

COUNTYWIDE 6TH CYCLE HOUSING ELEMENT

Amador County, City of Amador City, City of Ione, City of Jackson, City of Plymouth, and City of Sutter Creek

Housing Element Contents

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Note: Each jurisdiction will only adopt its Annex and will only make edits to its Annex as part of HCD review of the adopted Housing Element.

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CITY OF AMADOR CITY ANNEX

This Annex provides information specific to the Amador City regarding governmental constraints and the City's inventory of residential sites. This Annex supplements the information in the Background Report and contains the following:

Chapter II – Amador City Housing Needs Profile

Chapter III, Section B – Governmental Constraints – Amador City

Chapter IV – Inventory of Residential Sites – Amador City

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II. AMADOR CITY HOUSING NEEDS PROFILE

This section of the Annex highlights characteristics of Amador City's population and housing stock as a means of better understanding the nature and extent of the community's housing needs. The Housing Needs Summary is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs. This section is based on data and information provided in Chapter II, Housing Needs Assessment, of the Background Report. For more detailed discussion of demographic, economic, and housing characteristics for each jurisdiction as well as Countywide, see the Chapter II of the Background Report.

DEMOGRAPHIC PROFILE

Demographic changes such as population growth or changes in age groups can affect the type and amount of housing that is needed in a jurisdiction. According to data prepared by the California DOF, the population of Amador City in 2021 was 153 people, a decrease of approximately 23.7% or 48 people since 2000. Compared with the population percent change of other jurisdictions and countywide percent change (6.5%) since 2000, Amador City experienced a population decrease. The median age of Amador City residents decreased from 47.8 in 2010 to 39.1 in 2019, which is approximately 2.6 years higher than the State's median age of 36.5. Among all jurisdictions in Amador County, Amador City experienced the greatest decrease of median age. Amador City's residents are predominantly White (82.0%).

According to the ACS, the estimated civilian labor force in Amador City totaled 64 people in 2019, increasing by 17 workers or 36.2% since 2010. The largest industry in Amador City in 2019 was Public Administration at 25.0%, followed by Educational Services, Health Care, Social Assistance at 20.3%, and Professional, Scientific, Management, and Administrative/Waste Management Services at 14.1%. Over the last decade, Public Administration experienced highest growth in civilian labor force. Wages of occupations are based on the Quarterly Census of Employment and Wages (QCEW) countywide data. Amador County is located within the Eastern Sierra-Mother Lode Region. [Unemployment in Amador City was 14.7% in 2019, compared to 6.9% Countywide.](#) EDD projections indicate that the total employment within the Eastern Sierra-Mother Lode Region is expected to increase by 6.4% between 2018 and 2028. The highest forecast for job growth is in Educational Services (Private), Health Care, and Social Assistance (20.9% increase) and Private Household Workers (14.3% increase).

HOUSEHOLD PROFILE

[In 2021, Amador County had 15,712 households, including 92 in Amador City. Countywide, households increased by 23% since 2000 \(12,759 households\). Households in Amador City have increased at a much slower pace, increasing by 8.2% from 85 households in 2000.](#)

Household size and type, income levels, and the presence of special needs populations all affect the type of housing needed by residents. Countywide, 76.5% of households own their home and 23.5% rent. Amador City's renter rate is higher than the countywide renter rate, and conversely the homeowner rate in Amador City is lower than the countywide rate, with 62.7%

homeowner household and 37.8% renter households. In 2019, the majority of households in Amador City consisted of 2 to 4 persons (50.0%) and household of 1 person (43.2%). Large households of 5 or more persons made up 6.8% of the total households in Amador City, similar to the countywide average of 6.9%.

Approximately 18 (24.0%) households in Amador City overpay for housing, which is slightly higher than the countywide average of 31.9%. All of households in Amador City overpaying for housing are in the very low (4 households overpaying), and low categories (14 households overpaying). In Amador City, more renter households overpay for housing (10 renter households overpaying) than owner households (8 owner households overpaying). In 2019, 6.6% of individuals in Amador City were listed as living below the poverty level. Amador City has the no families living in poverty. Female-headed households made up 20.5% of all families in Amador City and there were no female-headed households under the poverty level. Additionally, large families made up 12.8% of all families there were no large households under the poverty level.

HOUSING STOCK PROFILE

In 2000 there were 93 housing units in Amador City. By 2010, the number increased to 108 units, most of which was due to single family construction. The DOF E-5 Report indicates that the number of total housing units in Amador City increased from 108 in 2010 to 110 in 2021. According to the 2019 ACS data, of the total occupied housing units in 2010, 62.7% (42 units) were owner-occupied and 37.3% (25 units) were renter households. In 2019, the distribution of occupied housing units in Amador City slightly increased with 37.8% (28 units) of the occupied housing units as owner-occupied and 62.2% (46 units) as rental units.

The 2019 ACS data also indicates that there were 33 vacant units in Amador City. Of the total vacant units, there are 5 units (15.2%) classified as for rent, 5 units (15.2%) classified as for sale, 18 units (54.5%) classified as for seasonal, recreational, or occasional use, and 5 units (15.2%) classified as other vacant.

In 2019, 36 or 40.0% of housing units in Amador City were built 1970 or earlier, with 6.7% have no house heating fuel or use wood fuel only. Amador City did not identify any areas of the City with concentrations of housing that is in need of repair and it is anticipated that homes in need of repair are distributed throughout all developed areas of the City. Respondents from Amador City to the Housing Needs and Priorities Survey (Appendix B) indicated that units are primarily in excellent condition (50%) or in need of moderate (e.g., one or more modest rehabilitation improvements, such as new roof, new siding, etc.) repair (50%). However, 33% of respondents also indicated that their home is in poor condition and needs repair. Overall, it is estimated that approximately 8-10% of the housing stock needs moderate to substantial rehabilitation and 2-5% of the housing stock may need replacement.

Overcrowded households in Amador City do not appear to be significant compared to the State and surrounding areas. According to the 2015–2019 American Community Survey, there were no overcrowded households in Amador City.

From 2010 to 2019, renters in Amador City saw a rent decrease of 13.8% while homeowners experienced a 18.0% decrease in monthly ownership costs. The median home sales price in Amador City in September 2021 is \$300,000. Amador City saw the lowest increase in median sales price compared with any other jurisdictions in Amador County and had the second-lowest median sales price in September 2021. A review of rental data on Craigslist.com, Zillow.com, and RentalSource.com identified 27 units for rent in Amador County in early November 2022. Rents in the Amador City are generally affordable to above moderate income households with one 3 bedroom unit, \$2,600 (Above Moderate).

HOUSING NEEDS

As described in the Background Report, the Regional Housing Needs Allocation (RHNA) is a State-mandated process devised to distribute planning responsibility for housing need throughout the State of California. Chapter IV discusses Amador City's ability to accommodate its RHNA. The regional housing needs allocation for each jurisdiction in Amador County, as shown by Table II-AC-1 below, is allocated by HCD to address existing and future needs and covers a time period from 2021-2029.

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

¹ HCD has established these income limits for Amador County for 2021.
² In determining how much families at each of these income levels should pay for housing, HCD considers housing “affordable” if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.
³ 50% of the County’s very low-income housing needs (95 units) are for extremely low-income households, which are defined as those families earning less than 30% of median income.
 Source: HCD 2021 State Income Levels

SPECIAL NEEDS HOUSEHOLDS

Chapter II, Housing Needs Assessment, of the Background Report provides more information regarding housing needs and special needs households. Refer to Chapter IV, Section B, for a summary of housing assistance and community service providers that serve lower income and special needs households.

Extremely Low-Income Households

There are 8 Extremely Low-Income (ELI) households in Amador City, making up 10.6% of all households in Amador City. None of these ELI households overpay for housing. Housing issues faced by ELI households often include overpayment, overcrowding, limited housing supply available at lower rents and costs, and higher reliance on public transit, walking, and bicycling.

Seniors

In 2019, there were 18 households with a head of household who is 65 years of age or older representing 24.3% of all households in Amador City. Overall, the number of households with a head of household who is 65 years or older increased by about 125% or 10 households when compared to 2010. Because seniors tend to live on fixed incomes dictated by Social Security and other retirement benefits, those who do not own their homes are significantly affected by rising housing costs. Also, while some seniors may prefer to live in single-family detached homes, others may desire smaller, more affordable homes with less upkeep, such as condominiums, townhouses, apartments, or mobile homes.

Persons with a Disability

Between 2015 and 2019 there was a decrease in the number of persons with a disability in Amador City from 18 in 2015 to 12 in 2019. The number of persons employed with a disability decreased from 13 persons in 2015 to 12 persons in 2019. Similarly, the number of persons with a disability not in the labor force increased from 5 persons in 2015 to 0 person in 2019. For persons ages 0 to 64 in Amador City, the most common disabilities is cognitive difficulty (40.0%). For the population of ages 65 and over, the only disability is vision difficulty. Generally, people with disabilities experience disproportionate rates of poverty. Housing needs of disabled people include units that have features to accommodate persons with disabilities. Additionally, many individuals with ambulatory, self-care, or independent living difficulties need support including caregivers or In-Home Supportive Services

(IHSS) to live independently. Persons with disabilities in rural areas may face additional challenges in finding housing that is affordable, accessible, and near supportive services, such as transit and hospitals.

Large Households

Approximately 5 households (6.8%) are large households with 5 or more persons. In 2019, all of large households in Amador City are renter households. All of the large family households are 5-person households, with no large households reporting 6 or more persons.

Female-Headed Households with Children

With over 39 households in Amador City, there are 8 households with female heads, making up approximately 17.3% of households in Amador City. Female-headed households made up 20.5% of all families in Amador City and there were no female-headed households under the poverty level. Female-headed households with children can have lower incomes and higher living expenses and may lack the resources needed for adequate childcare or job training services, often making the search for affordable, decent, and safe housing more difficult.

Homeless

The 2022 Point-in-Time (PIT) Count identified 184 total homeless persons countywide, consisting of 27 sheltered and 157 unsheltered homeless, which reflects a decrease in homelessness from the 2019 count which identified 224 homeless persons. Based on available data, it is estimated there is approximately 1 unsheltered homeless persons in Amador City. While characteristics of the homeless population are not available at the local level, of the 184 homeless individuals countywide, 48% are chronically homeless, 12% are veterans, 3% are between 18 to 24 years old, 30% experienced domestic violence, 17% have substance abuse disorder, and 24% have mental illness.

Farmworkers

Employed persons in Amador City did not include any persons employed in agriculture, forestry, fishing/hunting, and mining Countywide. The USDA Agricultural Census does not provide information at the local level, but does show that there are 482 farms in Amador County including 111 farms with a total of 515 hired, 715 unpaid, and 459 migrant workers. Unpaid workers include those that are family members of the farm operator and unpaid partners of the operator. Based on Amador City's share of persons with agriculture-related employment Countywide, it is estimated that there are very few (0-5) approximately hired, unpaid, and migrant workers in Amador City. Farmworkers often live in substandard homes or overcrowded situations. Housing needs of farmworkers range from the need for seasonal migrant housing (both for single persons and households), affordable homeownership opportunities, permanent rental farmworker housing affordable to lower income households, with a significant portion of units for extremely low income households, and housing rehabilitation programs (both for farmworkers and property owners of housing occupied by farmworkers).

FINDINGS - HOUSING NEEDS

Amador City has experienced negative population growth, with population decreasing by 24% from 201 persons in 2000 to 153 in 2021. During this same time period, household formation has occurred at a greater pace, increasing by 8% from 85 to 92 households. During this period, the average household size has decreased from 2.31 persons in 2000 to 2.10 persons in 2021, with approximately 50% of households consisting of 2 to 4 persons, 1-person households accounting for 43%, and large households of 5 or more persons making up 7% of total households. Approximately 63% of households own their homes and the remaining 38% of households rent their homes.

As described above, Amador City's households with special housing needs include ELI households (10.6% of households), senior households (24.3% of households), households with a disabled member (11.1% of the population with a disability, with disabilities including 25.7% with independent living difficulties, 34.3% with cognitive difficulties, 0% with ambulatory difficulties, and less than 10% with a developmental disability), large households with 5 or more members (6.8%), and households with a female head (17.3%), and farmworkers (0 to 5 workers). There are approximately 1 unsheltered homeless person.

The majority of homes in Amador City are single family detached homes (94%) with single family attached homes representing 11% and duplex through fourplex units representing 11%. duplex through fourplex units representing 5%. There are no multifamily apartments with 5 or more units or mobile homes. Vacancy rates are high in Amador City, with a rate of 27% in 2019 and the majority of vacancies (70%) are not available for rent or for sale but rather used for seasonal, recreational, occasional, or other uses.

Housing prices range throughout the County, with some rental rates in Amador City affordable to lower income households, but the majority affordable to moderate and higher income households and median sales prices primarily affordable to above moderate income households. Approximately 24% of households in Amador City overpay for housing, with 5% of households paying more than 50% of their income toward housing costs. All households overpaying are lower income, with 53% of low income renters and 67% of low income homeowners overpaying for housing. No extremely low income households were identified; however, 22% of the lower income households overpaying for housing are very low income households. Overcrowding is very low in Amador City, with no households reporting any overcrowding.

