



**CITY COUNCIL OF AMADOR CITY
DRAFT, REGULAR MEETING AGENDA
TUESDAY, 10 MARCH 2026
6:00 PM**

The agenda for this regular meeting is distributed to the City Council and posted in public locations in Amador City no less than 72 hours prior to the meeting. Any pertinent documents related to Regular Agenda Items will be distributed to Council Members no less than 72 hours prior to the meeting and available at City Hall during City Hall hours.

In-person participation by the public is welcomed. City Council Meetings are broadcast on the City's YouTube channel at: <https://www.youtube.com/@amadorcitycouncil>

Members of the public not attending in-person may submit written comments prior to the meeting by emailing their comment to the City Clerk at city.clerk@amador-city.com before 11:00 AM on the day of the meeting. Emailed public comments will be distributed to City Council and made part of the official record.

In compliance with the Americans with Disabilities Act, individuals may request disability-related accommodations by contacting the City Clerk before 11:00 AM on the Monday before the Council meeting. City Hall is wheelchair accessible.

CALL TO ORDER

FLAG SALUTE/PLEDGE OF ALLEGIANCE

ROLL CALL/ESTABLISH A QUORUM

Council Members Ambroselli, Bragstad, Sherrill, Unguez, Staples

ORDINANCES AND PUBLIC HEARINGS

1. Introduction and Second Reading of Ordinance 189, an Ordinance adopting the 2025 California Building Standards Code, Title 24.

Every three years, the State of California adopts new building standards that are codified in the California Code of Regulations, referred to as the California Building Standards Code, Title 24. The new 2025 California Building Standards Code will go into effect statewide on January 1, 2026. This means currently, the unaltered California Building Standards Code is in effect. Staff believes this could be an issue in the future.

Attachments: Memorandum
Memo Regarding Second Reading
Ordinance No. 189 Adopting 2025 Building Code
Draft Revised Title 15, Building and Construction
Draft, Resolution 644 Establishing Permit Fees

- 1A. PUBLIC HEARING REGARDING ORIDINANCE 189
- 1B. Discussion and possible action by motion and vote of City Council to approve Ordinance 189, An Ordinance of the City Council of Amador City, Adopting and Amending Portions of Chapter 15, Building and Construction to be Consistent with the and in Compliance with State Law.
- 1C. Discussion and possible action by council motion and vote to approve Resolution 644 Establishing Permit Fees for the City of Amador City's Building Department

PUBLIC COMMENT

Under provisions of the California Government Code, citizens wishing to address the Council for any matter not on the agenda may do so at this time. Please limit comments to five minutes or less.

APPROVAL OF CITY COUNCIL REGULAR MEETING AGENDA 10 FEBRUARY 2026

CONSENT CALENDAR ITEMS

All matters listed under the Consent Calendar are to be considered routine by the City Council and will be enacted by one motion in the form listed. There will be no separate discussion of these items unless, before the City Council votes on the motion to adopt, members of the Council, staff or the public request specific items to be removed from the Consent Calendar for separate discussion and action.

2. Regular Meeting Minutes of 10 February 2026
3. Financial Reports
- financial statement February 2026
4. City acknowledgement of letter from Castillo, Bordwell and Swift CPA's regarding 2024 Fiscal Year Annual Financial Report

REGULAR AGENDA ITEMS:

5. **Law Enforcement** *Sheriff Gary Redman, Amador County Sheriff's Office*
Presentation and discussion regarding the law enforcement services Amador City receives through an ongoing contract, dated 2004, with the Amador County Sheriff's Office.
6. **Right-of-Way Issue on O'Neil Alley**
Discussion and possible action regarding Requests for a Vacation of a Portion of O'Neil Alley
Attachments: Memo: Chronology of Right of Way Concerns and Requests for a Portion of O'Neil Alley
Memo: Legal Effects of Vacating a City Street
Memo: Procedure for Vacating a Portion of a City Street
letter, Susan Bragstad
7. **Local Hazard Mitigation Plan**
Discussion and possible action by council motion and vote to adopt the entire Amador County Local Hazard Mitigation Plan and incorporation into the Safety Element of the General Plan in accordance with Assembly Bill 2140.
Attachments: Letter, Hazard Mitigation Plan Approvable Pending Adoption, Amador County
Status of Participating Jurisdictions as of February 13, 2026
Assembly Bill 2140 Fact Sheet
Draft, Resolution 645, A Resolution of the City of Amador City Adopting the 2025 Amador County Hazard Mitigation Plan
Link to download the 2025 LHMP documents <https://www.dropbox.com/t/N4UhimmcaxBthHeB>
8. **Dissolution of Amador County Recreation Agency (ACRA)**
Discussion and possible action regarding the dissolution of the Amador County Recreation Agency (ACRA) and approval of the Termination and Dissolution Agreement through council motion and vote.
Attachments: An Agreement Amending the Agreement Creating a Joint Exercise of Powers Authority for the Purpose of Planning and Operating a County-Wide Recreation Agency, February 2018
Draft, Termination and Dissolution Agreement Regarding the Amador County Recreation Agency

9. **2025 Annual Progress Report of Amador City to Land Use and Climate Innovation (LCI) and the California Department of Housing and Community Development (HCD)**
 Discussion and possible action to accept the 2025 Annual Progress Report as prepared by Susan Peters, City Planner.
 Attachments: Memo to Council, Housing Element 2025 Annual Progress Report
 Annual Element Progress Report: Housing Element Implementation
 Amador City 2025 APR.xlsm
10. **Sidewalk Repair**
 Discussion and possible action, by council motion and vote, regarding repair of a section of sidewalk on the west side of Old Hwy 49/Main Street.
 Attachment: email, Penny and Bud Meyer
11. **Technology/Cybersecurity Services:**
 Discussion and possible action regarding need for IT/Cybersecurity Services and negotiation or approval of a contract with an outside service provider by council motion and vote.
12. **Kit Carson Mountain Men Wagon Train and Days of '49 Celebration, April 22-26, 2026.**
 Discussion and possible action by council motion and vote to continue to sponsor an "Amador City" wagon and waive the special event permit fee.
 Attachment: Flyer, "Days of 49!"
13. **Poppy Pedal 2026**
 Discussion and possible action by council motion and vote to become a sponsor and, if so, at what level, of the 6th Annual Poppy Pedal to be held in Amador City on 26 April 2026.
 Attachment: flyer, "6th Annual Poppy Pedal"
 flyer, Poppy Pedal Sponsorship Packages

REPORTS *This section provides an opportunity for a brief verbal status updates on committee meetings and activities of Councilmembers and staff. No action will be taken.*

- COUNCILMEMBER REPORTS**
 Councilmember Ambroselli
 Councilmember Bragstad
 Councilmember Sherrill
 Councilmember Unguez
 Councilmember Staples

CITY ATTORNEY REPORT

STAFF REPORTS

FUTURE AGENDA ITEMS

ADJOURNMENT

*The next scheduled Regular City Council meeting is Tuesday, 14 April 2026, at 6:00 PM
 at Old City Hall/Firehouse at 14203 Main Street/Old Hwy 49*

Ordinance No. 189

An Ordinance of the City Council of Amador City Adopting and Amending Portions of Chapter 15 - Building and Construction to be Consistent with the and In Compliance with State Law

WHEREAS, the State of California adopted new building standards that are codified in the California Code of Regulations, referred to as the California Building Standards Code, Title 24; and

WHEREAS, other codes proposed by the California Building Standards Commission for adoption by the City are the Uniform Housing Code, the Uniform Building Security Code, Uniform Swimming Pool, Spa and Hot Tub Code, the Uniform Code for the Abatement of Dangerous Buildings and the International Property Maintenance Code; and

WHEREAS, 2025 California Building Standards Code will take effect on January 1, 2026 regardless of City action, state law allows cities to adopt and amend the codes to meet local needs; and

WHEREAS, the City is permitted to establish more restrictive building standards than those contained in the Code that are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, the City of Amador City, therefore, has more restrictive requirements for reinforcing steel, snow load and cross connection control; and

WHEREAS, the City Council of Amador City, through the passage of this Ordinance to add to and amend Title 15 - Building and Construction, intends to obtain consistency with the new building standards that are codified in the California Code of Regulations, referred to as the California Building Standards Code, Title 24.

THEREFORE, the City Council of Amador City does ordain as follows:

Recitals. The above recitals are true and correct and hereby incorporated into this Ordinance.

| | |
|-----------|---|
| Title 15 | Building and Construction |
| Chapters. | 15.04 Uniform Construction Codes Adopted |
| | 15.08 Property Numbering System |
| | 15.12 State Historical Building Code Adopted |
| | 15.20 In Lieu Parking Fees for Development Projects |
| Chapter | 15.04 Uniform Construction Codes Adopted |
| | 15.04.010 Adoption of Uniform Codes. |
| | 15.04.020 Board of appeals. |
| | 15.04.030 Expiration |
| | 15.04.040 Roof snow load. |
| | 15.04.050 Foundation systems. |
| | 15.04.060 Interior wall and ceiling coverings. |
| | 15.04.070 Cross Connection Control |
| | 15.04.080 Reserved. |

- 15.04.090 Violations designated.
- 15.04.100 Notices of building code violations.
- 15.04.110 Temporary power permits.
- 15.04.120 Utility company connections.
- 15.04.130 Emergency repairs.

Publication. The City Clerk shall certify to the adoption of this Ordinance and shall publish or post the Ordinance in accordance with California Government Code section 36933.

Effective Date. This Ordinance shall take effect thirty (30) days from and after the date of its final passage and adoption.

INTRODUCED on 10 February 2026 and **PASSED AND ADOPTED** by the City Council of Amador City on -----, by the following vote:

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAIN:**

Sandra Staples, Mayor

ATTEST:

Joyce Davidson, City Clerk

APPROVED AS TO FORM:

Partick M. Keene, City Attorney

15. BUILDING AND CONSTRUCTION

Title 15

Chapter 15.04

BUILDINGS AND CONSTRUCTION

UNIFORM CONSTRUCTION CODES ADOPTED

Chapters:

- 15.04 Uniform Construction Codes Adopted
- 15.08 Property Numbering System
- 15.12 State Historical Building Code Adopted
- 15.20 In Lieu Parking Fees for Development Projects

Sections:

- 15.04.010 Adoption of Uniform Codes.
- 15.04.020 Board of appeals.
- 15.04.030 Expiration
- 15.04.040 Roof snow load.
- 15.04.050 Foundation systems.
- 15.04.060 Interior wall and ceiling coverings.
- 15.04.070 Cross Connection Control
- 15.04.080 Reserved.
- 15.04.090 Violations designated.
- 15.04.100 Notices of building code violations.
- 15.04.110 Temporary power permits.
- 15.04.120 Utility company connections.
- 15.04.130 Emergency repairs.

15.04.010 Adoption of Uniform Codes.*

A. The following uniform codes are adopted by reference as the rules and regulations governing the construction, alteration, moving, demolition, repair, and use of any building or structure within the city; and additions, alterations, repairs, and changes of use or occupancy of all buildings and structures within the city. Work located primarily in a public way, public utility towers and poles, and mechanical equipment not specifically regulated in said codes, are excepted from provisions, rules, regulations, and requirements of this section.

1. The 2025 Edition of the California Administrative Code, as adopted by the California Building Standards Commission in the California Building Standards Code, Title 24, Part 1, of the California Code of Regulations is hereby adopted by reference as the Administrative Code of the City of Amador City;

2. California Building Standards Code, 2025 Edition, as published by the International Code Council and amended by the California Building Standards Commission, the State Department of Housing and Community Development, the Division of State Architect, the Office of the State Fire Marshal, the Office of Statewide Health Planning and Development, the California Energy Commission, and the Building Standards Commission, Title 24, Part 2 Volumes 1 & 2, of the California Code of Regulations, together with the following Appendices: Appendix B (Board of appeals), Appendix C (Group U-Agricultural Buildings), Appendix D (Fire Districts), Appendix F (Rodent Proofing),

Appendix G (Flood-Resistant Construction), Appendix H (Signs), Appendix I (Patio Covers), Appendix J (Grading), Appendix K (Group R-3 and R3.1 Occupancies Protected by the Facilities of the Central Valley Flood Protection Program), Appendix L (Earthquake Recording Instrumentation), Appendix N (Replicable Buildings) Appendix P (Emergency Housing).

3. The 2025 Edition of the California Building Code contained in Part 2, Volume 1 and Volume 2 of Title 24 of the California Code of Regulations which incorporates and amends the 2024 Edition of the International Code Council, including Chapter 1, is hereby adopted by reference as the Building Code of the City of Amador City;

4. The 2025 Edition of the California Residential Code as adopted by the California Building Standards Commission in the California Building Standards Code, Title 24, Part 2.5 of Title 24 of the California Code of Regulations, to include Chapter 44 (Reference Standards) together with the following Appendices: AH (Patio Covers), AJ (Existing Buildings and Structures) AR (Light Straw-Clay Construction), AS Strawbale Construction), AU (Cob Construction/Monolithic Adobe), AV (Board of Appeals), AX (Swimming Pool Safety Act), Appendix AY (Areas Protected by The Facilities of The Central Valley Flood Protection Plan), AZ (Emergency Housing), is hereby adopted by reference as the Residential Code of the City of Amador City;

5. The 2025 Edition of the California Electrical Code, based on the 2024 Edition of the National Electric Code published by the National Fire Protection Association, and as adopted and amended by the California Building Standards Commission in Title 24, Part 3, of the California Code of Regulations, is hereby adopted by reference as the Electrical Code of the City of Amador City;

6. The 2025 Edition of the California Mechanical Code based on the 2024 Edition of the Uniform Mechanical Code published by the International Association of Plumbing and Mechanical Officials, and as adopted and amended by the California Building Standards Commission in Title 24, Part 4, of the California Code of Regulations, is hereby adopted by reference as the Mechanical Code of the City of Amador City;

7. The 2025 Edition of the California Plumbing Code based on the 2024 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials, as adopted and amended by the California Building Standards Commission in Title 24, Part 5 of the California Code of Regulations, is hereby adopted by reference as the Plumbing Code of the City of Amador City;

8. The 2025 Edition of the California Energy Code as published by the International Code Council (ICC) and as adopted and amended by the California Building Standards Commission Title 24, Part 6, of the California Code of Regulations is hereby adopted by reference as the Energy Code of the City of Amador City;

9. The 2025 Edition of the California Historical Building Code as published by the International Code Council (ICC) and as adopted and amended by the California Building Standards Commission Title 24, Part 8, of the California Code of Regulations is hereby adopted by reference as the Historical Building Code of the City of Amador City;

10. The 2025 Edition of the California Fire Code as published by the International Code Council (ICC) and as adopted and amended by the California Building Standards Commission Title 24, Part 9, of the California Code of Regulations is hereby adopted as the Fire Code of the City of Amador City;

11. The 2025 Edition of the California Existing Building Code as published by the International Code Council (ICC) and as adopted and amended by the California Building Standards Commission Title 24, Part 10, of the California Code of Regulations is hereby adopted by reference as the Existing Building Code of the City of Amador City;

12. The 2025 Edition of the Green Building Standards Code as published by the International Code Council (ICC) and as adopted and amended by the California Building Standards Commission Title 24, Part 11, of the California Code of Regulations is hereby adopted by reference as the Green Building Standards Code of the City of Amador City;

13. The 2025 Edition of the California Referenced Standards Code as published by the International Code Council (ICC) and as adopted and amended by the California Building Standards Commission Title 24, Part 12, of the California Code of Regulations is hereby adopted by reference as the Referenced Standards Code of the City of Amador City;

14. The 2024 Edition of the International Property Maintenance Code as published by the International Code Council is hereby adopted by reference as the Property Maintenance Code of the City of Amador City;

B. Permit fees shall be established by Resolution of the City Council.

The above-identified codes in this Section 15.04.010 (hereinafter collectively referred to as the "Uniform Codes") are adopted for the purpose of prescribing regulations for the erection, construction, modification, repair, maintenance, demolition, use and occupancy of buildings and structures. One copy of each of the Uniform Codes shall be maintained for use

and examination of the public in the Office of the Building Official.

*For statutory provisions which apply throughout the State of California, see various state regulations as applicable. For provisions regulating housing construction throughout the State of California, see Health and Safety Code 17922.

(Ord. _____ § _____, 2020)

15.04.020 Board of appeals.

Section 1.8.8 and 113 of the California Building Code (CBC) shall be amended to read:

General. In order to hear and decide appeals of orders, decisions, or determinations made by the Building Official relative to the application and interpretations of the technical code, there shall be and is hereby created a Board of Appeals which shall consist of the City Council. The Building Official shall be an exofacial member and shall act as secretary to said board but shall have not vote upon any matter before the board. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official.

(Ord. _____ § _____, 2020)

15.04.030 Expiration.

Section 105.5 of the California Building Code (CBC) Section R105.5 of the California Residential Code (CRC) shall have the following added at the end of the first paragraph:

For the purpose of this section, "suspended or abandoned" shall be determined based upon satisfactory completion of scheduled inspections.

(Ord. _____ § _____, 2020)

15.04.040 Roof snow load.

The roof snow load for the City of Amador City shall be 20 pounds per square foot.

(Ord. _____ § _____, 2020)

15.04.050 Foundation systems.

All foundation systems shall consist of reinforced concrete or reinforced masonry construction in conformance with Chapters 18, 19, and 21 of the

California Building Code (CBC) and Chapter 4 of the California Residential Code (CRC). This section shall supplement Chapters 18, 19, and 21 of the California Building Code (CBC) and Chapter 4 of the California Building Code (CRC). Said system will require one No. 4 rebar three inches from the top and three inches from the bottom and maximum eighteen (18) inches apart.

(Ord. _____ § _____, 2020)

15.04.060 Interior wall and ceiling coverings.

All interior wall and ceiling coverings for structures intended for human occupancy shall consist of minimum one-half inch gypsum wallboard or plaster pursuant to Chapter 25 of the California Building Code (CBC) and Chapter 7 of the California Residential Code (CRC), or wood products of equal thickness, but not a combination of those materials. The coverings shall be applied in conformance with Chapter 25 of the California Building Code (CBC) and Chapter 7 of the California Residential Code (CRC).

(Ord. _____ § _____, 2020)

15.04.070 Cross Connection Control

Any property with an active connection to the public water system that has a constructed swimming pool on-site shall have installed an RP located on the water service piping just after the City water meter. Hose bibs with built-in vacuum breakers may be installed as an option to the RP, on all exterior plumbing outlets on the premises providing subject pools meet all current City Standards and Building Codes.

(Ord. _____ § _____, 2020)

15.04.080 Reserved.

(Ord. _____ § _____, 2020)

15.04.090 Violations designated.

It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, convert, demolish, equip, use, occupy or maintain any building or structure in the city or cause the same to be done, contrary to or in violation of any of the provisions of this chapter.

