

ADMINISTRATIVE DRAFT INITIAL STUDY FOR A
NEGATIVE DECLARATION
Countywide 6th Cycle Housing Element
City of Plymouth (Plymouth Annex)

SCH No. _____



LEAD AGENCY:

City of Plymouth

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CITY OF PLYMOUTH

INITIAL STUDY CHECKLIST FOR A NEGATIVE DECLARATION

PROJECT INFORMATION

1. Project Title:

Countywide 6th Cycle Housing Element – City of Plymouth (Plymouth Annex)

2. State Clearinghouse Number:

TBD

3. Lead Agency Name and Address:

City of Plymouth
9426 Main Street

P.O. Box 429
Plymouth, CA 95669

<https://www.cityofplymouth.org>

Contact Person, Phone, Email:

Margaret S. Roberts
City Manager
(209) 245-6941 ext. 257

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4. Project Location:

Citywide

5. Property Owner:

Not Applicable

6. Project Sponsor's Name and Address:

City of Plymouth
9426 Main Street

P.O. Box 429
Plymouth, CA 95669

7. General Plan Designation:

Not Applicable

8. Zoning:

Not Applicable

9. Purpose and Authority

The California Environmental Quality Act (CEQA) requires that all State and local agencies consider the environmental consequences of projects over which they have discretionary authority through documentation, analysis, and review.

This document is an Initial Study and Negative Declaration (Initial Study/ Negative Declaration, or “IS/ND”) for the Plymouth Annex components of the Amador County Countywide 6th Cycle Housing Element Update

(proposed Housing Element Update or “proposed HE Update”) to the Plymouth’s General Plan (General Plan) for the 2010 to 2025 period. The City Council of the City of Plymouth certified the Environmental Impact Report for the General Plan and adopted the General Plan on August 13, 2009. The purpose of this document is to evaluate the environmental impacts of the proposed HE Update which consists of the 2021 update to the Housing Element.

The City of Plymouth is the Lead Agency under the California Environmental Quality Act (CEQA) and is responsible for preparing and adopting this document.

This Initial Study/Draft Negative Declaration has been prepared in conformance with CEQA (California Public Resources Code § 21000 et seq.), California CEQA Guidelines (California Code of Regulations, Title 14, § 15000 et seq.), and the rules, regulations, and procedures for CEQA implementation, as adopted by the City of Plymouth.

10. Documents Incorporated by Reference

The discussion in this document incorporates by reference the 2008 General Plan Update Environmental Impact Report, including all adopted mitigation measures (GPUEIR, SCH #2008092044), the August 13, 2009, General Plan Update Findings of Fact and Statement of Overriding Considerations (Plymouth City Council Resolution No. 22), the Amador County General Plan, the Amador County Office of Emergency Services Local Hazard Mitigation Plan Update (May 2020), and all technical studies prepared for the analysis of the proposed HE Update. The GPUEIR, Resolution No. 22 and accompanying staff reports are available for public review at the City of Plymouth City Hall.

11. Intended Uses of This Initial Study/Negative Declaration

The City of Plymouth, as the Lead Agency for the proposed HE Update, will use this Initial Study/Negative Declaration in considering whether to approve the Housing Element Update and associated discretionary actions. This document will also provide environmental information to other agencies affected by the proposed project, or which are likely to have an interest in the proposed project. Various State and Federal agencies exercise control over certain aspects. The various public, private, and political agencies and jurisdictions with a particular interest in the proposed project, may include but are not limited to the following:

- Amador County Air Pollution Control District (ACAPCD)
- Amador County Department of Public Works
- Amador County Fire Protection District
- Amador County Health Department
- Amador County Integrated Solid Waste Management Agency
- Amador County Sheriff’s Department
- Amador County Transportation and Public Works
- Amador County Unified School District
- Amador Disposal Service
- Amador Rapid Transit System (ARTS)
- Amador Water Agency (AWA)
- American Legion Ambulance Service
- California Air Resources Board (CARB)
- California Department of Forestry and Fire Protection (CalFire)

- California Department of Housing and Community Development
- California Department of Toxic Substances Control
- California Department of Transportation (Caltrans)
- California Emergency Management Agency
- California Energy Commission
- California Environmental Protection Agency (CalEPA)
- California Office of Emergency Services
- California Regional Water Quality Control Board (CRWQB)
- City of Plymouth Public Works
- City of Plymouth Water/Sewer Services
- County of Amador Library
- Groundwater Sustainability Agency (GSA)
- Ione Band of Miwok Indians
- U.S. Environmental Protection Agency

12. Project Description:

The proposed project includes the following actions:

- Adoption of the 6th Cycle Housing Element Update for the 2021-2029 period (“the proposed HEU”)
- Amendment of the General Plan to add the proposed HEU

The Housing Element is one of the seven (7) required elements of the General Plan. State Housing Element law mandates that local governments plan to meet the existing and projected housing needs of all segments of the population and to be consistent with all parts of the General Plan. The 6th Cycle Housing Element Update covers the time period from October 15, 2021 to October 15, 2029, an eight-year period. It includes extensive background information on demographics, population, employment, and housing to establish housing needs. The City’s prior Housing Element was adopted in 2013.

State law requires every updated Housing Element be submitted to California’s Housing and Community Development (HCD) Department to ensure compliance with the minimum requirements. This “certification” process is unique to the Housing Element versus the other required elements. State law requires that the Housing Element include the following:

- Analysis of the City’s population, household, and employment base, and the characteristics of the housing stock
- Summary of the present and projected housing needs of the City’s households
- Review of potential constraints to meeting the City’s identified housing needs
- Evaluation of opportunities that will further the development of new housing
- Community outreach plan
- Statement of the Housing Plan to address identified housing needs
- Analysis on Affirmatively Furthering Fair Housing

This is the first Housing Element cycle to implement the requirements of Assembly Bill 686. As of January 1, 2019, AB 686 extends the obligation to affirmatively further fair housing to all public agencies in California, to combat discrimination, overcome patterns of segregation, foster inclusive communities, and free barrier to that restrict access to opportunity based on protected status.

The Housing Element Update does not propose specific housing development projects. It is a planning, policy, and program document that provides for future housing construction and improved housing conditions. These future actions are expected to result in direct changes to the physical environment of the City of Plymouth. Although potential development sites are identified in the Housing Element Update, particularly vacant and underutilized lots, they are included to help realize future housing production goals.

Adoption of the proposed HE Update alone does not directly result in development of residential units, but future housing development is expected. As specific projects are proposed, project review against Federal, State, and local rules and regulations, including compliance with the California Environmental Quality Act and the Municipal Code will be undertaken. Future proposed HE Update impacts will be evaluated on a project- by-project basis given specific site boundaries and environments. Appropriate environmental review documentation and public participation would be a part of those future proposed projects. Mitigation measures would be adopted to reduce any significant impacts, if identified.

The City of Plymouth’s Housing Element has been prepared as a subset, or “annex,” of the Amador Countywide Housing Element, that also encompasses the cities of Jackson, Lone, Sutter Creek, and Amador City. The Countywide Element sets forth programs common to all five incorporated cities within the county, and the County itself, as well as some programs that are intended to be adopted by individual cities, as they address city-specific issues. Each city and county in California has a legal obligation to respond to its “fair share” of the projected future housing need in the region in which it is located – the Regional Housing Needs Assessment (RHNA). For Plymouth, the regional housing need is determined by the California Department of Housing and Community Development (HCD).

