and adopt policies for diversion of total solid waste generated by the city.

Implementation of these measures and compliance with the listed policies ensures that future growth in the City does not result in utility demands that exceed the service system capacity without appropriate mitigation. In addition, the land use designation or zoning changes on the 82 parcels that were refined and for the Industrial land use designation do not result in additional new development potential that has not already been addressed by the existing General Plan environmental documentation or the 2010 Gold Rush Ranch EIR; therefore, no new impacts are anticipated.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

XX. Wildfire

XX. WILDFIRE:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Is the Project located in or near state responsibility areas or lands classified as high fire hazard severity zones?	Yes: X		No:	
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

Discussion:

Sutter Creek is located in a moderate fire hazard severity zone, with small pockets of high fire hazard severity zones. Potential impacts to wildfires were analyzed in the safety and hazards sections of the 1994 Environmental Assessment for the Sutter Creek General Plan, the 2010 Gold Rush Ranch EIR and the IS/MND for the 2015 Joint Housing Element. The 1994 Environmental Assessment for the Sutter Creek General Plan and the 2015 Joint Housing Element IS/MND did not identify a significant impact specific to wildfire as a result of plan implementation. The 2010 Gold Rush Ranch EIR identified significant impacts related to wildfire hazard, specifically in terms of evacuation and emergency response. Mitigation for this area included development of emergency vehicle access routes, emergency service provider override on gates, and preparation of a fuels management program and coordinated wildland fire emergency response plan, which reduced wildfire impacts to a less than significant level. No additional impacts related to wildfire are identified. The General Plan Volume III Setting discusses Wildfire in Section 5.5 and recognizes potential wildfire risk in the City and mentions the need for looped water systems, which are included in Safety Element Policy S-1.4.3.

The General Plan Update Safety Element addresses wildfire and emergency evacuation with the following objectives, policies, and implementation measures:

Existing Policies (1994 General Plan):

Objective S-1.4: To minimize possible threat to life or property due to wildland and urban fires.

Policy S-1.4.1: The Sutter Creek Fire District shall be asked by the City to review development plans, land division projects, and planned developments to ensure compliance with fire suppression and prevention requirements.

Policy S-1.4.2: New development shall ensure there is sufficient water supply and facilities for fire suppression units in the event of a wildland fire.

Policy S-1.4.3: Looped water systems shall be installed within new developments, where feasible, and new water systems shall provide for adequate pressure and volumes at each hydrant installed.

Policy S-1.4.4: In new developments there shall be sufficient access for emergency vehicles and evacuation of residents. Two or more routes of access should be provided, preferably on different sides of the development.

Policy S-1.4.5: Roads in wildland fire areas shall be well marked and homes shall have addresses in plain view.

Policy S-1.4.7: Vehicular access shall be provided to within 150 feet of a structure.

Policy S-1.4.9: Property owners in the Main Street Historic District should become organized to plan for and fund a program to reduce or eliminate the threat of urban fire.

Implementation Measure S-1.4.9.1: The City and/or Fire District shall facilitate property owners in fulfillment of this objective by sponsoring educational programs as well as efforts to obtain grants, special districts formation, or other funding mechanisms.

Objective S-1.5: To minimize possible threat to life or property through evacuation and emergency preparedness.

Policy S-1.5.1: The County Office of Emergency Services should complete an upgrade of the County's Emergency Management Plan making the document more usable by jurisdictions involved.

Implementation Measure S-1.5.1.1: The City should urge the County to accomplish this objective. The document should address the recommendations of General Plan Task Force #3 as listed within the previous text. City departments and other public service agencies should be directed to actively cooperate and provide their own emergency plans in the effort.

Policy S-1.5.2: Coordinated interagency emergency drills should be conducted on a regular basis, especially in hazard areas identified in this plan.

Implementation Measure S-1.5.2.1: Drills should be coordinated with the County Office of Emergency Services.

Policy S-1.5.3: Major developments and large commercial or industrial activities should have their own emergency plans and periodic drills.

New Objectives, Policies and Implementation Measures:

Policy S-1.4.6: New roadways shall comply with City standards.

