CITY OF
JACKSON
CALIFORNIA

"Preserving Our Past, Enriching Our Present, Building Our Future"

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Jackson Planning Commission Agenda
Monday, October 17, 2016 - 6:30 PM Regular Meeting
Jackson City Hall, 33 Broadway, Jackson, California 95642

Roll Call:	Paul Molinelli, Jr., Chairman	Robert Stimpson
	Walt Hoeser, Vice- Chairman	George White
	Steve McLean	

Pledge of Allegiance

1. **Public Matters Not on the Agenda.** Discussion items only, no action will be taken. Any person may address the Planning Commission this time on any subject within the jurisdiction of the Planning Commission. **Please note - there is a five (5) minute limit per topic.** Any matter that may require action may be referred to administration for review and appropriate administrative and/or legislative action.

2. **Approval of Minutes.**
   a. Minutes from August 15, 2016.

3. **General Plan Annual Progress Report.** Review report and make recommendation to the City Council.

4. **Administrative Reports.** This section is to provide staff and Commissioners an opportunity to present oral status reports on issues. No action is expected to be taken by the Planning Commission.

Posted: 10/13/16 City Hall, 33 Broadway, Jackson

Agenda materials will be available for review (pursuant to §54957.5 Government Code Section) In the City Clerk's office at City Hall.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, you should contact the Office of the City Clerk at (209) 223-1646 (voice) or (209) 223-3141 (fax). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

Jackson Planning Commission
Minutes
Regular Meeting of August 15, 2016

COMMISSION MEMBERS PRESENT:
Walt Hoeser, Vice-Chairman
Paul Molinelli, Jr., Chairman
Steve McLean
George White
Bob Stimpson

CITY STAFF PRESENT:
Susan Peters, City Planner
Gisele Wurzburger, City Clerk

COMMISSION MEMBERS ABSENT:

Note: The Staff Report Packet prepared for the Planning Commission is hereby incorporated into these minutes by reference as though set forth in full. Any Staff Report, recommended findings, mitigation measures, conditions, or recommendations which are referred to by Commissioners in their action motions on project decisions, which are contained in the Staff Reports, are part of these minutes. Any written materials, petitions, packets or comments received at the hearing also become part of these minutes. Actions minutes and audio recordings are retained for those desiring more detail on particular agenda item discussion. These audio recordings provide an accurate and comprehensive backup of Planning Commission deliberations and citizen discussion.

Chairman Molinelli called the meeting to order at 6:30 p.m.

1. Public Matters Not on the Agenda.
None.

2. Approval of Minutes. Minutes from the June 20, 2016 meeting.

Moved by Vice-Chairman Hoeser, seconded by Commissioner Stimpson, and carried by a 5 to 0 vote to approve the Planning Commission Minutes from June 20, 2016 as amended. Motion passed with the following vote:

AYES: **Hoeser, Molinelli, McLean, Stimpson, White**
NOES: **None**
ABSENT: **None**
ABSTAIN: **None**

3. Public Hearing - Conditional Use Permit to allow for a Pawn Shop, William Pitzer, Foothill Firearm Supply, LLC, 845 North Highway 49/88 APN 020-140-044.
City Planner Peters reported the applicant, Mr. Pitzer, is requesting a Conditional Use Permit to allow for operation of a pawn shop at his current business, Foothill Firearm Supply, LLC, located at 845 North Highway 49/88. The applicant is proposing to be open for business Tuesday through Saturday from 10 am to 5 pm.

The City of Jackson General Plan Designation and Zoning for this site is Commercial. Development Code, Article III, Section 17.12.030 Commercial, Office, and Industrial District Land Uses and Permit Requirements, allows for a pawn shop in the Commercial Zone with a Conditional Use Permit.

While amendments Conditional Use Permits are typically subject to the California Environmental Quality Act (CEQA), projects which have no possibility of causing an environmental impact can be categorically exempted from CEQA review in accordance with Section 15061(b)(3) of CEQA.

Should the Planning Commission choose to approve this project, the following findings must be made in accordance with Section 17.76.030 Findings and Decision (for Use Permits) of the Development Code:

1. The proposed use is allowed by the Development Code and is consistent with the General Plan.
2. The proposed use is consistent with the overall character of the surrounding neighborhood.
3. The proposed use will not have a significant adverse effect upon the environment.
4. The operating characteristics of the proposed use are compatible with existing and future land uses in the vicinity.
5. Granting the Use Permit would not be detrimental to the public health, safety, or welfare of the City, or injurious to the property or improvements in the vicinity and zone in which the property is located.
6. The site, development features, and surrounding improvements for the use are physically suitable for the type and density/intensity of the use.

This project was circulated to the Police Department. The Planning and Police Departments have no recommended Conditions of Approval.

William Pitzer II, applicant was present to answer questions of the Planning Commission.

Chairman Molinelli opened public hearing. Hearing no discussion from the public, Chairman Molinelli closed the public hearing.

Moved by Commissioner Stimpson, seconded by Vice-Chairman Hoeser, and carried by a 5 to 0 vote to approve Conditional Use Permit to allow for a Pawn Shop, William Pitzer, Foothill Firearm Supply, LLC, 845 North Highway 49/88 APN 020-140-044:

1. Instruct staff to file a Categorical Exemption; and,
2. Adopt a Resolution approving Conditional Use Permit 2016-03 for William Pitzer II, at 845 North Highway 49/88 (APN 020-140-044) based on the Findings in this report.

Motion passed with the following vote:

AYES:	**Hoeser, Molinelli, McLean, Stimpson, White**
NOES:	**None**
ABSENT:	**None**
ABSTAIN:	**None**

City Planner Susan Peters stated the action is appealable to the City Council with a written request and a $200.00 fee to the City Clerk within 10 calendar days.

4. Administrative Reports.
City Planner Peters reported on the following:

1. Started working on the annual General Plan review which should have been done in April which is State mandated.
2. The City Council approved Ordinance 692 amending Chapter 17.54 of Article III of Title 17 Sign Regulation at the July 11, 2016 meeting.

Adjourn 6:41 p.m.

Attest:

_____ Date Approved:

Gisele L. Wurzburger, City Clerk

CITY OF JACKSON

MEMORANDUM

TO: Members of the Planning Commission

FROM: Susan Peters, City Planner

DATE: October 17, 2016

SUBJECT: General Plan Annual Progress Report

Background

In accordance with Government Code Section 65400 staff has prepared an Annual Progress Report (APR) on the status of the General Plan and progress in its implementation. This report is indented to explain how land use decisions relate to the adopted goals, policies, and implementation measures of the General Plan. The APR should provide adequate information to identify necessary modifications to the General Plan and suggestions to improve its implementation.

Recommendation

It is recommended that the Planning Commission review attached APR and make a recommendation to the City Council to accept the report.