The primary goals of the RHNA numbers are to act as targets for jurisdictions to achieve during the planning period. HCD has designated 30 housing units as Plymouth’s share of the RHNA. The required number of housing units is distributed among average monthly income (AMI) levels: very-low-income (50 percent of AMI or less), low-income (50 to 80 percent of AMI), moderate-income units (80 to 120 percent of AMI), and above moderate-income units (120 percent of AMI or greater). The jurisdiction must show that it has adequate land inventory and sites to meet its RHNA obligations for each income category. The table below shows how Plymouth’s RHNA values are distributed among income levels. This document focuses on City of Plymouth – the Plymouth Annex – programs for achieving the RHNA.

HOUSING NEEDS

Each city and county in California has a legal obligation to respond to its “fair share” of the projected future housing need in the region in which it is located – the Regional Housing Needs Assessment (RHNA). For Plymouth, the regional housing need is determined by the California Department of Housing and Community Development (HCD). The primary goals of the RHNA numbers are to act as targets for jurisdictions to achieve during the planning period. HCD has designated 30 housing units as Plymouth’s share of the RHNA. The required number of housing units is distributed among average monthly income (AMI) levels: very-low-income (50 percent of AMI or less), low-income (50 to 80 percent of AMI), moderate-income units (80 to 120 percent of AMI), and above moderate-income units (120 percent of AMI or greater). The jurisdiction must show that it has adequate land inventory and sites to meet its RHNA obligations for each income category. The table below shows how Plymouth’s RHNA values are distributed among income levels.

Table PD - 1 Plymouth RHNA 6th Cycle, October 2021 to October 2029

Affordability Category	Number of Units	Percentage of Total
Very Low-Income	7	23.33%
Low-Income	5	16.67%
Moderate-Income	5	16.67%
Above Moderate-Income	13	43.33%
TOTAL	30	100.00%

- Source: Table II-PLYMOUTH-1, proposed HE Update

PLYMOUTH GENERAL PLAN UPDATE HOUSING PROJECTIONS

The Plymouth General Plan Update (GPU) anticipated that the buildout of the planning area (within city limits, the Sphere of Influence (SOI) and the proposed SOI) could accommodate 10,168 persons and 4,067 housing units (GPUDEIR, p. 4-11), depending on water supply and infrastructure capacity. Actual buildout was projected to extend well beyond 2025, the end of the GPU planning period.

Table PD - 2 Plymouth General Plan Update Buildout Capacity (2009-2025+)

	Number of Dwelling Units	Population
Anticipated Buildout Capacity ^a	4,067	10,168
Population Projection, 2025 ^a		1,387-3,696
Dwelling Units, 2000 ^b	438	943
Dwelling Units, 2010 ^b	493	(not available)
Dwelling Units, 2021 ^b	500	950
Realistic Capacity (2029) ^c	204	30,607

- Sources:
- ^a Figure 2.2, Plymouth Population Projections, Plymouth General Plan Update Background Report, p. 2-3.
- ^b Countywide 6th Cycle Housing Element, Part 3, Annex to the Background Report, Adoption Draft, p. 2.
- ^c Id., p. 31.

The proposed HE Update does not propose development that would exceed GP buildout and is substantially smaller than the growth that the General Plan Update projects, even considering the shorter horizon period of 2029. The RHNA obligation of 30 units by 2029 is 0.72% percent of the General Plan projected 2029 buildout of 4,067 housing units by 2029.

POPULATION AND HOUSING CHARACTERISTICS

Demographic changes such as population growth or changes in age groups can affect the type and amount of housing that is needed in a jurisdiction. According to data prepared by the California Department of Finance (DOF), Plymouth’s population in 2021 was 950 people, a decrease of approximately 0.7% or 7 people since 2000. Compared with the population percent change of other jurisdictions and countywide percent change (6.5%) since 2000, Plymouth experienced a population decrease. The median age of Plymouth residents decreased from 40.4 in 2010 to 33.8 in 2019, which is approximately 3 years lower than the State’s median age of 36.5. Among all jurisdictions in Amador County, Plymouth experienced the second-greatest decrease of median age. Plymouth’s residents are predominantly White (81.2%). According to the ACS, the estimated civilian labor force in Plymouth totaled 506 people in 2019, increasing by 147 workers or 40.9% since 2010. The largest industry in Plymouth in 2019 was Construction at 17.6%, followed

by Agriculture, Forestry, Fishing/Hunting, and Mining at 14.8%, and Manufacturing at 12.6%. Over the last decade, Agriculture, Forestry, Fishing/Hunting, and Mining, Construction, and Manufacturing experienced highest growth in civilian labor force. Wages of occupations are based on the Quarterly Census of Employment and Wages (QCEW) countywide data. Amador County is located within the Eastern Sierra Mother Lode Region. EDD projections indicate that the total employment within the Eastern Sierra-Mother Lode Region is expected to increase by 6.4% between 2018 and 2028. The highest forecast for job growth is in Educational Services (Private), Health Care, and Social Assistance (20.9% increase) and Private Household Workers (14.3% increase) (*Amador Countywide 2021—2029 Housing Element, Plymouth Annex, p. 1*).

LAND AND SITES INVENTORY

The State requires that a Housing Element identify how much housing can be constructed to accommodate the community’s RHNA and that the inventory of land must be site specific to help determine the appropriate zoning, development standards, and infrastructure capacity to accommodate new construction. Appropriate sites can include vacant, underutilized sites, and sites that can be re-zoned for residential use.

The HEU includes a list of 68 parcels of interest (see Table PD-1, below) that could accommodate housing. The City’s current inventory of vacant land and parcels of interest consists of 112 acres. At the existing highest density, 10 units could be developed to serve the very low-category; 20 in the low-income, 110 in the moderate, and 13 in the above-moderate categories (Table 2, 2021-2029 Quantified Objectives, Amador Countywide Quantified Objectives, p. 35). Site locations are shown in Figure PD-1 below.