(Ord. 106 §92.04.050, 1992)

15.04.100 Notices of building code violations.

A. Whenever the department has knowledge of a violation of the provisions of the building codes as referenced in this title, it may provide a notice of intent to record a notice of building code violation to the owner or reported owner of the property upon which the violation exists. Notice shall be given by posting a copy of the notice of intent to record a notice of building code violation in a conspicuous place on the affected property, and by mailing a copy thereof to the owner of the property as shown on the most recent assessment roll, or at such other more current address as may be known to the building department. Such notice shall state that the building department intends to record a notice of building code violation in the office of the County Recorder thirty (30) days from the date of the original notice of intention, and that the property owner shall have the right to a hearing before the city building official or his or her qualified designated representative on the issue whether a violation exists. A request for such hearing must be made in writing by the property owner and delivered to the building department within thirty (30) days from the date of the notice of intention.

B. In the event a hearing is not requested within the time specified, or if after a hearing of determination is made by the building official or his or her representative that one or more violations of building codes exist on the property, and such violation(s) have not been corrected, the building department may record a notice of building code violation which:

1. Contains a description of the property affected sufficient to identify it with particularity; and
2. States with particularity the violation(s) of the building codes found to exist on the property.

C. If the violation(s) of building codes have been corrected, and evidence thereof satisfactory to the building department has been presented to said department, the department shall issue a notice of expungement of the building codes violation to the property owner. The property owner may record such expungement at the property owner's expense.

D. Neither the building department nor any official or employee thereof shall be liable to any person for the recording of or failure to record such a notice of violation, as provided for in this section.

(Ord. 106 §92.047.051, 1992)

15.04.110 Temporary power permits.

It is unlawful for any person to use electric power in any building or structure for which a building permit is required by this chapter prior to final inspection and approval thereof by the building department, except in strict conformance with all of the provisions and conditions of an unrevoked and unexpired temporary power permit issued therefor by the building

department. Such temporary power permit shall contain provisions with respect to the nature, location, and duration of use, load, and circuit limitations, fuse or circuit breaker requirements, and such other conditions as the building department determines are necessary to eliminate any hazard which might result from the use of such power. The building department may revoke any such temporary power permit for violation of any provision or condition contained therein, or for any practice in the use of such power which causes fire or safety hazard, by posting written notice of revocation of such permit in a conspicuous place on such building or structures.

(Ord. 106 §92.04.060, 1992)

15.04.120 Utility company connections.

It is unlawful for any person or utility company to supply electric power to any building or structure for which a building permit is required by this chapter prior to the final inspection and approval thereof by the building department unless a temporary power permit has been issued therefore, to continue supplying electric power to such building or structure after such temporary power permit has expired, or after receipt of a written notice of revocation of such permit.

(Ord. 106 §92.04.070, 1992)

15.04.130 Emergency repairs.

Where emergency repair work for which a permit is required by this chapter is made necessary by storm, flood, fire, explosion, earthquake, or similar calamity, such work may be done without first obtaining the required permit therefor, providing an application for such permit is filed with the building department before 5 p.m. of the next business day following commencement of such work. In such case, the permit requirements of this chapter shall not be deemed to have been violated, and the fee for such permit shall not be doubled.

(Ord. 106 §92.04.080, 1992)

CITY OF AMADOR CITY

MEMORANDUM

TO: Honorable Mayor and Members of the City Council
FROM: Larry White, Inspector, City Building Department
DATE: March 10, 2026
SUBJECT: 2025 Building Code Adoption – Second Reading

RECOMMENDATION

That the City Council introduce, waive the second reading, and approve Ordinance No. 189, an Ordinance adopting the 2025 California Building Standards Code, Title 24.

DISCUSSION

Every three years, the State of California adopts new building standards that are codified in the California Code of Regulations, referred to as the California Building Standards Code. The new 2025 California Building Standards Code, Title 24, went into effect statewide on January 1, 2026. The Building Department is proposing the adoption of the 2025 California Building Codes, which are summarized in this report.

The adoption of this ordinance requires two readings. City Council conducted the first reading on February 10, 2026. With this second reading and adoption, Ordinance No. 189 will go into effect April 1, 2026.

Attachments: Draft Resolution Establishing Fees
Ordinance No. 189 Adopting 2025 Building Code, etc.
Draft Revised Title 15, Building and Construction

**CITY OF AMADOR CITY
CITY COUNCIL
RESOLUTION NO. 644**

**A RESOLUTION ESTABLISHING PERMIT FEES FOR
THE CITY OF AMADOR CITY'S BUILDING DEPARTMENT**

WHEREAS, City of Amador City has amended Municipal Code Chapter 15, Building and Construction, by Ordinance 189 adopted on 10 March 2026 which set forth that permit fees would be established by Resolution of the City Council; and

WHEREAS, Building Department Service Fees Phase 3 are set forth on attached Exhibit A; and

WHEREAS, Square Foot Construction Costs Phase 4 are set forth on Exhibit B with applicable costs; and

WHEREAS, Permit Fees are calculated by the valuation from Exhibit B times the square footage and determined in accordance with attached Exhibit C; and

WHEREAS, Plan Review Fees are calculated at 65% of the Permit Fee as set forth above.

NOW THEREFORE BE IT RESOLVED that the City of Amador City Council hereby establishes the Building Department Fees in accordance with Exhibits A and B attached hereto and made a part hereof; and

BE IT FURTHER RESOLVED that the City of Amador City Council may, at any time, adjust the Building Department Fees, as it deems appropriate.

The foregoing resolution was duly approved and adopted by the City Council of the City of Amador City at a regular meeting on the 10th day of March 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sandy Staples
Mayor

ATTEST:

Joyce Davidson
City Clerk

EXHIBIT B Square Foot Construction Costs

| Group (2025 California Building Code) | IA | IB | IIA | IIB | IIIA | IIIB | IV | VA | VB |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| A-1 Assembly, theaters, with stage | \$ 288.04 | \$ 278.13 | \$ 267.42 | \$ 260.27 | \$ 244.93 | \$ 237.81 | \$ 252.05 | \$ 223.64 | \$ 215.44 |
| A-1 Assembly, theaters, without stage | \$ 263.98 | \$ 254.07 | \$ 247.33 | \$ 236.21 | \$ 221.04 | \$ 213.98 | \$ 227.99 | \$ 199.76 | \$ 191.57 |
| A-2 Assembly, nightclubs | \$ 225.25 | \$ 218.72 | \$ 213.18 | \$ 204.55 | \$ 192.83 | \$ 187.51 | \$ 197.35 | \$ 174.59 | \$ 168.68 |
| A-2 Assembly, restaurants, bars, banquet halls | \$ 224.00 | \$ 217.45 | \$ 210.66 | \$ 203.30 | \$ 190.33 | \$ 186.24 | \$ 196.10 | \$ 172.09 | \$ 167.43 |
| A-3 Assembly, churches | \$ 266.50 | \$ 256.58 | \$ 252.86 | \$ 238.73 | \$ 223.80 | \$ 216.71 | \$ 230.49 | \$ 202.53 | \$ 194.33 |
| A-3 assembly, general, community halls, libraries, museums | \$ 222.30 | \$ 212.38 | \$ 204.39 | \$ 194.52 | \$ 178.35 | \$ 172.51 | \$ 186.30 | \$ 157.06 | \$ 150.13 |
| A-4 Assembly, arenas | \$ 262.73 | \$ 252.80 | \$ 244.82 | \$ 234.96 | \$ 218.53 | 212.68/ | \$ 226.73 | \$ 197.24 | \$ 190.31 |
| B Business | \$ 229.89 | \$ 221.39 | \$ 214.10 | \$ 203.41 | \$ 185.55 | \$ 178.57 | \$ 195.43 | \$ 162.91 | \$ 155.76 |
| E Educational | \$ 244.06 | \$ 235.42 | \$ 228.67 | \$ 218.47 | \$ 204.00 | \$ 193.63 | \$ 210.92 | \$ 178.27 | \$ 172.83 |
| F-1 Factory and industrial, moderate hazard | \$ 137.75 | \$ 131.42 | \$ 123.84 | \$ 119.06 | \$ 106.84 | \$ 101.99 | \$ 114.06 | \$ 89.57 | \$ 83.86 |
| F-2 Factory and industrial, low hazard | \$ 136.49 | \$ 130.16 | \$ 123.84 | \$ 117.81 | \$ 106.84 | \$ 100.74 | \$ 112.94 | \$ 89.57 | \$ 82.60 |
| H-1 High Hazard, explosives | \$ 128.95 | \$ 122.60 | \$ 116.28 | \$ 110.24 | \$ 99.53 | \$ 93.44 | \$ 105.24 | \$ 82.27 | N.P. |
| H-2, H-3, H-4 High Hazard | \$ 128.95 | \$ 122.60 | \$ 116.28 | \$ 110.24 | \$ 99.53 | \$ 93.44 | \$ 105.24 | \$ 82.27 | \$ 75.30 |
| H-5 HPM | \$ 229.89 | \$ 221.39 | \$ 214.08 | \$ 203.41 | \$ 185.55 | \$ 178.57 | \$ 195.43 | \$ 162.91 | \$ 155.76 |
| I-1 Institutional, supervised environment | \$ 231.10 | \$ 223.27 | \$ 231.81 | \$ 173.19 | \$ 191.34 | \$ 186.14 | \$ 207.79 | \$ 171.41 | \$ 166.08 |
| I-2 Institutional, hospitals | \$ 386.87 | \$ 378.40 | \$ 371.08 | \$ 360.40 | \$ 341.32 | N.P. | \$ 252.41 | \$ 318.69 | N.P. |
| I-2 Institutional, nursing homes | \$ 266.55 | \$ 259.56 | \$ 252.25 | \$ 241.58 | \$ 224.97 | N.P. | \$ 233.59 | \$ 202.33 | N.P. |
| I-3 Institutional, restrained | \$ 261.57 | \$ 253.07 | \$ 245.78 | \$ 235.11 | \$ 219.10 | \$ 210.88 | \$ 227.10 | \$ 196.45 | \$ 186.79 |
| I-4 Institutional, day care facilities | \$ 231.10 | \$ 223.27 | \$ 216.81 | \$ 207.69 | \$ 191.34 | \$ 186.14 | \$ 207.79 | \$ 171.41 | \$ 166.08 |
| M Mercantile | \$ 167.81 | \$ 161.28 | \$ 154.49 | \$ 147.12 | \$ 134.77 | \$ 130.70 | \$ 139.93 | \$ 116.54 | \$ 111.88 |
| R-1 Residential, hotels | \$ 233.21 | \$ 225.38 | \$ 218.91 | \$ 209.77 | \$ 193.12 | \$ 187.93 | \$ 209.90 | \$ 173.19 | \$ 167.87 |
| R-2 Residential, multiple family | \$ 195.66 | \$ 187.83 | \$ 181.36 | \$ 172.22 | \$ 156.50 | \$ 151.37 | \$ 172.35 | \$ 136.59 | \$ 131.25 |
| R-3 Residential, one- and two-family | \$ 182.47 | \$ 177.50 | \$ 172.93 | \$ 168.59 | \$ 162.44 | \$ 158.15 | \$ 165.76 | \$ 151.97 | \$ 143.05 |
| R-4 Residential, care/assisted living facilities | \$ 231.10 | \$ 223.27 | \$ 216.81 | \$ 207.69 | \$ 191.34 | \$ 186.14 | \$ 207.79 | \$ 171.41 | \$ 166.08 |
| S-1 Storage, moderate hazard | \$ 127.68 | \$ 121.34 | \$ 113.76 | \$ 108.99 | \$ 97.02 | \$ 92.18 | \$ 103.97 | \$ 79.76 | \$ 74.05 |
| S-2 Storage, low hazard | \$ 127.68 | \$ 120.08 | \$ 113.76 | \$ 107.73 | \$ 97.02 | \$ 90.92 | \$ 102.72 | \$ 79.76 | \$ 72.80 |
| U Utility, miscellaneous | \$ 98.77 | \$ 93.28 | \$ 87.64 | \$ 83.17 | \$ 75.19 | \$ 70.21 | \$ 79.44 | \$ 59.44 | \$ 56.66 |

CBC Section [A] 109.3 Building Permit Valuations. *Final building permit valuation shall be set by the building official.*

a. Private Garages use Utility, miscellaneous

* Metal, decks, patios, sheds etc \$28.33 per sq.ft.

b. For shell only buildings deduct 20%

* Conversion U to R3 = \$86.39 per sq.ft.

c. N.P. = Not Permitted

* Conversion R3 to U = \$43.19 per sq.ft.

d. Unfinished basements (Group R-3) = \$56.66 per sq.ft.

Exhibit "A"

Building Department Service Fee

****Effective January 1, 2026****

| SERVICE (type of permit) | Fee |
|---|---|
| Building Department Hourly Rate | \$150.00 per hour |
| Re-Inspection Fee | \$150.00 |
| Plan Revision Fee | \$150.00 |
| Reinstatement Fee | \$150.00 per revision |
| Issuance fee (on all permits) | \$100.00 |
| Demolition | \$300.00 + state fees |
| Residential HVAC | \$300.00 + state fees |
| Electrical Meter- No Trenches | \$300.00 + state fees |
| Electrical Meter- With Trenches | \$450.00 + state fees |
| Tear off and Reroof | \$450.00 + state fees |
| Roof Overlay | \$300.00 + state fees |
| Water Heater Replacement | \$300.00 + state fees |
| Fireplace, Furnace, Pellet Stove | \$300.00 + state fees |
| Residential Generator | \$300.00 + state fees |
| Commercial Generator | \$540.00 + state fees |
| Residential Transfer Switch | \$300.00 + state fees |
| Commercial Transfer Switch | \$540.00 + state fees |
| Residential Propane Tank | \$300.00 + state fees |
| Commercial Propane Tank | \$540.00 + state fees |
| Roof Mount Solar System - Plan Review Included | \$450.00 + state fees |
| Ground Mount Solar System - Plan Review Included | \$600.00 + State fees + \$15 per kw over 15kw system |
| Commercial Roof Mount Solar - Plan Review Included | \$600.00 + state fees + \$7.00 per kw between 51-250 kw + \$5.00 per kw over 250 kw |
| Commercial Ground Mount Solar - Plan Review Included | Based on Valuation |
| Tesla Solar Roof | \$422.00 + state fees |
| Energy Storage System | \$300.00 + state fees |
| Roof Mount Solar & Energy Solar System | \$600.00 + state fees |
| Ground Mount Solar & Energy Storage System | \$900.00 + state fees |
| Foundation Only | \$300.00 + state fees |

State Fees (Always based on valuation):

Casp – ALWAYS \$4.00 for every permit

Calderon: Valuation of the permit divided by 25,000.

- Always round up to the next dollar amount

SMIP: Valuation multiplied by 0.00013

~1~ Inspection break down (\$405.50)

- \$ 300.00 Permit Fees
- \$100.00 Issuance fee
- \$4.00 Casp
- \$1.00 Calderon
- \$0.50 SMIP

~2~ Inspection break down (\$555.50)

- \$450.00 Permit fee
- \$100.00 Issuance fee
- \$4.00 Casp
- \$1.00 Calderon
- \$0.50 SMIP

Construction and Demolition: 10% of the total square footage. This fee is refundable upon submission of proof of debris recycling to the Building Department. C & D is only charged on stick built structures & projects.

- NOT charged on Manufactured homes
- NOT charged on Metal Buildings

2



**CITY COUNCIL OF AMADOR CITY
MINUTES, REGULAR MEETING AGENDA
TUESDAY, 10 FEBRUARY 2026
6:00 PM**

CALL TO ORDER at 6:00 PM

FLAG SALUTE/PLEDGE OF ALLEGIANCE

ROLL CALL/ESTABLISH A QUORUM

Present: Council Members Ambroselli, Bragstad, Sherrill, Staples
Absent: Councilmember Unguez
Quorum is established.

ORDINANCES AND PUBLIC HEARINGS

1. Introduction and First Reading of Ordinance 189, an Ordinance adopting the 2025 California Building Standards Code, Title 24.

Councilmember Unguez entered at 6:02.

Purpose of Ordinance read.

Motion to Waive First Reading was made by Unguez, seconded by Sherrill., seconded, and approved by council vote; 5,0,0.

No Public Comment.

Public Hearing and Second Reading will be 10 March. Notice of Public Hearing will be made 24 Feb 2026, two weeks in advance of the hearing.

PUBLIC COMMENT

Steve Christenson spoke on behalf of Jarron Brandon, running for California State Senate, with request to meet with City Council Members re issues pertinent to Amador City. Mr Brandon's background and contact information were announced.

Gary Brusatori spoke regarding the right-of-way issue for the portion of O'Neil Alley adjacent to his property and that of Kevin Jennings. Mr Brusatori reviewed history of the right-of-way- 2014, 2023, 2024 and the current concern. Requested that City Council review the manner and his concerns. Councilmember Bragstad asked for a map, which Mr Brusatori will provide. Mr Brusatori requested that this issue be on the agenda for the next Regular City Council Meeting.

Note read from the office of Marie Alvarado-Gil re a request for mobile office hours at City Hall Thursday, February 26, 10AM to noon.

APPROVAL OF CITY COUNCIL REGULAR MEETING AGENDA 10 FEBRUARY 2026

Proposed Corrections/Adjustments to Draft agenda.

- Item 10, Ad Hoc Zoning Committee report is removed. Re-zoning need is met .
- Add Language to Item 4, Law Enforcement. Agenda states "Discussion Only". there is a need to create an Ad Hoc Law Enforcement Committee, requiring action from City Council.
- Additional agenda item regarding IT Services arose after agenda was posted, of time sensitive nature.

No discussion from Council or Public.

Motion to accept the Regular Meeting Agenda with the proposed changes/additions by Ambroselli, seconded by Unguez. Motion approved by roll call vote 5,0,0.

CONSENT CALENDAR ITEMS

Councilmember Staples requested that financial report be pulled to separate discussion. Motion to accept Item 2, as submitted made by Sherrill, Ambroselli seconded. Roll-call vote approved Regular Meeting Minutes as submitted, 5,0,0.

Re Financial Report: some glitches with regard to how data from former bookkeeping firm and new firm were populated. Corrected/discussed items: sewer revenue; Labor, Capital Improvements, Engineering costs for Measure K and Old Grammar School Restoration.

2. Regular Meeting Minutes of 13 January 2026
3. Financial Reports
 - financial statement January 2026
 - City Accounts, City Treasurer

REGULAR AGENDA ITEMS:

4. **Law Enforcement** *Tom DuBois, City Manager, Sutter Creek*
Discussion and possible action by city council motion and vote regarding the potential for the City of Sutter Creek to provide contracted police services to Amador City.

Mr Dubois introduced Sutter Creek Councilmember Jim Swift.

Review of potential for Community Policing to be provided by Police Department of Sutter Creek. Mr Swift reminded Amador City of existing partnership with Sutter Creek Fire Protection District.

Councilmember Bragstad asked for numbers. Mr Dubois reviewed use of COPS grant currently: dispatch services are a portion of fees to the County Sheriff's Office; remainder is for law enforcement. That portion could be used for contracting with Sutter Creek for community police services. At this time, this is the request for ongoing discussion regarding the efficacy of contracting services from Sutter Creek.