Policy S-1.4.8: Buildings in urban-wildland interface areas shall comply with California Department of Forestry and Fire Protection recommendations on defensible space.

Implementation Measure S-1.4.8.1: The City, in cooperation with the Fire Protection District shall prepare a Fire Safe Plan for the City's consideration and adoption.

Although some of the measures have been updated so that the language reflects current practice or plans or references the correct agencies, these are relatively the same policies that were included in the 1994 General Plan, with small adjustments to maintain the correct references. These objectives, policies, and implementation measures work to avoid wildfire hazards or threats within the City and reduce the potential for impacts.

The Public Services and Facilities Element also addresses fire protection through the following to ensure adequate service is available:

Existing Policies (1994 General Plan):

Objective PS-1.9: The City should maintain a good working relationship with the Sutter Creek Fire Protection District and Amador Fire Protection District in the interest of public safety and the provision of adequate fire protection services.

Policy PS-1.9.2: The Sutter Creek Fire Protection District is encouraged to develop a 10-year fire protection service plan based upon growth assumptions specified in the General Plan as well as projections for the surrounding area.

Implementation Measure PS-1.9.2.1: The 10-year plan should be drafted by the Sutter Creek Fire Protection District and portions that are relative to Sutter Creek should be adopted by the City Council.

New Objectives, Policies and Implementation Measures:

Policy PS-1.9.1: New development projects shall be annexed into the County's Community Facilities District No. 2006-1 (Fire Protection Services) and the Sutter Creek Fire Protection District, as may be required.

Implementation Measure PS-1.9.1.1: New Subdivisions of five or more lots shall prepare and maintain a Fire Safe Plan.

In relation to the land use and growth within a moderate wildfire risk area, the Land Use Element includes Implementation Measure LU-1.1.5.1, "Prior to the annexation of lands to the City, an applicant shall submit a plan demonstrating the feasibility of providing services and facilities to the area proposed for annexation, that intended development will not have a negative economic impact on the City or its citizens, that the development will not have significant environmental impacts after mitigation unless the City makes findings of overriding considerations, and that the project will conform to the goals, policies, and standards of the General Plan."

The Conservation and Open Space Element addresses development in sloped areas, slope stability, and other such hazards:

Existing Policies (1994 General Plan):

Policy COS-1.3.3: No construction should be permitted on unforested slopes in excess of 30% unless the Planning Commission or City Council can make the hardship findings required for a variance.

Policy COS-1.8.1: Maintain a grading ordinance that will minimize excessive grading and set forth specific standards and regulations beyond those contained in California Building Code (CBC).

Implementation Measure COS-1.8.1.1: Develop, update, and implement as appropriate, City-wide grading standards to be adopted within the City's Development Standards and utilizing the Gold Rush Ranch Specific Plan grading standards as a model.

Policy COS-1.8.2: The City shall include, adopt, implement, and enforce erosion control guidelines within the City of Sutter Creek Development Standards.

Implementation Measure COS-1.8.2.1: The City Engineer should develop the erosion control guidelines that will more directly control wind and water erosion and the secondary impacts upon aesthetics, water quality, etc. The controls would be more specific than those that are presently contained in the CBC. The City of Sutter Creek Conservation Best Management Practices in Volume II contains an extensive list of detailed erosion control measures that could be used in said guidelines.

New Objectives, Policies and Implementation Measures:

Implementation Measure COS-1.3.3.1: The City shall develop and adopt standards for construction on unforested slopes in excess of 30% that will be integrated into and enforced through the Sutter Creek Development Standards. Until such standards are adopted, conditions of approval for new construction on unforested slopes in excess of 30 percent shall include the following:

- Grading on a single lot is no more than 25 percent of the gross lot area;
- Coverage by impervious surfaces is limited to 20 percent of the gross lot area;
- Stormwater discharge rates shall not exceed pre-construction stormwater discharge rates; and
- The quality of stormwater discharges shall be the same or better than the quality of pre-construction stormwater discharges.

The General Plan Update modifies the land use designation or zoning on 82 parcels; however, these changes do not increase the potential for wildfires. The zoning map amendment on the eight parcels that would be rezoned from C-2 to R-4 would not result in a change that would increase potential wildfire hazard as the uses allowed in zone R-4 are also allowed in C-2. The other eight parcels amended on the zoning map reflect a change to open space, recreation, or public service uses that would not increase the risk of wildfire.