/attachments

City of Jackson
General Plan and Housing Element
2015 Annual Progress Report

Submitted by:

Susan Peters
City Planner
City of Jackson
33 Broadway
Jackson, CA 95642
(209) 223-1646
speters@ci.jackson.ca.us

Submitted to:

Department of Housing and Community Development
Division of Housing Policy Development
PO Box 952053
Sacramento, CA 94252-2053

Governor's Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

1. Introduction

The General Plan and Housing Element 2015 Annual Progress Report (APR) has been prepared and submitted to the Jackson City Council, the Governor's Office of Planning And Research (OPR) and the California Department of Housing and Community Development in accordance with Government Code Section 65400.

The 2015 APR demonstrates progress made during the calendar year on implementation of all elements of the general plan along with an explanation of how land use decisions relate to the adopted goals, polices and implementation measures of the General Plan.

2. Table of Contents

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3. Acceptance

The Planning Commission reviewed and recommended acceptance of the 2015 General Plan Annual Progress Report on _____. The City Council received the Planning Commission recommendation and accepted the 2015 General Plan APR on _____. City Council Resolution No. 2016-XX is attached in Appendix D.

4. Measures Associated with General Plan Implementation

See Appendix A and B for the General Plan implementation status.

5. Housing Element Reporting

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Jackson

Reporting Period 1/1/2015 - 12/31/2015

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Jackson View Phase II	SF	O			11		11				
(9) Total of Moderate and Above Moderate from Table A3 ►					11	0	11				
(10) Total by income Table A/A3 ► ►					11						
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	11					11	
No. of Units Permitted for **Above Moderate**						0	

* Note: This field is voluntary

Table B
Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2014	2015								Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	4											4
	Non-deed restricted												
Low	Deed Restricted	3											3
	Non-deed restricted												
Moderate	Deed Restricted	4											-9
	Non-deed restricted		2	11								13	
Above Moderate		8											8
Total RHNA by COG. Enter allocation number:		19	2	11								13	6
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	**Objective**	**Timeframe In H.E.**	**Status of Program Implementation**
See Appendix B			

6. Compliance with California's General Plan Guidelines

The City of Jackson General Plan includes the seven mandated elements: Land Use, Circulation, Housing, Conservation and Open Space, Noise and Safety. Appendix A and B provides a review of the implementation measures in each of the elements and the progress made in 2015 toward implementation.

7. Date of Last General Plan Update

Element	Date of Approval
Land Use	November 10, 2008
Circulation	November 10, 2008
Housing	June 8, 2015
Open Space	1987
Conservation	1987
Noise	1987
Safety	1981

8. Priorities for Land Use Decision Making

On December 14, 2015, the Jackson City Council adopted Ordinance 689 amending marijuana cultivation and dispensary regulation. The Ordinance amended Sections 5.04.040, 17.06.040, and 17.220.020 of the Municipal Code to further clarify regulations regarding marijuana cultivation, dispensaries and transport. This ordinance went into effect on January 13, 2015.

The City of Jackson collaborated with the County of Amador and the cities of Sutter Creek, Plymouth and Ione to prepare a joint update of the Housing Element. The 2014-2019 Housing Element of the General Plan was adopted on June 8, 2015

9. Goals, Polices, Objectives, Standards Modified in 2015

With the exception of the Housing Element, there were no changes to the City of Jackson General Plan. The 2014-2019 Housing Element, adopted June 8, 2015, provides for joint goals, policies and programs for the cities of Jackson, Sutter Creek, Ione, Plymouth and the County of Amador. New or modified individual goals, policies and programs for the City of Jackson were also included in the Housing Element update.

10. 2015 Planning Activities

The City amended the General Plan with the Housing Element update. There were no other amendments or update to the General Plan. Additionally, there were no major development applications processed in 2015. The following is a list of planning entitlements and project updates for 2015:

1. On February 5, 2015 the City Council approved a Mitigated Negative Declaration for the Pitt Street Bridge Replacement Project. This project is located on Pitt Street between Water Street and Highway 88. The current bridge is substandard and is in disrepair.
2. At their April 20, 2015 meeting the Planning Commission reviewed and approved a request to remove tree to allow for expansion of the Amador County Jail located at 700 Court Street.
3. On May 18, 2015 the Planning Commission approved a Variance and Categorical Exception for a roof mounted sign located at 847 North Highway 49/88.
4. On June 8, 2015 the City Council adopted a resolution approving a Mitigated Negative Declaration for the French Bar Road Bridge Replacement Project. This project is located on French Bar Road between Highway 49 and Broadway. The current bridge is too narrow and is in disrepair.
5. At their September 21, 2015 meeting, the Planning Commission approved a Variance and Categorical Exception to allow for construction of a retaining wall in the rear yard of a single family residential property.
6. At their November 23, 2015 meeting, the City Council reviewed and approved an application for annexation of the City's Wastewater Treatment Plan (WWTP). This approval required completion of an application to the Local Agency Formation Commission (LAFCO), pre-zone and General Plan Amendment of the property to Public/Institutional. A Categorical Exemption for the WWTP Annexation Project was subsequently approved by the City Council December 17, 2015. It was always assumed that the WWTP was located within the City of Jackson. However, while LAFCO was reviewing and updating their maps, it was determined that the property had never been formally annexed (WWTP has been in operation since the 1970s).
7. On December 17, 2015 the City Council adopted amendments to the Municipal Code to provide clarification to regulations on marijuana cultivation, dispensing, and transportation.
8. The Environmental Protection Agency continued on their cleanup efforts for the Argonaut Mine Tailings Site. The Mine Site is located west of Highway 49/88 and extends all the way to Argonaut Lane. The cleanup targets mine waste that contains arsenic and other toxins at levels that exceed health risk standards. This extensive project involves both vacant and improved parcels in the City of Jackson. More information regarding the cleanup project can be found online at: https://www.epaosc.org/site/site_profile.aspx?site_id=8780
9. In 2014 the City was awarded a grant from the Sierra Nevada Conservancy to prepare a Removal Action Workplan (RAW) for the Oro de Amador property located in the center of the City between Jackson Gate Road and New York Ranch Road. This155 acre site owned by the City of Jackson has tailings from the Kennedy Mine that contain arsenic. A draft RAW was completed in 2015 and circulated to the Department of Toxic Substances Control for review and comment. Completion of the RAW is a necessary step to enable public access to the site. The City plans to develop the area into a park.

Appendix A
Evaluation of General Plan Implementation Measures

Land Use Element	
General Plan Task	Review Analysis
LUE 1.1: The City shall ensure, through implementation of the Resource Constraints and Priority Allocation Ordinance, the availability of public resources and services prior to acceptance of new residential and commercial	This is an on-going task. The City Council has reviewed the availability of public resources and services on an annual basis in accordance with the Resource Constraints and Priority Allocation Ordinance.
LUE 1.2: To protect its neighborhoods, the City shall participate in adjoining County projects to the greatest extent possible.	This is an on-going task. The Amador County Planning Department provides the City of Jackson notification of all projects in the County. The City participates in the planning process to the greatest extent possible.
LUE 1.3: The City shall continue to pursue a sphere of influence expansion with the intent of eventually annexing surrounding properties to act as a buffer between the County's commercial area and the City's residents.	The City Council pursued a Sphere of Influence (SOI) expansion with the Amador County Local Agency Formation Commission (LAFCO) in 2010 and 1013. Despite providing services in the requested SOI areas, LAFCO denied both requests. The City will continue to work on implementation of this task.
LUE 1.4: In order to curtail urban sprawl, expansion of the City by annexation shall focus on areas where infrastructure currently exists or is easily extended.	The only annexation to occur under the 2008 Land Use Element has been the City's Wastewater Treatment Plant.
LUE 1.5: A hazards study shall be performed for the purpose of outlining areas considered hazardous due mainly to historic mining operations. The hazards study shall consider hazards associated with the use of hazardous materials and with ground disturbances that may have resulted in land instability. Once identified, these areas will be designated in a Hazards Overlay to be incorporated into this Land Use Element. New development standards for properties within this overlay shall be developed to protect the City's citizens from exposure to hazardous materials.	This task is on hold pending funding.