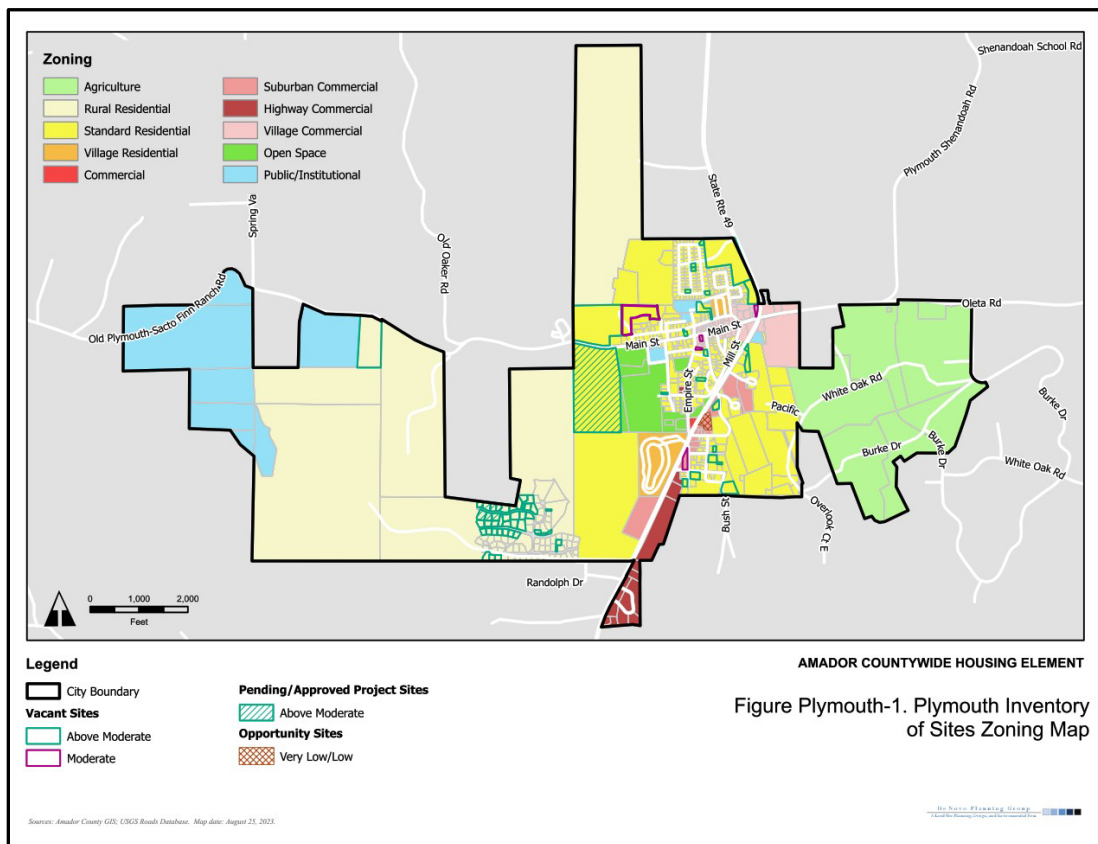


Figure PD - 1 Plymouth 6th Cycle Site Inventory with Zoning Designations

Table PD - 3 City of Plymouth Cycle 6 Housing Sites

No.	ADDRESS/ INTERSECTION	ZIP	APN	GENERAL PLAN	ZONING	MIN DENSITY	MAX DENSITY	AREA (acres)	EXISTING USE	INFRA-STRUCTURE	PUBLICLY OWNED	SITE STATUS	INCLUDED IN LAST 2 HE CYCLES	VERY LOW	LOW	MODER-ATE	ABOVE MODER-ATE	TOTAL REALISTIC CAPACITY	100-YR FLOOD ZONE (Acres)
1	Landrum St & Landrum St	95669	010-011-047-000	Standard Residential High Density	SR	101	132	6.28	Residential Vacant	Planned		Available				101		101	0
2	18169 Empire St	95669	010-141-006-000	Suburban Commercial	SC	0	10	0.78	Residential Vacant	Planned		Available		0	0	3	0	3	0
3	18230 Sutter St	95669	010-132-009-000	Standard Residential	SR	0	4.8	0.18	Residential Vacant	Planned		Available		0	0	0	1	1	0
4	9510 Victorian Way	95669	010-178-008-000	Standard Residential	SR	7	4.8	1.88	Commercial Vacant	Planned		Available		0	0	0	6	6	0
5	18930 Nugget Way	95669	010-176-008-000	Standard Residential	SR	0	4.8	0.17	Residential Vacant	Planned		Available		0	0	0	1	1	0
6	9453 Bush St	95669	010-150-017-000	Standard Residential	SR	6	4.8	1.6	Residential Vacant	Planned		Available		0	0	0	5	5	0
7	18129 Empire St	95669	010-141-005-000	Standard Residential	SR	1	4.8	0.36	Residential Vacant	Planned		Available		0	0	0	1	1	0
8	9350 Bush St	95669	010-144-002-000	Standard Residential	SR	2	4.8	0.65	Residential Vacant	Planned		Available		0	0	0	2	2	0
9	9417 Bush St	95669	010-143-004-000	Standard Residential	SR	0	4.8	0.1	Residential Vacant	Planned		Available		0	0	0	1	1	0
10	18190 Sutter St	95669	010-143-001-000	Standard Residential	SR	2	4.8	0.62	Residential Vacant	Planned		Available		0	0	0	2	2	0
11	9475 Pacific St	95669	010-111-001-000	Standard Residential	SR	1	4.8	0.43	Residential Vacant	Planned		Available		0	0	0	1	1	0
12	18451 Sherwood St	95669	010-081-007-000	Standard Residential	SR	0	4.8	0.12	Residential Vacant	Planned		Available		0	0	0	1	1	0
13	18505 Davis St	95669	010-083-027-000	Standard Residential	SR	1	4.8	0.27	Residential Vacant	Planned		Available		0	0	0	1	1	0
14	18594 State Highway 49	95669	010-093-005-000	Standard Residential	SR	2	4.8	0.72	Residential Vacant	Planned		Available		0	0	0	2	2	0
15	18615 Poplar St	95669	010-053-010-000	Standard Residential	SR	0	4.8	0.22	Residential Vacant	Planned		Available		0	0	0	1	1	0
16	18650 Empire St	95669	010-053-012-000	Village Commercial	VC	0	54	0.14	Residential Vacant	Planned		Available		0	0	3	0	3	0
17	18620 State Highway 49	95669	010-093-001-000	Standard Residential	SR	0	4.8	0.15	Residential Vacant	Planned		Available		0	0	0	1	1	0.05
18	Highway 49 And Old Sacramento R	95669	008-060-012-000	Standard Residential	SR-PDO	0	0	37.74	Agricultural Vacant	Planned		Available		0	0	0	44	44	5.96
19	9344 Main St	95669	010-053-002-000	Village Commercial	VC-HDO	0	21	0.15	Residential Vacant	Planned		Available		0	0	1	0	1	0
20	9313 Main St	95669	010-022-003-000	Standard Residential	SR	0	4.8	0.17	Residential Vacant	Planned		Available		0	0	0	1	1	0
21	7794 Old Sacramento Rd	95669	008-020-031-000	Rural Residential	RR-PDO	0	2.28	10.97	Residential Vacant	Planned		Available		0	0	0	18	18	0
22	9565 Main St	95669	010-032-014-000	Village Commercial	VC-HDO	0	21	0.26	Residential Vacant	Planned		Available		0	0	2	0	2	0
23	9389 Landrum St	95669	010-021-022-000	Standard Residential	SR	2	4.8	1	Residential Vacant	Planned		Available		0	0	0	3	3	0
24	18840 Golden Way	95669	010-177-029-000	Standard Residential	SR	0	4.8	0.17	Residential Vacant	Planned		Available		0	0	0	1	1	0
25	18861 Nugget Way	95669	010-175-018-000	Standard Residential	SR	0	4.8	0.16	Residential Vacant	Planned		Available		0	0	0	1	1	0
26	18930 Nugget Way	95669	010-176-009-000	Standard Residential	SR	0	4.8	0.17	Residential Vacant	Planned		Available		0	0	0	1	1	0
27	19040 Golden Way	95669	010-172-013-000	Standard Residential	SR	0	4.8	0.2	Residential Vacant	Planned		Available		0	0	0	1	1	0
28	Miller Way	95669	010-178-011-000	Standard Residential	SR	48	4.8	12.23	Residential Vacant	Planned		Available		0	0	0	44	44	0