The Circulation Element does not propose any roadway changes that would affect the existing emergency access and evacuation route system or procedures.

New development under General Plan buildout would need to be consistent with the land use designation. Any future site-specific project will be required to submit environmental documentation with a planning application to ensure consistency with the General Plan and applicable safety regulations, and to ensure persons or structures are not exposed to wildfire hazards or increase the wildfire risk in the area (Policy COS-1.1.1). Projects would also be reviewed in accordance with the City's Development Standards (Policy COS-1.2.1). The environmental review process for subsequent development will ensure new projects do not increase the risk of wildfire or wildfire threat to existing land uses.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

XXI. Mandatory Findings of Significance

XXI. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion:

The environmental analysis for the General Plan update supplements the 1994 Environmental Assessment for the Sutter Creek General Plan, which identified the following significant and unavoidable impacts:

- Reduced actual number of native plants;
- Reduce number of some native animal species and increased number of others;
- Incremental increase in noise;
- Additional light and glare;
- Development of presently vacant or natural lands;
- Alteration of the present location, distribution, and growth rate of human population in planning area;
- Reduction of available housing; and
- Unacceptable circulation levels of service until Highway 49 Bypass is completed.

The Gold Rush Ranch Specific Plan EIR found the following significant and unavoidable impacts of the Gold Rush Ranch Specific Plan Project:

- Adverse physical impacts to the environment associated with the provision of new or physically altered government facilities in to maintain acceptable service ratios, response times, or other

performance objectives for fire protection, police protection, schools, parks or other public facilities;

- Increased motor vehicle trips on area roadways that will contribute to unacceptable traffic operations on roadway segments and intersections within the Project study area;
- Increased regional ozone precursor and PM₁₀ emissions;
- Permanent change to the existing visual character of the Gold Rush Ranch development area as viewed from offsite; and
- Increased night sky illumination and localized light spill and glare.

No additional significant impacts to the environment are identified from those described in the 1994 Environmental Assessment for the Sutter Creek General Plan or 2010 Gold Rush Ranch Specific Plan EIR. New Implementation Measures encourage the use of native plants, protection and restoration of oak woodlands and other sensitive habitats, require compliance with the adopted Design Standards which protect the aesthetic and historic quality of the City, and compliance with other local, state, and federal requirements to protect the natural environment and public safety. The Highway 49 Bypass has been completed.

The the 1994 Environmental Assessment for the Sutter Creek General Plan found that cumulative impacts of the General Plan are:

- Decreased water quality in Sutter Creek and its tributaries;
- Degraded regional air quality;
- Incremental increase in the rate of use of water supplies and energy supplies;
- Increased regional traffic;
- Increased demand for regional organized sports facilities;
- Increased solid waste disposal demands for region;
- Alteration of the present location, distribution, and growth rate of human population in the region;
- Increased storm flows and peak runoff; and
- Cost of maintaining adequate services in a number of service areas exceeds available revenues.

The Gold Rush Ranch Specific Plan EIR found that cumulative impacts of the Gold Rush Ranch Specific Plan Project are:

- Long-term increased motor vehicle trips on area roadways and intersections that will contribute to unacceptable traffic operations on roadway segments and intersections within the Project study area;
- Increased greenhouse gas emissions;
- Increased long-term regional ozone precursor emissions;
- Increased traffic noise levels potentially exceeding adopted noise standards; and
- Increased night sky lighting (light pollution).

No additional cumulative impacts to the environment are identified from those described in the 1994 Environmental Assessment for the Sutter Creek General Plan or Gold Rush Ranch EIR.

The General Plan update identifies new goals, objectives, policies and implementation measures, refines the land use designation on 82 parcels to more accurately reflect parcel-level data, revises the Industrial land use designation to eliminate high density housing, and adds Open Space land use designation in accordance with current regulations. Although the Land Use Diagram allocates a land use for each parcel in the City, the General Plan and zoning map amendment do not propose or approve any physical development, nor does it result in a substantive change to the land use designation, land use designation map, or zoning code and map that would allow a substantial increase in the overall development of the City.