Homes in need of repair are generally distributed throughout the City, with no specific concentrations of substandard or blighted housing. in the more rural and remote areas of the County. Approximately 8-10% of Amador City's housing stock needs moderate to substantial rehabilitation and 2-5% of the housing stock may need replacement.

Resources in the County are described in Chapter IV of the Background Report. Programs and resources that provide general housing assistance, including for lower income, large family, farmworker, and female-headed households, include Amador Tuolumne Community Action Agency (ATCAA) which provides a comprehensive range of services including rental and mortgage assistance, rapid re-housing, and emergency shelter, offers low income households assistance with home weatherization, provides child enrichment and family learning services, and links families and individuals to housing and assistance programs, Interfaith Food Bank of Amador County, CalWORKS, CommuniCare, WIC, and the Stanislaus County Housing Authority. Resources that assist the aging and disabled population include ADRC, Amador County Adult Protective Services, Amador County In-Home Supportive services, Amador Senior Center, Area 12 Agency on Aging, Multipurpose Senior Programs, ATCAA, and Common Ground Senior Services. Programs available to assist homeless and at-risk populations include the Central Sierra Continuum of Care, which provides coordinated and comprehensive homeless services to the region, and ATCAA.

The City's housing needs include additional affordable multifamily units, including units affordable to extremely low, very low, and low income households, as well as market rate multifamily units, and a broader range of housing types, including accessory dwelling units, multifamily units, and mobile homes, to increase the range of opportunities. Affordable multifamily and single family units would reduce the overpayment burden on existing lower and extremely low income renters and homeowners, a greater variety of housing types including duplex, triplex, multifamily, and mobile home units, including smaller units to serve the County's decreasing housing sizes.

Of the City's RHNA of 7 units, which includes 5 units from the 6th Cycle and 2 carryover units from the 5th Cycle, it is anticipated that approximately 1 unit will be needed for extremely low income households, 2 units will serve seniors, 1 unit will serve a person with a disability, 1 unit will serve large households, 1 unit will serve female-headed households with children present, and approximately 1 unit to serve farmworkers, based on the City's existing household trends.

As described in the Background Report, for units serving seniors and persons with a disability, it is important to ensure that units have accessibility features to accommodate the varied needs of the aging population and persons with a disability and to locate units close to services, including shopping and medical/social services. Persons with disabilities may also need general assistance with renting a home and grants or loans to make modifications to make a home accessible to a disabled resident and persons with developmental disabilities may also need assistance finding housing affordable to extremely low and low income households as well as occasional financial assistance to pay rent, mortgage, and/or utilities. To serve large households, there is a need for market-rate multifamily units with 3 or more bedrooms, and affordable multifamily and ownership opportunities with 3 or more bedrooms. Large households may also need emergency shelter or transitional or supportive housing, as well as housing close to public transportation and occasional financial assistance to pay rent, mortgage, and/or utilities. Female-heads of household with

[children would benefit affordable single family and multifamily housing as well as housing close to services, including schools, day care, shopping, and medical/social services. Female-headed households may need occasional financial assistance to pay rent, mortgage, and/or utilities. Farmworkers would benefit from affordable rental and ownership opportunities, as well as both permanent and seasonal farmworker housing and increased access to housing services. Homeless persons need affordable single family and multifamily housing, assistance with accessing emergency shelter, transitional housing, supportive housing, or finding permanent housing.](#)

[The Housing Plan will increase affordable housing opportunities and expand the variety of housing types through Program 4 \(Accessory Dwelling Units, Junior Accessory Dwelling Units, and SB 9 Units\), Program 5 \(Affordable Housing Land Acquisition\), Program 6 \(Affordability Targets\), Program 9 \(Affordable and Special Needs Housing Assistance and Incentives\), Program 13 \(Affirmatively Further Fair Housing – Housing Mobility Enhancement, New Housing Choices and Affordability\), Program 19 \(Water and Wastewater Infrastructure Capacity\), and Program 20 \(Partnerships with Affordable Housing Developers\). Housing rehabilitation, emergency repair, and weatherization assistance is provided through Program 8. Program 9 \(Affordable and Special Needs Housing Assistance and Incentives\) addresses creating additional housing opportunities for households with special housing needs, including extremely low income, seniors, persons with a disability, large families, single heads of household with children, and farmworkers. Additional resources to access housing and housing services are provided through Program 14. Program 15A addresses reasonable accommodation to increase accessibility for persons with a disability. Additional shelter opportunities and increased assistance to homeless persons is supported through Program 5B. Program 17 \(Development Code/Zoning Code Amendments\) removes constraints to a variety of housing types, including lower income housing and housing for persons with a disability, farmworkers, and homeless persons.](#)

III. B. GOVERNMENTAL CONSTRAINTS – AMADOR CITY

1. LAND USE CONTROLS

Land use controls guide local growth and development. Amador City applies land use controls through its General Plan, Community/Area Plans, and Zoning Ordinance. All residential land use classifications pose a constraint on residential development in the sense that various conditions, building requirements, and limitations restrict a pure free market ability to construct housing. Land use regulations also have the potential of adding costs to construction, which indirectly may constrain housing. These impacts are measured against the general health and public safety served in the adoption of such regulations. Standards have been determined by Amador City to establish minimum constraints to provide for adequate separation of buildings for fire protection, air and light between structures, and the intensity of development. Implementation of these standards has not resulted in a serious constraint in providing housing to the various income levels.

a. GENERAL PLAN LAND USE DESIGNATIONS

By definition, local land use controls constrain housing development by restricting housing to certain sections of Amador City and by limiting the number of housing units that can be built on a given parcel of land. The Amador City General Plan (General Plan) establishes land use designations for all land within Amador City’s area and defines community growth boundaries. The Land Use Element also includes a land use map that establishes the location of each of these designations. Table III-AC-1 identifies the different land use designations in Amador City’s General Plan that accommodate residential development.

Land Use Category	Description	Residential Density	Implementing Zoning District(s)
Agriculture (A)	The A designation is applied to those lands adjacent to the developed portions of the City which are in transition to a developed use; to lands used for agricultural (grazing) purposes; to areas which have significant mineral resource values where	1.0 dwelling unit/acre	A-T Agricultural Transition

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	mining operations may occur (so recognized in order to minimize any conflict between incompatible land uses; or to undeveloped lands exhibiting environmental characteristics requiring lower densities. The A-designation is intended to carry out policies which protect undeveloped lands from premature development, minimize erosion potential, minimize water pollution, and maximize the preservation of wildlife habitat.		
Residential Single Family (RS)	Lands carrying the RS designation are intended to preserve established single-family neighborhoods, and to reserve lands best suited for future single-family development. The RS designation is also applied to those lands where lower density residential development is preferred. Generally, RS areas should develop only when and where adequate facilities and services can be provided to serve them economically. They should be kept free of activities that produce excessive noise, air pollution; odor, or heavy traffic. Development should be guided by design principles which serve to enhance the rural character of the planning area.	6.25 dwelling unit/acre	R-1 One-Family Dwelling Zone R-2 Two-Family Dwelling Zone
Residential Multiple Family (RM)	The areas designated RM are intended to provide opportunities for development of multifamily dwellings, as well as single family uses. The RM designation is typically located near other centers of activity, such as the commercial district, which would allow for easier access to primary circulation routes, and would place a greater number of persons at a convenient distance to facilities.	44 dwelling unit/acre	R-3 Limited Multiple Family Zone R-4 Multiple Family Zone
Commercial (C)	The C designation indicates areas in the City where a broad range of light and heavy commercial activities would be desired. Types of uses being considered as commercial for the purposes of this' designation generally include retail sales, eating and drinking establishments, professional or business offices, automotive sales and service, hotels and motels, storage, wholesaling, processing services, and similar development or activity normally considered to be "commercial."	44 dwelling unit/acre	C-1 Limited Commercial Zone C-2 Commercial Zone
Special Planning (SP)	This classification is assigned to those lands where a particular use (or uses) may be established in a controlled and regulated manner so as to ensure neighborhood compatibility, where architectural control may be desirable, or where conventional development regulations would both inhibit flexibility of design and allow uses which could prove objectionable and detrimental to the surrounding area. The SP designation may be applied to areas where small developments may be oriented toward a single purpose, or to a multi-use type of development which features mixed land use types in a controlled and harmonious manner.	No specified limit	SP Special Planning Zone
Source: Amador City General Plan			

As described above, the Land Use Element of the Amador City General Plan establishes the location and intensity of planned land uses. According to the State of California General Plan Guidelines, a buildout analysis or development capacity analysis represents “an estimate of the total amount of development that may be built in an area under a certain set of assumptions, including applicable land use laws and policies (e.g., zoning), environmental constraints, etc.” This is done through calculating the acreage within each

land use category and multiplying that number by the applicable density and intensity factor to estimate a theoretical development capacity¹.

b. ZONING ORDINANCE

The Zoning Ordinance is among the chief implementing tools for the General Plan. The Zoning Ordinance specifies development standards for all applications such as setbacks, parking requirements, height limits, and lot coverage for individual zoning districts. Periodically, the Zoning Ordinance is reviewed to ensure its consistency with the policies of the General Plan, as required by Government Code Section 65860, and amendments are initiated to enhance its value in accommodating new development. The Zoning Ordinance provides for an array of residential districts throughout Amador City that allow a variety of different residential uses.

Table III-AC-2 shows the allowed densities, setback, coverage, and height requirements for zoning districts within Amador City which allow for residential development. To provide for additional flexibility, Amador City has Special Planning Zones (SP) that allow for minimum parcel size requirements and other standards to be modified through site-specific evaluation.

Zone District	Maximum Density (units/acre)	Minimum Lot Sizes	Maximum Lot Coverage	Front Setback	Side Setback	Rear/Alley Setback	Maximum Height
A-T Agricultural Transition Zone	1.0	1 acre	750 s.f. minimum floor area	50 feet	20 feet	50 feet	2.5 stories/ 30 feet
AE Agricultural Estate Zone	0.025	40 Acres	750 s.f. minimum floor area	50 feet	20 feet	50 feet	2.5 stories/ 30 feet
R-1 One-Family Residential	6.22	7,000 square feet	35%	20 feet ¹	5 feet (interior lots) 12 feet (corner lots)	10 feet	2.5 stories/ 30 feet
R-2 Two-Family Residential	12.45	3,500 square feet/unit	35%	20 feet ¹	5 feet (interior lots) 12 feet (corner lots)	10 feet	2.5 stories/ 30 feet
R-3 Limited-Family Residential	29.04	1,500 square feet/unit	35%	15 feet ¹	5 feet (interior lots) 12 feet (corner lots)	10 feet	2.5 stories/ 30 feet
R-4 Multifamily-Family Residential	43.56	1,000 square feet/unit	35%	10 feet ¹	5 feet (interior lots) 12 feet (corner lots)	10 feet	2.5 stories/ 30 feet
C-1 Limited Commercial Zone	43.56	1,000 square feet/unit	75%	10 feet ¹	10 feet ¹	5 feet (interior lots) 12 feet (corner lots)	2 stories/ 35 feet
C-2 Commercial Zone	43.56	1,000 square feet/unit	75%	10 feet ¹	10 feet ¹	5 feet (interior lots)	2 stories/ 35 feet

¹ Office of Planning and Research (OPR). 2020. State of California General Plan Guidelines [Chapter 4: Required Elements, pg. 48]. Available at: https://opr.ca.gov/docs/OPR_C4_final.pdf

							12 feet (corner lots)	
MH Manufactured Home Combining Zone	May be combined with the R-1, R-2, R-3, or R-4 zones subject to Zoning Ordinance provisions							
SP Special Planning Zone	The maximum height and bulk, and minimum lot size, density, setback, yard, parking and loading requirements shall be established for each SP zone by the development plan approved by the council.							
Amador City Zoning Ordinance (Title 17)								
1 Except where lots comprising forty (40) percent or more of the frontage on one side of a street between intersecting streets are developed with buildings having an average yard with a variation of not more than ten (10) feet, no buildings hereafter erected or structurally altered shall project beyond the average front yard line so established.								
Applies only to all buildings used exclusively for dwelling purposes.								

Special Planning Zone

Chapter 17.44 of the Zoning Code establishes the Special Planning (SP) zone was established in the city to accommodate various types of single purpose or multi-use development projects. The SP zone allows for minor flexibility in land and structure regulations for projects demonstrating features beneficial to the city or its residents and property owners. The SP zone may be applied as its own primary zone, or may be combined with other primary zoning districts.

Parking Requirements

Amador City’s parking regulations are set forth in Chapter 17.64 of the Zoning Ordinance, which identifies the number of spaces required for each land use. Table III-AC-4 below shows the parking regulations pertaining to the development of residential units. The City’s parking requirements are low in comparison with regional jurisdictions, which typically average more than 1 space per unit. Parking for accessory dwelling units and emergency shelters are discussed separately.

Residential Use	Minimum Off-Street Parking
Second Dwelling Unit	1 space/unit
Single-Family and Two-Family	1 space/unit
Multifamily	1 space/unit
Rooming houses, lodging houses, clubs, fraternity houses, dormitories, and hotels	1 space/unit
Auto courts, tourist courts, and motels	1 space/unit
Hospitals, sanitariums, convalescent homes, and homes for the aged	1 space/1,000 s.f. of floor space
Source: Amador City Zoning Ordinance (Chapter 17.64)	

Allowed and Conditional Uses

To promote higher densities and mixed land uses, Amador City allows various uses within a range of zoning districts to accommodate a variety of housing types. As shown on Table III-AC-5, a number of zoning districts in Amador City allow a range of residential uses that are permitted by-right and subject solely to a zoning clearance or site plan review.