Land Use Element	
General Plan Task	Review Analysis
LUE 1.6: The density of new development shall be greater in the center core areas of the City and lesser in the periphery areas.	There have been no new subdivisions since adoption of the 2008 Land Use Element.
LUE 1.7: All development within or adjacent to the City of Jackson in the vicinity of the Westover Field shall be consistent with the Comprehensive Land Use Plan (CLUP) as well as applicable height restrictions.	There has been no development in the vicinity of Westover Field since adoption of the 2008 Land Use Element.
LUE 1.8: A balanced mix of housing, workplaces, shopping, recreational opportunities, and institutional uses, including mixed-use structures (combined residential and non-residential uses), that help to reduce vehicular trips shall be encouraged.	There have been no new development opportunities since adoption of the 2008 Land Use Element.
LUE 1.9: For developments that are on the edge of the City, an urban agricultural transition area shall be required. These urban agricultural transition areas may include fencing or other barriers as deemed appropriate depending upon the neighboring use.	There have been no new development opportunities in the transitional area since adoption of the 2008 Land Use Element.
LUE 1.10: The City shall facilitate and promote the development of child care centers and homes in all areas and encourage inclusion of child care centers in non-residential areas, with the exception of Open Space and Industrial designations.	Since adoption of the 2008 Land Use Element, the Planning Commission has approved a Conditional Use Permit for a Day Care Facility near the downtown area. This facility is still in operation.
LUE 2.1: The City shall establish a grading ordinance which protects the natural topography and directs that all roads and structures be designed, built and landscaped to control erosion and other pollutants during and after construction. This shall include the use of Best Management Practices (BMPs) that demonstrate the ability to treat storm water drainage consistent with Regional Water Quality Control Board (RWQCB), State and Federal requirements.	Since adoption of the 2008 Land Use Element the City has established a grading ordinance. However, with new State regulations, the ordinance should be updated.
LUE 2.2: The City shall pursue tree planting and Highway beautification grants.	Since adoption of the 2008 Land Use Element, the City has continued to implement the Landscape Standards Ordinance. This includes tree planting in a new parking lot on Sutter Street.

Land Use Element	
General Plan Task	Review Analysis
LUE 2.3: The City shall promote the scenic development of the Jackson Creek corridor.	In 2014 the City acquired a portion of property along the Jackson Creek and is pursing grants to fund a walkway from the downtown to Busi Parking Lot.
LUE 2.4: Encourage public use of the New York Ranch Road Creek, the creek area adjacent to the Civic Center, Jackson Creek along Highway 88, and the North Fork Jackson Creek in Detert Park.	See above.
LUE 2.5: Limit new development within the Creek/Floodplain overlay by requiring new development proposed within the overlay to obtain Planning Commission approval.	Since adoption of the 2008 Land Use Element, there has been no new development proposed within the Creek/Floodplain overlay.
LUE 2.6: A cultural resources study shall be performed for the purpose of outlining areas considered to be historically and culturally sensitive and creating a Cultural/Historic Overlay to be incorporated into this Land Use Element. New development standards for properties within this overlay shall be developed to protect the City's historic and cultural features.	This task is on hold pending funding.
LUE 2.7: New development shall promote natural amenities that are fronted by thoroughfares or public spaces, and not privatized behind backyards.	There has been no new development since adoption of the 2008 Land Use Element.
LUE 2.8: New residential development shall provide park areas within reasonable walking distance to all residences.	There have been no new subdivisions since adoption of the 2008 Land Use Element.
LUE 2.9: Encourage clustered residential development to create efficient development patterns, and to minimize environmental impacts and threats to public safety.	There have been no new subdivisions since adoption of the 2008 Land Use Element.
LUE 2.10. To promote the architectural styles evident in the downtown historic district throughout the City including Greek Revival, Italianate, Neo-Classical Revival, Mediterranean Revival & Streamline, architectural standards shall be developed for all new commercial development.	This task has been completed. The City Council adopted city-wide Architectural Regulations in 2011.

Land Use Element	
General Plan Task	Review Analysis
LUE 3.1: The City shall encourage the development of new parking areas and provide better access to existing parking areas.	This task is ongoing.
LUE 4.1: The City shall update the parking standards for commercial development. This update could include the creation of an in-lieu parking fee.	This task has been completed. The City Council adopted new parking requirements in 2009. The new requirements do not include and in-lieu parking fee.
LUE 4.2: To increase pedestrian access, development standards shall be created which require the installation of sidewalks for new development.	This task has been completed. New development standards were adopted in 2009 that require sidewalks in residential and commercial developments.
LUE 4.3: The City shall solicit grants to install sidewalks in existing developed areas, particularly along New York Ranch Road, North Main Street, and Court Street.	In 2015 the City was awarded a grant to install sidewalks in the vicinity of the Elementary School and extending out to North Main Street and New York Ranch Road. This task will continue to be implemented.
LUE 4.4: The City shall encourage the development of a regional recreational facility on the Oro De Amador site.	Development of a regional recreational facility on Oro De Amador requires clean-up of the site first. In 2014 the City received a grant to prepare a Removal Action Plan (RAW). The Draft RAW has been completed. The Final RAW is expected to be approved later this year with completion of the CEQA documentation.
LUE 4.5: The City shall encourage open space designations at the southern (near Scottsville) and northern (near the Kennedy Mine property) entrances for the purpose of maintaining a visual town boundary.	There has been no new development in these areas of the City since adoption of the 2008 Land Use Element. This is an on-going task.
LUE 5.1: Require design review for all Downtown projects so that they blend with other architectural styles contiguous or in proximity to the development.	This task has been completed. The City Council adopted city-wide Architectural Regulations in 2011.
LUE 5.2: Encourage the restoration of historic buildings within the district. Special emphasis shall be placed on replacing the balconies or awnings that once existed on many of the Main Street structures.	In 2010 the City Council implemented the Façade Improvement Program where business owners can be reimbursed for a portion of the expenses associated with improving the façade of their building.

Land Use Element	
General Plan Task	Review Analysis
	This includes replacing balconies and awning. To date, two downtown buildings have rebuilt their balconies. This is an on-going task.
LUE 5.3: Encourage development of a pedestrian walkway from the Jackson Creek to the Busi Parking Lot.	In 2014 the City acquired a portion of property along the Jackson Creek and is pursing grants to fund a walkway from the downtown to Busi Parking Lot. This is an on-going task.