Public Comment from Holly Groth. Her family has lived in Amador City full-time for 7 years and has concerns regarding a change from law enforcement from the Sheriff's Office and read a letter into the record detailing their concerns. A copy of the letter was requested by Councilmembers Bragstad and Staples. Ms Groth would follow through by email.

Public Comment from A'laina Lyons: has there been formal discussion of this in the past? Mr Swift replied that it has been a casual discussion but never formalized. Ms Lyons asked about a contract with the Sheriff's Office. Councilmember Staples stated that the existing contract was signed in 2004 and just rolled over each year following. It has not been renegotiated.

Public Comment from James Monday asking for clarification of whether there was dissatisfaction with the Sheriff's Office.

Councilmembers discussed role of Ad Hoc Committee: scope current law enforcement, what does Amador City need with regard to law enforcement, efficacy of contracting with Sutter Creek. Timeline to be 3 months.

Motion to establish the ad hoc committee made by Ambroselli, seconded by Bragstad. Motion approved 5,0,0

5. **Resolution 635: Monthly Compensation for City Treasurer**
Discussion and possible action by motion and vote of city council to increase the monthly compensation for the position of City Treasurer.

Typos on the Draft Resolution were corrected. Motion to approve by Bragstad, second by Unguez. Approved by council vote, 5, 0,0.

6. **Preservation/Promotion of Historic City Properties** *Melanie Unguez*
Report, discussion and possible action, by motion and vote of city council, regarding a project selected by the Committee.

Councilmember Unguez reported on the project selected, a plaque in the City Cemetery, and future related project.

Public Comment from James Monday regarding the number of historic markers and plaque in Volcano and that Amador City needs to similarly have markers for historic properties.

Public Comment from A'Laina Lyons regarding publicity and plans for landscaping maintenance services.

Motion to approve reimbursement of costs for the historic marker made by Unguez, seconded by Sherrill. Council approved reimbursement, 5,0,0.

7. Restoration of Old Grammar School

Discussion and possible action by motion and vote of city council regarding proposed work to preserve structural integrity of the Old Grammar School post-restoration by the following: replacing the gutter across front of the building, the left-side stairs, the right-side stairs; and, installing gutters and down spouts on the long run on the lower right.

Public Comment from James Monday that as an architect, water is the enemy of structures and the gutters are needed.

Comment from Councilmember Sherrill regarding the need to clean the gutters.

Discussion of need to budget for proper maintenance.

Motion to approve expenditure of \$2,000 for the gutters by Ambroselli, seconded by Sherrill. Motion approved 5.0.0.

8. Apartments A & B *Administrative Advisory Committee, City Properties*

Discussion and possible action by motion and vote of city council regarding the status of the two apartments in the Old Grammar School, draft rental application, and proposed rent that aligns with designation as affordable housing units.

Council reviewed the draft basic application and draft lease agreement. Discussion included format and spelling/grammar, utilities (that tenant is responsible for PGE with separate meters for each apartment), pets, that city attorney will do a final review. Additional discussion included possibility of a property management arrangement: ad hoc committee will gather information. Committee will email draft for format and review by attorney.

Ad hoc committee reported on rent consideration: \$850 for the adaptable apartment and \$1,000 for the loft. Timeline is not firm- perhaps the apartments will be ready for tenants mid-April.

9. Traffic Calming/Pedestrian Safety *Ad Hoc Committee, Traffic Mitigation*

Report and discussion regarding the findings for traffic calming measures on Old Hwy 49/Main Street that can enhance pedestrian, cyclist, and driver safety

Ad hoc committee reported on studies of stop sign control indicating that stop signs do not slow traffic: studies recommend use of speed humps (speed bumps), street cushions, with street cushions preferred by first responders and public bus companies. Committee further reported on California Sunshine Law restricting parking 20 feet from approach to crosswalks, Amador City example being the southern approach to the intersection of Old Hwy 49 and God's Hill-- there should be no parking in front of the Mercantile.

Public Comment questioned speed of traffic and enforcement; that "No Parking" areas should be better maintained and repainted; general enforcement of speed and traffic violations.

Direction to ad hoc committee to further explore speed cushions; signage that drivers are entering pedestrian zone; moving solar signs and adjusting solar panels, speed enforcement by City's law enforcement.

~~10. Zoning, Amador City~~ *Ad Hoc Committee, Zoning* ~~removed~~

11. Added Agenda Item IT services for Discussion only.

Issues: lack of staff with the skills; that council members change; that City lacks cybersecurity. Council can consider a contract with outside agency that can address these issues as well as ongoing maintenance, and management of MS software and Outlook as City email. Councilmembers Ambroselli and Unguez volunteered to evaluate tech/security the City needs, review draft contract and report to council.

REPORTS *This section provides an opportunity for a brief verbal status update on committee meetings and activities of Councilmembers and staff. No action will be taken.*

COUNCILMEMBER REPORTS

| | |
|---------------------------------|---|
| Councilmember Ambroselli | Sutter Creek Fire Protection District is proceeding with construction of the fire house |
| Councilmember Bragstad | nothing |
| Councilmember Sherrill | nothing |
| Councilmember Unguez | already covered |
| Councilmember Staples | already covered |

CITY ATTORNEY REPORT will review lease agreement for Apartments A&B

STAFF REPORTS none

FUTURE AGENDA ITEMS second reading of Ordinance 189 and public hearing
Sheriff Redman will be addressing Council on law enforcement
Brusatori/Jennings Right-of-Way
tentative first reading of Ordinance re sewer repair

ADJOURNMENT at 8:00PM

The next scheduled Regular City Council meeting is Tuesday, 10 March 2026, at 6:00 PM at Old City Hall/Firehouse at 14203 Main Street/Old Hwy 49

3

City of Amador City
GENERAL FUND - YTD Actual vs Annual Budget
 July 2025 through June 2026

| | <u>Jul '25 - Feb 26</u> | <u>Annual Budget</u> | <u>% of Budget</u> |
|--------------------------------|-------------------------|----------------------|--------------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| Business License Fees | 1,085.00 | 1,500.00 | 72.33% |
| Cemetery Revenue | 0.00 | 0.00 | 0.0% |
| Construction Permits | 19,418.05 | 0.00 | 100.0% |
| Cops | 30,496.54 | | |
| Design Review | 300.00 | 0.00 | 100.0% |
| Encroachment Permit | 3,000.00 | | |
| EV Charging Station | 473.10 | 450.00 | 105.13% |
| Franchises | 3,378.39 | 8,000.00 | 42.23% |
| Homowners Prop Tax Relief | 226.13 | 0.00 | 100.0% |
| Insurance Refunds & Other | 7,652.50 | 0.00 | 100.0% |
| Matching Funds | 0.00 | 0.00 | 0.0% |
| Miscellaneous Income | 1,182.61 | | |
| Other Fines | 26.73 | 0.00 | 100.0% |
| Prop 172 Pub Safety | 306.91 | 300.00 | 102.3% |
| Prop Taxes Secured & Unsecured | 37,780.20 | 55,000.00 | 68.69% |
| Real Property Transfer Taxes | 1,133.28 | 1,000.00 | 113.33% |
| Rents & Concessions | 1.00 | 0.00 | 100.0% |
| Road Maintenance | 475.97 | | |
| Sales & Use Taxes | 4,620.83 | 10,000.00 | 46.21% |
| Sewer Service Revenue | 15,553.09 | | |
| Sign Reviews & Permits | 25.00 | 0.00 | 100.0% |
| State of California Allocation | 437.03 | 0.00 | 100.0% |
| Street & Curb Permits | 35.00 | 0.00 | 100.0% |
| Supp Secured & Unsecured Taxes | 0.00 | 0.00 | 0.0% |
| Transient Lodging Taxes | 7,602.70 | 25,000.00 | 30.41% |
| Vehicle License Taxes | 15,367.91 | 29,000.00 | 52.99% |
| Total Income | <u>150,577.97</u> | <u>130,250.00</u> | <u>115.61%</u> |
| Expense | | | |
| Bank Fees and Charges | 56.00 | 58.37 | 95.94% |
| Community Prom. - Arts&Culture | 0.00 | 0.00 | 0.0% |
| Community Promotion | 750.00 | 4,004.50 | 18.73% |
| Contract Svcs - Governmental | 3,577.78 | 1,995.89 | 179.26% |
| Dues and Subscriptions | 1,376.18 | 2,208.28 | 62.32% |
| Engineering | 15,441.85 | 13,998.98 | 110.31% |
| Insurance | 15,775.06 | 54,720.37 | 28.83% |
| Materials, Supplies, Office | 2,164.85 | 2,177.23 | 99.43% |
| Outside Labor | 0.00 | 75.00 | 0.0% |
| Payroll Expenses | | | |
| Payroll Taxes | 2,919.17 | 5,912.24 | 49.38% |
| Wages | | | |
| Maintenance Wages | 7,911.00 | 10,548.00 | 75.0% |
| Office Wages | 27,312.88 | 61,340.00 | 44.53% |

City of Amador City
GENERAL FUND - YTD Actual vs Annual Budget
 July 2025 through June 2026

| | <u>Jul '25 - Feb 26</u> | <u>Annual Budget</u> | <u>% of Budget</u> |
|-----------------------------------|-------------------------|----------------------|--------------------|
| Total Wages | 35,223.88 | 71,888.00 | 49.0% |
| Worker's Comp Insurance | 1,824.12 | 4,827.77 | 37.78% |
| Payroll Expenses - Other | 215.00 | 270.00 | 79.63% |
| Total Payroll Expenses | 40,182.17 | 82,898.01 | 48.47% |
| Postage | 31.44 | 222.59 | 14.13% |
| Private Contract Services | 14,740.88 | 24,070.51 | 61.24% |
| Reconciliation Discrepancies | -81.97 | | |
| Repairs & Maintenance | 9,852.07 | 16,902.09 | 58.29% |
| Streets/Storm Drains | 101.21 | 143.30 | 70.63% |
| Travel and Meetings | 0.00 | 0.00 | 0.0% |
| Utilities | | | |
| Electric | 3,924.30 | 1,778.18 | 220.69% |
| Garbage | 1,240.33 | | |
| Phone & Internet Costs | 966.90 | 3,505.38 | 27.58% |
| Propane | 11.92 | 228.23 | 5.22% |
| Sewer | 3,201.45 | 5,488.20 | 58.33% |
| Water | 2,785.03 | 3,253.58 | 85.6% |
| Total Utilities | 12,129.93 | 14,253.57 | 85.1% |
| Total Expense | 116,097.45 | 217,728.69 | 53.32% |
| Net Ordinary Income | 34,480.52 | -87,478.69 | -39.42% |
| Other Income/Expense | | | |
| Other Income | | | |
| Investment Earnings | 13,369.21 | 24,617.64 | 54.31% |
| Total Other Income | 13,369.21 | 24,617.64 | 54.31% |
| Other Expense | | | |
| Capital Improvements | | | |
| City Hall Apt A Fire | 0.00 | 0.00 | 0.0% |
| Capital Improvements - Other | 118.44 | | |
| Total Capital Improvements | 118.44 | 0.00 | 100.0% |
| Total Other Expense | 118.44 | 0.00 | 100.0% |
| Net Other Income | 13,250.77 | 24,617.64 | 53.83% |
| Net Income | 47,731.29 | -62,861.05 | -75.93% |

City of Amador City
SEWER FUND YTD Actual vs Annual Budget
 July 2025 through June 2026

| | <u>Jul '25 - Feb 26</u> | <u>Annual Budget</u> | <u>% of Budget</u> |
|--------------------------------|-------------------------|------------------------|-----------------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| Sewer Connection Fees | 0.00 | 19,183.50 | 0.0% |
| Sewer Service Revenue | 148,644.80 | 161,736.72 | 91.91% |
| Total Income | <u>148,644.80</u> | <u>180,920.22</u> | <u>82.16%</u> |
| Expense | | | |
| Bank Fees and Charges | 0.00 | 10.20 | 0.0% |
| Contract Svcs - Governmental | 18,754.19 | 32,150.04 | 58.33% |
| Dues and Subscriptions | 2,500.00 | 1,078.00 | 231.91% |
| Engineering | 18,471.15 | 17,409.28 | 106.1% |
| Outside Labor | 0.00 | 2,950.00 | 0.0% |
| Payroll Expenses | | | |
| Payroll Taxes | 1,257.15 | 1,534.90 | 81.9% |
| Wages | | | |
| Maintenance Wages | 15,300.00 | 18,600.00 | 82.26% |
| Total Wages | <u>15,300.00</u> | <u>18,600.00</u> | <u>82.26%</u> |
| Total Payroll Expenses | <u>16,557.15</u> | <u>20,134.90</u> | <u>82.23%</u> |
| Postage | 286.55 | 516.36 | 55.49% |
| Private Contract Services | 3,877.13 | 5,590.00 | 69.36% |
| Repairs & Maintenance | 18,007.63 | 7,177.80 | 250.88% |
| Sewer Transmission | 51,246.50 | 77,151.00 | 66.42% |
| Utilities | | | |
| Electric | 7,187.40 | 12,360.72 | 58.15% |
| Water | 1,946.35 | 2,228.49 | 87.34% |
| Total Utilities | <u>9,133.75</u> | <u>14,589.21</u> | <u>62.61%</u> |
| Total Expense | <u>138,834.05</u> | <u>178,756.79</u> | <u>77.67%</u> |
| Net Ordinary Income | <u>9,810.75</u> | <u>2,163.43</u> | <u>453.48%</u> |
| Other Income/Expense | | | |
| Other Income | | | |
| Investment Earnings | 0.00 | 5,920.68 | 0.0% |
| Total Other Income | <u>0.00</u> | <u>5,920.68</u> | <u>0.0%</u> |
| Net Other Income | <u>0.00</u> | <u>5,920.68</u> | <u>0.0%</u> |
| Net Income | <u><u>9,810.75</u></u> | <u><u>8,084.11</u></u> | <u><u>121.36%</u></u> |

City of Amador City
Apt A Fire (class) Revenue & Expenses
All Transactions

| | <u>Mar 31, 26</u> |
|-----------------------------|---------------------------|
| Ordinary Income/Expense | |
| Income | |
| Insurance Refunds & Other | 498,946.18 |
| Total Income | 498,946.18 |
| Expense | |
| Engineering | 112,970.57 |
| Materials, Supplies, Office | 20.84 |
| Total Expense | 112,991.41 |
| Net Ordinary Income | 385,954.77 |
| Other Income/Expense | |
| Other Expense | |
| Capital Improvements | |
| City Hall Apt A Fire | 616,782.23 |
| Total Capital Improvements | 616,782.23 |
| Total Other Expense | 616,782.23 |
| Net Other Income | -616,782.23 |
| Net Income | <u><u>-230,827.46</u></u> |

4

Amador City
PO Box 200
Amador City, CA 95601

March 2, 2026

Castillo, Bordwell & Swift CPA's

PO Box 1355

Sutter Creek, CA 95685

We are providing this letter in connection with your review of the financial statements of Amador City (the City) which comprise the respective financial position of the governmental activities and each major fund information as of June 30, 2025 and the respective changes in financial position, and the related notes to the financial statements, for the purpose of obtaining limited assurance as a basis for reporting whether you are aware of any material modifications that should be made to the financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement.

We confirm, to the best of our knowledge and belief, as of March 2, 2026, that we have fulfilled our responsibilities, as set out in the terms of the engagement, including the following representations made to you during your review.

Financial Statements

- 1) We acknowledge our responsibility and have fulfilled our responsibilities for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America.
- 2) We have made available to you all—
 - a) Relevant information and access to information, as agreed upon in the terms of the engagement, including financial records and related data, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements. We provided Board minutes for fiscal year 2025.
 - a) Minutes of the meetings of directors, and committees of directors (or other similar bodies, as applicable), or summaries of actions of recent meetings for which minutes have not yet been prepared.
 - b) Additional information you have requested from us for the purpose of the review.
 - c) Unrestricted access to City personnel from whom you determined it necessary to obtain review evidence.
- 3) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
- 4) All transactions have been recorded and are reflected in the financial statements.
- 5) There are no uncorrected misstatements.
- 6) We acknowledge and have fulfilled our responsibility for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- 7) We acknowledge our responsibility for designing, implementing, and maintaining internal control to prevent and detect fraud.
- 8) We have no knowledge of any fraud or suspected fraud known to management that may have affected the City involving management, employees who have significant roles in internal control, or others, including, but not limited to, when the fraud could have a material effect on the financial statements.
- 9) We have no knowledge of any allegations of fraud, or suspected fraud known to management that may have affected the entity's financial statements communicated by employees, former employees, or others.

6

Memorandum: Chronology of Requests for Vacation of A Portion of O'Neil Alley

To: City Council
Date: 10 March 2026
From: Pat Keene, City Attorney

- A. In June 2014, Kevin Jennings requested that the City vacate the portion of O'Neil Alley adjacent to his property. City Council approved permission for abandonment of that portion of O'Neil Alley, pursuant to the California Streets and Highways Code, §§8300, et seq., but that procedure was never completed.
- B. In December 2023, Brusatori, owner of property on the east side of O'Neil Alley, and Jennings, owner of property on the west side of O'Neil Alley, raised the issue with the Council as to whether the vacation of a portion of O'Neil Alley had been completed. (It had not.)
- C. In February 2026, Brusatori informed the Council that the O'Neil Alley right-of-way issue remains unresolved and requested that this matter be placed on a future City Council Regular Agenda.

Memorandum: Legal Effects of Vacating a City Street

To: City Council
Date: 10 March 2026
From: Pat Keene, City Attorney

Legal Effects of Vacating a City Street

When a California city vacates a public street, the core effect is that the public's right of way is terminated, and the underlying property interest typically shifts to the abutting property owners. The details depend on California's Public Streets, Highways, and Service Easements Vacation Law (Streets & Highways Code §§8300-8363) and on how the street was originally dedicated.

What happens legally when a city vacates a street

Vacating a street is a legislative act by the city council. It does not "give" land to anyone; it simply removes the city's easement or right of way. The underlying fee interest—often already held by abutting owners—becomes unburdened.

Key points:

- The city must make findings that the vacation is consistent with the General Plan and that the right of way is no longer needed for public use.
- Notice and public hearings are required under Streets & Highways Code §§8320-8323.
- The city may impose conditions (e.g., relocating utilities, drainage, curb/gutter improvements) before finalizing the vacation.

How title shifts to abutting property owners

In California, the effect on abutting owners depends on how the street was originally created:

1. If the street was dedicated by subdivision map or deed

Most city streets are created by dedication, meaning the city only holds a public easement, not the underlying fee.

When vacated:

- The easement disappears, and
- The underlying fee interest automatically reverts to the abutting property owners, usually to the centerline of the vacated street.

Memorandum: Procedure for Vacating Portion of a City Street

To: City Council
Date: 10 March 2026
From: Pat Keene, City Attorney

Streets and Highway Code §§8335.

(a)

(1) The legislative body may vacate a street, highway, or public service easement pursuant to the authority provided in this chapter by adopting a resolution of vacation.

...

(b) The resolution of vacation shall state all of the following:

(1) That the vacation is made under this chapter.

(2) The name or other designation of the street, highway, or public service easement and a precise description of the portion vacated. The description of the portion vacated may be by a precise map which is recorded or to which reference is made in the resolution and which is permanently maintained by the public entity.