No.	ADDRESS/ INTERSECTION	ZIP	APN	GENERAL PLAN	ZONING	MIN DENSITY	MAX DENSITY	AREA (acres)	EXISTING USE	INFRA-STRUCTURE	PUBLICLY OWNED	SITE STATUS	INCLUDED IN LAST 2 HE CYCLES	VERY LOW	LOW	MODER-ATE	ABOVE MODER-ATE	TOTAL REALISTIC CAPACITY	100-YR FLOOD ZONE (Acres)
29	9005 Old Sacramento Rd	95669	008-060-043-000	Standard Residential	SR	67	4.8	16.9	Residential Vacant	Planned		Available		0	0	0	60	60	0
30	8823 Port Dr	95669	008-470-012-000	Rural Residential	RR-PDO	0	2.28	0.38	Residential Vacant	Planned		Available		0	0	0	1	1	0
31	Zinfandel Pkwy & Hwy 49	95669	008-480-016-000	Rural Residential	RR-PDO	0	2.28	0.29	Residential Vacant	Planned		Available		0	0	0	1	1	0
32	Zinfandel Pkwy & Hwy 49	95669	008-480-015-000	Rural Residential	RR-PDO	0	2.28	0.21	Residential Vacant	Planned		Available		0	0	0	1	1	0
33	Zinfandel Pkwy & Hwy 49	95669	008-480-017-000	Rural Residential	RR-PDO	0	2.28	0.08	Residential Vacant	Planned		Available		0	0	0	1	1	0
34	Zinfandel Pkwy & Hwy 49	95669	008-490-009-000	Rural Residential	RR-PDO	0	2.28	0.67	Residential Vacant	Planned		Available		0	0	0	1	1	0
35	Zinfandel Pkwy & Hwy 49	95669	008-460-032-000	Rural Residential	RR-PDO	0	2.28	0.35	Residential Vacant	Planned		Available		0	0	0	1	1	0
36	Zinfandel Pkwy & Hwy 49	95669	008-460-018-000	Rural Residential	RR-PDO	0	2.28	0.34	Residential Vacant	Planned		Available		0	0	0	1	1	0
37	Zinfandel Pkwy & Hwy 49	95669	008-460-019-000	Rural Residential	RR-PDO	0	2.28	0.33	Residential Vacant	Planned		Available		0	0	0	1	1	0
38	Zinfandel Pkwy & Hwy 49	95669	008-460-020-000	Rural Residential	RR-PDO	0	2.28	0.48	Residential Vacant	Planned		Available		0	0	0	1	1	0
39	Zinfandel Pkwy & Hwy 49	95669	008-460-027-000	Rural Residential	RR-PDO	0	2.28	0.35	Residential Vacant	Planned		Available		0	0	0	1	1	0
40	Zinfandel Pkwy & Hwy 49	95669	008-460-028-000	Rural Residential	RR-PDO	0	2.28	0.35	Residential Vacant	Planned		Available		0	0	0	1	1	0
41	Zinfandel Pkwy & Hwy 49	95669	008-460-029-000	Rural Residential	RR-PDO	0	2.28	0.37	Residential Vacant	Planned		Available		0	0	0	1	1	0
42	Zinfandel Pkwy & Hwy 49	95669	008-460-030-000	Rural Residential	RR-PDO	0	2.28	0.32	Residential Vacant	Planned		Available		0	0	0	1	1	0
43	Zinfandel Pkwy & Hwy 49	95669	008-460-031-000	Rural Residential	RR-PDO	0	2.28	0.34	Residential Vacant	Planned		Available		0	0	0	1	1	0
44	Zinfandel Pkwy & Hwy 49	95669	008-460-033-000	Rural Residential	RR-PDO	0	2.28	0.32	Residential Vacant	Planned		Available		0	0	0	1	1	0
45	Zinfandel Pkwy & Hwy 49	95669	008-490-023-000	Rural Residential	RR-PDO	0	2.28	0.5	Residential Vacant	Planned		Available		0	0	0	1	1	0
46	Zinfandel Pkwy & Hwy 49	95669	008-490-002-000	Rural Residential	RR-PDO	0	2.28	0.42	Residential Vacant	Planned		Available		0	0	0	1	1	0
47	Zinfandel Pkwy & Hwy 49	95669	008-490-001-000	Rural Residential	RR-PDO	0	2.28	0.47	Residential Vacant	Planned		Available		0	0	0	1	1	0
48	Zinfandel Pkwy & Hwy 49	95669	008-490-003-000	Rural Residential	RR-PDO	0	2.28	0.39	Residential Vacant	Planned		Available		0	0	0	1	1	0
49	Zinfandel Pkwy & Hwy 49	95669	008-490-004-000	Rural Residential	RR-PDO	0	2.28	0.43	Residential Vacant	Planned		Available		0	0	0	1	1	0
50	Zinfandel Pkwy & Hwy 49	95669	008-490-013-000	Rural Residential	RR-PDO	0	0	0.7	Residential Vacant	Planned		Zinfandel - Approved		0	0	0	1	1	0
51	Zinfandel Pkwy & Hwy 49	95669	008-490-006-000	Rural Residential	RR-PDO	0	2.28	0.77	Residential Vacant	Planned		Available		0	0	0	1	1	0
52	Zinfandel Pkwy & Hwy 49	95669	008-490-007-000	Rural Residential	RR-PDO	0	2.28	0.41	Residential Vacant	Planned		Available		0	0	0	1	1	0
53	Zinfandel Pkwy & Hwy 49	95669	008-490-005-000	Rural Residential	RR-PDO	0	2.28	0.58	Residential Vacant	Planned		Available		0	0	0	1	1	0
54	Zinfandel Pkwy & Hwy 49	95669	008-490-008-000	Rural Residential	RR-PDO	0	2.28	0.47	Residential Vacant	Planned		Available		0	0	0	1	1	0
55	Zinfandel Pkwy & Hwy 49	95669	008-490-010-000	Rural Residential	RR-PDO	0	2.28	0.51	Residential Vacant	Planned		Available		0	0	0	1	1	0
56	Zinfandel Pkwy & Hwy 49	95669	008-490-011-000	Rural Residential	RR-PDO	0	0	0.55	Residential Vacant	Planned		Zinfandel - Approved		0	0	0	1	1	0

No.	ADDRESS/ INTERSECTION	ZIP	APN	GENERAL PLAN	ZONING	MIN DENSITY	MAX DENSITY	AREA (acres)	EXISTING USE	INFRA-STRUCTURE	PUBLICLY OWNED	SITE STATUS	INCLUDED IN LAST 2 HE CYCLES	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL REALISTIC CAPACITY	100-YR FLOOD ZONE (Acres)
57	Zinfandel Pkwy & Hwy 49	95669	008-490-025-000	Rural Residential	RR-PDO	0	2.28	0.43	Residential Vacant	Planned		Available		0	0	0	1	1	0
58	Zinfandel Pkwy & Hwy 49	95669	008-490-012-000	Rural Residential	RR-PDO	0	0	0.48	Residential Vacant	Planned		Zinfandel - Approved		0	0	0	1	1	0
59	Zinfandel Pkwy & Hwy 49	95669	008-490-014-000	Rural Residential	RR-PDO	0	0	0.34	Residential Vacant	Planned		ZINFANDEL - APPROVED		0	0	0	1	1	0
60	Zinfandel Pkwy & Hwy 49	95669	008-490-015-000	Rural Residential	RR-PDO	0	0	0.57	Residential Vacant	Planned		ZINFANDEL - APPROVED		0	0	0	1	1	0
61	Zinfandel Pkwy & Hwy 49	95669	008-490-016-000	Rural Residential	RR-PDO	0	0	0.48	Residential Vacant	Planned		ZINFANDEL - APPROVED		0	0	0	1	1	0
62	Zinfandel Pkwy & Hwy 49	95669	008-490-017-000	Rural Residential	RR-PDO	0	2.28	0.38	Residential Vacant	Planned		Available		0	0	0	1	1	0
63	Zinfandel Pkwy & Hwy 49	95669	008-490-018-000	Rural Residential	RR-PDO	0	2.28	0.64	Residential Vacant	Planned		Available		0	0	0	1	1	0
64	Zinfandel Pkwy & Hwy 49	95669	008-490-019-000	Rural Residential	RR-PDO	0	2.28	0.39	Residential Vacant	Planned		Available		0	0	0	1	1	0
65	Zinfandel Pkwy & Hwy 49	95669	008-490-020-000	Rural Residential	RR-PDO	0	2.28	0.58	Residential Vacant	Planned		Available		0	0	0	1	1	0
66	Zinfandel Pkwy & Hwy 49	95669	008-490-021-000	Rural Residential	RR-PDO	0	2.28	0.56	Residential Vacant	Planned		Available		0	0	0	1	1	0
67	Zinfandel Pkwy & Hwy 49	95669	008-490-022-000	Rural Residential	RR-PDO	0	2.28	0.66	Residential Vacant	Planned		Available		0	0	0	1	1	0
68	Zinfandel Pkwy & Hwy 49	95669	008-490-024-000	Rural Residential	RR-PDO	0	2.28	0.4	Residential Vacant	Planned		Available		0	0	0	1	1	0
TOTALS						240	421	112			0		2	0	0	110	239	349	6