Safety Element	
General Plan Task	Review Analysis
SE 1: It is the policy of the City of Jackson to inform the public of the need for prompt removal of trash, grass, weeds, and dry brush that could furnish fuel to a conflagration.	The City has a robust weed abatement program administered by the City of Jackson Fire Department with assistance from the Building Official. This is an on-going task
SE 2: It is the policy of the City of Jackson to inspect all multistory buildings, all places of public assembly and all masonry buildings built before modern structural requirements for safety were enforced; and to promote the retrofitting of such structures with reinforcement, sprinklers, fire doors, exits, and modern safety devices to enhance the safety of the users of the premises and to prevent conflagration.	The Building Official regularly inspects the buildings in the historic downtown for safety issues. Additionally, any remodels in historic building are required to be constructed utilizing the building and safety codes. This is an on-going task.
SE 3: It is the policy of the City of Jackson: (1) to maintain the storm drainage capacity of the floodway along Jackson Creek and its branches; (2) to promote the maintenance of the floodway clear of trash and debris that would detract from the appearance of the area and might reduce the drainage capacity of the natural channel; and (3) to maintain surveillance of the floodways to ensure that encroachments or alterations do not occur which would reduce the drainage capacity of the floodways or alter the forces of the flood waters, creating new erosion patterns which would damage property.	The City's Public Works Department contracts with the California Youth Authority on an annual basis to maintain the drainages and creeks to keep them clear of trash, debris and vegetation to ensure maximum drainage capacity. This is an on-going task.
SE 4: It is the policy of the City to maintain by-pass streets roughly parallel to State Highways for use in emergencies by non-local traffic when the highways are temporarily blocked.	All streets in the City are routinely maintained. This is an on-going task

Noise Element	
General Plan Task	Review Analysis
N 1: The City of Jackson has previously adopted the Land Use Compatibility for Community Noise Environments chart from the Office of Noise Control's Noise Element Guidelines. That chart continues to be a valid guideline for determination of noise compatible land use.	The Land Use Compatibility for Community Noise Environments chart is outdated and should be updated. The Noise Element should be updated to have current information.
N 2: Utilize the Standard of Title 24 of the California Administrative Code for effective sound transmission control in new construction.	This task is implemented on a continuous basis.
N 3: All grading and other heavy equipment associated with site development processes should be acoustically muffled in accordance with Caltrans standard Specifications.	This task is implemented on a continuous basis.
N 4: On a project specific basis, construction start up time in the morning and ending time in the evening will e controlled so as to not adversely affect adjacent uses.	The City has a Noise Ordinance that was updated in 2009 which contains time restrictions for construction in different land use zones. The Noise Element should be updated to have current information.
N 5: Utilize the provisions of the State CEQA Guidelines for preliminary review of projects in order to identify noise concerns.	This task is implemented on a continuous basis.
N 6: As applicable, refer project applications to the Airport Land Use Commission for such applications located within the "Permit Referral Boundary."	This task is implemented when necessary.

Open Space and Conservation Elements	
General Plan Task	Review Analysis
OSC 1: It is the policy of the City of Jackson to encourage the maintenance of agricultural lands as open space conservation areas, so long as the owners of those land desire such uses, and to zone agricultural lands within or annexing to the City, at large minimum parcel size such as 40 acre minimum, to encourage conservation of agricultural lands, where applicable.	All large parcels in the City have a Planned Development overlay. One objective of the overlay is to allow for density averaging to preserve as much open space as possible. This task will continue to be implemented.
OSC 2: It is the policy of the City of Jackson to preserve the floodway, riparian, and steep hillside areas as far as practicable, but not at the expense of overriding economic considerations.	The Land Use Element Update in 2008 established a Creek/Floodplain Overlay to preserve the floodway and riparian areas of the City. Additionally, in 2009 the City Council adopted a new Development Code with building restrictions on slopes over 30%. This task should be updated to reflect current policies.
OSC 3: It is the policy of the City of Jackson to have the developers of large residential areas provide neighborhood parks and playgrounds for their development.	This task has been implemented resulting in the addition of one new neighborhood park and two neighborhood recreational facilities. This is an on-going task.
OSC 4: To prevent pollution by waste waters it is the policy of the City to complete and maintain the sanitary sewerage and waste water treatment system now being designed.	The City has continued to maintain the Waste Water Treatment Plant (WWTP) and is currently in the beginning stages of constructing improvements to meet new State standards. The water treatment plant has been decommissioned because treated water is now purchased from the Amador Water Agency. This task should be updated to reflect current conditions.

Circulation Element	
General Plan Task	Review Analysis
CE 1.A.1: The City shall alleviate parking and congestion problems in the CBD.	The City is currently negotiating to purchase additional parking on the northern end of Main Street. This task will continue to be implemented.
CE 1.A.2: The City shall facilitate visitor access to the CBD.	In 2013 the City completed a Complete Streets Concept for a portion of the downtown. This included a variety of options to improve both vehicle and pedestrian access. The City has been seeking grant opportunities to implement the Concept. This task will continue to be implemented.
CE 1.A.3: The City shall work with business owners and merchants to provide improvements to parking and circulation within the CBD.	As part of the Complete Streets Concept, business owners and merchants provided valuable input. The City will continue to implement this task.
CE 2.A.1: The City shall maintain an average daily LOS "C" on all roadways, with an upper threshold of LOS "D" to be permitted along State Routes 49 and 88. This policy is consistent with the 2004 Amador County Regional Transportation Plan and recognizes that much of the traffic on Highway 49 and 88 is a result of development outside the boundaries of the City of Jackson (see following note). Projects may exceed the desired threshold if one of the following findings can be made: 1. The project is providing a public benefit which offsets the project's traffic impacts. 2. The project will fund and construct traffic improvements which will offset the majority of the project's traffic impacts. 3. The size and nature of the project is such that the percent increase in traffic on Highway 49 and 88 during peak traffic time periods is deemed minimal. 4. The project provides significant contributions to infill, mixed use, and non-automobile features or facilities. The following are examples of projects that may be permitted:	The City has required traffic studies for all major developments to determine impacts and to provide mitigation to ensure that the level of service on the City's roadways does not deteriorate. That being said, this task should be updated to reflect the new standards for traffic analysis as suggested by the CEQA Guidelines.