(3) The facts under which the summary vacation is made. If the vacation is made pursuant to Section 8332, the statement shall include the date of the agreement. The resolution is prima facie evidence of the facts stated.

(4) That from and after the date the resolution is recorded, the street, highway, or public service easement vacated no longer constitutes a street, highway, or public service easement.

...

Streets and Highway Code §§8336.

(a) The clerk shall cause a certified copy of the resolution of vacation, attested by the clerk under seal, to be recorded without acknowledgment, certificate of acknowledgment, or further proof in the office of the recorder of the county in which the property is located. No fee shall be charged for recordation.

(b) Upon such recordation, the vacation is complete.

(... Indicates omission of non-relevant code sections.)

Mayor Sandy Staples
5, 2026
Amador City

March

Re: O'Neil Ally

Mayor Staples,

I want to remind Amador City that when the City Council discusses property lines on O'Neil Ally between the Brusatori (APN 008-271-001) and Jennings (APN -008-281-001) properties, that there are Amador Water Agency and public sewer service lines under the road (O'Neil Ally) supplying service to my home above this area. I want to be sure that these service lines are protected from any damage when any work is done in this O'Neil Ally area, such as fencing, roadwork, signage, etc. If the road is abandoned to a private party or parties, please ensure that a public utility easement is retained.

I will be stepping down at our City Council meetings due to my conflict of interest on this topic.

Thanks, Susan Bragstad

Susan Bragstad

Cc: Tom Infusino
Susan Peters
Gary Brusatori
Kevin Jennings

7



FEMA

February 13, 2026

Sgt. Matt Girton
Office of Emergency Services Coordinator
Amador County Office of Emergency Services
700 Court Street
Jackson, CA 95642

Reference: Hazard Mitigation Plan Approvable Pending Adoption
Amador County, CA

Dear Sgt. Matt Girton:

The Federal Emergency Management Agency (FEMA) has completed its review of the 2025 Amador County Hazard Mitigation Plan and has determined that the plan is eligible for final approval, pending its formal adoption by Amador County and all participating jurisdictions. Please refer to the enclosed list of jurisdictions currently considered Approvable Pending Adoption (APA).

Formal adoption documentation must be submitted to FEMA Region 9 by at least one participating jurisdiction within one calendar year from the date of this letter. If no adoption is received within that timeframe, the plan must be updated and resubmitted for review.

FEMA will issue formal approval of the plan upon receipt of the adoption documentation. Once approved, all other participating jurisdictions must adopt the plan within five calendar years of the approval date. Adoption of the plan is required to maintain eligibility for funding under FEMA's Hazard Mitigation Assistance (HMA) programs. All funding requests will be evaluated based on the specific eligibility criteria and requirements of the applicable HMA program.

Please note that while local hazard mitigation plans may include additional content to meet Element H: Additional State Requirements or other local objectives, FEMA's APA status does not constitute review or approval of any content exceeding FEMA's standard mitigation planning requirements.

If you have any questions regarding the planning or review processes, please contact the FEMA Region 9 Hazard Mitigation Planning Team at fema-r9-mitigation-planning@fema.dhs.gov.

Sincerely,

A handwritten signature in black ink that reads "Alison Kearns". The signature is written in a cursive style with a long, sweeping underline.

Alison Kearns
Planning and Implementation Branch Chief
Mitigation Division
FEMA Region 9

Enclosures (2)

Amador County Plan Review Tool, dated February 13, 2026
Status of Participating Jurisdictions, dated February 13, 2026

cc: Robyn Fennig, State Hazard Mitigation Officer, California Governor's Office of
Emergency Services
Victoria LaMar-Haas, Hazard Mitigation Planning Chief, California Governor's Office of
Emergency Services

Status of Participating Jurisdictions as of February 13, 2026

Jurisdictions Adopted and Approved

| # | Jurisdiction | Adoption Receipt Date |
|---|--------------|-----------------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Jurisdictions Approvable Pending Adoption

| # | Jurisdiction |
|---|------------------------------------|
| 1 | Amador County |
| 2 | City of Amador City |
| 3 | City of Ione |
| 4 | City of Jackson |
| 5 | City of Plymouth |
| 6 | City of Sutter Creek |
| 7 | Amador Water Agency |
| 8 | Jackson Valley Irrigation District |
| | |



Assembly Bill 2140 (AB 2140) Fact Sheet

Information for Counties and Cities

What is AB 2140?

Passed in 2006, [Assembly Bill No. 2140 \(AB 2140\)](#) allows California counties and cities to be considered for additional state cost-share on eligible Public Assistance projects by adopting their current, FEMA-approved local hazard mitigation plans (LHMPs) into the Safety Element of their General Plan. This adoption, along with other requirements, makes the county or city eligible to be considered for part or all of its local-share costs on eligible Public Assistance projects to be provided by the state through the [California Disaster Assistance Act \(CDAA\)](#). For more information regarding Public Assistance, please visit [Cal OES Public Assistance Division](#).

How Can AB 2140 Help Counties, Cities, and Your Citizens?

For eligible Public Assistance projects, the typical local (non-federal) cost share is 25% of the total project cost. [CDAA](#) can allow the state to pay up to 18.75% of the non-federal share, that would otherwise fall upon the county or city, to pay for eligible Public Assistance projects once the legislature has passed a bill allowing additional state funding after a disaster occurs. Upon approval of the legislature, counties and cities that are AB 2140 compliant are also eligible to be considered for the remaining 6.25% local share to be funded by the state, essentially covering the entire local-share cost for eligible Public Assistance projects. Please note that funding is not guaranteed.

What Do You Need to Know?

- AB 2140 is **not** a requirement; it is an optional state incentive to help counties and cities become more resilient to natural hazards. Be sure to work with your planning department as the process proceeds.
- There are multiple steps that must be completed before Cal OES can issue a letter of AB 2140 compliance. These steps are listed in detail below in the section *What Are the Steps to Become AB 2140 Compliant?*
- Be aware that adopting the LHMP via a formal resolution is a federal requirement for FEMA to officially “approve” the LHMP and does not make your jurisdiction automatically AB 2140 compliant. AB 2140 is a state incentive which also requires adopting your LHMP into the Safety Element of your General Plan. However, both adoptions can take place at the same time using the same adoption resolution.
- AB 2140 compliance expires when the LHMP expires. You must re-adopt the LHMP itself **AND** adopt the LHMP into the Safety Element of your General Plan each time you update your LHMP in order to continue compliance.
- For multi-jurisdiction hazard mitigation plans (MJHMPs), the county and each city in the MJHMP must adopt its own specific annex into its own General Plan



Assembly Bill 2140 (AB 2140) Fact Sheet

Information for Counties and Cities

Safety Element. Annex jurisdictions are not covered under the county's adoption.

- Special districts are not eligible for AB 2140 compliance as they do not have General Plans.
- For additional information on General Plan and Safety Element requirements please contact the [California Office of Planning and Research \(OPR\)](#).

What Are the Steps to Become AB 2140 Compliant?

1. Complete and submit an LHMP to the Governor's Office of Emergency Services (Cal OES). A jurisdiction must have a current, FEMA-approved LHMP.
 - a. Cal OES will provide an initial review and, if applicable, request required revisions based on the [FEMA LHMP Guidance](#).
 - b. Once Cal OES has determined the plan has met all FEMA LHMP requirements, Cal OES will then forward the LHMP to FEMA for final review and approval.
 - c. For questions or assistance, please contact the Cal OES Local Mitigation Planning Unit at MitigationPlanning@CalOES.ca.gov.
2. LHMP adoption **AND** adoption into the Safety Element of the General Plan
 - a. Adopt the LHMP via a formal resolution following your jurisdiction's typical procedure once FEMA has issued "approvable pending adoption" (APA) status. Once FEMA receives a signed adoption resolution, they can then issue an official "approval" notice for your LHMP.
 - i. A sample adoption resolution for your LHMP is provided in [Appendix B of the FEMA LHMP Policy Guide](#).
 - b. At this time, you may also choose to adopt the LHMP into the Safety Element of your General Plan using the same resolution in order to meet a requirement of AB 2140 compliance (see step 3).
 - i. Within the Safety Element update adoption resolution, there must be language specific to adopting the LHMP into the Safety Element of the General Plan, and the resolution must be signed and approved before the LHMP expires. This adoption can occur at the same time the LHMP is adopted to comply with FEMA requirements, or it can occur after the LHMP is approved but before it expires after five years.
 - c. At any time during the life of an approved LHMP a jurisdiction may choose to adopt the LHMP into the Safety Element of their General Plan, however, when the LHMP expires, AB 2140 compliance will also expire.



Assembly Bill 2140 (AB 2140) Fact Sheet

Information for Counties and Cities

3. Safety Element Language

- a. The local agency must include language specific to the LHMP within the Safety Element of their General Plan **and** make the LHMP easily accessible in its entirety as a weblink, appendices, or attachment (see step 4).
- b. Jurisdictions should follow their own internal procedures for Safety Element language, however, below is sample language that may be used:
 - i. "The Local Hazard Mitigation Plan (LHMP) for the [Add Jurisdiction Name] planning area was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA's Local Hazard Mitigation Plan guidance. The LHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities. (Add a web link or language directing to the LHMP attachment or appendix within the Safety Element. Discussed further in step #4 below.)"

4. LHMP Accessibility and Links

- a. The current, approved LHMP must be easily accessible and available to the public viewing the Safety Element. This requirement can be met by linking the LHMP electronically to the General Plan Safety Element or by including the LHMP in its entirety as an attachment or appendix in the Safety Element and referencing its location with the plan.
- b. Web links should be monitored so that they are in working condition and bring the viewer to the most recent approved version of the LHMP.

5. E-mail the link to the updated General Plan Safety Element web page along with the signed adoption resolution(s) to the Cal OES AB 2140 inbox AB2140@CalOES.ca.gov for review and approval.



Assembly Bill 2140 (AB 2140) Fact Sheet

Information for Counties and Cities

Frequently Asked Questions

Q: Who do I contact if I have additional questions regarding my LHMP or AB 2140 status?

A: For questions regarding AB 2140 compliance please contact AB2140@CalOES.ca.gov. For questions pertaining to your LHMP, please contact the Cal OES Local Hazard Mitigation Planning team at MitigationPlanning@CalOES.ca.gov.

Q: If a county is AB 2140 compliant, are its cities automatically covered?

A: No. Each county and city must:

1. Have either your own stand-alone LHMP or have an annex in a MJHMP.
2. Have adopted your approved stand-alone LHMP or annex into your own General Plan Safety Element.

Q: Can a jurisdiction obtain AB 2140 compliance before their LHMP is approvable pending adoption (APA) from FEMA?

A: No. The LHMP must be either APA or officially "approved" by FEMA before you may adopt to obtain AB 2140 compliance.

Q: Are special districts covered under their county's LHMP since they do not have their own general plan?

A: No. Special districts are not qualified for additional cost share under AB 2140 because they do not have a General Plan.

Q: If a county or city becomes AB 2140 compliant, does this compliance last forever?

A: No. AB 2140 compliance expires on the day the LHMP expires. You must re-adopt your LHMP into your General Plan Safety Element each time you update your LHMP.

Q: Once a county or city becomes AB 2140 compliant, are they guaranteed funding?

A: No. You will be eligible to be considered for additional CDAA funding upon approval of the legislature. There is no guarantee of funding.

Q: Can a city or county adopt their LHMP to obtain AB 2140 compliance at the same time they adopt their LHMP to fulfill the FEMA requirement when the LHMP is approvable pending adoption?

A: Yes, this is a viable option. It is crucial, however, that Cal OES receives a copy of the adoption resolution to ensure compliance. Your jurisdiction is



Assembly Bill 2140 (AB 2140) Fact Sheet

Information for Counties and Cities

not compliant until Cal OES has documentation and has issued a compliance letter.

Q: If the actual LHMP is added to the General Plan, but not within the Safety Element, is language still required in the Safety Element?

A: Yes, language specific to the LHMP and a web link, appendix, or language within the Safety Element that directs the public to the most current, approved LHMP in its entirety is required to be in the Safety Element.

AB 2140 Compliance Checklist

In order to issue a letter of AB 2140 compliance, Cal OES will review and verify that your jurisdiction has performed the following:

- ✓ Has a current, FEMA-approved or approvable pending adoption (APA) LHMP.
- ✓ Formally adopted the LHMP via resolution.
- ✓ Formally adopted the most current, approved LHMP into the Safety Element of your General Plan via resolution.
- ✓ Included language within the Safety Element of your General Plan that references your LHMP.
- ✓ Included a web link, appendix, or language within the Safety Element that directs the public to the most current, approved LHMP *in its entirety*.
- ✓ E-mailed the link to the updated General Plan Safety Element web page along with the signed, adoption resolution(s) to the Cal OES AB 2140 inbox AB2140@caloes.ca.gov for review and approval.

For AB 2140 Questions: AB2140@CalOES.ca.gov

For LHMP Questions: MitigationPlanning@CalOES.ca.gov

For Public Assistance and CDAA Questions: DisasterRecovery@CalOES.ca.gov

CITY OF AMADOR CITY
RESOLUTION NO.645
A RESOLUTION OF THE CITY OF AMADOR CITY ADOPTING THE
2025 AMADOR COUNTY HAZARD MITIGATION PLAN

WHEREAS the City of Amador City recognizes the threat that natural hazards pose to people and property within Amador City; and

WHEREAS the Amador City has prepared a multi-hazard mitigation plan, hereby known as the 2025 Amador County Hazard Mitigation Plan, in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS the 2025 Amador County Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in Amador City from the impacts of future hazards and disasters; and

WHEREAS adoption by the City of Amador City demonstrates its commitment to hazard mitigation and achieving the goals outlined in the 2025 Amador County Hazard Mitigation Plan

WHEREAS the City of Amador City seeking FEMA approval of hazard mitigation plan desires to comply with the requirements of the Disaster Mitigation Act and to augment its emergency planning efforts by formally adopting the 2025 Amador County Hazard Mitigation Plan by reference into the Safety Element of the General Plan in accordance with the requirements of AB 2140; and

NOW THEREFORE, BE IT RESOLVED that the City of Amador City adopts the 2025 Amador County Hazard Mitigation Plan.

BE IT RESOLVED that the City of Amador City adopts the 2025 Amador County Hazard Mitigation Plan by reference into the safety element of their general plan in accordance with the requirements of AB 2140; and

BE IT FURTHER RESOLVED, the City of Amador City will submit this adoption resolution to the California Office of Emergency Services and FEMA Region IX officials to enable the plan's final approval in accordance with the requirements of the Disaster Mitigation Act of 2000 and to establish conformance with the requirement of AB 2140.

The foregoing resolution was duly approved and adopted by the City Council of the City of Amador City at a regular meeting on the 10th day of March 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

By: _____

(print name) _____

ATTEST: By: _____

(print name) _____

8

**TERMINATION AND
DISSOLUTION AGREEMENT
REGARDING THE
AMADOR COUNTY RECREATION AGENCY**

This Termination and Dissolution Agreement (the “Agreement”) is entered into effective as of the last date signed (the “Effective Date”), by and between the County of Amador, the cities of Amador City, Jackson, Plymouth and Sutter Creek, and the Amador County Unified School District, who are collectively referred to herein as the “Member Agencies” of Amador County Recreation Agency, a California Joint Powers Authority (“Authority”).

RECITALS

- A. The Authority was formed by the Member Agencies pursuant to the authority granted under that certain Agreement Creating a Joint Exercise of Powers Authority for the Purpose of Planning and Operating a County-Wide Recreation Agency dated October 28, 2003, as amended over the years, and last amended by that certain Third Amended and Restated Joint Powers Agreement dated February 14, 2018 (“JPA Agreement”); and
- B. The purpose in creating the Authority was to establish an entity that would have at its specific purpose the planning, financing, and operation of recreation programs and facilities in Amador County benefitting the Members and all areas of Amador County. The goal is to maximize recreation opportunities for all the people in all the areas of Amador County.
- C. On September 23, 2025, in light of staff resignations and the difficulties of keeping the Authority financially viable, both presently and into the future, the Authority Board voted to recommend that the Member Agencies consider termination of the JPA Agreement and dissolution of the Authority.
- D. The JPA Agreement, in Sections 8.1 and 10.2, provides that the JPA Agreement would remain in effect and the Authority would continue exist, until a majority of the Member Agencies have either agreed to terminate the JPA Agreement or have terminated their participation in the Authority; and
- E. The City of Ione formally terminated its participation in the Authority in late 2023.
- F. Based on direction from the Member Agencies, the Authority has been winding down its affairs for the past several months and effectively ceased all substantive operations as of February 2, 2026; and
- G. Except as described in this Agreement, all known debts, liabilities, or obligations incurred by the Authority have been discharged; and
- H. Except as described in this Agreement, all known personal property has been distributed to Member Agencies or community non-profit agencies as approved by the Authority Board; and
- I. The Member Agencies desire to formally terminate the JPA Agreement and dissolve the Authority pursuant to the terms and conditions set forth herein.

NOW, THEREFORE, the Member Agencies hereby agree as follows:

1. Incorporation of Recitals. The Member Agencies hereby affirm the facts set forth in the Recitals above. Said Recitals are incorporated into this Agreement by this reference.

2. Termination of JPA Agreement. Pursuant to Section 8.1 of the JPA Agreement, the Member Agencies agree that the JPA Agreement is terminated and the Authority is hereby dissolved.

3. Ongoing Obligations. Despite termination of the JPA Agreement and dissolution of the Authority, it is anticipated that the Authority will be responsible for certain final financial obligations, including but not limited paying final bills, receipt of any refunds, distributing remaining cash assets to members, and financial reporting obligations that will continue through early 2027. The County of Amador, through its Auditor Controller, hereby agrees, and is authorized to perform these final tasks on behalf of the Authority after its formal dissolution, and to eventually close the Authority's accounts.

4. Book and Records. The books and records of the Authority will be archived and stored by County for a period of five (5) years following the Termination Date or such longer period as may be required by applicable law. County has agreed to serve as a depository only and the Member Agencies agree that County will have no ongoing obligations with respect to the maintenance of such books and records following dissolution.

5. Reporting of Dissolution of the Authority. Authority Counsel is authorized to make any filings as are necessary with the California Secretary of State and the State Controller to formalize the dissolution of the Authority.

6. Assets. Once ACRA's final bills have been fully paid and any anticipated refunds received, the Auditor Controller shall distribute the remaining cash assets to the Member Agencies in accordance with paragraphs 8.2 of the JPA and the percentages approved by the Authority on February 2, 2026. The value of any personal property items valued at \$200 or more received by Member Agencies shall be accounted for as part of the cash asset distribution to ensure that Member Agencies receive their fair share of ACRA's total assets. Any remaining unclaimed ACRA personal property may be sold or disposed of by the County as surplus property, with the County retaining any such proceeds, which are not anticipated to exceed the costs of the sale.

7. No Additional Funding; No Liability. In no event will any Member Agency be obligated to provide any additional funding for the operation or termination of the Authority other than those committed to in this Agreement. The Member Agencies agree that the terms of Section 9.1 of the JPA Agreement remain in full force and effect and will survive the termination of the JPA Agreement.