The land use designation changes result in an overall decrease in the total number of dwelling units and persons at buildout, an increase in open space and recreation areas, and the elimination of high density housing from Industrial, Public Service, and Recreation designations, which further results in an overall decrease. The zoning map amendment does not increase density or the total number of dwelling units on the 16 affected parcels. In addition, the growth projections for the City do not result in a significant increase over the projections in the 1994 General Plan. Because the cumulative growth is not expected to exceed the projections of the 1994 General Plan, no new impact is anticipated.

The establishment of goals, objectives, policies and implementation measures that result in benefits to the environment through use restrictions, planned improvements, increased analysis at each project level with sufficient mitigation to address site-specific impacts would not result in significant impacts. The text of these goals, objectives, policies and implementation measures self-mitigates and protects the City from environmental degradation, service capacity impacts, and other adverse effects. This Initial Study determined that there would be no impact cumulatively considerable or associated with the potential to degrade the quality of the environment, affecting plants or animals, eliminate important examples of the major periods of California history or prehistory, or result in adverse effects on human beings either directly or indirectly.

The adoption of the General Plan Update and zoning map amendment do not invoke, to a significant level, any of the Mandatory Findings of Significance. The General Plan does not have impacts beyond those that were analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan, 2012 General Plan Update IS/MND, 2015 Joint Housing Element IS/MND or 2010 Gold Rush Ranch EIR for its planning period.

The General Plan is a collection of goals, objectives, policies, and implementation measures designed to guide development in Sutter Creek and ensure the quality of life is maintained. Because these goals, objectives, policies, and implementation measures are implemented over the long-term (i.e., 20 years) and are applicable to all programs and projects over this period, they are inherently cumulative in nature.

As described above, projects permitted through the General Plan would require project-level environmental review and would be required to comply with applicable federal, state, and city regulations, including protections for human health and safety. Therefore, implementation of the General Plan would not create a substantial direct or indirect adverse effect on human beings. The General Plan update does not have cumulative or environmentally degrading impacts beyond those that were analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan, 2012 IS/MND, 2015 IS/MND or 2010 EIR.

Environmental Analysis: *Less than Significant Impact.*

List of Mitigations: None.

Mitigation Monitoring: None.

3.0 LIST OF PREPARERS AND REFERENCES

3.1 Lead Agency:

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3.2 Environmental Consultant:

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Christy Consolini

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3.4 References:

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APPENDIX A

Comment Letters on the 2017 Draft and Responses

The following comment letters were received during the circulation period December 11, 2017 through February 24, 2018:

1. Central Valley Regional Water Quality Control Board, Stephanie Tadlock – 1/19/18
 2. Foothill Conservancy, Tom Infusino – 1/22/18
 3. Gary Reinoehl – 1/22/18
 4. Governor's Office of Planning and Research – 3/1/18
-

Letter 1 CVRWQCB

Response to Comment Letter 1:

No response is necessary as no comment on the IS/ND or General Plan was presented in the letter. No development projects are proposed. As stated in the analysis, projects proposed subsequent to the General Plan would require environmental review and would need to apply for permits based on the size, components, timing, and other characteristics specific to those proposals and will be referred to the CVRWQCB.

Letter 2 Tom Infusino, Foothill Conservancy

Response to Comment Letter 2:

The testimony comments received during the January 22, 2018 Planning Commission Meeting address the proposed General Plan Map and the General Plan Update text. No comments made in the testimony address the IS/ND. The comments received and summarized below were provided to the City for consideration.

Comments on the updated General Plan Map suggest the following changes:

1. Do not designate the area west of the Highway 49 bypass as residential in order to utilize the area as a fire break.
2. The commercial development in the Sutter Hill area should be considered for a different use that does not produce additional traffic.

Response: The City does not wish to make these changes to the General Plan Map.

The testimony also included four suggested changes to the General Plan Update text:

3. Adopt an inclusionary housing ordinance or policy such as established in the City of Jackson, so that housing can be provided for a full spectrum of residents and to facilitate future annexation of the Gold Rush Specific Plan Area.
Response: General Plan Appendix A Future Considerations has been modified to include evaluation of inclusionary housing in the future.
4. Include a policy to mitigate the conversion of agricultural land and develop an agricultural conservation easement program.