Circulation Element	
General Plan Task	Review Analysis
a. Minor lot splits or housing developments involving five or less units and which are consistent with the City's General Plan. b. Affordable housing projects that help achieve housing element goals and objectives. c. Non-commercial public services, buildings, and facilities. d. Infill, mixed use, or transit oriented developments that provide for significant reductions to automobile use by their residents, occupants, or visitors.	
CE 2.A.2: The City shall require that new development projects having the potential to create significant impacts to traffic be required to prepare a traffic impact study that conforms to Caltrans and ACTC guidelines as customized and adopted by the City of Jackson. "Significant traffic impacts" are to be determined by said guidelines. Traffic impact studies shall include recommended mitigation measures intended to help maintain the City's adopted LOS Policy 2.A.1 under cumulative 2025 conditions consistent with state laws concerning "nexus" and "rough proportionality." Such traffic impact studies shall also address the project's impacts and proposed mitigation measures as they directly relate to all other policies in the 2008 City of Jackson Circulation Element	The City has required traffic studies for all major developments to determine impacts and to provide mitigation to ensure that the level of service on the City's roadways does not deteriorate. However, this task should be updated to reflect the new standards for traffic analysis as suggested by the CEQA Guidelines and the updated Amador County Regional Transportation Plan.
CE 2.A.3: The City shall require that new development's internal circulation plans include provisions for pedestrians, bicycles, automobiles, parking, and bus facilities as well as Neighborhood Electric Vehicles (NEVs) consistent with separately adopted alternative transportation plans and/or guidelines.	This task has been, and will continue to be implemented, as new development is proposed.
CE 2.A.4: The City shall require that rights-of-way be sufficient to ensure adequate area for future expansion to accommodate long-range planning options shown in Figure 7.	Since adoption of the Circulation Element there has been no development in the areas where the long-range planning options are proposed.
CE 2.A.5: All road facilities shall be constructed or	This task is implemented on a continuous

Circulation Element	
General Plan Task	Review Analysis
upgraded to acceptable safety standards where practical and economically feasible.	basis.
CE 2.A.6: Shuttle service shall be utilized wherever feasible during special events/activities to effectively minimize circulation conflicts	Special event coordinators are encouraged to work with Amador Transit to provide shuttle service to minimize traffic and parking congestion. The City will continue to implement this task.
CE 2.A.7: New development plans which generate a direct need for new off-site roadways, road widening or upgrade intersection improvements, traffic controls or other similar improvements shall be required to construct the needed improvements to City standards as part of project approval.	The City has required traffic studies for all major developments to determine impacts and to provide mitigation to ensure that the level of service on the City's roadways does not deteriorate. This task will continue to be implemented as necessary.
CE 2.A.8: New developments shall be required to mitigate costs for the off-site indirect impacts or cumulative impacts generated by the new traffic they add to the existing circulation system.	The City has required traffic studies for all major developments to determine impacts and to provide mitigation to ensure that the level of service on the City's roadways does not deteriorate. This task will continue to be implemented as necessary.
CE 2.A.9: New development circulation plans shall be in conformance with General Plan's goals and policies, the Circulation Element map, City codes and adopted standards.	The Planning Commission and/or City Council is required to make this finding for all discretionary development projects. The City will continue to implement this task.
CE 2.B.1: Adequate off-street parking facilities or other suitable provisions shall be provided for each building and land use in the City.	In 2009 the City Council adopted the Development Code which established more robust parking standards to ensure adequate parking for all development. These standards will continue to be applied.
CE 2.C.1: The City shall require that new developments design, construct, dedicate, and/or finance their fair share of off-site transportation improvements and facilities needed to manage additional traffic generated by the development.	In 2014 the City Council adopted updated local traffic improvement mitigation fees. Additionally, the City has continued to participate in the Regional Traffic Improvement Fee Program administered by ACTC. This task will continue to be implemented.

Circulation Element	
General Plan Task	Review Analysis
CE 2.C.2: The City shall cooperate with Amador County, ACTC and Caltrans to develop a program to collect fees for transportation improvements necessitated by projects occurring within the City which affect regional roadways. Individual development projects shall contribute their fair share of the cost of the improvements commensurate with the project's impact.	This task has been completed. Regional and local fees were put in place after adoption of the Circulation Element.
CE 2.C.3: The City shall continue to solicit ARTS and Amador County School District for their comments on any development projects which may have an impact on the service area and ridership.	The project descriptions for proposed developments are circulated to Amador Transit and the Amador County Unified School District for review and comment. The City will continue to implement this task.
CE 2.C.4: Developers adjacent to the highways shall be required to provide dedications of right-of-way needed for future widening and to pay their fair share portion of the cost of widening.	The City requires traffic studies for all major developments to determine impacts and to provide mitigation to ensure that the level of service on the City's roadways does not deteriorate. This task will continue to be implemented as necessary.
CE 2.C.5: Developers shall be encouraged to preserve right-of-way to accommodate the long-range planning options shown on Figure 7.	Since adoption of the Circulation Element there has been no development in the areas where the long-range planning options are proposed.
CE 2.C.6: The City shall pursue additional funding when existing revenues are not adequate to provide necessary transportation improvements.	The City Council reviews and updates the Regional and Local Traffic Impact Mitigations fees on a regular basis. The City will continue to implement this task.
CE 2.C.7: New development shall provide for long-term maintenance of their internal circulation facilities.	The City requires traffic studies for all major developments to determine impacts and to provide mitigation to ensure that the level of service on the City's roadways does not deteriorate. This task will continue to be implemented as necessary.

Circulation Element	
General Plan Task	Review Analysis
CE 3.A.1: The City shall restrict truck delivery activities from taking place during peak hours by encouraging businesses to do the majority of their shipping and receiving before or after normal business hours.	This task has been implemented on a voluntary basis by individual businesses. Mandatory restrictions are not feasible because the City cannot adequately regulate all deliveries. This task should be modified to be more flexible.
CE 3.A.2: The City shall direct through-truck traffic to specific major roads in order to maintain public safety and local quality of life.	Truck routes have been established and maintained in the City to limit traffic on minor roadways. This task is implemented on a continual basis.
CE 3.A.3: The City shall direct local truck traffic to specific roads in order to maintain public safety and local quality of life.	Truck routes have been established and maintained in the City to limit traffic on minor roadways. This task is implemented on a continual basis.
CE 4.A.1: Views along designated scenic routes shall not be degraded.	Impacts of projects to the scenic routes are reviewed as part of the CEQA process. This task will continue to be implemented.
CE 4.A.2: New development along scenic or historic routes shall be required to incorporate visual aesthetics into the design of transportation facilities.	The City has a landscape ordinance that requires street trees and Architectural Regulations that requires new developments to be aesthetically compatible with the historic nature of the City. The City will continue to implement this task.
CE 4.A.3: The City shall establish a continuous hike-and-bike system linking scenic/historic areas of Jackson.	This task is on hold pending funding.
CE 5.A.1: The City shall encourage alternatives to single-occupant vehicle trips and make alternatives available to the extent deemed practical and economical.	The City has adopted the Amador County Bicycle and Pedestrian which establishes measures to promote alternative modes of transport. This is an on-going task.
CE 5.A.2: The City shall require new development to construct or contribute financially for transit facilities, as deemed necessary, for purposes of public convenience and fuel conservation, and to ensure transportation for the elderly and disabled.	The City requires traffic studies for all major developments to determine impacts and to provide mitigation to ensure alternative transportation modes are available. This task will continue to be implemented as necessary.
CE 5.A.3: The City shall promote ridesharing and the use of park-and-ride facilities.	This task is on hold pending funding.