8. Future Claims. In the event that any third party makes a claim against the Authority or the Member Agencies following the termination and dissolution, the Member Agencies agree to meet and confer with respect to any such claim and mutually agree on the appropriate action to be taken to protect the Member Agencies.

9. Notices, Demands and Communications Between the Parties. Any notice to be given or to be served upon any of the Member Agencies hereto in connection with this Agreement must be in writing and shall be deemed to have been given and received: (i) when personally delivered; (ii) two (2) days after it is sent by Federal Express or similar overnight courier, postage prepaid and addressed to the Party for whom it is intended, at that Party's address specified below; (iii) three (3) days after it is sent by certified or registered United States mail, return receipt requested, postage prepaid and addressed to the Party for whom it is intended, at that Party's address specified below; or (iv) as of the date of electronic mail transmission addressed to the Party for whom it is intended, at that Party's electronic mail address specified below subject to written verification of receipt by the receiving party, and provided that an original of such notice is also sent to the intended addressee by means described in clauses (i), (ii), or (iii) within two (2) business days after such transmission. Either Party may change the place for the giving of notice to it at any time by written notice to the other Party as provided herein.

County of Amador
County Administrative Officer
810 Court Street, Jackson, CA 95642

City of Amador City
City Clerk
P.O. Box 200
Amador City, CA 95601

City of Jackson
City Manager
33 Broadway
Jackson, CA 95642

City of Sutter Creek
City Manager
18 Main Street
Sutter Creek, CA 95685

City of Plymouth
City Manager
P.O. Box 429
Plymouth, CA 95669

Amador County Unified School District
District Superintendent
217 Rex Ave.
Jackson, CA 95642

10. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one and the same instrument. Signatures may be delivered electronically and shall be binding upon the Member Agencies as if they were originals.

11. Mutual Cooperation; Further Actions and Instruments. Each of the Member Agencies shall cooperate with and provide reasonable assistance to the other to the extent

contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Each Member Agency agrees to perform any further acts and to execute and deliver any documents which may be reasonably necessary to carry out the provisions of this Agreement.

12. Waiver. No delay or omission in the exercise of any right or remedy of a non-defaulting Party on any default shall impair such right or remedy or be construed as a waiver. Either Parties' consent or approval of any act by the other Party requiring its consent or approval shall not be deemed to waive or render unnecessary its consent to or approval of any subsequent act of the other Party. Any waiver by either Party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Termination Agreement.

13. Binding Effect. The terms of this Agreement shall inure to the benefit of, and shall be binding upon, each of the Member Agencies and their respective successors and assigns.

14. Authorized Representatives. The person or persons executing this Agreement on behalf the County, City, and District warrant and represent that they have the authority to execute this Agreement on behalf of that Member Agency and that they have the authority to bind that Member Agency to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties have executed this Agreement.

COUNTY OF AMADOR

By: _____
Chairman, Board of Supervisors

Dated: _____

ATTEST:

By: _____
Heather Peak, Clerk of the Board

APPROVED AS TO FORM:

By: _____
County Counsel

AMADOR COUNTY UNIFIED SCHOOL DISTRICT

By: _____
District Superintendent

Dated: _____

ATTEST:

By: _____
Clerk

APPROVED AS TO FORM:

By: _____
District Counsel

CITY OF JACKSON

By: _____

Dated: _____

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM:

By: _____
City Attorney

CITY OF SUTTER CREEK

By: _____

Dated: _____

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM:

By: _____
City Attorney

CITY OF AMADOR CITY

By: _____

Dated: _____

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM:

By: _____
City Attorney

CITY OF PLYMOUTH

By: _____

Dated: _____

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM:

By: _____
City Attorney

AN AGREEMENT AMENDING THE AGREEMENT CREATING A JOINT EXERCISE OF POWERS
AUTHORITY FOR THE PURPOSE OF PLANNING AND OPERATING A
COUNTY-WIDE RECREATION AGENCY

THIS THIRD AMENDED AND RESTATED AGREEMENT (“Agreement”) is entered into this 14th day of February, 2018, by and among the County of Amador, and the cities of Amador City, Jackson, Ionc, Plymouth, and Sutter Creek, and the Amador County Unified School District.

WHEREAS, the parties hereto are public entities located in Amador County (“Members”). The Members individually and jointly have the power to enter into this Agreement, participate in the Joint Powers Authority created hereby, and through such Joint Powers Authority plan and operate a County-wide recreation agency as set forth herein; and

WHEREAS, the Members have the need to plan and operate a County-wide recreation agency so as to coordinate, finance, acquire property for, and operate such an agency and intend to do so through the Joint Powers Authority; and

ARTICLE I - AUTHORITY

Section 1.1 Creation of Authority. Pursuant to Articles I and II (commencing with Section 6500) of Chapter 5, Division 7, of Title I of the California Government Code (hereinafter referred to as the Act), there was created by a prior Joint Powers Agreement a public entity known as the “Amador County Recreation Agency” (“ACRA”). ACRA is a public entity separate and apart from the Members and shall administer this Agreement.

ARTICLE II - PURPOSE

Section 2.1 Purpose. The purpose of this Agreement shall be to amend the existing Joint Powers Agreement establishing ACRA. ACRA shall have as a specific purpose the planning, financing, and operation of recreation programs and facilities in Amador County benefiting the Members and all areas of Amador County. The goal is to maximize recreation opportunities for all the people in all the areas of Amador County. This Agreement amends and supersedes the prior Agreement, which created ACRA and, as amended hereby, continues the existence, work, and operations of ACRA.

ARTICLE III - GOVERNING BOARD

Section 3.1 Governing Board. The Authority shall be governed by a Governing Board which shall consist of eight (8) directors. Two (2) directors shall be members of and appointed by the Board of Supervisors to represent Amador County. Five (5) directors shall be members of and appointed by each of the Member cities' city councils. One (1) director shall be a member of and appointed by the Board of Trustees of the Amador County Unified School District. All voting power of ACRA shall reside in the Governing Board.

Section 3.2 Directors Terms. Each director shall serve at the pleasure of the appointing body. Vacancies on the Governing Board shall be filled by the appointing body.

Section 3.3 Compensation. The directors of the Governing Board shall not receive compensation from ACRA but may receive reimbursement for actual expenses for travel and other incidental expenses as may be authorized from time to time by said Governing Board.

Section 3.4 Regular Meetings. The Governing Board shall provide for the time and place of its regular meetings; provided, however, that one regular meeting shall be held each month, unless cancellation is noticed. The date, hour, and place of the holding of regular meetings shall be fixed by resolution of the Governing Board and a copy of such resolution shall be filed with each Member.

Section 3.5 Minutes. Minutes shall be kept of the meetings of the Governing Board and shall, as soon as possible after each meeting, cause a copy of the minutes to be forwarded to each director and to each Member.

Section 3.6 Quorum. A majority of five (5) directors of the Governing Board shall constitute a quorum for the transaction of business. The affirmative vote of a majority of all directors shall be necessary for the approval of any action of the Governing Board.

Section 3.7 Rules. The Governing Board may adopt from time to time such rules and regulations for the conduct of its meetings and affairs as are necessary for the purposes thereof.

Section 3.8 Governing Board and Authority Expansion. Subject to Section 8.3, the Governing Board shall review and recommend to the Members expansion of the Governing Board and/or the Authority's membership once annually, at its March meeting.

ARTICLE IV - OFFICERS, EMPLOYEES, AND ADVISORY BODIES

Section 4.1 Chair, Vice-Chair, and Secretary. At the beginning of each calendar year, the Governing Board shall elect a Chair and Vice Chair and shall appoint a Secretary who may, but need not be a director. The Chair and Vice Chair shall be from different jurisdictions. The officers shall perform the duties normal to said offices; and

(a) The Chair shall sign all contracts on behalf of ACRA and perform such other duties as may be imposed by the Governing Board; and

(b) The Vice Chair shall act, sign contracts and perform all the Chair's duties in the absence of the Chair; and

(c) The Secretary shall countersign all contracts on behalf of ACRA, perform such other duties as may be imposed by the Governing Board, and cause a copy of this Agreement to be filed with the Secretary of State pursuant to the provisions of California Government Code Section 6503.5.

Section 4.2 Finances and Fiscal Policy. In enacting this section, ACRA intends to ensure fiscal responsibility and the long-term sustainability of the JPA.

ACRA will annually prepare balanced budgets and sustain a balanced budget. Accounting procedures for the safe guarding of cash and related receipts and disbursements, accounts receivable, accounts payable and

payroll functions will be established in accordance with governmental accounting principles and standards. Internal control policies will reflect ACRA's commitment to providing high quality economical responsive services in furtherance of its mission statement. ACRA staff shall have the duties and obligations set forth in Government Code Sections 6505 and 6505.5. The Governing Board shall be provided with reports on the financial statements and budgets on a regular basis.

An audit will be performed in fiscal year 2017/2018, and a minimum of every other year thereafter. The Governing Board may authorize a financial review for the special district, in accordance with state law.

Section 4.3 Legal Advisor. The County Counsel of Amador County is hereby designated as the legal advisor to ACRA.

Section 4.4 Executive Director. The Governing Board shall appoint an Executive Director to administer ACRA. The Executive Director shall serve at the pleasure of the Governing Board. The Executive Director shall perform such administration and related duties as may be imposed on him/her by the Governing Board. In the absence of any counter-direction from the Governing Board, the Executive Director shall be responsible for the management and control of ACRA and the direction of ACRA employees.

Section 4.5 Technical Advisory Committee. The Governing Board may establish a Technical Advisory Committee (TAC). TAC members shall be appointed by the Cities and County. The City Manager and CAO or designee from each jurisdiction will serve on TAC. TAC shall provide recommendations to the Executive Director for the Governing Board on administration and implementation of the Regional Park Impact Mitigation Fees Program (RPIMF Program) in accordance with California Government Code 66000 et seq, and the adopted RPIMF Program MOU, fee schedule, capital improvement program, nexus plan, and the adopted Policies and Procedures thereof. TAC will provide recommendations to the Governing Board regarding sites, programs, staffing, and other elements of providing and using recreation facilities and programs.

Section 4.6. The Governing Board may establish other advisory committees, as needed.

Section 4.7 Ralph M. Brown Act. All meetings of the Governing Board, Advisory Team, and any other advisory or standing committees shall be called, noticed, held and conducted in accordance with the provisions of the Ralph M. Brown Act (commencing with Section 54950 of the Government Code).

Section 4.8 Charges For Services. The Board of Supervisors of Amador County shall determine charges to be made against ACRA for the services of County Counsel and other County costs of administering ACRA, such charges not to exceed the actual costs to the County incurred in providing for such services. The charges shall be subject to approval by the Governing Board.

Section 4.9 Bonding Persons Having Access To Property. From time to time, the Governing Board shall designate the public officers or persons, having charge of handling or having access to any property of ACRA and the respective amounts of the official bonds of the Treasurer and Auditor-Controller and such other persons pursuant to Section 6505.1 of the Act. California Government Code 1481, however, allows for a crime insurance policy to be purchased in lieu of individual bonds for public officers.

Section 4.10 Changing Officers and Team Members. The Governing Board may change the Treasurer,

Auditor-Controller, legal advisor, and Advisory Team at any time.

Section 4.11 Other Employees. The Governing Board shall have the power to appoint and employ such other officers, employees, consultants, advisors, and independent contractors as may be necessary for ACRA's purposes.

Section 4.12 Contract Employees. ACRA may contract with any Member, entity, or person to provide employees or services necessary to operate ACRA.

ARTICLE V - POWERS

Section 5.1 General Powers. ACRA, as created by this Agreement, shall exercise in the manner hereafter provided the powers, and only the powers, of providing public recreation common to all of the Members and necessary to the accomplishment of the purposes of the Agreement. ACRA shall have the power to plan, finance, acquire, construct, manage, and operate recreation programs and facilities in Amador County.

Section 5.2 Specific Powers. ACRA is hereby authorized in its own name to do all the acts necessary for the exercise of the foregoing general powers to further the purposes of this Agreement, including, but not limited to, any or all of the following:

- (a) to make and enter into contracts;
- (b) to employ agents or employees;
- (c) to acquire, dispose of, construct, manage, maintain or operate any real or personal property, or improvements;
- (d) to sue and be sued in its own name;
- (e) to incur debts, liabilities or obligations;
- (f) to apply for, accept, receive, and disburse grants, loans and other aid from any agency of the United States of America or the State of California;
- (g) to invest any money in the treasury pursuant to Government Code Section 6505.5 that is not required for the immediate necessities of ACRA as the Governing Board determines is advisable in the same manner and upon the same conditions as local agencies pursuant to Section 53601 of the Government Code;
- (h) to make rules and regulations appropriate to ACRA's operation; and
- (i) to carry out and enforce all of the provisions of this Agreement.

Section 5.3 Limitation. Except as otherwise authorized or permitted by law and for purposes of, and to the extent required by Section 6509 of the California Government Code, ACRA is subject to the restrictions upon the manner of exercising the powers applicable to Amador County.

ARTICLE VI - MEMBERSHIP FEES

Section 6.1. Payment of Membership Fees. Each Member jurisdiction, in signing this Amendment, agrees to pay Membership Fees determined by the current population within that jurisdiction. Each Member jurisdiction will pay a minimum of \$5.00 per person per year, with the exception of the Amador County School District, whose fees are waived in lieu of the use of school facilities. Membership Fees will be reviewed annually and may

be changed by Resolution of the ACRA Board and implemented upon the approval of each Member jurisdiction.

Section 6.2. Annual Inflationary Adjustment of Fees. The ACRA Board shall review and make recommendations for annual adjustments to increase or decrease the Membership Fees based upon inflation and budgetary considerations.

Section 6.3. Non-payment. Should non-payment of Membership Fees occur, the Governing Board shall convene a hearing to determine the reason for non-payment by the non-paying member. The non-payment of Membership Fees may result in the termination of Membership sixty (60) days after invoicing.

ARTICLE VII - COSTS

Section 7.1 Annual Budget. The Governing Board shall annually adopt a budget for ACRA prior to July 1 of each fiscal year, which shall begin on July 1.

Section 7.2 Records of Accounts. ACRA shall cause to be kept accurate and correct books of account, showing in detail the costs of administration, maintaining capital reserves, operation and maintenance, and all financial transactions of ACRA. Said books of account shall be open to inspection at all times by any representative of any of the Members, or by any accountant or other person authorized by any Member to inspect said books of account.

ARTICLE VIII - TERMINATION

Section 8.1 Term. This Agreement shall be effective on the date of its execution by the last of the Members and shall be effective on said date and shall continue until terminated by a majority of the Members.

Section 8.2 Disposition of Assets. Upon the termination of this Agreement, and after payment of all liabilities, costs, expenses, and charges validly incurred under this Agreement, all surplus money of ACRA shall be returned in proportion to the funds furnished by the respective Members. Distribution of personal property assets of ACRA may be made in kind, or the assets may be distributed to Members in the same manner as any cash. To the extent feasible, any real property owned by ACRA shall be distributed to Members in a manner that will best ensure that the recreational activities associated with these properties remain available to the residents of Amador County. Prior to, or upon termination of this Agreement, Members shall meet and confer in good faith regarding the proper disposition of any real property owned by ACRA consistent with the provisions of this Section.

ARTICLE IX-- LIABILITY, INDEMNIFICATION AND INSURANCE

Section 9.1 ACRA Liability and Indemnification. The debts, liabilities, contracts, and obligations of ACRA shall be the debts, liabilities, contracts, and obligations of ACRA only and not of any Member Agency or Entity. Each Member is independent of every other Member and of ACRA and not the agent of any Member or of ACRA. ACRA shall indemnify, defend, and hold harmless each of the Members and their authorized officers, employees, agents, and volunteers from any and all claims, demands, suits, causes of action, liability, judgments,

damages, costs, and expenses (including reasonable attorneys' fees and court costs) arising from ACRA's acts, errors, or omissions and for any costs or expenses incurred by any Member on account of any claim therefor, except where such indemnification is prohibited by law.

Section 9.2 Member Indemnification. Pursuant to the provisions of California Government Code section 895 et seq., and except as required in Section 8.1, herein, each Member agrees to indemnify, defend, and hold harmless Members, including without limitation, its officers, agents, directors, employees and representatives from and against any and all from any liability, claim, or judgment for injury or damages caused by any negligent or wrongful omission of any agent, officer, and/or employee of the indemnifying Member which occurs or arises out of the performance of this Agreement.

Section 9.3 Insurance. ACRA shall provide for insurance covering liability exposure in an amount as the Governing Board determines necessary to cover risks of activities of ACRA.

Section 9.4 Third Party Beneficiaries. This Agreement and the obligations hereto are not intended to benefit any other party other than its Members, except as expressly provided herein. Only the signatories to this Agreement shall have any rights or causes of action against any party to this Agreement as a result of that Member's performance or non-performance under this Agreement, except as expressly stated in this Agreement.

ARTICLE X - MISCELLANEOUS PROVISIONS

Section 10.1 Notices. Notices hereunder shall be deemed sufficient if delivered to:

County of Amador
County Administrative Officer
810 Court Street
Jackson, CA 95642

City of Amador City
City Clerk
P.O. Box 200
Amador City, CA 95601

City of Jackson
City Manager
33 Broadway
Jackson, CA 95642

City of Sutter Creek
City Manager
P.O. Box 366
Sutter Creek, CA 95685

City of Ione
City Manager
P.O. Box 398
Ione, CA 95640

City of Plymouth
City Manager
P.O. Box 429
Plymouth, CA 95669

Amador County Unified School District
District Superintendent
217 Rex Ave.
Jackson, CA 95642

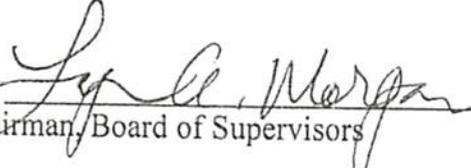
Section 10.2 Termination of Participation by Members. At any time during the term hereof, any Member or Members may terminate their participation in ACRA by giving 60 days' written notice thereof to ACRA and to the other Members. ACRA shall continue unless a majority of the Members forming ACRA have terminated their participation.

Section 10.3 Addition of Members. Additional public entities within Amador County may be added by amendment to this Agreement approved by a majority of the Members hereof acting through their legislative bodies; provided, however, that any new Member shall have the power to provide public recreation services; and provided further that the number of directors shall not change unless also approved by a majority of the Members.

Section 10.4 Term of this Agreement. The term of this Agreement is set for three years after approval by all members, or upon such time as the Governing Board determines that modifications to this agreement be made. During the third year of this agreement, or sooner, the governing board will review this agreement for possible additional amendments. Absent any action by the Governing Board, this Agreement will remain and continue.

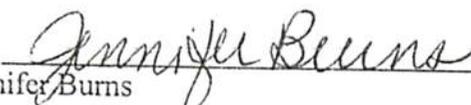
IN WITNESS WHEREOF, the parties have executed this Agreement as of the date and year first written above.