Response: Since there is no land use designation specifically for agriculture within the City, there is no need for a mechanism to create agricultural easements outside Williamson Act contracts. Other policies in the General Plan address agricultural land maintenance. However, Policy LU-1.1.6 has been added to address conversion of agricultural land. This policy states, “The City shall require agricultural conversion mitigation where avoidance has been found infeasible when annexing agricultural land outside of the Planning Area and/or Sphere of Influence into the City of Sutter Creek. In such cases, the minimum mitigation required shall be 1:1 of equivalent value and quality agricultural land, preferably within proximity to the City of Sutter Creek.”

5. Adjust Implementation Measure LU-1.1.5.1 to read, “Prior to the annexation of lands to the City, an applicant shall submit a plan demonstrating the feasibility of providing services and facilities to the area proposed for annexation, that intended development will not have a negative **environmental or** economic impact on the City or its citizens, and that the project will conform to the goals, policies, and standards of the General Plan.”

Response: Implementation Measure LU-1.1.5.1 has been revised as follows: “Prior to the annexation of lands to the City, an applicant shall submit a plan demonstrating the feasibility of providing services and facilities to the area proposed for annexation, that intended development will not have a negative economic impact on the City or its citizens, that the development will not have significant environmental impacts after mitigation unless the City makes findings of overriding considerations, and that the project will conform to the goals, policies, and standards of the General Plan.”

6. Consider defining “should” in the glossary as “should – a modifier indicating that an action must be taken unless there is evidence beyond a reasonable doubt that the action is not legal, not technically achievable, or not financially feasible.” Or, replace the words “may” or “should” with “shall.”

Response: The City Council has agreed the definition of “should” in the Glossary will be revised as follows: “Should – Meaning what is expected, or obligatory, except where there may exist valid reasons, in particular circumstances, to not implement an item or action after carefully weighing and understanding the implications.”

Letter 3 Gary Reinoehl

Response to Comment Letter 3:

The comments primarily address the objectives, policies, and implementation measures in the General Plan Update Historic Element that are referenced in the IS/ND.

Comment 3-1 suggests Objective H-1.1 (Historic Element page 10-3) cannot be accomplished with the supporting policies and implementation measures as written.

Response: Comment noted. This is not a comment on the IS/ND analysis.

Comment 3-2 requests that Policy H-1.1.4 and Implementation Measures H-1.1.1.4 and H-1.1.3.1 (Historic Element page 10-4), be altered per subsequent comments in the letter.

Response: Please refer to Response to Comments 3-6 through 3-17.

Comment 3-3 indicates that CEQA Checklist item V.a “Will the project cause a substantial adverse change in the significance of a historical resource defined in 15064.5?” on IS/ND page 47 incorrectly concludes

that the General Plan Update would have a less than significant impact because the implementation measures do not ensure protection.

Response: It is unclear from this comment why it would be unjustified. No further explanation is provided beyond disagreement with the statement, and no further response can be provided.

Comment 3-4 addresses IS/ND paragraph 2, sentence 3 on page 47 of the December Draft IS/ND. This sentence indicates the objective, policies, and implementation measures in the Historic Element do not adversely impact historic, cultural, and prehistoric resources, and the comment states this conclusion is unjustified given the implementation measures provided.

Response: No evidence is presented as to inadequacies of the implementation measures, and the comment represents an opinion. See below for revisions to some of the policies and implementation measures.

Comment 3-5 addresses sentences 5 and 6 of paragraph 2 on page 47 of the December Draft IS/ND, which state that letters were sent to both the Native American Heritage Commission and Randy Yonemura of the Ione Band of Miwok Indians and that no response to those letters has been received. This comment indicates that letters are merely an initial attempt at consultation and consultation is not complete until telephone calls and in-person meetings are conducted, if needed.