Uses	A-T	AE	R-1	R-2	R-3	R-4	C-1	C-2	SP	MH
One-family Dwelling	P	P	P	P	P	P	P	P	Any and all uses are allowed when SP is	All uses in underlying zone allowed
Second Dwelling Units	N	N	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP		
Two-family dwelling or two one-family dwellings	N	N	N	P	P	P	P	P		
Three-family dwellings, four-family dwellings, and bungalow court	N	N	N	N	P	P	P	P		

Uses	A-T	AE	R-1	R-2	R-3	R-4	C-1	C-2	SP	MH
Group dwellings	N	N	N	N	N	P	P	P	primary zone	
Multi-family dwellings/Apartments	N	N	N	N	N	P	P	P		
Boarding and rooming houses	N	N	N	N	N	P	P	P		
Caretaker/Employee Housing	N	N	N	N	N					
Manufactured/mobile home	-	-	Permitted with -MH combining zone				-	-		P
Notes: P = Permitted Use CUP (m) = Conditional Use Permit N = Not Allowed										
¹ When applied as a primary zone, any and all uses are permitted, provided such use or uses are shown on the development plan for the particular SP zone										
Source: Amador City Zoning Ordinance (Title 17)										

The following describes the allowed and conditional uses allowed by the Zoning Ordinance and their consistency with current State laws and regulations:

One- and Two-Family Dwellings

One-family dwelling is defined in Chapter 17.04 of the Zoning Ordinance as a detached building designed for or occupied exclusively by one family. Two family dwellings are defined as a detached building designed for or occupied exclusively by two families living independently of each other. Single family units are allowed in all residential districts and the C-1, C-2, and SP zones. While maximum densities are established, developers have not always developed projects at the maximum densities allowed. This is due, in part, to developer preference for single-family residential uses, the combination of site development requirements (such as lot size, height, lot coverage, and parking requirements), and physical site constraints (e.g., flood hazards, environmentally sensitive habitats, and steep slopes). These factors are further exacerbated by the allowance to develop single family units in the C-1, C-2 and SP zones, which are zones that also allow multifamily residential development. The maximum building height for one- and two-family dwellings is 2.5 stories, or 30 feet, and the site coverage limit is 35 percent.

Allowing single family units in the R3 and R4 units may result in reduced densities and reduce the variety of housing types in the city, by reducing availability of land in these zoning districts to accommodate duplex and multifamily units. Program 17 in the Housing Plan reduces this constraint by limiting development of single-family units in the R3 and R4 zones.

The City has not yet adopted regulations to implement Senate Bill 9 (SB9) and currently does not have provisions to allow 2 units on a single-family lot where required by SB9. Program 4 in the Housing Plan will update the City’s Code to allow 2 units on a single-family lot and lot splits consistent with the requirements of SB 9.

Multi-family Dwellings

Multiple-family dwellings are defined in Chapter 17.04 of the Zoning Ordinance as a building, or portion thereof, designed for or occupied by three or more families living independently of each other. Multifamily structures with 3 or 4 units are allowed as a permitted use in the R-3, R-4, C-1, C-2, M-1, and SP zones and multifamily buildings with more than 4 units are allowed as a permitted use in the R-4, C-1, C-2, M-1, and SP zones. The maximum building height multi-family dwellings is 2.5 stories, or 30 feet, and the site coverage limit is 35 percent. The allowed densities described in Table III-AC-2 are achievable with the current maximum allowed building height and lot coverage. Additionally, permit processing procedures allow the decision-maker to approve justified modifications to height limits. However, the combination of the maximum building height and lot coverage requirement allows for an average of approximately 1,314 s.f. per dwelling in the R-3 zone and 875 s.f. per dwelling in the R-4 zone. The average unit size of 1,314 s.f. in the R-3 zone would accommodate multifamily developments with a mix of studio to four-bedroom unit sizes, ranging from 400 to 2,000 s.f., but may constrain a mix of unit sizes that include three- and four-bedroom units in the R-4 zone, particularly if the development includes covered parking as part of the structure. For example, a development with 30% of 625 s.f. 1-bedroom units, 30% of 850 s.f. 2-bedroom units, 20% of 1,200 s.f. 3-bedroom units, and 20% of 1,450

s.f. 4-bedroom units would have an average unit size of 972.5 s.f., which would easily be accommodated in the R-3 zone but would not be accommodated in the R-4 zone. This ~~and~~ is ~~therefore not~~ considered a potential constraint to affordable housing. Program 17 in the Housing Plan will increase maximum lot coverage to 60% in the R-4 zone, which will accommodate an average unit size of 1,500 s.f. and allow developments that include a mix of studio to four-bedroom unit sizes. ~~Additionally, permit processing procedures allow the decision-maker to approve justified modifications to height limits.~~

Accessory Dwelling Units

Government Code Section 65852.2 establishes State standards for accessory dwelling units (ADUs). Jurisdictions may adopt local ordinances that meet the state standards; however, without a local ordinance, state ADU regulations apply and local governments cannot preclude ADUs. The purpose of an ADU is to provide additional housing options for family members, students, the elderly, in-home health care providers, the disabled, veterans and others, in existing urban, suburban, and rural residential areas without substantially changing the use, appearance, or character of a neighborhood.

In 2019, the Governor signed a series of bills that significantly limit local jurisdiction's ability to restrict the development of ADUs. Assembly Bill (AB) 68, AB 587, AB 670, AB 671, AB 881, and Senate Bill (SB) 13 provide revisions to Government Code Section 65852.2 to further lift constraints on ADUs. These recent laws also provide numerous other standards, addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADUs. In general, under these new laws:

- A Junior ADU and ADU are allowed on the same property;
- A local jurisdiction must ministerially approve a detached ADU that is less than 800 feet, is shorter than 16 feet, and has at least four-foot rear and side-yard setbacks;
- A local jurisdiction must review and approve compliant ADUs within 60 days instead of 120 days;
- A local jurisdiction is prohibited from imposing development impact fees, excluding connect fee or capacity charges on ADUs smaller than 750 feet;
- A local jurisdiction is prohibited from establishing a minimum square footage requirement for either an attached or detached ADU that prohibits an efficiency unit.
- A local jurisdiction is prohibited from establishing a maximum square footage requirement for either an attached or detached ADU that is less than 850 s.f. and 1,000 s.f. if the ADU contains more than 1 bedroom.
- A local jurisdiction may now choose to allow the sale of an ADU in certain circumstances; and
- Home Owner Associations and other common interest developments are prohibited from not allowing or unreasonably restricting the development of ADUs.

Section 17.60.140 of the Zoning Ordinance provides general provisions for ADUs in Amador City. However, the City 's requirements do not address several recent provisions of State law:

- One ADU and one Junior ADU must be allowed on lots with an existing or concurrently built single family unit and ADUs shall be allowed with multifamily buildings pursuant to Government Code Section 65852.2. The ordinance may designate areas where ADUs may be permitted, and designation of areas may be based on the adequacy of water and sewer service and the impact of ADUs on traffic flow and public safety.
- A detached ADU that is less than 800 feet, is shorter than 16 feet, and has at least four-foot rear and side-yard setbacks must be ministerially approved.

- Compliant ADUs must be reviewed and approved within 60 days.
- Development impact fees, excluding connect fee or capacity charges, shall not be required on ADUs smaller than 750 feet.
- Parking shall not exceed 1 space per ADU or 1 space per bedroom, whichever is less.
- Junior ADUs shall be allowed as identified at Government Code Section 65852.2

Program 4 in the Housing Plan requires the Zoning Ordinance to be revised to accommodate ADUs and Junior ADUs consistent with the requirements of State law.

Residential Care Facilities

California Health and Safety Code (HSC) Section 1566.3 establishes requirements for the local zoning standards for residential facilities that serve 6 or fewer persons. Section 1566.3(e) specifies that no conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility that serves 6 or fewer persons that is not required of a family dwelling of the same type in the same zone while paragraph (g) indicates “family dwelling,” includes, but is not limited to, single-family dwellings, units in multifamily dwellings, including units in duplexes and units in apartment dwellings, mobile homes, including mobile homes located in mobile home parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned unit developments. HSC Section 1569.85 further specifies these same requirements for residential care facilities for the elderly that serve 6 or fewer persons. The Zoning Ordinance of Amador City does not define or address group homes or residential care facilities. Program 17 requires the Zoning Ordinance to be updated to accommodate residential care facilities consistent with the requirements of State law and to allow residential care facilities serving 7 or more persons in all residential zones subject to the standards of residential units of the same type in the same zone.

Single-Room Occupancy Units

The Zoning Ordinance does not define single-room occupancy units (SROS) and SROs are not stated within the permitted residential uses in the Zoning Ordinance as shown in Table III-AC-5. Program 17 in the Housing Plan will allow SROs as a permitted use in the R-4, C-1, and C-2 zoning districts to accommodate and encourage a greater variety of housing types.

Employee Housing

Employee housing is not defined by the Zoning Ordinance. HSC Section 17021.5 requires that employee housing serving 6 or fewer employees shall be deemed a single-family structure and shall be treated subject to the standards for a family dwelling in the same zone. Employee housing for 6 or fewer persons is not addressed in the Zoning Ordinance.

HSC Section 17021.6 requires that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses, with exceptions related to various health, safety, and resource conservation provisions identified in HSC Section 17021.8. Agricultural uses are allowed in the A, A-T, and M-1 zones; however, the zoning district does not address agricultural employee housing in these districts.

Further, HSC Section 17021.8 requires streamlined, ministerial approval and application of reasonable objective development standards for eligible agricultural employee housing, which must not contain dormitory-style housing and must be 36 or fewer units or spaces designed for use by a single family or household. To qualify for the streamlined, ministerial approval process, an eligible agricultural housing development must meet the health, safety, and resource conservation provisions HSC 17021.8(a). The Zoning Ordinance currently does not provide for ministerial approval of eligible developments as required by HSC 17021.8 and is therefore, inconsistent with the state requirements related to employee housing. Program 17 in the Housing Plan will update the Zoning Ordinance to address employee housing and agricultural employee housing consistent with the requirements of HSC 17021.5, 17021.6, and 17021.8.

Emergency Shelters

Government Code Section 65583 requires each jurisdiction to identify 1 or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. California HSC Section 50801(e) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of 6 months or less by a homeless person.

The State’s regulatory requirements for emergency shelters are outlined in Government Code Section 65583(a)(4), which establishes objective standards for emergency shelters. The objective standards address parking, proximity (no closer than 300 feet of any other emergency shelter unless such shelter is located on the same lot or within the same building), receiving and reception area, a security plan, and a management plan. The zoning code does not define emergency shelters or include emergency shelters within the allowed uses of the zone districts within the City. The Zoning Ordinance does not address emergency shelters and thus does not meet the requirements for emergency shelters established by Government Code Section 65583(a)(4). Religious institutions are allowed with a conditional use permit in the A, RR, and P districts. The Zoning Code does not identify that emergency shelters are allowed as ancillary uses to permitted places of worship and churches, as required by the federal Religious Land Use and Institutionalized Persons Act.

Program 17 in the Housing Plan will update the Zoning Ordinance to address emergency shelters consistent with the requirements of State Law and the federal Religious Land Use and Institutionalized Persons Act.

Recent California Legislation (AB 761) has provided an update to Government Code Section 65583 to authorize vacant armories to be used as emergency shelters; however, there are no armories located in Amador City.

Transitional and Supportive Housing

Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and HSC 50675.2(h)) as “buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.” Supportive housing is defined (Government Code Section 65582(g) and HSC 50675.14(b)) as “housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

Government Code Section 65583(c)(3) and Government Code Article 11 (commencing with Section 65650) were revised in 2019 to implement AB 2162 which requires that specified supportive housing developments shall be a use by right in multifamily and mixed-use zones with a streamlined and ministerial review and not be subject to discretionary review (e.g.: use permit, etc.). For a project to be eligible for the streamlined and ministerial AB 2162 process, it is required to meet specific criteria, including, but not limited to, the following:

- Units within the development are subject to a recorded affordability restriction for 55 years;
- 100% of the units within the development, excluding managers’ units, are dedicated to lower-income households and are receiving public funding to ensure affordability of the housing to lower-income Californians;
- A specified number of units are designated as supportive housing;
- Nonresidential floor areas are used for onsite supportive services in specified amounts; and
- Units within the development, excluding managers’ units, include at least 1 bathroom and a kitchen or other cooking facilities.

The City may require a supportive housing development subject to this article to comply with objective, written development standards and policies; provided, however, the development shall only be subject to the objective standards and policies that apply to other multifamily development within the same zone.

The Zoning Ordinance does not address transitional or supportive housing. Program 17 will revise the Zoning Ordinance to identify transitional housing and supportive housing as individual uses and clarify that these uses are an allowed use in all zoning districts where residential uses are allowed and are only subject to the requirements and restrictions that apply to other residential dwellings of the same type in the same zone and will allow eligible supportive housing developments by right in multifamily and mixed use zones pursuant to the requirements of State law.