COUNTY OF AMADOR

By: 
Chairman, Board of Supervisors

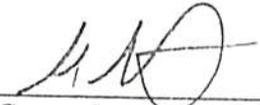
Dated: 5/17/18

ATTEST:

By: 
Jennifer Burns
County Clerk of the Board
Amador County

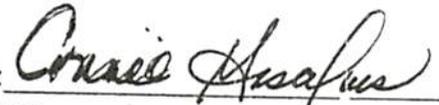
Dated: 5/17/18

APPROVED AS TO FORM:

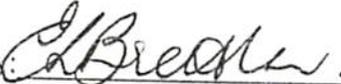
By: 
County Counsel

Dated: 5/17/18

CITY OF JACKSON

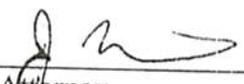
By: 
Mayor

Dated: 8/7/18

By: 
City Clerk

Dated: 8/7/18

APPROVED AS TO FORM:

By: 
City Attorney

Dated: 8/13/18

CITY OF SUTTER CREEK

By: [Signature]
Mayor

Dated: 5/21/18

By: [Signature]
City Clerk

Dated: 5/22/18

APPROVED AS TO FORM:

By: [Signature]
City Attorney

Dated: 5/22/18

CITY OF IONE

By: [Signature]
Mayor

Dated: 5-15-18

By: [Signature]
City Clerk

Dated: 5-15-18

APPROVED AS TO FORM:

By: [Signature]
City Attorney

Dated: 5/15/18

CITY OF AMADOR CITY

By: [Signature]
Mayor
Ulu Mayor

Dated: 9/6/18

By: Joyce Donahoe
City Clerk

Dated: 9/6/18

APPROVED AS TO FORM:

By: [Signature]
City Attorney

Dated: 5-20-2018

CITY OF PLYMOUTH

By: [Signature]
Mayor

Dated: 5/25/18

By: Alona Stoddard
City Clerk

Dated: 5/25/18

APPROVED AS TO FORM:

By: Katherine Cook
City Attorney

Dated: 5/31/18

AMADOR COUNTY UNIFIED SCHOOL DISTRICT

By: C. Slavensky
Superintendent of Schools

Dated: 6/27/18

ATTEST:

By: Kandi Thompson
Clerk

Dated: 8/14/18

APPROVED AS TO FORM:

By: [Signature]
District Counsel

Dated: 8/6/18

9

DATE: MARCH 5, 2026
TO: CITY COUNCIL
FROM: SUSAN M. PETERS, CITY PLANNER
SUBJECT: HOUSING ELEMENT 2025 ANNUAL PROGRESS REPORT

RECOMMENDATION

Review and accept the Amador City Housing Element Annual Progress Report 2025.

BACKGROUND

Local jurisdictions are required to submit a Housing Element Annual Report (APR) to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by April 1 of each year. The report provides information to the State and the public on the implementation of the City's General Plan Housing Element and progress towards our Regional Housing Needs Allocation numbers.

APR's must be presented to the local legislative body for its review and acceptance, usually as a consent or discussion item on a regular meeting agenda.

DISCUSSION

The Amador City 6th Cycle Housing Element was adopted by the city in 2023 and certified by HCD in February 2025. As with last year's APR, the 2025 APR is based on the programs in the 6th Cycle Housing Element. The most pertinent section of the APR is the Housing Element Implementation Table (Table D) which summarizes progress made on the programs outlined in the Housing Element.

Table D is attached for Council review and consideration. There was progress made with implementation, particularly with the updates made to the zoning code with the adoption of Ordinance No. 188. These updates were required by the Housing Element to streamline definitions, encourage and support a variety of housing types, including special needs housing and affordable housing.

The City Council should review and consider acceptance of the Annual Progress Report information. Once accepted, staff will upload the report to HCD by the April 1, 2026 deadline.

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

| Jurisdiction | | Amador City | | | | | | |
|--|---|--|------------------|----------------------------------|--|-------------------------------|----------------------------|----------------------|
| Reporting Year | | 2025 (Jan. 1 - Dec. 31) | | | | | | |
| Table D | | | | | | | | |
| Program Implementation Status pursuant to GC Section 65583 | | | | | | | | |
| Housing Programs Progress Report | | | | | | | | |
| Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. | | | | | | | | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| Name of Program | Objective | Projected Completion Date in Housing Element | Applicable Cycle | Status of Program Implementation | Program Implementation Details | Quantified Outcomes: Category | Quantified Outcomes: Count | Supporting Documents |
| PROGRAM 1: COUNTYWIDE HOUSING WORKING GROUP | <ul style="list-style-type: none"> Amador County, and the Cities of Amador City, Ione, Jackson, Plymouth, and Sutter Creek to establish a Countywide Housing Working Group, including one representative from each jurisdiction's Planning Department, by February 2024 to discuss and implement housing strategies. The Countywide Housing Working Group shall meet on a regular basis. Each jurisdiction shall annually evaluate the effectiveness of the CHWG in the implementation of programs. If the CHWG is determined to be ineffective in implementing any of the programs, each jurisdiction shall identify alternative actions within six months, including a schedule to implement the alternative actions on a semi-annual basis (e.g., actions that each jurisdiction will implement at least two times each year) for the remainder of the planning period, to facilitate the implementation of relevant programs. | Feb-24 | 6th Cycle | Continuous | The Working Group met formally once on March 10, 2025 and informally (Amador City, Jackson, Sutter Creek & Ione) the second Monday each month. | Meetings | | |
| PROGRAM 2: HOUSING ELEMENT MONITORING/ANNUAL REPORTING | <ul style="list-style-type: none"> Review the Housing Element annually and provide opportunities for public participation, in conjunction with the submission of the Annual Progress Report to the State Department of Housing and Community Development by April 1st of each year. | Apr-25 | 6th Cycle | Continuous | Annual Reports will be prepared by staff in March annually. The report will be reviewed by the Planning Commission and/or City Council during public meetings. | Other | | |

| | | | | | | |
|---------------------------|---|---------|-----------|------------|--|-------|
| PROGRAM 3: ADEQUATE SITES | <p>Each jurisdiction shall develop a formal ongoing procedure to evaluate development proposals, zones, and other land use decisions and update the inventory and capacity of sites by income groups as necessary by the end of 2023. Each jurisdiction to work with the Amador-Tuolumne Community Action Agency (ATCAA) and private developers on an ongoing basis to find suitable sites for affordable housing and special needs groups, including extremely low income, transitional, supportive, and single heads of households housing with an emphasis on prioritizing housing opportunities in higher resource areas.</p> | 12/1/23 | 6th Cycle | Continuous | Implementation is progress and ongoing | Units |
| PROGRAM 3: ADEQUATE SITES | <p>Amador City: Update Zoning Map and Zoning Ordinance to require a minimum of 50% residential uses on at least one of the C-2 sites identified in Amador City Annex Table IV-A-C-1, Appendix Amador City-A, and Figure Amador City-1. Amador City is to maintain adequate sites to accommodate the RHVA throughout the 6th Cycle pursuant to Government Code Section 65563.1 Very Low, 1 Low, 1 Moderate and 2 Above Moderate.</p> | Dec-29 | 6th Cycle | Completed | One property (APN 009-284-016) zoned Commercial was developed with a Single Family Residence and ADU. | Units |
| PROGRAM 3: ADEQUATE SITES | <p>Each jurisdiction shall low residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households for (1) lower income sites that are vacant and have been included in the inventory from two or more consecutive planning periods, undensitized (nonvacant) and have been included in the inventory from a prior planning period consistent with the requirements of Government Code Section 65563.2. The attachment to the Annex for each jurisdiction identifies lower income sites that have been included in prior Housing Elements. These provisions shall take effect immediately upon adoption and the jurisdictions shall establish additional procedures within six months of Housing Element participation.</p> | Dec-23 | 6th Cycle | Completed | Ordinance No. 188 was adopted in December 2025 that included updates to the Zoning Code to address Program 11. | Units |

| | | | | | | | | |
|--|---|---------------|------------------|------------------------|--|--------------|----------|--|
| <p>PROGRAM 4: ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND SB 9 UNITS</p> | <ul style="list-style-type: none"> Amador County, Amador City, Jackson, Plymouth, and Sutter Creek to update their codes to allow ADUs, JADUs, and SB 9 units, as applicable, consistent with the requirements of State law by May 2025 and submit the amended ADU and JADU provisions to HCD for review. Housing Working Group to coordinate development of a Countywide web page by December 2024 to promote ADU and SB 9 opportunities to interested residents that includes examples of successful ADU projects, an ADU resource guide, and links to the ADU and SB 9 requirements for each jurisdiction. Each jurisdiction shall provide technical and resource guides online, including lot split provisions per SB 9 by December 2023. Each jurisdiction shall conduct outreach and education on ADU and SB 9 options and requirements to homeowners and Homeowners' Associations on an annual basis (2023-2029) to expand opportunities throughout the jurisdiction, with an emphasis on outreach to homeowners' associations and property owners in higher opportunity areas within each jurisdiction. | <p>May-25</p> | <p>6th Cycle</p> | <p>In Progress</p> | <p>Amador City adopted new ADU and JADU regulations to be in compliance with State law. The Working Group has reviewed materials provided by Amador County for ADUs. Materials will be coordinated between jurisdictions and made available.</p> | <p>Units</p> | | |
| <p>PROGRAM 4: ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND SB 9 UNITS</p> | <ul style="list-style-type: none"> Each jurisdiction shall pursue State funding available to assist lower- and moderate income homeowners in the construction of ADUs on an annual basis (2024, 2026, 2028). Each jurisdiction shall provide financial assistance to qualified property owners to build ADUs when State funds (such as Ca HOME) or other funds are available on an ongoing basis. By December 2025, assess each jurisdiction's progress in ADU construction; evaluate incentives to further promote ADUs if construction goals are not met. Amador City: 2 ADUs/JADUs | <p>Dec-29</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Planning staff will continue to pursue State funds. If funding is available, staff will provide assistance to qualified homeowners. One new ADU was constructed in the City in 2025.</p> | <p>Units</p> | <p>1</p> | |
| <p>PROGRAM 5: AFFORDABLE HOUSING LAND ACQUISITION</p> | <p>Amador Countywide:</p> <ul style="list-style-type: none"> Countywide Housing Working Group to work with the Amador-Tuolumne Community Action Agency (ATCAA) and private developers to identify potential suitable affordable housing sites for land acquisition on a regular basis. <p>Each Jurisdiction:</p> <ul style="list-style-type: none"> Individual jurisdictions to evaluate sites identified by the Countywide Housing Working Group to determine site acquisition feasibility, and work with for-profit and nonprofit resources as necessary to obtain such lands. | <p>Dec-29</p> | <p>6th Cycle</p> | <p>Not Yet Started</p> | <p>Not yet implemented due to staff and budget constraints.</p> | <p>Units</p> | | |

| | | | | | | | | |
|---|---|--------|-----------|-----------------|---|-------|--|--|
| PROGRAM 5B: HOMELESS SERVICES COORDINATION AND HOUSING | <ul style="list-style-type: none"> •Countywide, by 2027, work with developers and service providers to provide 30 new shelter or transitional housing beds, with at least 2 beds provided apiece in Arroyo City and Plymouth, 3 beds provided apiece in Lone, Plymouth, and Sutter Creek, and 10 beds provided apiece in Jackson and the unincorporated County. •Beginning in 2024, Housing Working Group shall coordinate annually with the administration, Police Department, and Planning staff of each jurisdiction has information available regarding services for the homeless and at-risk population. | Dec-27 | 6th Cycle | In Progress | Planning staff will continue to respond to requests for information regarding the availability of affordable housing sites in the City of Lone. | Units | | |
| PROGRAM 6: AFFORDABILITY TARGETS | NA | | 6th Cycle | | | | | |
| PROGRAM 7: HISTORICALLY SIGNIFICANT STRUCTURES | NA | | 6th Cycle | | | | | |
| PROGRAM 8: NEIGHBORHOOD BEAUTIFICATION AND HOUSING REHABILITATION | <ul style="list-style-type: none"> •Countywide Housing Working Group to identify funding sources for housing rehabilitation, weatherization, energy-efficient improvements, emergency repair and wildland urban interface/fire hardening on an annual basis. oHousing Working Group to coordinate with individual jurisdictions to determine if available funding should be sought at the regional level or by individual jurisdictions. oHousing Working Group to coordinate with individual jurisdictions to identify a single entity to assist in the implementation of housing rehabilitation programs in order to provide efficient and effective assistance throughout the County. oPotential funding sources include USDA Section 504 Home Repair, Community Development Block Grant (CDBG), HOME, and CalFIRE Wildfire Prevention Grant programs. | 6/1/23 | 6th Cycle | Not Yet Started | Not yet implemented due to staff and budget constraints. | Other | | |

| | | | | | | | | |
|---|--|---------------|------------------|-------------------|--|--------------|--|--|
| <p>PROGRAM 8: NEIGHBORHOOD BEAUTIFICATION AND HOUSING REHABILITATION</p> | <ul style="list-style-type: none"> •Individual jurisdictions to promote the available housing rehabilitation, energy efficiency, accessibility, and home improvement programs on each jurisdiction's website, through social media, and by way of handouts available at the public counter as well as through the local real estate community by June 2023. •Individual jurisdictions to continue to respond to code complaints as complaints are received. •Each jurisdiction's Planning Department shall work with property owners, residents, and Homeowner Associations to ensure safe and decent housing. Staff will identify concentrations of housing in need of repair and multi-family developments in need of significant repair and connect property owners with resources for rehabilitation and junk removal on an ongoing basis. •Secure funding, either individually or Countywide, for rehabilitation, improvement, and/or emergency repair of housing: Arador City: 2 extremely low, 2 very low, and 2 low income units | <p>Dec-29</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Code complaints are reviewed by the City's Code Enforcement Officer. As staffing is available, additional outreach will be completed.</p> | <p>Other</p> | | |
| <p>PROGRAM 9: AFFORDABLE AND SPECIAL NEEDS HOUSING ASSISTANCE AND INCENTIVES</p> | <ul style="list-style-type: none"> •Countywide Housing Working Group will review available funding sources for housing affordable to extremely low, very low, low, and moderate income households and housing for special needs groups at least twice each year. •Countywide Housing Working Group will actively pursue federal, State, County and private funding sources that are available at the regional level and to determine the feasibility of developing a Regional Affordable Housing Trust Fund. •Countywide Housing Working Group will proactively reach out annually to affordable housing providers and special needs housing providers, including homeless service providers interested in constructing extremely low income housing, emergency shelters, transitional housing, and supportive housing, agricultural worker housing providers, senior and disability housing providers, and providers serving large families and/or single heads of household with children to assist in identifying appropriate sites for development and connecting providers with assistance, including fundings and incentives for housing. | <p>Dec-29</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>The Housing Working Group will continue to meet and pursue housing and funding opportunities as they arise.</p> | <p>Units</p> | | |

| | | | | | | | | |
|---|---|---------------|------------------|------------------------|--|--------------|--|--|
| <p>PROGRAM 9: AFFORDABLE AND SPECIAL NEEDS HOUSING ASSISTANCE AND INCENTIVES</p> | <ul style="list-style-type: none"> Each jurisdiction within Amador County to actively pursue federal, State, and private funding sources for affordable housing as a means of leveraging local funds and maximizing assistance, and also support developers in securing outside funding sources. If multiple projects are proposed for funding, jurisdictions shall prioritize projects that improve very low/low income access to the most resources and most positive environmental, educational, economic, and transportation outcomes. If interest in affordable or special needs housing exceeds federal, State, and private funding resources for affordable housing, prioritize assisting projects located in TCAC highest resource areas. | <p>Dec-29</p> | <p>8th Cycle</p> | <p>Continuous</p> | <p>The Housing Working Group will continue to meet and pursue housing and funding opportunities as they arise.</p> | <p>Units</p> | | |
| <p>PROGRAM 9: AFFORDABLE AND SPECIAL NEEDS HOUSING ASSISTANCE AND INCENTIVES</p> | <ul style="list-style-type: none"> By December 2024, each jurisdiction shall identify a menu of incentives, including permit streamlining, reduced or deferred development fees, ministerial review of minor lot line adjustments, technical assistance to acquire funding, and modification of development requirements through Planned Development overlays or similar provisions for affordable and special needs housing. Incentives shall be specifically identified for extremely low income housing, which may include adopting priority processing, granting fee waivers or deferrals, modifying development standards, and granting concessions and incentives. Each jurisdiction to promote affordable and special needs housing, as well as a variety of housing types, when reviewing and implementing Planned Development, Specific Plan, and any large-scale projects to ensure new residential development provides for a variety of housing types and affordability levels. | <p>Dec-24</p> | <p>8th Cycle</p> | <p>Not Yet Started</p> | <p>Not yet implemented due to staff and budget constraints.</p> | <p>Units</p> | | |
| <p>PROGRAM 9: AFFORDABLE AND SPECIAL NEEDS HOUSING ASSISTANCE AND INCENTIVES</p> | <ul style="list-style-type: none"> To promote and incentivize affordable and special needs housing, each jurisdiction shall annually email regional affordable housing developers and non-profits the menu of incentives, the inventory of sites for very low and low income housing, a list of available financial resources, and the jurisdiction's dedicated contact to discuss affordable housing opportunities. In conjunction with other programs promoting affordable housing and reducing barriers to a variety of housing types, approve and permit development of new affordable and special needs units as follows: Amador City: 1 extremely low, 1 very low, and 2 low income units | <p>Dec-24</p> | <p>8th Cycle</p> | <p>Not Yet Started</p> | <p>Not yet implemented due to staff and budget constraints.</p> | <p>Units</p> | | |

| | | | | | | | | |
|--|--|---------------|------------------|-------------------|---|-------------------|--|--|
| <p>PROGRAM 10: PRESERVATION OF EXISTING AFFORDABLE HOUSING</p> | <ul style="list-style-type: none"> •Annually monitor each jurisdiction's affordable housing stock to ensure that deed-restricted units are preserved. •Should any of the assisted properties become at risk of converting to market rate, the jurisdiction(s) will work with property owners, interest groups, and the State and federal governments to ensure compliance with State law and implement the following: <ul style="list-style-type: none"> oTechnical Assistance: Provide technical assistance where feasible to public and non-profit agencies interested in purchasing and/or managing units at risk. oPreservation Programs: Provide information to owners of at-risk properties regarding rehabilitation assistance and/or mortgage financing in exchange for extending affordability restrictions. oTenant Education: Hold public hearings upon receipt of any Notice of Intent to Sell or Notice of Intent to Convert to Market Rate Housing, pursuant to Section 65863.10 of the Government Code and provide tenant education on housing rights. | <p>Dec-29</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Amador City will continue to annually monitor deed-restricted affordable housing units. In 2025, no affordable housing units were lost and no properties were identified as at risk of conversion.</p> | <p>Units</p> | | |
| <p>PROGRAM 11: PRESERVE MULTIFAMILY AND MOBILE HOME OPPORTUNITIES</p> | <ul style="list-style-type: none"> •Update the code by December 2025 to establish provisions addressing the conversion or demolition of multifamily rental housing and mobile home parks with the intent of retaining multifamily units (701 units as identified in Background Report Table II-25) and mobile homes (1,432 units as identified in Background Report Table II-25) in all jurisdictions and assisting any households subject to relocation due to a multifamily or mobile home park demolition or conversion. The provisions shall address: <ul style="list-style-type: none"> oIdentification of affected households by income, household size, and special housing needs. oNotification to households at least 6 months prior to a required move-out date. oAssistance to all lower income and special needs households in identifying affordable housing opportunities. oMoving costs to all affected households. oRental assistance for a minimum period of time to all lower income households who are not able to procure housing that is affordable to their income group (extremely low, very low, low). oOption for all affected households to receive priority for any new or rehabilitated housing built on the same site within 3 years of move-out. | <p>Dec-25</p> | <p>6th Cycle</p> | <p>Completed</p> | <p>Ordinance No. 188 was adopted in December 2025 that included updates to the Zoning Code to address Program 11.</p> | <p>Households</p> | | |