Response: This comment is incorrect. Tribal consultation requirements and best practices under AB 52, presented by Terrie Robinson, General Counsel for the Native American Heritage Commission, state that Lead Agencies must notify tribes of the proposed project and request consultation. If the tribe does not respond, then consultation can be deemed complete. The NAHC states that “for purposes of AB 52, ‘consultation’ shall have the same meaning as provided in SB 18 (Government Code Section 65352.4).” The quoted text of Section 65352.4 in the comment states that consultation should be respectful, should recognize confidentiality, and should seek agreement. Likewise, SB18 does not require an endless effort to conduct meetings. Tribes are given 90 days to respond, at which point no further action is needed if no response is received. It does not state that telephone calls and meetings are required if a tribe does not respond, only if the tribe has responded that they would like to discuss the Project. The City will respond to tribes who have indicated they would like additional information, provide comment, or request additional consultation, but no further action is needed until a response is received.

Comment 3-6 addresses Implementation Measure H-1.1.1.1 referenced on page 48 of the IS/ND and located on page 10-4 of the General Plan Historic Element. The comment suggests rephrasing the implementation measure to remove the word “constructed” since historic buildings cannot be newly constructed.

Response: In consideration of this comment, Implementation Measure H-1.1.1.1 has been revised as follows, and which results in no significant environmental impact or change in analysis: “Implementation Measure H-1.1.1.1: The Design Review Committee will evaluate City Staff recommendations regarding a proposed project’s conformance with the Design Standards and will either issue design clearance in concurrence with Staff recommendations, issue design clearance with modifications, or find a proposed project is not in conformance with the Design Standards and make recommendations to City Staff or the Planning Commission disapproving the applications. Target date: Ongoing”

Comment 3-7 asks whether Design Review Committee actions can be overruled by the Planning Commission or City Council, and requests the text if Implementation Measure H-1.1.1.1 be revised to accurately reflect the process by which the committee has authority and the process by which they can be overruled.

Response: See the additional text changes to Implementation Measure H-1.1.1.1 regarding the Design Review Committee and the associated review process, above. The Design Review Committee can be overruled by the Planning Commission and City Council, as the City Council

maintains its authority as the final deciding body. While the Design Review Committee reviews alteration of historic buildings in the City, the Planning Commission and City Council also provide oversight through discretionary review and the CEQA review process. Specific review processes for projects are not detailed in the General Plan as they can be refined or altered, which would then require an amendment to the General Plan in order to rectify the change in text and document the new procedures and process. Implementation Measure H-1.1.1.1 as currently written in and analyzed in the IS/ND does not mean the General Plan Update would result in an impact or that projects would result in impacts or that the General Plan allows the Planning Commission and City Council to disregard the Design Review Committee without reason. The IS/ND analyzes the General Plan Update, not future projects in the City. Since the General Plan Update is not proposing a development action, the existence of Implementation Measure H-1.1.1.1 in itself does not create an impact or allow for adverse impacts to occur. The IS/ND is clear that future projects are subject to individual evaluation of impacts. If CEQA documentation or application review revealed an impact to a historic building, then those impacts are required to be addressed through mitigation measures and conditions of approval required for the project. Should the Design Review Committee make a decision that could cause an impact, the Planning Commission and/or City Council could mitigate the impact through the project review process and require additional action as a condition of approval. No additional detail to Implementation Measure H-1.1.1.1 in regard to the process by which the committee has authority or can be overruled, other than the changes shown above, is recommended.

Comment 3-8 concurs with Implementation Measure H-1.1.1.3 referenced on page 48 of the IS/ND and located on page 10-4 of the General Plan Historic Element and states this measure would greatly benefit the City.

Response: Comment noted.

Comment 3-9 requests that Implementation Measure H-1.1.1.4 provide a citation of the specific state laws and regulations that apply.

Response: Specific laws are not referenced since a change to the laws would then require an amendment to the General Plan should future laws be introduced or existing laws amended, renamed, retitled, etc. The General Plan indicates in Volume I Chapter 3 pages 3-2 through 3-3 that the City will comply with federal and state laws and regulations as part of the implementation of the General Plan, including the National Register of Historic Places, and Public Resources Code Sections 21083.2, 5097.5, and 5024.1 (archaeological and paleontological resources), as well as the Native American Graves Protection and Repatriation Act.