Circulation Element	
General Plan Task	Review Analysis
CE 5.A.4: The City shall actively promote the use of transit during special community events.	Special event coordinators are encouraged to work with Amador Transit to provide shuttle service to minimize traffic and parking congestion. The City will continue to implement this task.
CE 5.A.5: The City shall encourage the design of public and private outdoor seating to double as bus stop seating, where appropriate.	This task has been implemented on an on-going basis. There are a number of Amador Transit stops that are combined with outdoor seating.
CE 6.A.1: The City shall construct sidewalks or pedestrian walkways along Highways 49 and 88.	The City continues to work with Caltrans to improve pedestrian mobility on the Highways.
CE 6.A.2: The City shall continue to require new development to construct sidewalks or meandering walkways along all street perimeters.	In 2009 the City Council adopted the Development Code with updated sidewalk standards. The City will continue to apply these standards to new developments.
CE 6.A.3: The City shall promote use of walking routes, walkways and hiking trails.	The City will continue to implement this task by maintaining and improving walking routes to the greatest extent feasible.
CE 6.A.4: The City shall encourage businesses to shelter sidewalks through the use of awnings and increased outdoor seating.	In 2010 the City Council implemented the Façade Improvement Program where business owners can be reimbursed for a portion of the expenses associated with improving the façade of their building. This includes replacing balconies and awning. To date, two downtown buildings have rebuilt their balconies. This is an on-going task.
CE 6.A.5: The City shall encourage walking tours throughout the City through the use of signage designating points of interest.	In 2013 the City Council funded a project to create a historic walking tour of the downtown. Buildings have a plaque with the building name and a number that corresponds to an informational brochure. The City will continue to support projects that promote pedestrian activities.
CE 6.B.1: The City shall eliminate barriers to bicycle traffic within selected areas.	In 2006 the City adopted the Regional Bicycle and Pedestrian Plan which has measures to encourage bicycle

Circulation Element	
General Plan Task	Review Analysis
	transportation. An update of that plan has commenced and is expected to be completed I 2017.
CE 6.B.2: Bicycle lanes shall be constructed along new or reconstructed arterial and collector routes in, or adjacent to, the City wherever possible.	In 2009 the City Council adopted the Development Code with updated street standards that include bicycle lanes. The City will continue to apply these standards to new developments.
CE 6.B.3: The City shall require new development to construct bicycle routes and/or provide secure facilities (i.e. bike racks), where feasible.	The street standards in the Development Code along with the implementation measures in the Amador County Bicycle and Pedestrian Plan provide adequate regulations for new development. The City will continue to enforce these regulations.
CE 6.B.4: The City shall encourage existing businesses and employers to provide bicycle storage and lockers in order to promote bicycle commuter travel.	In 2006 the City adopted the Regional Bicycle and Pedestrian Plan which has measures to encourage bicycle transportation, including storage options. An update of that plan has commenced and is expected to be completed I 2017.
CE 6.B.5: The City shall promote bicycle safety awareness and the responsibilities of cyclists.	The Regional Bicycle and Pedestrian Plan has measures to encourage safe bicycle transportation. The City will continue to implement the measures in the Plan.
CE 6.B.6: The City shall continue to encourage the coordination of bicycle use with mass transit by equipping all buses with bicycle racks.	The Regional Bicycle and Pedestrian Plan has measures to encourage bicycle transportation, including storage options.
CE 7.A.1: All development projects proposed within the Westover Field airport overflight zone or specific safety zones shall be in compliance with the Airport Land Use Plan.	There has been no recent development in the overflight zone. This task will continue to be implemented as necessary.

Appendix B
Review of Housing Element Programs

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
Joint City/County Programs			
H 1: Provide adequate sites to encourage provision of affordable housing.			
H 1-1: Ensure sufficient sites are appropriately zoned to accommodate each jurisdiction's share of regional housing needs.			
H 1.1: To ensure that there is a sufficient supply of multi-family and single-family-zoned land to meet the regional housing needs allocation (RHNA), the County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will annually review their land inventory. Each jurisdiction will consider single-family-zoned, vacant infill lots for potential reuse and additional development of affordable second units, multi-family dwellings, and special needs housing.	Implemented	The City-wide inventory of vacant properties has continually been maintained and is available to the public through the Planning Department and via the City's website.	Continue
H1-2: Make use of state and federal programs to support housing provision, including funding programs. Work with nonprofit and for-profit developers to make use of those programs for which the developer must be the applicant.			

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
H 1.2: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will consider jointly pursuing funding through various state and federal programs or apply individually. The jurisdictions will consider jointly pursuing funding on an annual base or pursue funding individually by submitting grant applications depending on the availability of funding. Local, state, and federal programs include: BEGIN, CalHome Program, Community Development Block, Multifamily Housing Program, Section 8, State Homeownership Program, Residential Energy Conservation, Community Reinvestment Act, Mortgage Credit Certificate, and Non-Profit Housing Development Corporation.	Not Implemented	The City did not have adequate funds to complete this task.	Continue
H 1-3: Promote the development of second units.			

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
H 1.3: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek should promote the development of the second unit dwellings by publicizing information at City Halls, the County Administration Center, and postings information on the each jurisdiction's website. Each jurisdiction should provide the information regarding permit requirements, changes in State law, and the benefits of second unit dwellings to property owners and the community.	Not Implemented	The City did not have adequate funds to complete this task.	Continue
H 1-4: Assist the development of housing affordable to extremely low-, very low-, and low-income households through financial and/or technical assistance.			
H 1.4: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall consider applying jointly or individually to use CDBG funding for the First-time Homebuyer Program.	Not Implemented	The jurisdictions have not yet implemented this task.	Continue
H 1.5: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will consider establishing countywide or individual Affordable Housing Trust Fund(s).	Not Implemented	The City did not have adequate funds to complete this task.	Continue
H 1.5a: The County and cities of Ione, Jackson, Plymouth, and Sutter Creek will consider developing an Affordable Housing Trust Fund with funds that could be acquired from housing developers and/or employers throughout the County. Funds	Not Implemented	The City did not have adequate funds to complete this task.	Continue

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
could be collected from housing developers when new residential projects are built or new employers locating in the County when their workplaces are established. Once funds start being collected, the newly established Countywide Housing Committee comprised of a representative from each jurisdiction would develop a priority list for the use of these funds. Funds could be used to build new affordable housing or to rehabilitate existing housing. The jurisdictions would apply for matching funds from the Local Housing Trust Fund Matching Grant Program through the State Housing and Community Development Department (HCD).			
H 2: Provide support for affordable and special needs housing in Amador County.			
H 2-1: Provide for a variety of housing types to meet the housing needs of special population groups.			
H 2.1: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will consider working together or individually with nonprofits and for-profit housing development corporations specializing in housing for various special needs groups to accommodate housing that meets the needs of these groups. Each jurisdiction will	Not Implemented	The City did not have adequate funds to complete this task.	Continue

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
work with nonprofit housing corporations to educate its citizens regarding the necessity of providing the affordable housing needed to support the job growth occurring throughout the County. Specifically, this information will focus on the need to provide affordable housing close to jobs in an effort to reduce traffic and air quality impacts that result from long distances. Programs will target community opposition to affordable housing projects in an effort to establish positive perceptions. Educations will occur through public meetings, presentations to the community, and articles published in the local newspaper. Should the County and the cities successfully receive funding either jointly or individually, each jurisdiction will promote and publicize the availability of funding for loans and grants (when additional CDBG/HOME funds are acquired) through the local media, mailings to property owners in targeted areas, and mailings to local contractors and developers.			