| | | | | | | | | |
|---|---|--------|-----------|-----------------|--|------------|--|--|
| PROGRAM 12: FAIR HOUSING SERVICES | <ul style="list-style-type: none"> As a means of furthering fair housing education and outreach in the community, each jurisdiction in Amador County will advertise the fair housing program through placement of fair housing information brochures on their websites, at the public counters, and in the local library(ies) by December 2023. Each jurisdiction to provide an annual outreach event to promote fair housing and to educate the community, landlords, and real estate professionals regarding fair housing requirements. Each jurisdiction shall continue to provide referrals to CDFEH and HUD and any locally designated providers on an ongoing basis, including promoting fair housing practices, review and enforcement assistance with fair housing complaints, and education to housing providers. | Dec-23 | 6th Cycle | Not Yet Started | Not yet implemented due to staff and budget constraints. | Households | | |
| PROGRAM 12: FAIR HOUSING SERVICES | <ul style="list-style-type: none"> Housing Working Group to coordinate with ATCAA in 2023/2024 to determine if ATCAA can offer fair housing services to all County residents. If ATCAA cannot offer fair housing services, the Housing Working Group to contact fair housing advocates to identify interest in providing fair housing services to the County and identify a single Countywide point of contact for fair housing concerns by the end of 2024. | Dec-24 | 6th Cycle | Not Yet Started | Not yet implemented due to staff and budget constraints. | Households | | |
| PROGRAM 13: AFFIRMATIVELY FURTHER FAIR HOUSING | <ul style="list-style-type: none"> Implement measures to affirmatively further fair housing on an ongoing basis, and as further outlined in Table 1. | Dec-29 | 6th Cycle | Not Yet Started | Not yet implemented due to staff and budget constraints. | Households | | |
| PROGRAM 14: AFFORDABLE HOUSING RESOURCES FOR RENTERS AND OWNERS | <ul style="list-style-type: none"> Develop an outreach program by December 2024 to connect lower income residents and the lower income workforce with new rental and ownership opportunities and access to resources for home ownership, housing rehabilitation, fair housing, temporary and long-term assistance in the event of a disaster, and other housing assistance programs as those become available, promoting fair housing choice and access to safe and decent housing within the community. Information shall be provided on each jurisdiction's website and social media channels, via announcements at the Board of Supervisors and City Council meetings, at the public counters, and in the local library(ies). Update outreach program materials at least annually to reflect correct contacts and program information. | Dec-24 | 6th Cycle | Not Yet Started | Not yet implemented due to staff and budget constraints. | Households | | |

| | | | | | | | | |
|---|---|---------------|------------------|------------------------|---|--------------|--|--|
| <p>PROGRAM 15A: ADOPT A REASONABLE ACCOMMODATION PROCEDURE FOR HOUSING</p> | <ul style="list-style-type: none"> •Amador County, Amador City, Jackson, Plymouth, and Sutter Creek: Review and amend the Municipal Code a necessary to provide individuals with disabilities reasonable accommodation (in full compliance with Senate Bill 520) in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing by December 2023. Include the following information: <ul style="list-style-type: none"> oProviding notice to the public of the availability of an accommodation process. The notice will be provided at all counters where applications are made for a permit, license, or other authorization for siting, funding, development, or use of housing. oProcedures for requesting reasonable accommodation, including preparation of a Fair Housing Accommodation Request form and designating the appropriate individual, committee, commission, or body responsible for acting on requests. | <p>Dec-23</p> | <p>6th Cycle</p> | <p>Completed</p> | <p>Ordinance No. 188 was adopted in December 2025 that included updates to the Zoning Code to address Program 15A.</p> | <p>Other</p> | | |
| <p>PROGRAM 15A: ADOPT A REASONABLE ACCOMMODATION PROCEDURE FOR HOUSING</p> | <ul style="list-style-type: none"> o Review procedures for requests for reasonable accommodation, including provisions for issuing a written decision within 30 days of the date of the application. o Criteria to be used in considering requests for reasonable accommodation. o Appeal procedure for denial of a request for reasonable accommodation. The procedure should establish that there is no fee for processing requests for reasonable accommodation or for appealing an adverse decision related to a request for reasonable accommodation. <ul style="list-style-type: none"> •All Jurisdictions: Create a public information brochure on reasonable accommodation for disabled persons and provide that information on each jurisdiction's website. | <p>Dec-23</p> | <p>6th Cycle</p> | <p>Not Yet Started</p> | <p>Not yet implemented due to staff and budget constraints.</p> | <p>Other</p> | | |
| <p>PROGRAM 15B: SMOKE-FREE MULTI-UNIT HOUSING</p> | <ul style="list-style-type: none"> •In 2024, review methods to reduce exposure to second-hand smoke in multi-unit and mixed use residential projects and identify at least three methods for implementation in 2025-2029. Methods may vary from jurisdiction to jurisdiction and may include: <ul style="list-style-type: none"> oConsideration of a smoke-free ordinance, encouraging compliance through education, signage requirements, and property manager actions rather than police, fines, or evictions. oTargeted education to landlords and tenants on the benefits of a smoke-free housing policy. oTargeted outreach to landlords with resources including language to include in leases, assistance available to purchase signage, and local resources for residents who want to quit tobacco. | <p>Dec-24</p> | <p>6th Cycle</p> | <p>In Progress</p> | <p>On March 10, 2025 the Working Group met with Amador County Public Health to coordinate a draft Smoke Free MLH Ordinance.</p> | <p>Other</p> | | |

| | | | | | | | | |
|---|--|---------------|------------------|------------------------|---|--------------|--|--|
| <p>PROGRAM 16: FEDERAL VOUCHER PROGRAM</p> | <ul style="list-style-type: none"> Countywide Housing Working Group to contact the Stanislaus County Regional Housing Authority (StanCoHA) and ATCAA annually to invite StanCoHA to attend a meeting and provide information regarding the number of vouchers issued within the county, to identify opportunities to access additional assistance programs, including the Family Unification Program, currently unavailable in Amador County, to determine if additional vouchers may become available, and to identify if there are unused vouchers that should be advertised to County residents. If vouchers are available to Amador County residents or the waitlist opens up, the Countywide Housing Working Group shall coordinate outreach via each jurisdiction's website and announcements at the Board of Supervisors and City Council meetings. | <p>Dec-29</p> | <p>6th Cycle</p> | <p>Not Yet Started</p> | <p>The Working Group has not yet contacted Stanislaus County Regional Housing Authority for ATCAA regarding voucher availability or program outreach.</p> | <p>Other</p> | | |
| <p>PROGRAM 16: FEDERAL VOUCHER PROGRAM</p> | <ul style="list-style-type: none"> Continue to facilitate the use of the HCV and other Housing Authority and ATCAA programs throughout the County by advertising programs semiannually (double the current advertising schedule) on each jurisdiction's website, in community newsletters, and via each jurisdiction's social media accounts to reach a Countywide audience. Conduct annual targeted education to landlords and tenants in the area of the County with the highest proportions of persons with disabilities and in areas with the highest resources. Provide information on the availability of the Housing Choice Voucher Program on the County's and each jurisdiction's website and review information bi-annually to ensure contact information is correct. Work with StanCoHA to increase the number of households receiving Housing Choice Vouchers by 5%. | <p>Dec-29</p> | <p>6th Cycle</p> | <p>Not Yet Started</p> | <p>Not yet implemented due to staff and budget constraints.</p> | <p>Other</p> | | |

| | | | | | | | | |
|---|---|---------------|------------------|------------------|---|--------------|--|--|
| <p>PROGRAM 17: DEVELOPMENT CODE/ZONING CODE AMENDMENTS</p> | <p>Each jurisdiction to complete the following zoning and development amendments to its code to streamline definitions, encourage and support a variety of housing types, including special needs housing and affordable housing, by July 2024 (note: refer to Chapter III (Housing Constraints) for a detailed analysis of revisions required to each jurisdiction's code): oFamily (Amador County, Amador City, Sutter Creek). Define "family" and "household" to include unrelated members of a household who reside together, to not regulate the relationship of members, and to impose no restriction on the number of persons who may reside together as a family or household. oLow Barrier Navigation Centers (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek). Define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a by-right use in areas zoned for mixed use and in nonresidential zones permitting multi-family uses (if applicable).</p> | <p>Jul-24</p> | <p>6th Cycle</p> | <p>Completed</p> | <p>Ordinance No. 188 was adopted in December 2025 that included updates to the Zoning Code to address Program 17.</p> | <p>Other</p> | | |
| <p>PROGRAM 17: DEVELOPMENT CODE/ZONING CODE AMENDMENTS</p> | <p>oTransitional and Supportive Housing (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek) Revise as necessary to ensure that transitional and supportive housing are allowed in residential and mixed-use zones in accordance with Government Code Section 65583(c)(3), and to allow eligible supportive housing in zones where multi-family and mixed uses are permitted in accordance with Government Code Sections 65650 through 65656. oSpatial Needs Housing (Amador County, Amador City, Plymouth, and Sutter Creek): Revise as necessary to ensure that special needs housing is accommodated in accordance with California Health and Safety (HSC) Code Section 1566.3, which establishes requirements for residential facilities that serve six or fewer persons including that residential care homes serving six or fewer persons will be treated in the same manner as a residence of the same type and not be subject to additional standards (such as parking). Additional jurisdiction-specific updates are as follows:</p> | <p>Jul-24</p> | <p>6th Cycle</p> | <p>Completed</p> | <p>Ordinance No. 188 was adopted in December 2025 that included updates to the Zoning Code to address Program 17.</p> | <p>Other</p> | | |

| | | | | | | | | |
|--|---|---------------|------------------|------------------|---|--------------|--|--|
| <p>PROGRAM 17: DEVELOPMENT CODE/ZONING CODE AMENDMENTS</p> | <p>oPersons with Disabilities - Group homes 7 or more persons (Amador County, Amador City, Ione, Jackson, Plymouth, and Sutter Creek): Permit these uses in all zones allowing residential uses with objectivity and only subject to the requirements of other residential uses of the same type in the same zone. oEmployee Housing (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek): Ensure that employee housing serving six or fewer employees shall be deemed a single family structure and shall be treated subject to the standards for a single family dwelling in the same zone per requirements of Health and Safety Code Section 17021.5. oFarmerworker Housing (Amador County, Jackson, Sutter Creek): Ensure that agricultural employee housing is allowed in zones that permit agricultural uses consistent with the requirements of Health and Safety Code Sections 17021.6 and 17021.8.</p> | <p>Jul-24</p> | <p>6th Cycle</p> | <p>Completed</p> | <p>Ordinance No. 188 was adopted in December 2025 that included updates to the Zoning Code to address Program 17.</p> | <p>Other</p> | | |
| <p>PROGRAM 17: DEVELOPMENT CODE/ZONING CODE AMENDMENTS</p> | <p>oEmergency Shelters: (Amador County, Amador City, Jackson, and Sutter Creek): Revise as necessary to ensure that emergency shelters are accommodated in accordance with the federal Religious Land Use and Institutionalized Persons Act and Government Code Section 65583, which requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit, including ensuring that emergency shelters are allowed in zones where residential uses are also permitted consistent with the requirements of Government Code Section 65583(a)(4) and are defined consistent with Government Code Sections 65582 and 65583(a)(4)(C). Require sufficient parking to accommodate all staff working in an emergency shelter, provided that the standards will not require more parking for emergency shelters than other residential or commercial uses within the same zone. oEmergency Shelters: (Jackson): Revise to allow 25 beds within each emergency shelter.</p> | <p>Jul-24</p> | <p>6th Cycle</p> | <p>Completed</p> | <p>Ordinance No. 188 was adopted in December 2025 that included updates to the Zoning Code to address Program 17.</p> | <p>Other</p> | | |
| <p>PROGRAM 17: DEVELOPMENT CODE/ZONING CODE AMENDMENTS</p> | <p>oEmergency Shelters (All jurisdictions): Update the definition of emergency shelter to be consistent with Government Code Section 65583(a)(4)(C) and ensure that emergency shelters are permitted ministerially when ancillary to permitted places of worship and churches.</p> | <p>Jul-24</p> | <p>6th Cycle</p> | <p>Completed</p> | <p>Ordinance No. 188 was adopted in December 2025 that included updates to the Zoning Code to address Program 17.</p> | <p>Other</p> | | |

| | | | | | | | | |
|---|---|---------------|------------------|------------------|---|--------------|--|--|
| <p>PROGRAM 17: DEVELOPMENT CODE/ZONING CODE AMENDMENTS</p> | <p>Application Streamlining (Amador County, Amador City, Plymouth, Sutter Creek, and Jackson): To facilitate residential development and to comply with State law, each jurisdiction will be updated to ensure that eligible multi-family projects with an affordable housing component are provided streamlined review and are subject only to objective design standards consistent with relevant provisions of SB 35 and SB 330, as provided for by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that "involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal." Each jurisdiction will review and modify the Design Review criteria to ensure application processing timelines comply with the requirements of applicable State laws, including Government Code Sections 65950-65957.5), streamline and simplify the process, including a limitation on the maximum number of hearings per project, and enforce objective standards and</p> | <p>Jul-24</p> | <p>6th Cycle</p> | <p>Completed</p> | <p>Ordinance No. 188 was adopted in December 2025 that included updates to the Zoning Code to address Program 17.</p> | <p>Other</p> | | |
| <p>PROGRAM 17: DEVELOPMENT CODE/ZONING CODE AMENDMENTS</p> | <p>Objective Design & Development Standards (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek). Each jurisdiction will adopt objective design and development standards for multifamily housing, including ministerial (by-right) residential and mixed-use development, and will ensure that the standards, including floor area ratio, unit size, height, setback, and parking requirements, accommodate the maximum densities permitted, and provide flexibility with the design of building types and units to accommodate irregular lots and steep slopes. These objective standards will replace any subjective standards, including site plan review findings, design review standards, and other standards required for single family and multifamily housing or will remove or include objective definitions and/or illustrations of any subjective terms, such as "compatibility", "orderly", "harmonious", "character", and "integrity".</p> | <p>Jul-24</p> | <p>6th Cycle</p> | <p>Completed</p> | <p>Ordinance No. 188 was adopted in December 2025 that included updates to the Zoning Code to address Program 17.</p> | <p>Other</p> | | |

| | | | | | | | | |
|---|---|---------------|------------------|------------------|---|--------------|--|--|
| <p>PROGRAM 17: DEVELOPMENT CODE/ZONING CODE AMENDMENTS</p> | <p>oDensity Bonus (Amador County, Amador City, Ione, Jackson, Plymouth, and Sutter Creek): Revise to reflect current requirements of the State's density bonus law, including alternative parking ratios, which shall also be reflected in the jurisdiction's parking standards section(s) of its code, including 1 space per studio (0 bedroom) and 1-bedroom units and 1.5 spaces per 2- and 3-bedroom units for projects that include affordable and special needs housing, and establish application requirements and decision-making criteria (Government Code Section 65915). oReasonable Accommodations (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek): Provide for reasonable accommodation for persons with a disability consistent with the HCD Reasonable Accommodation Model Ordinance, including objective findings for the approval of a reasonable accommodation application. oAccessibility (All jurisdictions): Require new development projects with 10 or more units to include accessibility options for buyers as part of each home plan.</p> | <p>Jul-24</p> | <p>6th Cycle</p> | <p>Completed</p> | <p>Ordinance No. 188 was adopted in December 2025 that included updates to the Zoning Code to address Program 17.</p> | <p>Other</p> | | |
| <p>PROGRAM 17: DEVELOPMENT CODE/ZONING CODE AMENDMENTS</p> | <p>oDensity Range (All jurisdictions): Require new development on the sites identified for very low, low, and moderate income to occur at 75% of allowed densities or higher, with exceptions provided for site-specific development constraints, affordable housing, and special needs housing. oConversion of Multifamily Rental to Ownership or Non-Residential Uses: Establish provisions to ensure that the conversion of multifamily rental to ownership or non-residential uses addresses the potential for displacement of households, including adequate notice (6 or more months), identification of affordable housing opportunities in the region, assistance to lower income and special needs housing with locating replacement housing, moving assistance, and priority for any residents interested in new ownership opportunities at the location.</p> | <p>Jul-24</p> | <p>6th Cycle</p> | <p>Completed</p> | <p>Ordinance No. 188 was adopted in December 2025 that included updates to the Zoning Code to address Program 17.</p> | <p>Other</p> | | |

| | | | | | | | | |
|---|---|---------------|------------------|-------------------|---|--------------|--|--|
| <p>PROGRAM 17: DEVELOPMENT CODE/ZONING CODE AMENDMENTS</p> | <p>oReduce Constrains to a Variety of Housing Types: Arrador City: -Limit development of single family units in the R3 and R4 zones to existing lots of 6,000 s.f. or less, new lots of 4,000 s.f. or less, and affordable (moderate, low and very low income) projects. -Update Design Review process for ministerial review of single family homes and provide for Design Review Committee approval of projects with 4 or fewer units. -Identify sample color palettes (such as historical color palettes from paint manufacturers) that are acceptable color palettes.</p> | <p>Jul-24</p> | <p>6th Cycle</p> | <p>Completed</p> | <p>Ordinance No. 188 was adopted in December 2025 that included updates to the Zoning Code to address Program 17.</p> | <p>Other</p> | | |
| <p>PROGRAM 18: CODE REVIEW</p> | <p>All Jurisdictions •Review and update local codes to address requirements of State law. Codes shall be reviewed every 3 years to implement any housing laws or any changes identified, including changes identified by HCD as part of its review of implementation of the Housing Element or review of ordinances where provided by the Government Code, to comply with existing housing laws •Review local code requirements annually to ensure that amendments are made where necessary to reduce impacts to life and property. •Review updates to the California Building Standards Code on a triennial basis and adopt updates to code requirements accordingly.</p> | <p>Dec-29</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Codes are reviewed on an ongoing basis. Updates will be made as needed.</p> | <p>Other</p> | | |