Comment 3-10 asks that other types of resources beyond historic buildings and sites, such as structures or objects, be included in Implementation Measure H-1.1.1.4. Comment 3-11 indicates Implementation Measure H-1.1.1.4 should also include building permits, rather than just demolition permits, and recommends the word “demolition” be removed.

Response: In consideration of these comments, Implementation Measure H-1.1.1.4 has been revised as follows, and which results in no significant environmental impact: “Implementation Measure H-1.1.1.4: Documentation in compliance with the State of California and City of Sutter Creek regulations for removing or altering historic buildings, structures, objects and/or sites shall be required prior to the issuance of a building or demolition permit.”

Comment 3-12 states that documentation of resources does not always mitigate an impact to a less than significant level and that the IS/ND should state there may be significant impacts.

Response: The IS/ND is very clear that future projects would need to be evaluated under CEQA. Potential impacts of a specific project would be addressed and mitigated in the CEQA evaluation for that project. This IS/ND evaluates whether the changes to the General Plan goals, objectives,

policies, and implementation measures and the land use mapping create impacts. The General Plan itself does not cause an impact to a historic resource as it does not propose to alter any buildings. The last paragraph of the cultural resources analysis in the IS/ND (2017 Draft page 49) states, “Future development within Sutter Creek would not result in the interference with any object, building, structure, site, area, place, or record that the City determines to be historically or culturally significant, as modification of historic structures, development of unoccupied sites, or other such changes would require analysis of the action in relation to the history of the site or structure, or presence of cultural resources or uses, or prehistoric resources on the site, and mitigation if needed. Future projects will need to conduct site specific analysis for impacts to cultural resources and mitigation measures, if needed, will be required to be implemented to protect those site-specific resources.”

Comment 3-13 calls for an expansion of participants under Policy H-1.1.3 to include “other knowledgeable participants,” other than just “qualified local historians” and claims the policy is more restrictive than CEQA which allows anyone to comment on major developments. The comment also claims the use of and/or allows for exclusion of NCIC or local individuals from the process.

Response: It is important to understand that these policies do not replace CEQA or allow for major development to occur without CEQA. The public would still maintain their right to comment on major developments. This policy is an additional action to CEQA that would allow NCIC or qualified historians or people who have true knowledge of the City’s history and resources to provide input on projects and preliminary proposals outside of the CEQA process. Policy H-1.1.3 is revised as follows: “Policy H-1.1.3: The North Central Information Center at Sacramento State University and/or qualified historians or individuals knowledgeable about the City’s history shall be offered adequate information and time to review and comment upon major development proposal that has a potential to affect known or unknown cultural or historical resources.”

Comment 3-14 suggests a text change to Implementation Measure H-1.1.3.1 to replace “qualified local historians” with “other individuals”.

Response: The implementation measure allows for a review process for NCIC and historians outside the CEQA process where all may comment. This does not limit who can comment on major development proposals, but ensures adequate time for historians and the NCIC to provide their input. Since the measure allows both parties to comment, the word “or” has been struck. Also, the purpose is to obtain meaningful local historian insight on a project, and not the public’s opinions, so the word “other individuals” is too vague. To include a wider range of historians, Implementation Measure H-1.1.3.1 has been revised as follows, and which results in no significant environmental impact: “Implementation Measure H-1.1.3.1: The City shall provide the North Central Information Center and historians or individuals knowledgeable about the City’s history qualified to review development proposals in the City of Sutter Creek adequate information and time to review and comment upon major development proposals that have a potential to affect known or unknown cultural or historical resources.”

Comment 3-15 states that Policy H-1.1.4 is too vague and should directly address the process that must occur if a discovery is made.

Response: Although the process is defined in the associated implementation measure (Implementation Measure H-1.1.4.1), the following revision to Policy H-1.1.4 is made, which results in no significant environmental impact: “**Policy H-1.1.4:** Development projects shall notify the City and relevant parties if historic or prehistoric occupancy or use of the site is discovered during grading or building activities.”

Comment 3-16 states that there are instances when the developer may be required by other laws to contact specific offices when human remains are discovered and those requirements should be added as a new implementation measure.