HOUSING GOALS AND POLICIES

The Amador Countywide 2021-2029 Housing Element Update includes a list of goals, available programs, and regulations to provide housing in all income categories. It describes federal and State resources for particularly low-income housing. The Plymouth Annex Supplement to the Countywide document describes City-specific zoning districts, processes and procedures that support housing development and provide for low-income housing, but does not set forth additional policies. The following Countywide goals and policies are common to all Amador County cities:

Goal H-1 HOUSING DIVERSITY

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

- **Policy H-1.1:** Encourage diversity in the type, density, size, affordability, and tenure of residential development available throughout the County and throughout each city.
- **Policy H-1.2:** Ensure adequate sites are identified and zoned to accommodate each jurisdiction's share of regional housing needs throughout the planning period.
- **Policy H-1.3:** Encourage and support the development of housing for those with special housing needs, including seniors, persons with a disability, including developmental, single heads of household with children, large families, the workforce, and unhoused.
- **Policy H-1.4:** Encourage a geographic dispersal of units affordable to all income levels throughout Amador County, with an emphasis on promoting housing that is proximate to jobs and services and that provides a variety of housing types, including housing affordable to lower income and special needs households, in areas with higher levels of economic, employment, environmental, and transportation opportunities in each jurisdiction.
- **Policy H-1.5:** Support the concept of "aging in place" by maintaining a range of housing that allows people to remain in their community as their housing needs change.
- **Policy H-1.6:** Support opportunities for the integration of housing in commercial districts and the adaptive reuse of non-residential structures.
- **Policy H-1.7:** Facilitate the development of affordable housing through regulatory incentives and concessions and available financial assistance. Proactively seek out new models and approaches in the provision of affordable housing, including accessory dwelling units (ADUs), inclusion of duplexes and multiple units in areas zoned for single family uses, and cottage housing.
- **Policy H-1.8:** Promote energy- and water-conserving designs and features in residential development.

Goal H-2. HOUSING AND NEIGHBORHOOD PRESERVATION AND IMPROVEMENT

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

- **Policy H-2.1:** Maintain suitable neighborhoods with quality housing, infrastructure, and open space that fosters neighborhood character and the health of residents.
- **Policy H-2.2:** Encourage property owners to maintain rental and ownership units in sound condition through housing rehabilitation and emergency repair programs.

- **Policy H-2.3:** Support efforts to identify and preserve prime examples of historical and/or architecturally significant residences. Policy H-2.4: Encourage the rehabilitation or remodeling of older cottages and bungalows to conform to the scale of the immediate neighborhood and retain the architectural character and integrity of the original structure.
- **Policy H-2.5:** Encourage the conversion of existing apartment complexes to condominium ownership, and only permit when the citywide vacancy rate for rental units warrants.
- **Policy H-2.6:** Support the preservation of mobile home parks as an important source of affordable housing.
- **Policy H-2.7:** Ensure the continued availability and affordability of income-restricted housing for low- and moderate-income households.

Goal H-3. FAIR HOUSING

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

- **Policy H-3.1:** Assist in affirmatively furthering and enforcing fair housing laws by providing support to organizations that provide outreach and education regarding fair housing rights, receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.
- **Policy H-3.2:** Ensure that individuals and families at all income levels pursuing housing in Amador County have access to safe and decent housing and do not experience discrimination on the basis of any arbitrary factors, including those identified in the Fair Housing Act.
- **Policy H-3.3:** Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or in the community.
- **Policy H-3.4:** Support families and single heads of household with children by encouraging the development of larger rental and ownership housing units for families with children, and the provision of family support services such as childcare and after-school care.
- **Policy H-3.5:** Address the special housing needs of persons with disabilities through provision of supportive housing, homeowner accessibility grants, zoning for group housing, and continued implementation of reasonable accommodation procedures.
- **Policy H-3.6:** Support affordable housing options for workers providing essential infrastructure and services, including first responders and teachers, to allow them to live in the community in which they work.
- **Policy H-3.7:** Work cooperatively with the Amador County Homeless Task Force and other applicable agencies to provide a continuum of care for the homeless, including emergency shelter, transitional housing, supportive housing, and permanent affordable housing.
- **Policy H-3.8:** Promote the active participation of all socioeconomic segments, including special needs groups and potentially underrepresented populations, in the community, community groups, and governmental agencies in the formulation and review of housing programs and in housing and community development activities.

- **Policy H-3.9:** Support safe and healthy living environments, including methods to reduce exposure to secondhand smoke and related health effects.

Goal H-4. ADVANCING OPPORTUNITIES

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

- **Policy H-4.1:** Support the use of various incentives, including regulatory incentives, financial and/or technical assistance, including first-time homebuyers through County and State programs, rental assistance, early mortgage counseling for homeowners at risk of foreclosure, streamlined approvals, site assembly assistance, and pursuing the establishment of regional and local Affordable Housing Trust Funds to offset the costs of affordable housing and encourage a variety of housing types and affordability levels throughout Amador County.
- **Policy H-4.2:** Participate in state and federal programs assisting in the production, improvement, maintenance, and preservation of decent, safe, and attractive housing affordable to lower- and moderate-income households and those with special housing needs, including seniors, persons with a disability, including developmental, single heads of household with children, large families, the workforce, the at-risk and the unhoused. Work with nonprofit and for-profit developers to utilize those programs for which a developer must be the applicant.
- **Policy H-4.3:** Ensure development standards are based on objective requirements and provide flexibility to accommodate creative approaches to providing housing, such as transit-oriented development, mixed use, co-housing, and housing within walking or bicycling distance of transit.
- **Policy H-4.4:** Advocate for sustainable use of land and promote affordability by encouraging development of two-family and multi-family housing within each jurisdiction’s multi-family zoning districts.
- **Policy H-4.5:** Explore continued improvements to the entitlement process to reduce constraints through ensuring objective and achievable design and development standards and streamlining and coordinating the processing of development permits, design review, and environmental clearance.
- **Policy H-4.6:** Explore collaborative partnerships with nonprofit organizations, faith-based organizations, developers, governmental agencies, and the business community to develop, improve, maintain, and preserve affordable housing.
- **Policy H-4.7:** Continue to prioritize the needs of the unhoused and persons at risk of becoming homeless and support additional housing opportunities for homeless persons through continued participation in the Amador County Homeless Task Force and through partnerships and collaboration with public and private organizations.
- **Policy H-4.8:** Ensure that extremely low-, very low-, low-, and moderate-income households have access to affordable units.
- **Policy H-4.9:** Provide for transitional and supportive housing, emergency shelters, low barrier navigation centers, employee housing, residential care facilities, and single room occupancy uses.

Housing Programs

The Housing Element Update sets forth 25 programs for implementing housing goals and policies. Programs common to all County jurisdictions and/or specific to the City of Plymouth are listed below (See Housing Element Update, Housing Plan, pp. 4-29 for program details):

- **Program 1:** Countywide Housing Working Group. This program establishes a committee formed by representatives from each jurisdiction's Planning Department to discuss and implement housing strategies.