| | |
|--|---|
| <p>PROGRAM 19: WATER AND INFRASTRUCTURE CAPACITY</p> <ul style="list-style-type: none"> • In 2023, the Housing Working Group shall meet with AWA to identify necessary steps and resources to address water and wastewater system improvements where needed to accommodate the RFA. • Housing Working Group to identify methods to encourage water conservation and reduce wastewater effluent by December 2025, including coordinating with the water and wastewater providers to promote conservation and reviewing opportunities to increase efficiency in new construction and rehabilitation projects. • Continue to work cooperatively with AWA, ARSA, and other agencies that own or operate water and sewer infrastructure on an ongoing basis and each jurisdiction shall review efforts annually and the Housing Working Group shall meet with water and wastewater providers at least annually. • Housing Working Group to support infrastructure providers in pursuing funding to complete necessary improvements or to assist developers and agencies to complete these capital improvement projects as necessary on an ongoing basis to increase the availability of housing for low and very low income households, with efforts to identify potential applications and substantial opportunities at least annually. | <p>PROGRAM 19: WATER AND INFRASTRUCTURE CAPACITY</p> <ul style="list-style-type: none"> • Submit a funding application to the USDA's Smart Communities Rural Utilities Service Grants & Loans Program annually. • Each jurisdiction shall adopt any necessary fee programs and shall seek funding resources to support improvement and expansion of water and wastewater systems to accommodate the RFA by December 2025. • Coordinate with AWA and the cities to update Figures III-1 and III-2 every 3 years (December 2026, December 2029) to identify parcels that are proximate to existing water and sewer service and parcel water and sewer service as well as planned water and sewer service as well as in targeting locations for housing proposals would be considerable to assist developers |
| <p>Dec-29</p> | <p>Dec-29</p> |
| <p>6th Cycle</p> | <p>6th Cycle</p> |
| <p>In Progress</p> | <p>Continuous</p> |
| <p>Aradior City and the Countywide Housing Group will continue to work with both AWA and ARSA or as needed basis to address infrastructure constraints.</p> | <p>Other</p> |
| <p>Other</p> | <p>Other</p> |
| <p>Aradior City and the Countywide Housing Group will continue to work with both AWA and ARSA or as needed basis to address infrastructure constraints.</p> | <p>Other</p> |

| | | | | | | | | |
|---|--|---------------|------------------|-------------------|---|--------------|--|--|
| <p>PROGRAM 19: WATER AND WASTEWATER INFRASTRUCTURE CAPACITY</p> | <ul style="list-style-type: none"> Where applicable, use development agreements or other mechanisms to ensure fair-share funding of off-site infrastructure and facility improvements on an on-going basis and review projects at least annually to ensure implementation. Following adoption of the Housing Element, each jurisdiction shall provide the adopted Housing Element within 30 days to its water and sewer providers and shall include a cover letter identifying the requirements of Government Code Section 65589.7(a) requiring priority service for developments that provide housing for lower income households. | <p>Dec-29</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>AWA participated in the Housing Element adoption process and the City of Lone will continue to work with developers and AWA to address capacity constraints.</p> | <p>Other</p> | | |
| <p>PROGRAM 20: PARTNERSHIPS WITH AFFORDABLE HOUSING DEVELOPERS</p> | <ul style="list-style-type: none"> Facilitate land divisions, lot line adjustments, and specific plans resulting in parcel sizes that facilitate multi-family developments affordable to lower income households. Work with property owners and non-profit developers to target and market the availability of sites with the best potential for development, including annual outreach to property owners and non-profit developers identifying very low and low income sites included in the inventory of residential land. Host an annual meeting with affordable housing developers and non-profits to identify housing opportunities and to identify City programs and incentives that support affordable housing development through provision of land write-downs, regulatory incentives, and/or direct assistance. Annually meet with County representatives to discuss farmworker housing needs and to identify opportunities and potential applications for funding. | <p>Dec-29</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Amador City officials and staff will meet on an as needed basis with affordable housing developers to implement Program 20.</p> | <p>Other</p> | | |
| <p>PROGRAM 21: CHILD CARE PROGRAM</p> | <ul style="list-style-type: none"> Continue to promote the provision of childcare in conjunction with residential development, including affordable housing projects, on an ongoing basis. | <p>Dec-29</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Childcare is an allowed use in all residential zones.</p> | <p>Other</p> | | |
| <p>PROGRAM 22: APPLICATION PROCESSING PROCEDURES</p> | <ul style="list-style-type: none"> Review application processing procedures in 2025 and 2028 and make any necessary amendments to reduce constraints to housing approvals and ensure development proposals are processed in accordance with State law, including the time periods identified by the Permit Streamlining Act. | <p>Dec-25</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Processing procedures are reviewed annually and updated as needed.</p> | <p>Other</p> | | |

| | | | | | | | | |
|--|--|---------------|------------------|------------------------|---|--------------|--|--|
| <p>PROGRAM 23: ONGOING COMMUNITY EDUCATION AND OUTREACH</p> | <ul style="list-style-type: none"> • Provide information on ADUS, JADUS, SB 9 units, and streamlined permitting opportunities for eligible housing development projects at the public counter of each jurisdiction, at local libraries, and on each jurisdiction's website by June 2023 and update information bi-annually. • Amador County to maintain the County's existing webpage providing links and contact information for of the County's housing and job-training organizations (e.g., Amador County Association of Realtors, Gold Country Alliance for the Mentally Ill, ATCAA, Voices for Families, Area 12 Agency on Aging, Amador Affordable Housing Coalition, Amador Economic Development Corporation, Amador County Department of Health & Human Services, and similar organizations) and review page annually to update contact information as necessary. • Provide information regarding housing rehabilitation, energy efficiency programs, weatherization, emergency repair assistance, and free energy audits (when available) at the public counter of each jurisdiction, at local libraries, and on each jurisdiction's website by June 2023 and update information bi-annually. | <p>Jun-23</p> | <p>6th Cycle</p> | <p>Not Yet Started</p> | <p>Not yet implemented due to staff and budget constraints.</p> | <p>Other</p> | | |
| <p>PROGRAM 23: ONGOING COMMUNITY EDUCATION AND OUTREACH</p> | <ul style="list-style-type: none"> • In coordination with ATCAA, encourage low income homeowners or renters to apply for free energy audits and home weatherization through ATCAA by June 2023. • Provide handouts at the public counter and website of each jurisdiction. • Promote these programs through the senior centers for seniors seeking assistance with home maintenance. • Continue to make available published materials and resource referral information for renters on the following subjects: housing discrimination, landlord/tenant relations, access to legal aid services for housing complaints, and information on housing advocacy programs and similar information. Information should be made available at each jurisdiction's public counter and website, at the Health and Human Services Agency, at the County library (and its branches), and similar locations where individuals may be in need of fair housing information by June 2023. • Provide information on the availability of the Housing Choice Voucher Program at each jurisdiction's public counter and website by June 2023. | <p>Jun-23</p> | <p>6th Cycle</p> | <p>Not Yet Started</p> | <p>Not yet implemented due to staff and budget constraints.</p> | <p>Other</p> | | |

| | | | | | | | | |
|---|--|---------------|------------------|------------------------|---|--------------|--|--|
| <p>PROGRAM 24: GOVERNMENTAL TRANSPARENCY</p> | <p>All jurisdictions to provide fiscal documents to ensure transparency pursuant to Government Code Section 65940 no later than December 2024:</p> <ul style="list-style-type: none"> •Amador City to update its website to provide all documents described at Government Code Section 65940, except the General Plan and Zoning Code which are both available on the website. | <p>Dec-24</p> | <p>6th Cycle</p> | <p>In Progress</p> | <p>Amador City staff is currently working to update the City's website to be in compliance with Program 24.</p> | <p>Other</p> | | |
| <p>PROGRAM 25: ENERGY CONSERVATION INITIATIVES</p> | <ul style="list-style-type: none"> •Continue to enforce the State of California's Title 24 energy requirements on an ongoing basis. •Continue to explore ways to promote energy conservation and sustainability, with a focus on reducing energy usage and energy-related costs in new and existing residential development throughout each jurisdiction, with the Housing Working Group meeting at least annually to address this issue and summarize best practices. •Each jurisdiction to advertise available programs, with an emphasis on outreach to lower income households, to address energy-efficient improvements to single and multi-family units on an ongoing basis and assist households with reducing energy-related costs on each jurisdiction's website and at the Planning Counters; information shall be provided by August 2024 and reviewed and updated at least bi-annually (by August 2026, 2028). •Each jurisdiction to provide outreach and education to developers, architects, and residents at least annually to provide information on how to incorporate sustainability in project design, as well as in existing structures. | <p>Aug-24</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Title 24 regulations continue to be required during the building permit review process. Information on energy savings programs are provide when available.</p> | <p>Other</p> | | |
| <p>PROGRAM 25: ENERGY CONSERVATION INITIATIVES</p> | <ul style="list-style-type: none"> •Participate in the Amador County Energy Savings Working Group and support implementation of the County's Energy Action Plan, including PG&E programs and ATCAA programs with Housing Working Group members attending an Energy Savings Working Group meeting at least bi-annually (2024, 2026, 2028). •Continue to collaborate with PG&E to install energy-efficient lighting through sharing information on each jurisdiction's website by August 2024 and reviewing and updating information as necessary at least bi-annually (August 2026, 2028). •On an ongoing basis, continue to provide residents with the local PG&E representative's contact information when an inquiry is made regarding energy efficiency and review contact information at least annually (December of each year). | <p>Aug-26</p> | <p>6th Cycle</p> | <p>Not Yet Started</p> | <p>The Countywide Housing Working Group will address this program in 2026.</p> | <p>Other</p> | | |

Please Start Here

| General Information | |
|----------------------------|-------------------|
| Jurisdiction Name | Amador City |
| Reporting Calendar Year | 2025 |
| Contact Information | |
| First Name | Susan |
| Last Name | Peters |
| Title | City Planner |
| Email | smpaicp@gmail.com |
| Phone | 2093047406 |
| Mailing Address | |
| Street Address | PO Box 200 |
| City | Amador City |
| Zipcode | 95601 |

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_02_19_26

10



Sandy Staples <sandy23412346@gmail.com>

RE: Sidewalk repair.

1 message

info@amador-city.com <info@amador-city.com>

Fri, Feb 27, 2026 at 12:22 AM

To: Penny Meyer <pennymeyerca@yahoo.com>

Cc: sandy.staples@amador-city.com

Hi Penny,

I am including Mayor Sandy Staples on the CC of this email. She may be able to point you in the right direction for your concern about the sidewalk.

Have a wonderful Friday!

Christine

info@amador-city.com

###

-----Original Message-----

From: Penny Meyer <pennymeyerca@yahoo.com>

Sent: Monday, February 23, 2026 1:07 PM

To: info@amador-city.com

Subject: Sidewalk repair.

Hello. My husband Bud Meyer and myself own the building on Main Street and would like to discuss the repair of the sidewalk which is the responsibility of the city to keep up. It is lifting and cracking making it a tripping hazard. The main area is in front of the Sophisticated Pickers store. Please advise us on how to proceed with getting this resolved.

Bud & Penny Meyer

Meyers Antiques

15105060363

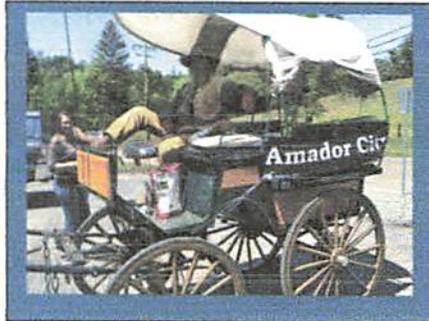
Pennymeyerca@yahoo.com

Sent from my iPhone

12

DAYS OF 49!

Kit Carson Mountain Men Wagon Train April 22 – 26th, 2026



January 29, 2026

City of Amador City

Re: Request Waiver of Special Event Permit fees

Thank you for your past support of the *Kit Carson Mountain Men Wagon Train and Days of 49 Celebration*. Now in our 12th year, your continued support is needed to help underwrite the costs to make this free public event a success for this year - and in the future! This family-oriented event is designed to keep alive Gold Rush history and the traditions and culture of California's pioneers and Native Americans.

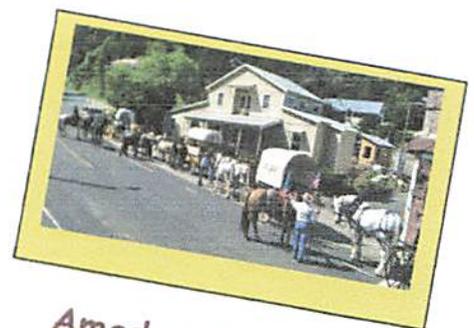
The KCMM Wagon Train hopes we can count on:

1. Your continued sponsorship of a wagon for \$650 and,
2. Your continued assistance by waiving the Special Event permit fees. KCMM is an IRS exempt 501 (C-3) non-profit organization.

Thank you for your consideration and assistance,

John Queirolo, Kit Carson Mountain Men & Event Founder
and

Sherry Souza, Event Coordinator, (916) 799-7870



Amador City 2022



13

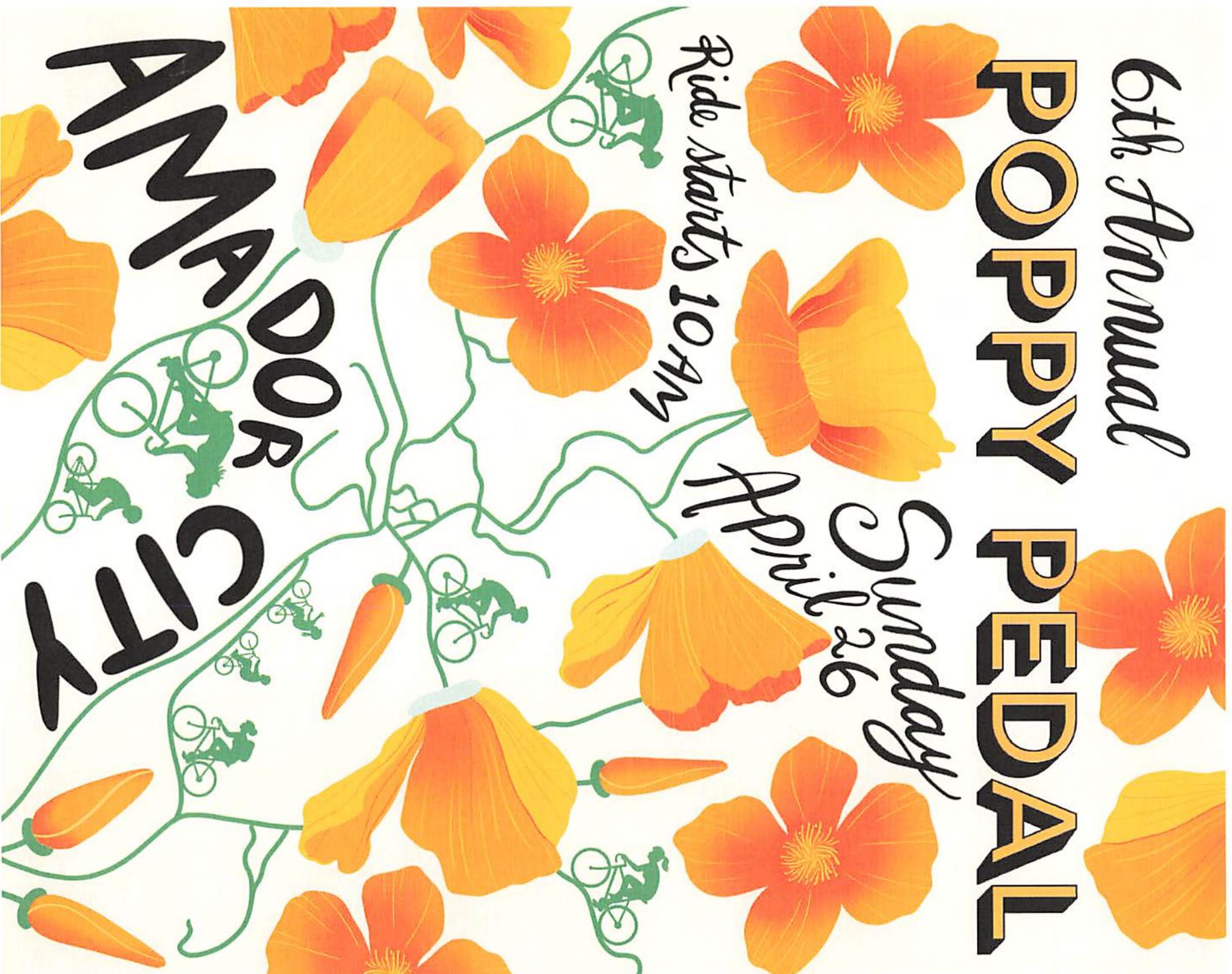
6th Annual

POPPY PEDAL

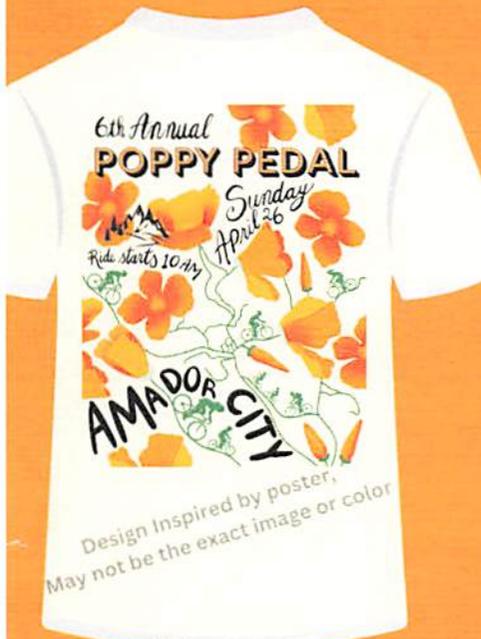
Sunday
April 26

Ride Starts 10 AM

AMNOR CTR



Poppy Pedal 2026 Sponsorship Packages



Front



Back

Presenter \$750

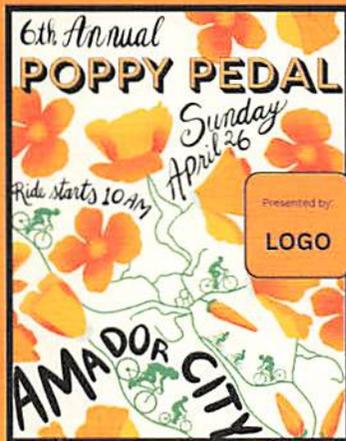
Full partnership promotion "presented by" credit on posters, T-Shirts, socials, and advertisements. Must be confirmed before 3/1/26
Banner Representation (Large) day of event
Large Logo on T-Shirt
1 Sponsorship available only
Prime Booth Space
Includes up to 10 T-Shirts for your business/company

Gold \$300

Banner Representation (Medium) day of event
Medium logo on T-shirt
6 Sponsorships Spaces Remain
Optional Booth Space at event
3 T-Shirts included
Poppy Pedal Poker Game: First Participant options

Silver \$100

Small logo on T-shirt
8 Sponsorships Spaces Remain
Banner Representation (Small) day of event
Optional Booth Space at event
2 T-Shirts included



Poster (sample)



Banner (Sample)

info@amadortrailstewardship.org