Response: Policy H-1.1.4 states that development projects shall notify relevant parties if historic or prehistoric occupancy or use of the site is discovered during grading or building activities and Implementation Measure H-1.1.4.1 indicates that discretionary development project approvals shall contain the condition that evidence of historic or prehistoric occupancy discovered during grading or building will result in an immediate halt to such activities and the prompt notification of the City, the Chairperson, Jackson Rancheria, and NCIC and State Office of Historic Preservation. The General Plan avoids listing specific regulations or processes by title or section to avoid further amendment of the General Plan whenever new laws are made, existing laws are changed, or section of code is renumbered. The General Plan indicates in Volume I Chapter 3 pages 3-2 through 3-3 that the City will comply with federal and state laws and regulations as part of the implementation of the General Plan. Future projects would remain subject to those laws and regulations, such as contacting the County Coroner if human remains are found, and it is not necessary to list every federal or state law or regulation in the General Plan, particularly to avoid constant amendment when these laws and regulations are changed.

Comment 3-17 states that Policy H-1.1.5 is beneficial to the City.

Response: Comment noted.

Letter 4 Governor's Office of Planning and Research

Response to Comment Letter 4:

This letter is simply the form letter sent by OPR at the conclusion of the comment period. The letter from the CVRWQCB (Letter 1) was included; however, no other letters or comments were included in OPR's submittal. No response is needed.

APPENDIX B

Comment Letters on the 2019 Revised Draft

The following comment letters were received during the circulation period April 29, 2019 through June 13, 2019:

1. Shingle Springs Band of Miwok Indians, Daniel Fonseca – 5/13/19
2. California Department of Fish and Wildlife, Ian Boyd – 5/28/19
3. Caltrans, Michele Demetras – 6/7/19

The following comment letter was received after the circulation period ended on June 13, 2019:

4. Robert Allen, 6/17/19
-

Letter 1, Shingle Springs Band of Miwok Indians, Daniel Fonseca, 5/13/19

This letter indicated the Shingle Springs Band of Miwok Indians is not aware of any known cultural resources on the site and that the Shingle Springs Band of Miwok Indians would like to have continued consultation through updates, as the project progresses. They also request any completed record searches or surveys done in the area. If artifacts or remains are uncovered they would like to go over their process to ensure artifacts are protected. There are no comments in which to respond in this letter, and the City will continue to consult with the Shingle Springs Band of Miwok Indians in the future, as requested.

Letter 2, California Department of Fish and Wildlife, Ian Boyd, 5/28/19

This letter states, “Thank you for the opportunity to comment on the City of Sutter Creek General Plan Update and Zoning Map Amendment. CDFW does not have any comments at this time.” No response is needed.

Letter 3, Caltrans, Michele Demetras, 6/7/19

This letter states, “Thank you for giving Caltrans the opportunity to review the City of Sutter Creek General Plan Update and Zoning Map Amendment Revised Draft Initial Study Negative Declaration. We have reviewed the document and have no comment at this time. If any future development occurs that would impact the state highway system, please submit to us for review.” No response is needed.

Letter 4, Robert Allen, 6/17/19

This series of letters address three parcels, two of which are outside the City limit, and one within the City limit. The letters expressed desired zoning on the parcels. The parcel within the City is zoned as requested in the letter (R-1), but does not currently include a (pd) overlay as requested in the letter. The City Council may wish to add a (pd) overlay, which has no environmental impact, but no further change regarding this parcel would occur. The letter requested one parcel primarily outside the City limit should be zoned R-3 and another parcel also outside the City limit be zoned C. Since these parcels are not in the City limit, they are not zoned, and will not be zoned until they are annexed. The small portion of the parcel requested to be zoned R-3 is zoned R-1. The land use designations on these parcel within the Planning Area and Sphere and Influence on the Land Use Diagram are RSF(pd) and RH(pd). Since no application to annex these parcels has been submitted, no further zoning of these parcels will be considered until such time an

application is submitted. In regard to the land use designation and the IS/ND, a change from RH to C would result in little impact change as the use density is the same and future projects and annexation would be required to be addressed through CEQA. The density would increase if the parcel is changed from RSF to RM (R-3), but again, this change would need to be analyzed during the annexation and project application review process as no change is proposed to the designation or zoning is proposed.