Goal H-1 – Housing Diversity

- **Program 2: Housing Element Monitoring/Annual Reporting.** This program is designed to measure and document progress in implementing the Housing Element and the City's progress toward facilitating the number of housing units assigned in the RHNA.
- **Program 3: Adequate Sites.** This program inventories potential sites to accommodate new housing, particularly for affordable units. This inventory will detail the number, type, size, and location of vacant land and parcels that are candidates for consolidation to assist developers in identifying land suitable for residential development. The City of Plymouth proposes to amend the Zoning Map and Development Code to require a minimum of 50% residential uses as a permitted use on the SC, VC, and VC-HDO-zoned sites identified in the Plymouth Annex Table IV-P-1/. Plymouth also intends to re-zone two or more acres of vacant land for very-low- and low-income units at a residential density range between 16 and 30 units per acre. As shown in Table PD-1 above, the City must accommodate at least seven very low-, five low-, five moderate-, and 13 above moderate-income units to meet its RHNA objectives.
- **Program 4: Accessory dwelling units (ADUs), junior accessory dwelling units (JADUs), and SB-9 units.** This program will facilitate adding ADUs and JADUs to single-family residential properties. SB-9, the California Housing Opportunity and More Efficiency (HOME) Act, which permits individual existing single-family parcels into two lots for new residential units, applies only to designated urban areas and urban clusters; Plymouth is not so designated (Housing Element Update, p. 7).
- **Program 5: Affordable Housing Land Acquisition.** This program establishes guidelines for a Countywide Affordable Housing Land Acquisition program to acquire and dispose of properties with the purpose of facilitating the construction of affordable housing units. (Note: Only one publicly-owned site has been identified in the inventory for the jurisdictions; this site is in the unincorporated area of the County and would be disposed of pursuant to the state Surplus Lands Act.)
- **Program 6: Affordability Targets** (Applies only to Amador County and the Cities of Lone and Sutter Creek).

Goal H-2 – Housing and Neighborhood Preservation and Improvement

- **Program 7: Historically Significant Structures** (Applies only to the City of Sutter Creek).
- **Program 8: Neighborhood Beautification and Housing Rehabilitation.** This program provides a means for homeowners to bring their homes into compliance with local codes so as to provide safe, decent, housing for lower-income individuals, to reduce ongoing and future maintenance costs, and to promote energy efficiency.
- **Program 9: Affordable and Special-Needs Housing Assistance and Incentives.** This program focuses on obtaining funding and providing assistance for developing new affordable housing. The City would apply for various public and private funding opportunities and offer incentives to low-income homeowners as part of program implementation.

- **Program 10: Preservation of Existing Affordable Housing.** This program seeks to preserve deed-restricted affordable housing, to provide incentives for property owners to maintain existing deed-restricted housing instead of converting it to market-rate, to provide tenant education about tenants' rights. There are presently no assisted/affordable-deed-restricted multifamily units in the City of Plymouth.
- **Program 11: Preserve Multifamily and Mobile-Home Opportunities.** This program seeks to retain and to forestall conversion of existing multifamily rental housing to protect residents from displacement. If displacement occurs, the program would provide education and assistance to lower-income households for finding affordable housing; as funding allows, temporary financial assistance would be provided to extremely-low-, very-low-, and low-income households.

Goal H-3 – Fair Housing

- **Program 12: Fair Housing Services.** This program would provide fair housing education and assistance regarding fair housing law compliance.
- **Program 13: Affirmatively Further(ing) Fair Housing.** This program requires the City to take pro-active, affirmative measures to provide housing at all income levels, but in particular at lower-income levels. The program's purpose is to promote housing development and to remove procedural barriers to establishing new affordable housing.
- **Program 14: Affordable Housing Resources for Renters and Owners.** This program would provide outreach services to residents at all income levels regarding housing opportunities. The program would focus on extremely-low, very-low-, and low-income residents and local employees to assist those at risk of displacement, and generally to provide information regarding local and regional resources for homeownership and housing rehabilitation.
- **Program 15A: Adopt a Reasonable Accommodation Procedure for Housing.** In compliance with state law, this program would require the City to enact an ordinance that establishes formal standards and procedures for evaluating and granting reasonable accommodations to the City's Municipal Code and development standards for people with disabilities and special housing needs. The ordinance would establish a ministerial process for requesting and granting reasonable modifications to zoning and development regulations, building codes, and land use.
- **Program 15B: Smoke-free Multi-Unit Housing.** This program would promote smoke-free environments for multi-unit housing properties, including exterior areas (such as private balconies and decks) and interior unit spaces, as well as common areas not already covered by state law. It would also promote targeted outreach to landlords and tenants on the benefits of a smoke-free housing policy and smoking-cessation education. Jurisdictions are encouraged to identify at least three methods for implementation during the 6th housing cycle.

Goal H-4 – Advancing Opportunities

- **Program 16: Federal Voucher Program.** This program would facilitate ongoing Housing Choice Voucher (HCV)/Section 8 Rental Assistance for extremely low-income and special-needs groups, providing assistance in obtaining housing subsidies and other services.
- **Program 17: Development Code/Zoning Code Amendments.** This program addresses zoning code updates necessary to encourage and support a variety of housing types, including special needs and affordable housing. Specific actions for the City of Plymouth include:

- **Low Barrier Navigation Centers** (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek): Define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a by-right use in areas zoned for mixed use and in nonresidential zones permitting multi-family uses (if applicable).
- **Transitional and Supportive Housing** (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek): Revise as necessary to ensure that transitional and supportive housing are allowed in residential and mixed-use zones in accordance with Government Code Section 65583(c)(3), and to allow eligible supportive housing in zones where multi-family and mixed uses are permitted in accordance with Government Code Sections 65650 through 65656.
- **Special Needs Housing** (Amador County, Amador City, Plymouth, and Sutter Creek): Revise as necessary to ensure that special needs housing is accommodated in accordance with California Health and Safety (HSC) Code Section 1566.3, which establishes requirements for residential facilities that serve six or fewer persons including that residential care homes serving six or fewer persons will be treated in the same manner as a residence of the same type and not be subject to additional standards (such as parking). Additional jurisdiction-specific updates are as follows:
 - **Plymouth:** Allow group homes serving 6 or fewer persons consistent with the requirements of State law and to allow group homes serving more than 6 persons as a permitted use in the VR, VC, and SC districts.
- **Persons with Disabilities - Group homes 7 or more persons** (Amador County, Amador City, Lone, 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.
- **Employee Housing** (Amador County, Amador City, Jackson, and 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.
- **Farmworker Housing** (Plymouth): Ensure that agricultural employee housing is allowed consistent with the requirements of Health and Safety code Section 17021.8.
- **Emergency 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.
- **Mobile Homes and Manufactured Homes** (Amador County, Amador City, Plymouth, and Sutter Creek): Review and amend as necessary to remove restrictions on mobile homes and manufactured homes that conflict with the provisions of Government Code Section 65852.3, which require that manufactured and mobile homes on a permanent foundation be subject to the same requirements as a single family residence, with certain exceptions for architectural requirements, age of the home, and sites listed on the National Register of Historic Places.
- **Application Streamlining** (Amador County, Amador City, Plymouth, and Jackson): To facilitate residential development and to comply with State law, each jurisdiction will be updated to ensure that eligible multi-family projects with an affordable housing component are provided streamlined review and are subject only to objective design standards consistent with relevant

provisions of SB 35 and SB 330, as provided for by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that “involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal.” Each jurisdiction will review and modify the Design Review criteria to ensure application processing timelines comply with the requirements of applicable State laws, including Government Code Sections 65950-65957.5), streamline and simplify the process, including a limitation on the maximum number of hearings per project, and ensure objective standards and findings are applied to projects subject to Design Review.