Low Barrier Navigation Centers

A “low barrier navigation center” is housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. Assembly Bill (AB) 101 was approved on July 31, 2019, which added Article 12 (commencing with Section 65660) to Chapter 3 of Division 1 of Title 7 of the Government Code to address “low barrier navigation centers”. Government Code Section 65660 requires a low barrier navigation center use to be allowed by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Additionally, AB 101 defines “low barrier navigation center” as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low barrier navigation center developments are essential tools for alleviating the homelessness crisis and are considered a matter of statewide concern. “Low barrier navigation centers” are a “by right use” in areas “zoned for mixed use and nonresidential zones permitting multifamily uses.”

The Amador City General Plan and Zoning Ordinance do not address or define low barrier navigation centers; therefore, Housing Plan Program 17 will update the Zoning Ordinance to address low barrier navigation centers consistent with Government Code Sections 65660 through 65668.

Mobile Home Park and Manufactured Homes

A manufactured home or a mobile home located outside a mobile home park shall conform to all of the residential use development standards for the zoning district in which it is located. Government Code Section 65583 requires that manufactured homes attached to a permanent solid foundation system be allowed on lots zoned for single-family residential dwellings and, except for architectural requirements for the roof overhang, roofing material, and siding material, shall only be subject to the same development standards applicable to a single-family residential dwelling on the same lot.

Manufactured home or mobile home is defined in Section 17.04.030 as a structure used as semi-permanent housing and designed for human habitation, with or without a permanent foundation and can be transported by a motor vehicle. In addition, the City contains the manufactured home (MH) combining zone district. The purpose of the manufactured home combining zone is to allow the placement of manufactured homes not qualifying as modular homes as defined in this code on designated single family dwelling lots that have been determined to be compatible for such use. This zone is to be applied in accordance with Section 65852.3 of the California Government Code. The MH combining zone may be combined with the R-1, R-2, R-3 or R-4 zone districts. This requirement however does not appear to address mobile homes on a permanent versus temporary foundation and is inconsistent with the above-stated requirement of Government Code Section 65583. Program 17 in the Housing Plan ensures that the Zoning Ordinance will be updated to clarify that a mobile home on a permanent foundation to be treated in the same manner as a single-family home pursuant to Government Code Section 65583.

Persons with Disabilities (Reasonable Accommodation)

On January 1, 2002, SB 520 became effective and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a) (7) Amador City recognizes the importance of providing housing for persons with disabilities. Additionally, Government Code Section 65008 requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for disabled

persons. As part of the Housing Element update process, Amador City analyzed the Zoning Ordinance, permitting procedures, development standards, and building codes to identify potential constraints. This analysis represented a comprehensive review of Amador City's regulatory requirements and their potential impact on reasonable accommodations for persons with disabilities.

The City's analysis included an evaluation of zoning standards, building code interpretation and enforcement, other regulatory standards, and permit processes for compliance with the State of California accessibility standards. The City determined whether these requirements are constraints to special housing accommodations for persons with disabilities (such as handicapped access within required set-backs or yards), whether Amador City facilitates alternative housing types with supportive services for persons with disabilities who cannot live independently and whether conditions for approval are reasonable.

The Lanterman Development Disabilities Act (Lanterman Act) is that part of California law that sets out rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local Zoning Ordinances by requiring the use of property for the care of 6 or fewer disabled persons to be classified as a residential use under zoning, subject only to the single family or multifamily permit processing requirements and standards applicable to housing of the same type.

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

To ensure fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes, the City will amend the Zoning Ordinance to create a reasonable accommodation procedure. The definition of "family" in the Zoning Code means an individual or two or more persons related by blood or marriage, or a group of not to exceed five persons, (excluding servants) living together as a single housekeeping unit in a dwelling unit." The definition will be updated to reflect fair housing laws, removing references to related persons and removing the limitation on family size.

The City has analyzed its land use, zoning, and building code provisions and processes to determine what accommodations and constraints exist to housing production for persons with disabilities. Individuals in this special needs group may reside in residential units in any zoning district that allows residential, commercial, or institutional uses. Some individuals may choose to reside in a residential facility or a group home designed for occupancy by or with supportive services for persons with disabilities; as previously discussed, Program 17 will ensure that group homes are allowed consistent with the requirements of State law.

The City has adopted 2019 California Building Standards Code. Chapter 11 of the California Building Code provides accessibility requirements. This chapter incorporates provisions from the ADA and specifies that a number of the residential units in new multi-family construction of three and more apartments or four and more condominiums must be accessible or adaptable. The City uses the Title 15, Buildings and Construction, and Title 17, Zoning Ordinance, of the Municipal Code, and Title 24 of the California Building Code to ensure new construction meets accessibility requirements. As discussed below, the City has adopted several amendments to the building code to address health and safety and to provide flexibility with interior finishes.

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City consistently applies the requirements of the Development Code to all residential projects and has not noted any impacts which suggest a limitation on the construction of housing units designed for persons with disabilities. The City has received no complaints from local building contractors or lower-income and/or senior citizen housing advocates regarding any impacts on the construction or rehabilitation of housing for persons with physical disabilities created as a result of building codes.

The City enforces the development standards and building codes, which are minimum standards for health and safety and therefore should not be relaxed. Planning staff work with members of the public to find ways to address their special needs within the provisions of these codes. Specifically, staff's review (and recommendations) of projects that are proposed to meet special housing needs (e.g., seniors, large families, persons with disabilities) also consider zoning and permit procedures, as well as the appropriateness of applicable site development standards. If needed and determined not to be detrimental to the public health and safety, permit procedures and standards may be relaxed (e.g., parking requirements) to facilitate development. Staff typically

consults with the property owner and developer to identify issues during the initial stages of the application process. While staff works with the public to address accommodation requests, the City has not adopted a reasonable accommodation program to ensure that requests for reasonable accommodation are addressed in compliance with ADA and fair housing laws. Program 17 in the Housing Plan requires the City to adopt a reasonable accommodation program consistent with the HCD Reasonable Accommodation Model Ordinance

Zoning and Land Use

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. As previously described, single family homes, multifamily homes, single room occupancies, emergency shelters, transitional housing, supportive housing, employee and agricultural employee housing, accessory dwelling units, residential care facilities, mobile/manufactured homes, and mobile home parks are accommodated by the Zoning Ordinance.

The Zoning Ordinance does not define family, thus there are no restrictions on family residences regarding particular numbers of related or unrelated individuals. Since Amador City does not require persons in a family to be related, this definition does not pose a constraint to the provisions of housing for persons with disabilities in those zoning districts which allow for residential uses or any type of household that is not a related family. Additionally, the Zoning Ordinance does not establish specific site planning requirements for residential care facilities. Residential care facilities housed in single family or multifamily homes are subject to the relevant site planning requirements.

C. OTHER DEVELOPMENT PROVISIONS

Building Codes

Amador City has adopted the 2022 California Building Standards Code (CBSC) by ordinance. The CBSC establishes administrative, building, electrical, plumbing, fire safety, accessibility, and green building requirements. State law affords local government some flexibility when adopting the uniform codes; the building codes can be amended based on geographical, topological, or climate considerations. Further, State Housing law provides that local building departments can authorize the use of materials and construction methods other than those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes. The City adopted the 2019 CBSC with amendments to address roof snow loads, reinforced concrete or reinforced masonry construction of foundation systems, and to allow wood products of equal thickness as the interior wall and ceiling gypsum board or plaster coverings required under Chapter 25 of the California Building Code. These requirements address public health and safety (roof snow loads and reinforced foundations) and provide flexibility in interior finishes by allowing wood covering as an alternative to the California Building Code standards. The City's amendments do not constrain residential development. Enforcement in the City is complaint-driven and focuses on maintaining public health and safety. While addressing code requirements will result in a cost to the property owner to remedy the repairs, the City is not aware of any impact on lower income housing units or significant impacts to housing costs. Program 8 in the Housing Plan addresses connecting property owners and residents with emergency repair and rehabilitation resources to decrease the impact of any needed repairs on housing costs and to ensure lower income households in need of repair have access to resources for assistance.

Density Bonus

Currently, the Amador City Municipal Code does not address the provisions of California Government Code sections 65915 and 69517, to facilitate the development of affordable housing to serve families of moderate and less-than-moderate incomes within Amador City through density bonus and other incentives.

In October 2019, the Governor approved AB 1763, which revised the existing density bonus law found in Government Code Section 65915. In general, AB 1763 provides an 80% density bonus and 4 incentives or concessions for housing projects that contain 100% affordable units (including the density bonus units but excluding manager's units) for low and very low income households. If the project is located within a half-mile of a major transit stop, all restrictions on density are eliminated and a height increase of up to 3 stories or 33 feet is allowed. For housing projects that qualify as a special needs or supportive housing development, the legislation eliminates all local parking requirements. The Zoning Ordinance currently does not comply with these most recent revisions to Government Code Section 65915. Program 17 in the Housing Plan will update the Zoning Ordinance to

reflect the requirements of State density bonus law and to ensure projects requesting a density bonus are processed consistent with the requirements of State law.

Inclusionary Housing

The City does not have any inclusionary requirements that address affordable units in new residential development.

Streamlined Review and Objective Design Standards

California legislation has been adopted to address the housing shortage within the State, requiring a streamlined and ministerial process for specific residential developments. SB 35 (Government Code Section 65913.4), which went into effect on January 1, 2018, was part of a comprehensive package aimed at addressing the State's housing shortage and high costs. SB 35 requires the availability of a streamlined ministerial approval process for developments located in jurisdictions that have not yet made sufficient progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35, it must:

- Contain at least 2 multifamily units;
- Provide a specified level of affordability;
- Be located on an eligible site in an urbanized area or urban cluster;
- Comply with residential and mixed-use General Plan or Zoning provisions; and
- Comply with other requirements, such as locational and/or demolition restrictions.

A streamlined and ministerial review, per State legislation, requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, in specified timeframes. Residential development that is a permitted use by right is not required to go through a discretionary process. However, there is potential for multifamily projects with an affordable component to be eligible for the streamlining provisions of SB 35 that require a degree of discretionary review under current zoning requirements. The Zoning Ordinance does not define or describe compatible or compatibility and thus such standards cannot be enforced through a streamlined ministerial process. Consistent with existing State Law, objective standards are those that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark.

While Amador City has not adopted objective zoning standards and design standards to allow eligible projects to be permitted through a streamlined ministerial review, Amador City has not received any applications for processing pursuant to SB 35. A streamlined and ministerial review removes multiple constraints to residential development including, financial, time, and environmental constraints. As part of the Zoning Ordinance Update, a streamlined, ministerial (by-right) approval process will be established for eligible projects and objective standards will be developed to ensure that all eligible projects are reviewed in a consistent manner consistent with the requirements of State law.

Subdivision Ordinance

The City's Subdivision Ordinance defines Amador City's official requirements governing the division of land into separate parcels for future development. The County's Subdivision Ordinance is patterned after the model version recommended by the State Office of Planning and Research and adheres to the requirements of the State Subdivision Map Act. The requirement for adequate roads, lot size dimensions, provisions for water supply and sewage disposal and drainage improvements are among the key factors addressed in the Subdivision Ordinance. The Ordinance has proven valuable in sustaining a cohesive pattern of development with unified street standards that are coordinated with the existing City street network. These regulations ensure that residential building sites can exist in a safe environment to accommodate a wide range of residential building options desired by the public. Annual monitoring of the effectiveness of these regulations is achieved through input received from Amador City's Department of Community Services, including the Building Division, Planning Division, Public Works Division, and Amador County's Environmental Health Division, and Amador County's fire protection districts.

Short-term Rentals

Chapter 5.16 of the Zoning Code requires a permit, which must be renewed on an annual basis, for the operation of a short-term rental.

d. CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT) AND RELATED CONSULTATION

Section 21082 of the Public Resources Code, referred to as the California Environmental Quality Act of 1970, or "CEQA" requires all projects subject to discretionary review to comply with State requirements, including the Public Resources Code and the CEQA Guidelines, pertaining to environmental review. Since there is uncertainty as to what specific environmental impacts a development might have there is also a lack of predictability of how long it can take to negotiate this process before a project can be approved by Amador City. In some instances, a project can be exempt from environmental review which has very little impact on the timing or costs of review. However, in other instances, where a project may be found to have a potential adverse impact on the environment, the environmental review process can take over a year to complete, undergoing thousands of dollars in environmental analysis, before it is ready to be approved.

FEES AND EXACTIONS

The City of Amador City collects deposits prior to plan submittal to process permits and provide services and infrastructure related to new development. The City requires the developer to construct all internal streets, curb, and gutter, affected portions of off-street arterials, and other standard conditions. Table III-AC-6 identifies the building and planning fees and development impact fees for residential development that have been established by the City of Amador City.