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
H 2.2: Assembly Bill (AB) 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. To facilitate housing for extremely low-income persons, the County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development or rehabilitation of single-room occupancy units and/or other units affordable to the extremely low-income, such as supportive and multi-family units.	Not Implemented	No projects presented to the City that would help implement this measure.	Continue
H 2.3: The County and cities of Ione, Jackson, Plymouth, and Sutter Creek shall consider working together or individually with the A-TCAA to find suitable sites for transitional, supportive, and female heads of households housing. The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall consider working together to host an annual meeting with A-TCAA to insure that opportunities for transitional and special needs housing are implemented to the greatest extent possible.	Partially Implemented	The City worked with A-TCAA to continue operations at the existing homeless shelter on Broadway and provided assistance when feasible during construction of the transitional housing facility also located on Broadway.	Continue
H 3: Support the conservation and rehabilitation of the existing housing stock and promote the reduction of energy use and the conservation of natural resources in the development of housing.			
H 3-1: Pursue a combination of public and private actions to rehabilitate and maintain the existing stock of housing.			

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
H 3.1: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall consider surveying the conditions of housing stock jointly or individually to determine the number of housing units in need if rehabilitation and replacement. The jurisdictions should consider utilizing the survey results to pursue available funding sources to develop a countywide rehabilitation program (or continue with individual programs). The County and the Cities shall keep in contact with Department of Housing and Community Development for changes which will improve the chances of obtaining funding, including the availability of new programs.	Implemented	The City has maintained a survey of the housing stock condition and will apply for funding when an appropriate program becomes available. The City will continue to implement this task.	Continue
H 3.2: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will enforce the State of California's Title 24 energy requirements. Title 24 energy requirements define construction standards that promote energy conservation. In addition, each jurisdiction will consider partnering with AC-TC and ACES, Inc. (formerly Amador County Environmental Services) to promote energy conservation. Some measures the County and the cities could undertake jointly or individually to	Implemented	The City Council recently adopted an Energy Action Plan (EAP) that sets fourth implementation measures and programs to reduce municipal and community-wide energy consumption. An Energy Action Plan Committee was established in the Spring of 2016 to guide implementation of the EAP. The Committee is working diligently to promote energy conservation in the community.	Continue

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
assist in the implementation of the A-TCAA program include providing brochures at the public counters, providing brochures to senior centers, or applying for funds either jointly or individually to assist homeowners in undertaking weatherization projects in conjunction with government-assisted rehabilitation projects.			
H 3.3: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek should consider working together with local utility companies to implement energy awareness programs.	Implemented	The EAP Committee referenced above includes staff from the County of Amador and citizens from the County and the City of Jackson. Their implementation actions are offered to all five cities and the County.	Continue
H 3.3a: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall continue to support PG&E's weatherization program as an important means of lowering housing costs and preserving housing affordability.	Implemented	The EAP Committee is working to promote PG&E's weatherization program.	Continue

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
H 3.4: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will consider partnering with Pacific Gas & Electric (PG&E) to promote energy saving programs by notifying home builders of jurisdiction's website to notify ratepayers of the variety of programs. The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will also consider partnering with the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH), and the Family Electric Rate Assistance (FERA).	Implemented	The City's website has an EAP page that has a link to a variety of energy saving programs. Additionally, the EAP Committee is working to reach more residential and commercial customers with energy saving information.	Continue
H 4: Provide decent housing and quality living environment for Amador County residents, regardless of age, race, religion, marital status, ancestry, national origin, color, disability, or economic level.			
H 4-1: The jurisdictions shall promote housing opportunities for persons regardless of age, race, religion, sex, marital status, national origin, color, disability, or economic level.			
H 4.1: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall obtain information on fair housing laws from the Department of Housing and Community Development and have copies of the information available for the public on each jurisdiction's website, at City Halls, the County Administration Center, and the local library(ies).	Implemented	Fair housing laws are located on the City's website.	Continue

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
H 4.2: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall refer housing discrimination complaints to A-TCAA and the fair housing authority for Amador County.			
H 5: Reduce public and private constraints to housing production while providing an appropriate level of environmental review, as well as maintaining design and construction quality and fiscal responsibility.			
H 5-1: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall enforce its land use policies that allow residential growth for a variety of housing types.			
H 5.1: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will ensure that residential development projects are consistent with the goals and policies of their General Plans and that there is internal consistency between the Housing Element and the rest of the General Plan. Each jurisdiction will prepare a General Plan Annual Progress Report in compliance with State direction and provide it to City Councils and Board of Supervisors on progress toward meeting its goals, objectives, policies, and departments, meeting timing and funding commitments for implementing actions, as well as the number of housing units provided or other measurable indicators achieved for each measure that has been put in place. The final reports will be	Implemented	To adopt new residential projects the Planning Commission and/or City Council must make findings that the development is consistent with the goals and polices of the General Plan.	Continue

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
submitted to OPR and HCD annually.			
H 5-2: The agencies shall continue efforts to fast-track residential applications in order to promote the construction of housing.			
H 5.2: Complex permit processing procedures can be an obstacle in housing development, especially for affordable housing projects under tight timelines imposed by state and federal funding programs. The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will minimize processing time for residential development permits, especially affordable residential projects and those that conform to respective jurisdiction's development requirements. The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will monitor the development processing/review procedures to minimize the time required for review. This reduction in time will reduce the cost to developers and may increase the housing production throughout the County. Each jurisdiction, on an annual basis, will review and update their processing/review procedures as necessary.	Implemented	City staff annually reviews the permitting process including ensuring that all forms are "up to date" and available on the City's website.	Continue
H 5-3: Reestablish a countywide housing task force to implement this housing element.			