- **Objective Design & Development Standards** (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek). Each jurisdiction will adopt objective design and development standards for multifamily housing, including ministerial (by-right) residential and mixed-use development, and will ensure that the standards, including floor area ratio, unit size, height, setback, and parking requirements, accommodate the maximum densities permitted, and provide flexibility with the design of building types and units to accommodate irregular lots and steep slopes. These objective standards will replace any subjective standards, including site plan review findings, design review standards, and other standards required for single family and multifamily housing or will remove or include objective definitions and/or illustrations of any subjective terms, such as “compatibility,” “orderly,” “harmonious,” “character,” and “integrity.”
- **Density Bonus** (Amador County, Amador City, Lone, 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).
- **Reasonable Accommodations** (Amador County, Amador City, Jackson, Plymouth, and Sutter Creek). Provide for reasonable accommodation for persons with a disability consistent with the HCD Reasonable Accommodation Model Ordinance, including objective findings for the approval of a reasonable accommodation application.
- **Accessibility** (All jurisdictions): Require new development projects with 10 or more units to include accessibility options for buyers as part of each home plan.
- **Density Range** (All jurisdictions): Require new development on the sites identified for very low, low, and moderate income to occur at 75% of allowed densities or higher, with exceptions provided for site-specific development constraints, affordable housing, and special needs housing.
- **Conversion of Multifamily Rental to Ownership or Non-Residential Uses:** Establish provisions to ensure that the conversion of multifamily rental to ownership or non-residential uses addresses the potential for displacement of households, including adequate notice (6 or more months), identification of affordable housing opportunities in the region, assistance to lower income and special needs housing with locating replacement housing, moving assistance, and priority for any residents interested in new ownership opportunities at the location.
- **Reduce Constraints to a Variety of Housing Types** (Plymouth):

- Establish parking requirements for mixed use developments and either reduce the parking requirement for multifamily developments to require 1 space for studio units and 1.5 spaces for 1- and 2- bedroom units or revise Section 19.76.050.B. to allow parking reductions for multifamily development without requiring that parking be unobtrusively placed below ground or in an enclosed structure.
- Limit development of single-family units in the VR, VC, SC, and HC/C zones to existing lots of 6,000 s.f. or less, new lots of 4,000 s.f. or less, and affordable (moderate, low, and very low income) projects.
- Allow detached single-family units as a permitted use in the A, RR, and SR zones.
- Allow SROs as a permitted use in the VR and VC zones.
- Revise the High-Density Residential Overlay District to remove the references to the 2014 Housing Element and to remove the 1 and 1.63-acre minimum parcel size requirements.
- Revise to address multi-family unit conversion from rentals to address changes in use (i.e., to for-purchase housing (condominiums), offices, etc.)
- **Program 18: Code Review.** Each jurisdiction will continue to annually review its development and building codes for current compliance and adopt the necessary revisions, including revisions to address energy conservation, water conservation, and wastewater efficiencies consistent with Policy H-1.8, so as to further local development objectives.
- **Program 19: Water and Wastewater Infrastructure Capacity.** State legislation (SB 1087 and Government Code 65589.7(a) requires local water agencies and wastewater collection and treatment districts to grant priority to service connections for projects that help meet the community’s fair housing needs. Amador Water Agency (AWA) has updated its Urban Water Management Plan (2020) with a broad strategy for meeting projected water needs, but AWA’s system needs upgrading to provide services to the cities and communities generally located along the SR 49 corridor in order to accommodate the full RHNA. Sewer system improvements are also necessary to accommodate the full RHNA, particularly for Amador City and Ione.

Each jurisdiction within Amador County must monitor water and sewer system capacity to ensure the RHNA can be accommodated. Each jurisdiction must therefore work together to help AWA expand its capacity to support the Countywide RHNA, and individual jurisdictions must plan for adequate improvements to their local systems. Jurisdictions are encouraged to use development agreements for “fair-share” infrastructure funding of off-site improvements, as well as to review development impact fees.

- **Program 20: Partnerships with Affordable Housing Developers.** This program encourages jurisdictions to reach out to property owners, developers, and non-profits along with identification of incentives and funding resources are necessary to attract and build affordable and special needs housing.
- **Program 21: Childcare Program.** This program directs jurisdictions to promote providing childcare in conjunction with residential development.
- **Program 22: Application Processing Procedures.** This program directs jurisdictions to review application processing procedures in 2025 and 2028 and amend them as needed to reduce constraints to housing approvals. Development proposals must be processed in accordance with State law, including the Permit Streamlining Act.

- **Program 23: Ongoing Community Education and Outreach.** This program directs jurisdictions to provide and to routinely update online information as well as paper brochures outlining housing opportunities, including the potential for ADU and JADU development on existing single-family properties. Cities are further directed to continue to make information available regarding housing assistance, legal aid services for housing complaints, landlord/tenant relations, etc.
- **Program 24: Governmental Transparency.** This program directs jurisdictions to comply with State law regarding making all planning and fiscal documents readily available to the public. Plymouth to update its website to provide its building permit fee schedule and its five previous annual fee reports, and the archive of impact fee nexus studies, cost of service studies, or equivalent conducted on or after January 1.

COMMUNITY OUTREACH AND PUBLIC ENGAGEMENT

Amador County hosted the following public meetings on the Draft Countywide 6th Cycle Housing Element:

- December 13, 2022 – Amador County Planning Commission, Review and Comment
- December 12, 2022 – City of Plymouth Draft Housing Element Workshop
- November 29, 2022 – Housing Element Open House, Amador County
- November 16, 2022 – Housing Element Open House, Amador County
- March 10, 2022 – Housing Element Public Workshop, Amador County

Amador County also conducted a multi-prong Housing Needs and Priorities survey jointly with the Cities of Amador County (See Housing Element Part 4, Appendices to the Background Report, Appendix A, available at <https://www.amadorgov.org/home/showpublisheddocument/51236/638303766101330000> (last accessed January 2, 2024). Survey responses included issues surrounding housing affordability, high rental rates, housing shortages, low-income housing options, supportive services, re-use of vacant and underutilized properties for housing, access to services.

SELECTED CALIFORNIA HOUSING-ENABLING LEGISLATION¹

- **Housing Accountability Act (HAA)** (Cal. Gov. Code § 65589.5, *et. seq.*). This legislation,² first enacted in 1982 and successively amended in 2017, 2018, and 2019, sets forth California’s priorities regarding protecting affordable housing development. It prohibits local agencies from denying, reducing density, or otherwise making housing development projects, emergency shelters, or farmworker housing infeasible unless the agency makes specific written findings based on substantial evidence that the proposed development would cause specific and adverse health and safety impacts. Other provisions include:
 - **Housing Crisis Act of 2019** (Cal. Gov. Code § 65913.4). This legislation amended the HAA to limit the number of public hearings on a housing project; to limit moratoriums; to prohibit “discretionary” design standards; to prohibit caps in the number of housing units in urban counties; and to prohibit agencies from approving projects that demolished housing occupied by low-income households without providing replacement units.

¹ This list is presented for illustrative purposes. It summarizes the legislation cited and does not present all requirements for a housing development’s conformance. It should not be relied upon for approving or denying any development application.

² For a detailed summary of the HAA and its progeny through 2020, see State of California, Department of Housing and Community Development, *Housing Accountability Act Technical Assistance Advisory*, September 15, 2020, available at <https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/hcd-memo-on-haa-final-sept2020.pdf> (accessed April 26, 2024).