Table III-AC-6. Development Project – Planning Entitlement Fees	
Fee Title	Fee
Building Fees	
Single Family Dwelling	\$500
Garages	\$50
Decks	\$100
Additions & remodels	\$100
Planning and Entitlement Fees	
Tentative Map	\$300 + costs + \$20 per lot
Final Parcel Map	\$450 + costs + \$25 per lot
Final Subdivision Map	\$550 + costs + \$25 per lot
Extension of Expired Tentative Map	\$150 + costs
Initial Environmental Study	\$200 + costs
Negative Declaration	\$250 + costs
EIR (Draft EIR, Public Hearing, Revised EIR, Final EIR)	\$2,800 + costs
Rezoning	\$500 + costs
Conditional Use Permit	\$300 + costs
Design review (plan check)	\$75
Development Impact Fees	
Park	\$100 per dwelling unit
Source: Amador City Planning Review Fees List	

Applicants will be required to pay the actual cost of processing the planning entitlements. Actual City staff time (i.e., Planning and Building Department) spent during the processing/review of the project is calculated and an invoice is prepared. The invoice amount is then deducted from the deposit amount, and any unspent remainder is refunded. If the invoice exceeds the deposit, the project applicant will be required to pay the outstanding fees.

Table III-AC-7 compares the estimated total City fees, including planning, building, engineering, and development impact fees for a single-family unit and multi-family unit. Additionally, the calculations assume that the single-family residential homes average 1,750 square feet while the multifamily development averages 925 square feet per unit. Residential projects in Amador City would

be required to pay fees ranging from approximately \$41,465 for a single-family unit (built on an existing lot), \$41,545 per unit in a single family 50-unit subdivision, and \$21,336 per unit in a 48-unit multifamily subdivision.

Table III-AC-7. Total Fees for Typical Single- and Multi-Family Units					
Development Assumptions					
Development Type		Single Family unit		Single Family Subdivision	
		Multifamily Project			
Number of Units		1		50	
Square Feet per Unit		1,750		1,750	
Estimated Construction Cost		\$262,500.00		\$13,125,000.00	
Residential Valuation		\$354,506.50		\$17,725,325.00	
Total Square Feet		1,750		87,500	
Planning and Engineering Entitlement Fees					
Design Review		\$75.00		\$75.00	
Tentative Map		\$0.00		\$20,000.00	
CEQA Negative Declaration		\$0.00		\$15,000.00	
Final Map		\$0.00		\$1,500.00	
Subtotal Planning and Engineering Entitlement Fees		\$75.00		\$36,575.00	
Building Permit Fees					
CA Building Standards Fee		\$14.18		\$709.01	
Electrical, Mechanical, Plumbing		\$471.50		\$23,575.00	
Building Permit Fees		\$1,604.15		\$62,750.95	
Plan Check Fee		\$1,042.70		\$40,788.12	
Strong Motion Fee		\$46.09		\$2,304.29	
Subtotal Building Permit Fees		\$3,178.61		\$130,127.37	
Development Impact Fees					
City Impact Fees		Single Family Unit		Multifamily Unit	
		Single Family unit		Single Family Subdivision	
		Multifamily Project			
County Impact Fees					
Parks		\$100.00		\$100.00	
		\$100.00		\$5,000.00	
Subtotal City Impact Fees		\$100.00		\$5,000.00	
Other Agency Impact Fees					
School Fees (s.f.)		\$4.08		\$4.08	
Amador Water Agency (meter size)		\$23,800.00		\$380,305.00	
County Regional Traffic Impact Fee (unit)		\$3,878.00		\$3,878.00	
County Recreation Agency Park Impact Fee (unit)		\$3,293.00		\$3,085.00	
Subtotal Other Agency Impact Fees		\$38,111.00		\$1,905,550.00	
TOTAL FEES		\$41,464.61		\$2,077,252.37	
TOTAL FEES PER UNIT		\$41,464.61		\$41,545.05	
				\$21,336.45	

Table III-AC-8 identifies the typical fees that would be collected for the development of single-family and multi-family projects in the region, based on the fees for each jurisdiction as calculated in its respective section of this Background Report. As shown in Table III-AC-8 below, the combination of the City’s fees and those of other agencies and service providers are significantly less than other jurisdictions in Amador County; this is largely due to the City only having a single modest development impact fee for parks.

Due to the relatively low fees, fees applicable to residential development are not anticipated to pose a significant constraint to the development of affordable housing. The City also recognizes that developers can not as easily pass the cost of fees, as well as other costs, to the renter or buyer homeowner when providing deed-restricted housing that is affordable to lower and moderate-income households. Program 9 ensures the City offers incentives to developers, such as such as reduced development fees, in exchange for a commitment to provide affordable or special needs housing at levels that exceed County requirements.

Jurisdiction	Single-Family Unit 1,750 s.f.	Single Family Unit – 50- unit subdivision, 1,750 s.f. average size	Multi-Family Unit – 48- unit apartment, 925 s.f. average size
Unincorporated Amador County ¹	\$50,879.01	\$50,057.97	\$26,887.06
City of Amador City	\$41,464.61	\$41,545.05	\$21,336.45
City of Lone ²	\$58,559.27	\$63,357.78	\$40,567.57
City of Jackson ³	\$60,067.78	\$65,024.28	\$41,250.86
City of Plymouth ⁴	\$81,369.27	\$81,362.00	\$50,662.54
City of Sutter Creek ⁵	\$71,769.15	\$71,191.88	\$45,830.28

Source:

1. Amador County Fee Schedule, Amador County Single Family Unit Example Fee Calculation; De Novo Planning Group
2. City of Lone Fee Schedule; De Novo Planning Group
3. City of Jackson Fee Schedule; De Novo Planning Group
4. City of Plymouth Fee Schedule; De Novo Planning Group
5. City of Sutter Creek Fee Schedule; De Novo Planning Group

PROCESSING AND PERMIT PROCEDURES

The length of time it takes the City to review and approve a housing development application can add to housing costs. If the developer is buying the land outright, there are monthly interest costs, and if the developer is working under an option to purchase, there are option costs to hold the land. The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the selling price of the home. The City Council govern the review process in Amador City, or depending on the project, it might be reviewed by the Planning Department.

The City can encourage the construction, maintenance, and improvement of housing by also decreasing, to the extent possible, the time and uncertainty involved in obtaining permit approval. Based on the Permit Streamlining Act, governmental delays can be reduced in two key ways: (1) limiting the processing time for development, in most cases to one year; and (2) requiring public agencies to specify the required information to complete an acceptable application.

The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table III-AC-8 identifies the typical processing times for most entitlements and the reviewing body for each entitlement. It is noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with general plan and zoning designations do not generally require Environmental Impact Reports (EIR), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. For example, a ministerial review for a single-family home would be processed as a Zoning Clearance for the building permit.

Table III-AC-8 identifies the approximate time necessary to process residential development applications. As the City has not implemented any of the following development permits or processes, these are anticipated time frames. In general, it is expected

that small developments would be processed in three to four weeks. Larger development applications may take between two and four months to process.

The length of time it takes the City to review and approve a housing development application can add to housing costs. If the developer is buying the land outright, there are monthly interest costs, and if the developer is working under an option to purchase, there are option costs to hold the land.

In recent years, varying amounts of time were taken to consider and approve housing construction proposals. Generally, projects that require environmental impact reports and/or are subject to public controversy have longer review periods. Project redesigns or additional studies may be required by environmental review. Each change in the project design can have associated architect and engineering fees, which grow with each revision. Projects that receive a negative declaration of environmental impact are typically approved within six months; projects with environmental impact reports have required several years.

Processing delays for residential projects can result from incomplete submittals by project applicants, inadequate responses to staff requests for additional information and exhibits, and failure to design projects to City standards.

Ministerial projects: Applications for single- and multi-family residential projects which do not require any planning entitlements are submitted directly to the Building Department for permit processing. Typically, the review for a single-family residence is reviewed “in-house” and takes approximately two weeks. Plans for multi-family residences are usually referred to the City’s plan review consultant and typically take four weeks for plan check and issuance of a permit. Table III-AC-8 provides schedule for residential processing times in the City of Amador City.

Type of Approval or Permit	Review Body	Typical Processing Time
Tentative Parcel Map	Planning Commission	4 Months
Final Parcel Map	City Council	2 Months
Subdivisions	Planning Commission	4–12 Months
Annexation	City Council with Planning Commission Recommendation	4–12 Months
Boundary Line Adjustment	Planning Commission	4–8 Weeks
Site Plan Review	Staff	2–4 Weeks
Conditional Use Permit	City Council with Planning Commission Recommendation	1–4 Months
Variance/ and Zone Changes	City Council with Planning Commission Recommendation	1–4 Months
Building Permit	Staff	2–4 Weeks
Negative Declaration	Planning Commission and/or City Council	2–6 Months
Environmental Impact Report	Planning Commission and/or City Council	6–12 Months

Source: Amador City, 2021.

PROCESSING PROCEDURES

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

In general, development of a single-family home on an appropriately zoned lot requires a building permit. The application for the permit must be filed with the Building Department and then the application is sent to City Planning to ensure that the development conforms to the required standards for that district. The Building Department then issues the permit to the developer. This process

takes approximately 5 to 10 days for a single-family unit. A multi-family development requires a Site Plan Review which takes approximately two to four months and building permit review which takes an additional 5 to 25 days. The entire process for a multi-family development takes about three to six months. The City does not see this as a constraint to the development of housing. For subdivision maps, it is usually a four- to six-month process, which includes Planning Commission and possibly City Council review and approval. Improvement plan review takes about three to four weeks and final maps usually take 60 to 90 days. Building permit issuance usually takes two weeks, depending on the size of the development.

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

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

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

Review of residential projects such as a subdivision or multifamily project would typically involve the determination of conformance with the City's General Plan, site improvement standards, development standards and design guidelines, and environmental compliance in accordance with CEQA and CEQA Guidelines. The time frames for these processes are largely dictated by state planning law and CEQA; the time period necessary for environmental review may vary substantially depending on whether an environmental impact report, negative declaration, or categorical exemption is required. The project is also reviewed to determine if the type and amount of residential development is consistent with the zoning for the site; otherwise, a zone change would be required.

As indicated above, a project does not necessarily have to complete each step in the process (e.g., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports (EIRs), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. Since a majority of EIRs are prepared in response to a General Plan Amendment request, these 2 actions are often processed simultaneously. It is important to note that some processing timelines cannot be made shorter without violating State laws, particularly as they relate to public noticing, compliance with CEQA, etc.

PROCESSING PROCEDURES

The following is a summary of the steps involved with the planning entitlement process.

Step 1– Application Submitted. The applicant submits a completed Amador City Building Permit application along with the necessary plans, materials, and fee deposits as identified on the submittal checklist, to the staff.

Step 2 – Application Completeness/Incompleteness Review/Early Request for Comments to Agencies. Upon receipt of an application, the Department of Community Services conducts a completeness review to ensure all required items have been submitted with the application.

Concurrently with the completeness review, the Planning Department will route the project plans and materials to multiple City departments and local agencies for their concurrent review and comment. In some cases, due to environmental regulations, the project may also be routed to State and Federal agencies such as the Army Corps of Engineers, U.S. Fish & Wildlife, and California Department of Transportation or others for review and comment.

Within 30 days of submitting an application, the Planning Department provides written comments from each department (engineering, building, etc.) on the project as well as a draft set of recommended conditions of approval. If the application contains all required items, Amador City will issue a completeness letter and prepare the application for routing.

Conversely, if the application is missing items or information required for review or requires modifications to the project plans, City staff will issue an incompleteness letter requesting the items be submitted. If modifications to the project plans are required, the applicant is responsible for responding to each department’s comments and making sure that each department’s comments are adequately addressed before submitting revised plans.

Once the applicant submits revised plans to the Planning Department, City staff will redistribute the revised application to the applicable Departments for their review and approval that all necessary modifications have been addressed. The City has 30 days to determine whether the application as amended is complete.

<p><i>Steps 3 through 5: Projects Involving Design Review</i></p> <p><i>Step 3 – Presentation to the Design Review Committee.</i> During this step, the complete project application is presented to the Design Review Committee.</p> <p><i>Step 4 – Preparation of the Staff Report.</i> Once the Design Review Committee recommendation is provided, the Planning Department prepares a staff report that describes the project, identifies the Design Review Committee recommendation, and includes any changes or additional information submitted by the applicant. Additionally, City staff will prepare all necessary resolutions and ordinances.</p> <p><i>Step 8 – City Council.</i> The project is presented to the City Council for consideration of the Design Review Committee recommendation and the City Council takes final action on the project.</p>	<p><i>Steps 3 through 9: Projects Involving a Subdivision Map, Conditional Use Permit, or Rezone</i></p> <p><i>Step 3 – Preparation of Environmental Review Documents.</i> The next step in the process is the preparation of the applicable environmental review documents, pursuant to the CEQA Guidelines. As previously discussed, the appropriate CEQA document may be a Categorical or Statutory Exemption, an Initial Study/(Mitigated) Negative Declaration, or an Environmental Impact Report.</p> <p><i>Step 4 – Public Review Period of Environmental Document.</i> Once the appropriate environmental document has been completed and reviewed by City staff, the document is released for public review and comment. This step also includes all necessary noticing with the Amador City Clerk and (if necessary) the State Clearinghouse.</p> <p><i>Step 5 – Response to Comments.</i> During this step, responses to all comments received on the environmental document are prepared and reviewed by City staff.</p> <p><i>Step 6 – Preparation of Draft Conditions of Approval and Applicant Review.</i> During this step, the Conditions of Approval provided by Amador City are consolidated and submitted to the applicant for review. The applicant may discuss specific Conditions of Approval with appropriate City staff and work with departments/divisions to revise them, as appropriate.</p>
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	<p><i>Step 7 – Preparation of the Staff Report.</i> Once the Conditions of Approval are finalized by City staff, the Planning Department prepares a staff report that describes the project, identifies whether the project makes the appropriate findings, and provides a recommendation to the appropriate approval body. Additionally, City staff will prepare all necessary resolutions and ordinances.</p> <p><i>Step 8 – Public Hearing Notice and Staff Report Mailing.</i> At this step, Planning Department staff prepare the necessary public hearing notices for the appropriate approval body (this notice will include the environmental determination). Additionally, the Department of Community Services will forward the staff report to the approving authority for their review and consideration.</p> <p><i>Step 9 – Planning Commission, and/or City Council.</i> At the Public Hearing, testimony is heard on the project and the approving authority takes final action on the project.</p>
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Building Permit

Development of a single-family home or multifamily project on an appropriately zoned lot requires a building permit. The application for the permit must be filed with City Building Department and then the application is sent to the Planning Department, to ensure that the development conforms to the required standards for that district. City Building then issues the permit to the developer. This process takes approximately 5 to 10 days for a single-family unit.