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
H 5.3: Pursue formation of a County Housing Task Force to consolidate countywide housing needs. Build on contacts with city managers, city planners, and County staff to reestablish a housing task force. The purpose of the task force would be to explore the joint county/cities housing element programs.	Not Implemented	The jurisdictions have not been able to complete this task.	Continue
City of Jackson Individual Programs			
JH-1: Resources Constraints and Priority Allocation. The Planning Commission and City Council will continue to monitor the need for growth control and consider re-instating the Resources Constraints and the Priority Allocation ordinance to encourage in-fill housing development prior to annexing properties within the Sphere of Influence. The allocation ordinance requires the Planning Commission and City Council to consider infill projects prior to projects in the Sphere of Influence and also promotes higher density development, to ensure housing developments offer amenities which promote conservation of the City's natural resources and the reduction of energy use and therefore more affordable, which is closer to retail and service centers.	Implemented	On January 19, 2016 the Planning Commission reviewed the Resources Constraints and Priority Allocation Ordinance and recommended the Housing Equivalent Unit (HEU) allocation process be suspended for 2016. The City Council reviewed this recommendation at their January 25, 2016 meeting. Considering the lack of development occurring as a result of the economic downturn, the City Council concurred with the Planning Commission and suspended the HEU allocation process. The Planning Commission and City Council will consider reinstating the process in 2017.	Continue

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
JH-2: Planning Development. The City's Development Code includes provisions for planned developments, which serve to maximize the use of the land. The City will continue to use this zoning tool where applicable and appropriate, and implemented as a continuous program by the City Planning Commission and Council..	Implemented	The Planned Development Overlay and provisions for planned developments remain in the Development Code and will be used as new development is proposed.	Continue
JH-3: Development Agreements. The City will continue to utilize development agreements as they formally document work to be accomplished, timing and/or sequencing, and require bonding to guarantee task completion. These agreements serve to ensure "fair-share" funding of off-site improvements being passed onto the housing consumer.	Implemented	This task is implanted on a case by case basis for all new Subdivision Maps.	Continue
JH-4: Building Code. The City will continue to annually review the City's building codes for current compliance and adopt the necessary revisions. So as to further local development objectives. The City will annually ensure that local building codes are consistent with state mandated or recommended green building standards.	Implemented	The Building Department annually reviews and adopts current building codes as necessary.	Continue

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
JH-5: Potable Water. The City is committed to ensuring that there is enough potable water to support its fair share of the City's housing needs (including the Sphere of Influence). The City will continue to work collaboratively with the region's potable water provider, the Amador Water Agency, to identify both short- and long-term viability and cost effective solutions to maintaining potable water availability in the City. Additionally, the City will continue to review water resources through implementation of the City's Resource Constraints and Priority Allocation Ordinance that is intended to ensure that there is adequate water supply for new housing development in the City of Jackson with preference given to affordable housing projects.	Implemented	The City of Jackson continues to work collaboratively with the Amador Water Agency to ensure the availability of potable water to the City. Additionally, the Planning Commission and City Council reviewed the water resource information in January as part of the Resource Constraints and Priority Allocation Ordinance allocation process.	Continue
JH-6: Wastewater Treatment Capacity. The City is committed to ensuring that there is enough wastewater treatment capacity to support its housing needs. Annual implementation of the City's Resource Constraints and Priority Allocation Ordinance is intended to ensure that there is adequate wastewater treatment for new	Implemented	The Planning Commission and City Council reviewed the waste water treatment capacity information in January as part of the Resource Constraints and Priority Allocation Ordinance allocation process.	Continue

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
housing development in the City of Jackson with preference given to affordable housing projects.			
JH-7: Child Care Centers. The City will continue to implement the Resource Constraint and Priority Allocation Ordinance to include child care centers in or around new development.	Implemented	The Planning Commission and City Council reviewed the availability of child care resources in January as part of the Resource Constraints and Priority Allocation Ordinance allocation process.	Continue
JH-8: Inclusionary Affordable Housing. The City will continue to implement Section 17.32 (Affordable Housing) of the Development Code. This ordinance requires subdivisions of ten or more parcels to provide ten percent inclusionary affordable housing.	Implemented	The City will continue to implement this task on a case by case basis as development proposals are submitted.	Continue
JH-9: Development Fees. The City will annually review its fees for development permits in order that they represent a fair charge for review and processing of applications. Review of charges implemented by the City Manager on an "as needed" basis.	Implemented	The City Council adopted new fees for development permits in 2015. They will be reviewed annual to ensure adequacy.	Continue

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
JH-10: Multi-family Development. To assist the development if housing for lower income households on larger sites, the City will facilitate land divisions, lot line adjustments, and specific plans resulting in parcel sizes that facilitate multifamily developments affordable to lower income households. The City will work with property owners and non-profit developers on target and market the availability of sites with the best potential for development. In addition, the City will offer incentives for the development of affordable housing including; permit streamlining, ministerial review of lot line adjustments, deferral of subdivision fees, technical assistance to acquire funding, and modification of development requirements consistent with the Planned Development Overlay program.	Not Implemented	No projects presented to the City that would help implement this measure.	Continue
JH-11: Reasonable Accommodations. "Reasonable Accommodations" refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. State law requires jurisdictions to specify formal procedure for evaluating and granting reasonable accommodations	Not Implemented	The City did not have adequate funds to complete this task.	Continue

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
for people with disabilities and special housing needs. The City will amend the zoning code to address reasonable housing accommodation for persons with disabilities, including, but not limited to, the following: **1)** Providing notice to the public of the availability of an accommodation process. The notice will be provided at all counters where applications are made for a permit, license or other authorization for siting, funding, development or use of housing. **2)** Procedures for requesting reasonable accommodation, including preparation of a Fair Housing Accommodation Request form and designating the appropriate individual, committee, commission or body responsible for acting on requests. **3)** Review procedures for requests for reasonable accommodation, including provisions for issuing a written decision within 30 days of the date of the application. **4)** Criteria to be used in considering requests for reasonable accommodation. **5)** Appeal procedure of denial of a request for reasonable accommodation. The procedure should establish that there is no fee for processing			

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
requests for reasonable accommodation or for appealing an adverse decision related to a request for reasonable accommodation.			
JH-12: Large Family Housing. The City will provide incentives, such as modifications to development standards, and regulatory incentives for the development of housing units with four or more bedrooms.	Not Implemented	The City did not have adequate funds to complete this task.	Continue
JH-13: Density Bonus. The City shall adopt a density bonus ordinance pursuant to State Government Code Section 65915, which requires local governments to grant a density bonus of at least 35%.	Not Implemented	The City's Affordable Housing Ordinance has a density bonus program of 20%. The Ordinance needs to be updated to reflect the State mandate.	Continue
JH-14: Conservation of At-Risk Units. The City shall reduce the potential conversion of the 82 assisted affordable housing units at risk during the current planning period to market rate through the following actions: **1)** Require a one-year notice to residents, the City, the Stanislaus County Housing Authority, and any local non-profit housing developers, of all proposed conversions of assisted affordable (extremely low, very low, low, and/or moderate income) housing units. Following revision of the zoning code, provide the owner of each assisted affordable housing complex in the City with	Partially Implemented	Staff is working with the owners of the Jackson Hills Apartments to ensure they remain assisted affordable housing units.	Continue

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
the noticing requirements. **3)** If conversion of units is likely, work with the Stanislaus County Housing Authority and other organizations as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher (Section 8) program. Funding sources may include state or local funding sources. Refer tenants of at-risk units to the Housing Authority for education regarding tenant rights and conversion procedures and information regarding Section 8 rent subsidies and any other affordable housing opportunities in the City.			
JH-15: Removal of Parking Constraint. The City shall amend the zoning code to change the parking requirement for duplexes and multi-family dwellings to allow a carport instead of a fully enclosed garage where currently required in the zoning code.	Not Implemented	The Development Code Parking Regulations still need to be amended to implement this task.	Continue