Design Review

The Design Review Ordinance applies to all new construction and exterior alteration work that significantly affects the exterior appearance of a property, and demolitions within the Amador City. The City adopted an updated Design Review Ordinance (Ordinance 169) in June 2021, which repealed the previous Design Review Ordinance, and established new Design Review provisions that are intended to provide subjective standards. The City has not yet updated the Municipal Code to reflect Ordinance 169.

The Design Review Ordinance states that no required permit for construction or exterior alteration of any property within the city of Amador City will be issued until the plans have been reviewed by the Design Review Committee of the city of Amador City and approved by the City Council.

The considerations for Design Review established by Ordinance 169 are summarized below:

- A. Plans shall be in accordance with the adopted building codes, state historical preservation code, historical building preservation, landscape ordinance, and zoning requirements, as established by the Municipal Code.
- B. All structures, driveways, and retaining walls shall be positioned to minimize removal of mature trees and preserve the natural topography. Installation of underground utilities is encouraged.
- C. Exterior materials:

Exterior Materials	Approved	Not Approved
Roofs	Plain or corrugated metal 40-year composition	Tile

	Solar tiles	
Siding	Board and batten Horizontal siding Corrugated metal Brick or stone Steel-troweled plaster	Vinyl or aluminum Concrete block Slump stone Stucco
Doors & Windows	Vertically rectangular Proportional scale Single or double-hung	
Color	Exterior colors of the structure, as well as retaining and garden walls and fences should blend with, and/or compliment their surroundings. Palettes should be simple.	

- D. Landscaping: See Ordinance 168.
- E. Retaining walls: Exposed aggregate lightly tinted to look aged (black or dark gray), stacked stone walls, stone walls, and plastered block allowed. Allen blocks not approved.
- F. Lighting: No unnecessary glare and lighting to face downward.
- G. Porches: Stylistically with the structure to which it is associated.
- H. Roof pitch: All roofs except for porches, shed roofs, and roofs of minor outbuildings, shall not exceed 12:12 slope or less than 6:12. Porch roofs should match or be less than that of the main roof and shall not exceed 4.5:12 slope nor less than 1:12.
- I. Building height is limited to 30 feet for residential uses.

The City's Design Review standards are objective and straightforward to implement, with the exception that the color palette should blend with and/or compliment their surroundings, as whether colors are complementary is a subjective determination. This can be a constraint upon development. Program 17 will identify sample palettes that the City can provide applicants to demonstrate acceptable color palettes.

The Design Review process includes a presentation to the Design Review Committee, a 5-member committee appointed by the City Council. The presentation is not held as a public hearing. The Design Review Committee recommends "approval as is", "approval subject to specified modifications", or "disapproval" and the recommendation is forwarded to the City Council for the final decision.

As the City's design review requirements are objective (with the exception of the color palette), the design review process as updated in 2021 is not considered a constraint for residential subdivisions or multifamily projects. However, the requirement that small-scale projects, including individual single-family homes, duplexes, triplexes, and fourplexes, must go to City Council for discretionary review and approval can constrain residential development. Program 17 in the Housing Plan requires that the Design Review process be updated to provide for ministerial review of single-family homes by City staff and provide for Design Review Committee approval of projects with 4 or fewer units.

Use Permit Process

According to Chapter 17.80 of the Zoning Ordinance, uses may be permitted with a CUP by the Planning Commission (the City Council acts as Planning Commission) in zones from which they are prohibited where such uses are deemed essential or desirable to the public convenience or welfare, and are in harmony with the various elements or objectives of the comprehensive general plan. The Planning Commission is responsible for reviewing and approving CUPs. The Planning Commission may approve CUPs when the proposed use complies with the provisions of the General Plan and the Zoning Ordinance. Conditional Use Permits require public hearings. This process necessitates public noticing in accordance with the Brown Act and noticing of property owners within 300 feet of the project.

Subdivision Maps

For subdivision maps, it is usually a four- to six-month process, which includes Planning Commission (the City Council acts as Planning Commission) review and approval. Improvement plan review takes about three to four weeks and final maps usually take 60 to 90 days. For a residential subdivision, the Planning Department is responsible for handling the application. The development application is checked for completeness, which takes less than 30 days. If necessary, other agencies, such as the California Department of Transportation or the Central Valley Regional Water Quality Control Board, are contacted in order to allow them the chance to review and evaluate the proposed development. Environmental review of the project is then conducted. In most cases, an initial study and negative declaration or mitigated negative declaration is prepared. The public review period is generally from 20 to 30 days. The project is then brought before the Planning Commission by City Planning staff. If a rezone or General Plan map amendment is required, the project is then usually brought before the City Council for approval three to four weeks later. Typically, the whole process from submittal of the development application to approval (or denial) of the project takes about six to eight months. However, if an environmental impact report is required, this may substantially add to the cost and extend the time frame for permit processing.

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

The costs associated with development project review will vary between projects. Increased development costs resulting from delays in the City's development review and permitting process are not considered a constraint on housing development

TRANSPARENCY

Government Code Section 65940.1 requires Amador City to make the following available on its website:

- A current schedule of fees, exactions, and affordability requirements applicable to a proposed housing development project, presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection.
- All zoning ordinances and development standards adopted by the city or county presenting the information, which shall specify the zoning, design, and development standards that apply to each parcel.
- The list(s) that specify in detail the information that will be required from any applicant for a development project, pursuant to Government Code Section 65940.
- The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by that city, county, or special district on or after January 1, 2018.

The City's building permit application and Municipal Code are available online. The General Plan, Design Review Ordinance, fee schedule, budgets, consolidated annual financial reports, fee reports, and impact fee studies are not readily available on the City website. Program 24 in the Housing Plan ensures that the City will provide fiscal information on its website pursuant to Government Code Section 65940.1.

IV. INVENTORY OF RESIDENTIAL SITES – AMADOR CITY

This section of the Housing Element describes resources available for housing development, rehabilitation, and preservation in Amador City. Resources include land designated for housing development, financial resources to assist with the development, rehabilitation, and preservation of housing, and resources for energy conservation.

A. AVAILABILITY OF SITES FOR HOUSING

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction’s share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section documents the availability of sites for future residential development and the adequacy of these sites to accommodate Amador City’s 6th Cycle RHNA. In addition to assessing the quantity of land available to accommodate the City’s total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs. Amador City will fulfill its share of regional housing needs using a combination of the methods below, as further described in this section:

- Sites with zoning in place
 - Vacant and underutilized sites with a proposed project
 - Vacant sites with zoning in place:
 - Residential sites (R-1 and R-2) are assumed to develop at 75% of capacity,
 - Mixed use (C-2) sites are assumed to develop with residential uses at 50% of capacity (Program 3 requires at least one of the identified C-2 sites to develop with a minimum of 50% residential uses), and
 - Realistic capacity assumptions anticipate up to 20% of a residential site may accommodate infrastructure and right-of-way consistent.

Table IV-AC-1 summarizes the residential unit potential from the above methods and provides a comparison with Amador City’s RHNA and inventory parcels are shown on Figure Amador City-1. Parcel-specific site inventories are included in Attachment A. Amador City did not adopt a 5th Cycle Housing Element, so its 5th Cycle RHNA is carried over to the 6th Cycle.

Category	Maximum Density	Acres	Realistic Capacity				
			Very Low	Low	Moderate	Above Moderate	Total
2014-2019 RHNA			1	1	0	0	2
2021-2029 RHNA (Table II-39)			1	1	1	2	5
Units Constructed in 5 th and 6 th Cycle RHNA Projection Period (2014 – 2021) ¹			0	0	0	1	1
NET REMAINING RHNA			2	2	1	1	6
Vacant Sites by Zoning District							
R-1	6.22	7.35		0	0	33	33

Category	Maximum Density	Acres	Realistic Capacity				
			Very Low	Low	Moderate	Above Moderate	Total
R-2	12.45	0.16	0	0	1	0	1
C-2	43.56	2.17	17	11	17	0	45
Total Capacity		9.68	17	11	18	33	79
Shortfall			--	--	--	--	
Excess Capacity			15	9	17	32	

¹1 unit reported by the City as constructed in 2015
 Source: Amador City, 2022; Amador County Assessor Data, 2021; De Novo Planning Group, 2022

As shown in Table IV-AC-1, Amador City has a total realistic capacity for 79 units, with an excess capacity of 15 very low, 9 low, 17 moderate, and 32 above moderate income units to accommodate the RHNA.

1. REALISTIC CAPACITY AND AFFORDABILITY

To evaluate the adequacy of the sites identified to address the affordability levels established by the RHNA, State law (Government Code Section 65583.2(c)(3)) provides for the use of “default densities” to assess affordability. Based on its population and location within Amador County, Amador City falls within the default density of at least 15 units per acre for providing sites affordable to very low and low income households.

All identified developable land designated for residential use (all residential land use designations in the General Plan) that is proximate to roadways and existing water and sewer infrastructure is considered available for residential development. Additionally, land within the C-2 zoning districts is also considered available for residential development as the Zoning Code permits residential uses on these sites and does not require a non-residential component. All sites included in the inventory are vacant.

Realistic capacity was calculated at 80% of maximum density for residential zoning districts and 50% of maximum density for commercial and mixed use districts that allow residential development. The realistic capacity assumptions anticipate that residential sites may be reduced by up to 20% to provide for infrastructure and that mixed use sites may be reduced by up to 50% to accommodate non-residential uses and infrastructure. In order to encourage efficient use of land and development at the upper end of the permitted densities, Program 17 in the Housing Plan requires sites identified to accommodate the very low, low, and moderate income need to develop at 80% or more of the permitted density with certain exceptions.

Sites suitable for very low and low income households are sites zoned C-2 that are sized from 0.5 to 10 acres, based on Government Code Section 65583.2(c)(2). Lower income sites are assumed to develop with 60% very low and 40% low income units as the majority of lower income projects receive tax credits and other subsidies typically emphasize very low income units and have a majority of units affordable to very low income households.

Sites suitable for moderate income households are C-2 sites that are <0.5 acre, which can be developed with duplex through fourplex or attached single family units and able to accommodate moderate incomes. The City has used these density thresholds as a guide in allocating its sites inventory by income category, as presented in Table IV-AC-1 and detailed by site in Attachment A.

SIZE OF SITES

As shown in Table IV-AC-2, the City has vacant sites in a range of sizes. Sites available for single-family development appropriate for above moderate income households range from small lots of less than 0.25 acres in existing and approved subdivisions to infill lots of up to 2.5 acres in size. Lots for moderate income households accommodate higher density single-family (e.g.,

townhomes, attached single-family, cluster housing) and medium/high density multi-family units, primarily in the C-2 zones on lots less than 0.5 acre. Lots appropriate for lower income units are between 0.5 and 1 acre in size in the C-2 zone.

Zoning District	<0.25	<0.5	<1	<2.5	<5	<10	Total Parcels
Vacant Sites							
R-1	8	5	3	1	--	--	17
R-2	1	--	--	--	--	--	1
C-2	5	1	2	--	--	--	8
Total Vacant	14	6	5	1	--	--	26

V. AFFIRMATIVELY FURTHERING FAIR HOUSING ISSUES AND HOUSING SITES – AMADOR CITY

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of improving segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. The previous section of this Annex identifies Amador’s inventory of sites with approved and pending projects and vacant sites that can accommodate the RHNA during the 6th Cycle. Regional and local Affirmatively Furthering Fair Housing (AFFH) issues are discussed in detail in Chapter V, AFFH, of the Background Report. This section summarizes the AFFH issues in Amador City in the context of the inventory of sites.

LOCAL KNOWLEDGE

Based on local knowledge and data, no location-specific AFFH issues were identified that would be affected by the inventory of sites. The primary AFFH needs identified were for fair housing education and enforcement, to assist residents, landlords, and property managers in understanding and complying with fair housing laws, and additional affordable housing to increase housing choice and mobility and to improve access to opportunities and services.

[There are no areas known to the City with significant or disparate concentrations of protected classes \(race, ethnicity, disability, age, familial status, or income\) and no known concentrations of subsidized housing. The City has not received any reasonable accommodations requests.](#)

[Amador City, with the smallest population in California, is a small city that has experienced an extremely low rate of growth over past decades. There are no known concentrations of persons by race, income, disability, or familial status in the city. Amador City has experienced an extremely low rate of growth over the past decades. While Amador City’s General Plan and zoning accommodate a range of housing types and densities, most residential development in Amador City is single family residential. The low rate of development coupled with the small amount of homes \(approximately 108 total housing units in the City\), limits housing choice and opportunities for persons looking to move to Amador City or to move from one home to another within the community.](#)

[There is limited local data associated with trends that influence fair housing factors. Local knowledge of historic conditions and City investments is briefly described above. Where local information is available for a specific topic, such as school performance, data related to demographic and socioeconomic conditions, it is included in the discussion related to the specific topic below.](#)

SEGREGATION/INTEGRATION

As shown in Figures V-6 and V-8, Amador City is primarily composed of White/Latinx racial and ethnic groups, with higher diversity in the western portion of the City. Lower income sites are located in both areas of higher diversity (1 site) and lower diversity (1 site). Moderate and above moderate income sites are distributed throughout the City with additional moderate and above moderate opportunities in areas of both higher and lower diversity. As shown in Figure V-12, persons with disabilities are evenly distributed within the City. Very low/low, moderate, and above moderate income sites are distributed throughout Amador City and provide opportunities for all income levels in areas with lower disability levels (10-20%). Regarding familial status, areas in Amador City have similar share of their households as married couple households. Therefore, very low/low, moderate, and above moderate income sites are not concentrated by income level in census tracts exhibiting higher share of married couple households, as shown in Figure V-15. As shown in Figure V-17, areas in Amador City have similar share of their households as female-headed households by proportion of children present. As shown in Figure V-19, areas in Amador City have similar share of their households as senior households. Regarding income patterns, as shown in Figure V-21, very low/low, moderate, and above moderate income opportunities are available in areas with the same income level (\$55,000 - \$87,100) as median incomes are consistent throughout the City.

R/ECAPS AND RCAAs

As previously discussed, there are no R/ECAPs or RCAAs located in Amador County, including the incorporated cities nor are there any that are proximate or connected to Amador County. As previously discussed, the very low/low, moderate, and above moderate income sites are distributed throughout the County and cities and do not include any concentrations of lower income housing. Further, there are no concentrations of above moderate income housing (most sites for above moderate incomes are in close proximity to moderate income and/or very low income sites) and are not anticipated to result in any RCAAs. Therefore, there would be no effect on R/ECAPS or RCAAs.

ACCESS TO OPPORTUNITY

Economic

[A review of Census OntheMap data indicates that there are limited job opportunities in Amador City; in 2021, there were 21 jobs in Amador City, with 20 of the 21 employees commuting into the City. The majority of Amador City's employed residents \(116 of 117 employed residents\) work outside the City – 7 work in Jackson, 7 in Sacramento, and the remaining work in varied locations in Amador County, the Central Valley, and the Bay Area.](#)

[The Highway 49 bypass shifted regional traffic away from Amador City, resulting in improved traffic conditions but less tourism and regional economic activity in the City. Amador City has fewer jobs than residents \(21 jobs versus 116 employed residents\), reducing local opportunities for jobs. Similarly, Amador City is a small community with limited services and does not have many local economic opportunities, such as banks and financial institutions, unemployment services, and job training.](#)

Figures V-25 shows that, in Amador City, sites to accommodate all income levels are located in areas with moderate and more positive economic outcomes. Compared with areas with more positive economic outcomes, less share of moderate and above moderate income sites are located in areas with less positive economic outcomes. [As shown in Figure V-33, Amador City sites for all income levels are located in areas with higher job proximity scores.](#)

Education

[The California School Dashboard uses color indicators \(red = very low, orange = low, yellow = medium, green = high, and blue = very high\) to address school performance. Countywide, Amador County Unified School District averages orange for English language arts and mathematics and yellow for high school graduation rates in 2023. Due to the small size of communities in Amador County, schools typically serve students from multiple cities and unincorporated communities and areas which assists in not concentrating educational opportunities in one specific community. Amador City students are assigned to Sutter Creek](#)

Elementary School (in Sutter Creek), Lone Junior High School (in Lone), and Amador High School (in Sutter Creek). Sutter Creek Elementary School rates consistent with County averages, with an orange rating for English language arts and orange for mathematics. Lone Junior High School rates at County averages for English language arts (orange) and slightly above County averages with yellow for mathematics. Amador High School rates above County averages, with a blue rating for English language arts, yellow for mathematics, and blue for graduation rate.

Similarly, as shown in Figure V-27, very low and low income sites are provided in areas with both moderate and more positive education outcomes and moderate and above moderate income sites are provided in areas with both more positive and moderate education scores.

Environmental

As shown in Figure V-29, environmental scores are consistent throughout the City, so sites to accommodate all income levels are provided in areas with similar environmental outcomes. Very high fire hazard severity zones and 100-year flood hazard areas are not present in Amador City. Amador City does not have any issues associated with hazardous material releases; one site is reported in Geotracker and EnviroStor (Little Amador/Bunker Hill Mines) that is a Category 1 site (characterized by soil or groundwater contamination that does not pose an immediate human health threat and does not extend off-site onto neighboring properties) and is not developed with residential uses nor included in the inventory of residential sites.

Transportation

Amador City is located a little over a mile east of State Route 49, providing the City with vehicle access to local destinations, including Sutter Creek and Jackson, as well as connections to regional destinations in the Sacramento and Stockton areas. Amador Transit Route 3 serves Amador City, providing bus connections from Amador City to the Sutter Hill Transit Center, Amador High School, and Plymouth twice a day, Monday through Friday. Sutter Hill Transit Center provides connections to routes serving locations throughout the County and twice daily trips to downtown Sacramento with connections to the Sacramento International Airport. In addition, Amador Transit provides curb-to-curb Dial-a-Ride service Monday through Friday for disabled passengers and passengers with health-related conditions. Opportunities for bicycle and pedestrian travel are limited in Amador City, as the city does not have sidewalks or bicycle lanes. There are limitations to developing such facilities due to narrow roads, presence of retaining walls, and structures with minimal setbacks from the roadway.

Overall Opportunity Scores

As shown in Figure V-31, very low and low income sites are located in both high and highest resource TCAC opportunity areas in Amador City and moderate and above moderate sites are also located in areas with high and highest opportunities, with slightly more above moderate income sites located in the high opportunity area. ~~As shown in Figure V-33, Amador City sites for all income levels are located in areas with higher job proximity scores.~~

DISPLACEMENT RISK AND DISPROPORTIONATE HOUSING NEEDS

As shown in Figure V-34, the County and the cities do not include any areas identified as vulnerable to displacement. While there are vulnerable communities along the I-5 and Highway 99 corridors in Sacramento and San Joaquin Counties to the west, there are no areas identified as vulnerable to displacement that are adjacent or proximate to Amador County. While there are no vulnerable communities in Amador County, disproportionate housing needs include factors that may lead to increased risk for displacement; however, these factors are not present in Amador City. These are examined below to potential displacement risks and allocation of sites based on disproportionate needs. Amador City does not have areas with high disaster risks (such as Very High Fire Hazard Severity Zones or lands in the 100-year flood hazard area) and has minimal development, including development of nonvacant sites, resulting in very low displacement risks. There have been no recent development projects that have resulted in the conversion of a residential use to non-residential use or the demolition of residential units. The City has had one unit become inhabitable due to a structural fire; that unit has been rehabilitated and is occupied. As shown in Figure V-36, areas in Amador City have similar shares of the households as cost-burdened renter households. Therefore, very low/low, moderate, and above moderate income sites are not concentrated by income level in census tracts exhibiting relatively higher shares of cost-burdened renter households or cost-burdened owner households. As shown in Figures V-21, areas in Amador City have similar

median household income (\$55,000 - \$87,100). Therefore, very low and low income sites are not located in areas where household incomes are high, thereby promoting new opportunities for more affordable housing choices for existing lower-income households in the communities where they already live.

CONCLUSION

Sites in Amador City do not exacerbate any AFFH issues associated with segregation and integration, access to opportunity, R/ECAPs and RCAAs, displacement risk. Sites do not concentrate very low, low, moderate, or above moderate income sites in areas with high (or low) concentrations of the studied populations relative to the rest of the City. Regionally, the distribution of sites within the City would increase access to high and highest opportunities for all income levels and would not contribute to any disparate concentrations of very low, low, moderate, or above moderate income housing relative to access to opportunity. Similarly, the sites would not contribute to any disproportionate housing needs or displacement risk.

ASSESSMENT OF CONTRIBUTING FACTORS TO FAIR HOUSING ISSUES

Based on the analysis included in the Background Report and this Annex, Amador City has identified potential contributing factors to fair housing issues and outlined the meaningful actions to be taken in Table V-6. The meaningful actions listed in Table V-6 relate to the programs identified in the Housing Plan.

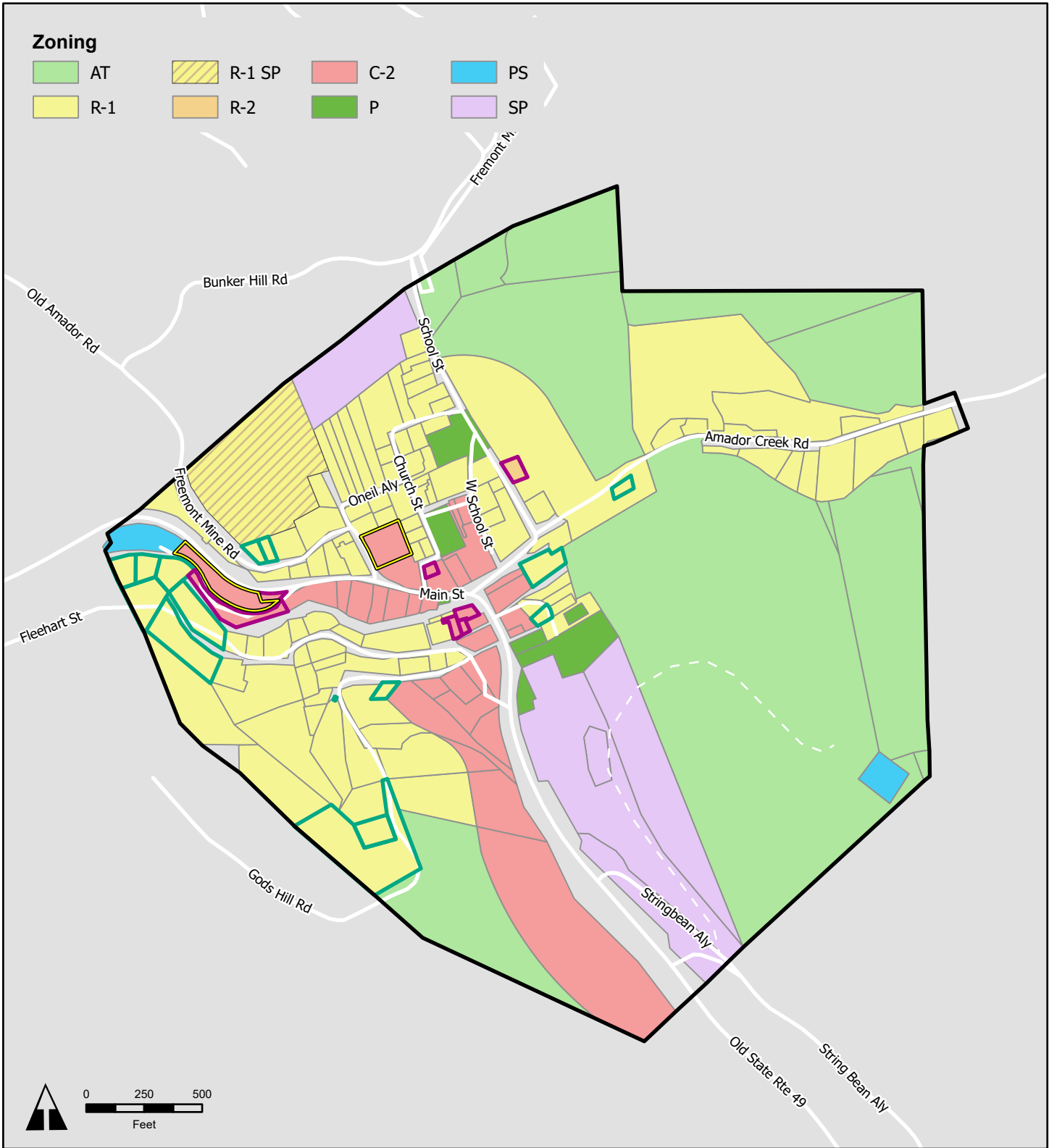
As identified in this assessment, the greatest barrier to fair housing and equal access to opportunity is the supply of a variety of housing types at affordable prices, including affordable housing for special needs groups. Most of the contributing factors identified stem from a common issue of limited options and supply. However, it appears that existing utility infrastructure may pose the biggest barrier to the production of a variety of housing types, particularly for the cities and communities served by Amador Water Agency which has indicated constraints with its infrastructure.

Therefore, the Countywide jurisdictions have identified the following priorities to affirmatively further fair housing: 1) availability of affordable housing, 2) expanding infrastructure in moderate/high/highest resource areas, 3) improving services and infrastructure to ensure access to housing opportunities throughout the County, and 4) combating discriminatory practices through education as priorities to further fair housing as the primary approaches to increase fair housing opportunities, increase access and diversity within higher opportunity areas, and to ensure that fair housing practices are understood, encouraged, and followed. Section F below identifies measures the County and each City will take to address factors contributing to fair housing issues and to address fair housing priorities.

Table V-AC-1: Fair Housing Issues and Contributing Factors			
Fair Housing Issue	Contributing Factors	Priority	Meaningful Action
<u>Fair Housing Resources, including Enforcement and Outreach, and Reported Levels of Discrimination</u>	<ul style="list-style-type: none"> ● <u>Lack of outreach and education to inform persons of their housing rights under State and Federal Law, including limited regional coordination to ensure consistent information is available throughout the County, including Amador City</u> ● <u>Lack of known service providers or entities to assist residents and interested parties in filing a fair housing complaint in order to address discriminatory or unfair housing practices</u> 	<u>High</u>	<ul style="list-style-type: none"> ● <u>Program 1</u> ● <u>Program 12</u> ● <u>Program 13</u>

	<ul style="list-style-type: none"> ● Low availability of information regarding resources for renters and homeowners, particularly for lower income households ● Lack of training of property managers, lenders, and landlords regarding fair housing practices and communications with homebuyers and renters 		
<p>Housing Mobility and Lack of Access to Affordable Housing and Opportunity Areas, including highest resources and areas with higher incomes</p>	<ul style="list-style-type: none"> ● Lack of high quality transit areas to improve access to economic and educational opportunities ● Primarily single family development – need for affordable opportunities within single family subdivisions and need additional multifamily, ADU, and mobile home opportunities to increase the variety of housing types ● Concentrations of persons with a disability, seniors, and female-headed households with children in low opportunity areas in the County; increased housing opportunities in Amador City will provide additional access to high/highest resource areas ● Need for adequate water/wastewater infrastructure to accommodate affordable and special needs housing in highest/high resource areas, areas with more positive outcomes, and areas with higher median incomes 	<p>High</p>	<ul style="list-style-type: none"> ● Program 3 ● Program 4 ● Program 6 ● Program 9 ● Program 13 ● Program 14 ● Program 16 ● Program 17
<p>Disproportionate Housing Needs, including Overpayment and Substandard Housing</p>	<ul style="list-style-type: none"> ● Limited assisted affordable housing stock to ensure long-term housing that is affordable to extremely low, very low, and low income households in Amador City ● On-going need for affordable housing options ● Lack of affordable housing that is deed-restricted to ensure on-going affordability ● Limited availability of housing assistance programs and limited to 	<p>Medium</p>	<ul style="list-style-type: none"> ● Program 3 ● Program 4 ● Program 5B ● Program 8 ● Program 9 ● Program 13 ● Program 14 ● Program 16

	<p>no ability for residents to receive assistance with Housing Choice Vouchers through StanCoHA;</p> <ul style="list-style-type: none"> ● Need for assistance with monthly housing costs ● Lack of local information regarding available housing rehabilitation, emergency repair, and weatherization programs 		
Displacement Risk	<ul style="list-style-type: none"> ● Displacement of residents due to economic pressures ● Displacement of residents due to need for housing rehabilitation 	Medium/ Low	<ul style="list-style-type: none"> ● Program 3 ● Program 4 ● Program 10 ● Program 11 ● Program 13 ● Program 14 ● Program 17

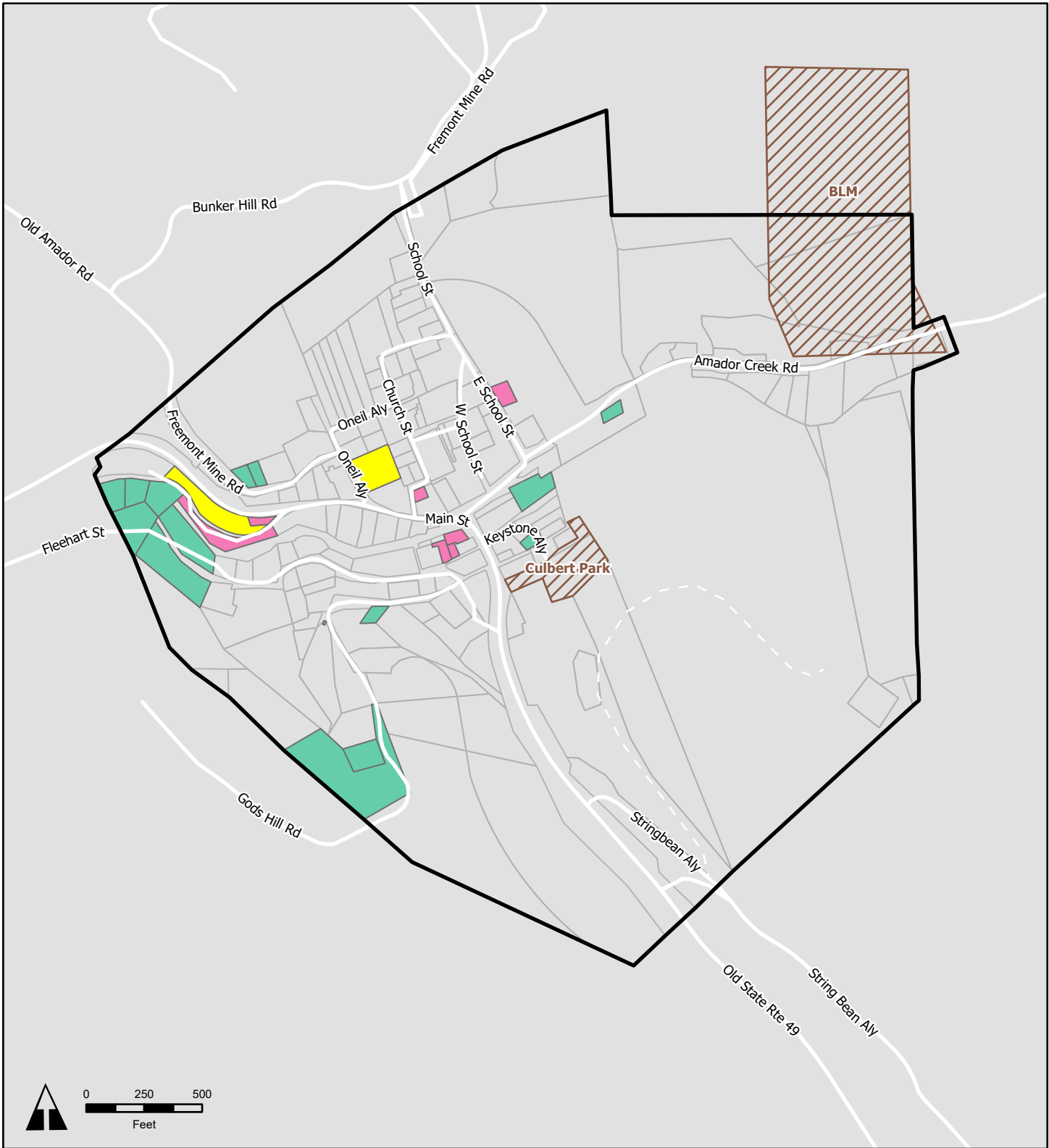


AMADOR COUNTYWIDE HOUSING ELEMENT

Figure AC-1. Amador City Inventory of Sites Zoning Map

- Legend**
- City Boundary
 - Vacant Sites**
 - Above Moderate
 - Moderate
 - Very Low/Low

Sources: Amador County GIS; USGS Roads Database. Map date: August 25, 2023.



Legend

City Boundary

Vacant Sites

- Above Moderate
- Moderate
- Very Low/Low

Hazardous Materials

- LUST Cleanup Site*
- Cleanup Program Site*
- Voluntary Cleanup Site*
- State Response Site*
- Federal Superfund Site*

Easements and Restrictions

- California Protected Areas Database (CPAD)
- California Conservation Easement Database (CCED)*

* None identified within the mapped extent

AMADOR COUNTYWIDE HOUSING ELEMENT

Figure AC-2
Housing Inventory Constraints
Amador City

Sources: Amador County GIS; USGS Roads Database; CPAD 2022b; CCED 2022b; California DTSC EnviroStor Database; California SWRCB Geotracker Database. Map date: August 24, 2023.

Amador City Inventory of Housing Sites

JURISDICTION	ADDRESS/ INTERSECTION	ZIP	APN	CONSOLIDATED	GENERAL PLAN	ZONING	MINIMUM DENSITY	MAXIMUM DENSITY	ACRE	EXISTING USE	INFRASTRUCTURE	PUBLICLY OWNED	SITE STATUS	INCLUDED IN LAST 2 CYCLES	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL REALISTIC CAPACITY	100-YR FLOOD (Acres)
Amador City	10761 PIG TURD ALLEY	95601	008-294-020-000		C	C-2	0.000	43.560	0.05	Residential Vacant	Planned		Available		0	0	1	0	1	No
Amador City	10751 PIG TURD ALLEY	95601	008-294-017-000		C	C-2	0.000	43.560	0.09	Residential Vacant	Planned		Available		0	0	2	0	2	No
Amador City	14391 KEYSTONE ALLEY	95601	008-310-026-501		RS	R-1	0.000	6.220	0.10	Residential Vacant	Planned		Available		0	0	0	1	1	No
Amador City	10761 PIG TURD ALY	95601	008-294-011-000		C	C-2	0.000	43.560	0.10	Residential Vacant	Planned		Available		0	0	2	0	2	No
Amador City	14490 E SCHOOL ST	95601	008-287-002-000		RS	R-2	0.000	12.450	0.16	Residential Vacant	Planned		Available		0	0	1	0	1	No
Amador City	14327 GODS HL	95601	008-301-009-000		RS	R-1	0.000	6.220	0.37	Residential Vacant	Planned		Available		0	0	0	1	1	No
Amador City	14235 GODS HL	95601	008-260-012-000		RS	R-1	0.000	6.220	2.38	Residential Vacant	Planned		Available		0	0	0	11	11	No
Amador City	14315 GODS HILL RD	95601	008-301-004-000		RS	R-1	0.000	6.220	0.00	Residential Vacant	Planned		Available		0	0	0	1	1	No
Amador City	14350 GODS HILL	95601	008-302-002-000		RS	R-1	0.000	6.220	0.11	Residential Vacant	Planned		Available		0	0	0	1	1	No
Amador City	10608 FLEE HART ST	95601	008-295-014-000		RS	R-1	0.000	6.220	0.97	Residential Vacant	Planned		Available		0	0	0	4	4	No
Amador City	14245 OLD HIGHWAY 49	95601	008-292-002-000		RS	C-2	0.000	43.560	0.08	Residential Vacant	Planned		Available		0	0	1	0	1	No
Amador City	10609 FLEE HART ST	95601	008-294-022-000		RS	R-1	0.000	6.220	0.67	Residential Vacant	Planned		Available		0	0	0	3	3	No
Amador City	10576 FLEE HART ST	95601	008-260-003-000		RS	R-1	0.000	6.220	0.58	Residential Vacant	Planned		Available		0	0	0	2	2	No
Amador City	14202 MAIN ST	95601	008-285-001-000		C	C-2	0.000	43.560	0.06	Residential Vacant	Planned		Available		0	0	1	0	1	No
Amador City	10587 FLEE HART ST	95601	008-260-033-000		RS	R-1	0.000	6.220	0.36	Residential Vacant	Planned		Available		0	0	0	1	1	No
Amador City	10607 FLEE HART ST	95601	008-293-001-000		RS	C-2	0.000	43.560	0.48	Residential Vacant	Planned		Available		0	0	10	0	10	No
Amador City	10573 FLEE HART ST	95601	008-260-031-000		RS	R-1	0.000	6.220	0.28	Residential Vacant	Planned		Available		0	0	0	1	1	No
Amador City	10551 FLEE HART ST	95601	008-260-032-000		RS	R-1	0.000	6.220	0.24	Residential Vacant	Planned		Available		0	0	0	1	1	No
Amador City	14410 KEYSTONE ALY	95601	008-310-031-501		RS	R-1	0.000	6.220	0.40	Residential Vacant	Planned		Available		0	0	0	1	1	No
Amador City	14249 OLD HIGHWAY 49	95601	008-292-001-000		RS	C-2	0.000	43.560	0.71	Residential Vacant	Planned		Available		9	6	0	0	15	No
Amador City	10601 FREMONT MINE RD	95601	008-281-005-000		RS	R-1	0.000	6.220	0.13	Residential Vacant	Planned		Available		0	0	0	1	1	No
Amador City	10615 FREMONT MINE RD	95601	008-281-006-000		RS	R-1	0.000	6.220	0.12	Residential Vacant	Planned		Available		0	0	0	1	1	No
Amador City	10610 O'NEIL ALLEY	95601	008-284-016-000		C	C-2	0.000	43.560	0.60	Commercial Vacant	Planned		Available		8	5	0	0	13	No
Amador City	10864 AMADOR CREEK RD	95601	008-260-018-000		RS	R-1	0.000	6.220	0.11	Residential Vacant	Planned		Available		0	0	0	1	1	No