- **SB 35 (2018), Wiener;** (Cal. Gov. Code § 65913.4). **Streamlined ministerial approval for certain housing developments.** This legislation amended the HAA to fast-track housing development approvals provided that the development site was designated for residential use under an agency's General Plan, in addition to meeting numerous other criteria. Residential developments approved under SB 35 must incorporate minimum percentages of affordable housing units deed-restricted for 45 to 55 years, for owned or rented units, respectively.
- **Builder's Remedy** (Cal. Gov. Code § 65589.5(d)). This legislation amended the HAA to prevent a local agency's ability to deny a proposed housing development or emergency shelter based on General Plan or zoning inconsistency when the agency's housing element is out of compliance with Housing Element law (Cal. Gov. Code § 65580-65589.11). The housing development must propose at least 20 percent of units available to very-low or low-income levels, or 100 percent of units for moderate-income levels, to be eligible for the "builder's remedy." Local agencies are highly restricted from applying conditions of approval but can enforce objective development standards. Governor Newsom signed a follow-up bill, AB 1893, in September 2024. AB 1893 added requirements for builder's remedy projects, such as: excluding sites that are adjacent to heavy industrial uses; establishing density minimums; permitting local jurisdictions to set objective development standards; and lowered affordability requirements.
- **SB 9 (Atkins) (2022), Lot Splits in Single-Family Residential Zones** (Cal. Govt. Code §§ 65852.21, 66411.7). This legislation requires cities and counties with "urbanized areas" or "urban clusters" to approve lot splits in single-family residential zones to accommodate up to four total residential units. Various criteria apply, including minimum lot size and prohibitions on demolishing existing affordable units, including rental units where a tenant has lived for the previous three years. The legislation also requires these local agencies to approve "accessory dwelling units" or "junior accessory dwelling units" on single-family lots ministerially (without conditional use permits), subject to various objective criteria.
- **Affordable Housing and High Road Jobs Act of 2022** (Cal. Govt. Code 65912.100 et seq.). This legislation requires local agencies to approve housing and mixed-use developments via a ministerial process (non-discretionary, no conditional use permits, etc.) provided that the proposed development is on a "commercial corridor," on sites primarily zoned for retail, office, or parking uses, incorporates deed-restricted affordable units, and satisfies other requirements.
- **Middle-Class Housing Act of 2022** (Cal. Govt. Code 65852.24). This legislation requires cities and counties with "urbanized areas" or "urban clusters" to allow residential and mixed-use developments in commercial zones without requiring rezoning. Such projects could be subject to discretionary processes, require CEQA compliance, design review, inclusionary zoning, etc. Other criteria apply, such as requiring developments to be on sites that are 20 acres or less and primarily zoned for retail, office, or parking, within a city or urban unincorporated area, and proposed residential development at densities that support affordable housing.

13. Discretionary Action

Discretionary actions required for approval of the 6th cycle Housing Element Update include approval by the Planning Commission, adoption by the City Council, certification by the State Department of Housing and Community Development, completion of CEQA review, and amendment to the City of Plymouth General Plan to add the HE Update.

14. Surrounding Land Uses and Setting

Plymouth is a Gold-Rush-era town in the Sierra Nevada foothills east of the City of Sacramento, on California State Route 49 (Highway 49). Considered the "gateway" to the Shenandoah Valley vineyards and wineries,

Plymouth lies within an agricultural setting comprising vineyards, orchards, and grazing land with scattered oak and grey pine savannah vegetation. There are no perennial streams or rivers that flow through Plymouth; Little Indian Creek flows seasonally north to south through the City, then westward to the Cosumnes River; the Cosumnes River flows generally south and east to west approximately four miles north of the City.

The City's population in 2021 was 950 individuals with a 2019 median age of 33.8 years (see Amador Countywide 2021-2029 Housing Element, City of Plymouth Annex, p. 1).

Comprehensive information about Plymouth's environmental setting is available in the Plymouth General Plan Update, Section 2, *Background Studies*, pp. 2-11 – 2-17, available at <https://cityofplymouth.org/planning/> (accessed October 14, 2024).

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15. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture/Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

All answers must take account of the whole action involved, including off-site as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

“Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. § 15063(c)(3)(D). In this case, a brief discussion should identify the following:

- **Earlier Analyses Used.** Identify and state where they are available for review.
- **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

The explanation of each issue should identify:

- a) The significance criteria or threshold, if any, used to evaluate each question; and
- b) The mitigation measure(s) identified, if any, to reduce the impact to less than significant.

I. AESTHETICS

Except as provided in Public Resources Code § 21099(d) (which prohibits a significance determination regarding aesthetics impacts for transit-oriented infill projects within transit priority areas),

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (<i>Public views are those that are experienced from publicly accessible vantage points.</i>) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) **Less Than Significant Impact.** The proposed HE Update would not affect scenic vistas, because it does not directly authorize construction of structures that would block vistas available from within the City nor does it commit the city to any particular development project. Moreover, structures that would be proposed under the HE Update would be subject to zoning code and, to the extent allowed under Program 17 (described above), would be subject to the City’s Historic Downtown Overlay District and the Scenic Corridor Design Guidelines and accompanying objective standards under Major and Minor Design Review processes. These processes were enacted to ensure that new development would not detract from the City’s existing visual characteristics or from scenic vistas. Although Program 17 directs the City to substitute *objective* standards for existing subjective standards, new standards will be enacted through a public process and thus would likely be designed to avoid impacts to scenic vistas and resources.
- b) **Less Than Significant Impact.** The proposed HE Update would not substantially damage scenic resources, particularly historic buildings, because it does not directly authorize construction or demolition of structures, nor does it commit the city to any particular development project. As explained in I(a) above, development proposed under the HE Update would be subject to the City’s Historic Downtown Overlay District and the Scenic Corridor Design Guidelines and accompanying objective standards under Major and Minor Design Review processes. Moreover, all of the proposed housing sites are either vacant or recently approved for new construction (Zinfandel Estates).
- c) **Less Than Significant Impact.** The proposed HE Update would not substantially degrade the existing visual character or quality of City visual/scenic resources, because it does not directly authorize construction of structures that would be out of character with existing neighborhoods or streetscape. As explained in I(a) above, new housing development would be subject to the

City’s Historic Downtown Overlay District and the Scenic Corridor Design Guidelines and accompanying objective standards under Major and Minor Design Review processes.

- d) **Less Than Significant Impact.** The proposed HE Update is not anticipated to create substantial new light and glare affecting day or night-time views, because it does not directly authorize new construction or lighting installation. Exterior lighting is regulated by Section 19.80.050, General Lighting Requirements, of the Municipal Code, which requires light fixtures to be shielded so that the emitted light does not cause glare, light trespass, or light pollution. As explained in I(a) above, new housing development would be subject to the City’s Historic Downtown Overlay District and the Scenic Corridor Design Guidelines and accompanying objective standards for lighting under Major and Minor Design Review processes as well as during building plan-check and inspection.

II. AGRICULTURE AND FORESTRY RESOURCES.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Code § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) **Less Than Significant Impact.** The proposed HE Update would not affect Prime, Unique, or Farmland of Statewide Importance because it does not directly authorize farmland conversion and does not commit the city to any particular development project. The California Important

Farmland Finder shows the City as “urban and built-up land,” surrounded by “grazing land” and “other land” (see Figure AG-1 below, and California Department of Conservation, California Important Farmland Finder Interactive Map, available at <https://maps.conservation.ca.gov/DLRP/CIFF/> (accessed October 16, 2024)).

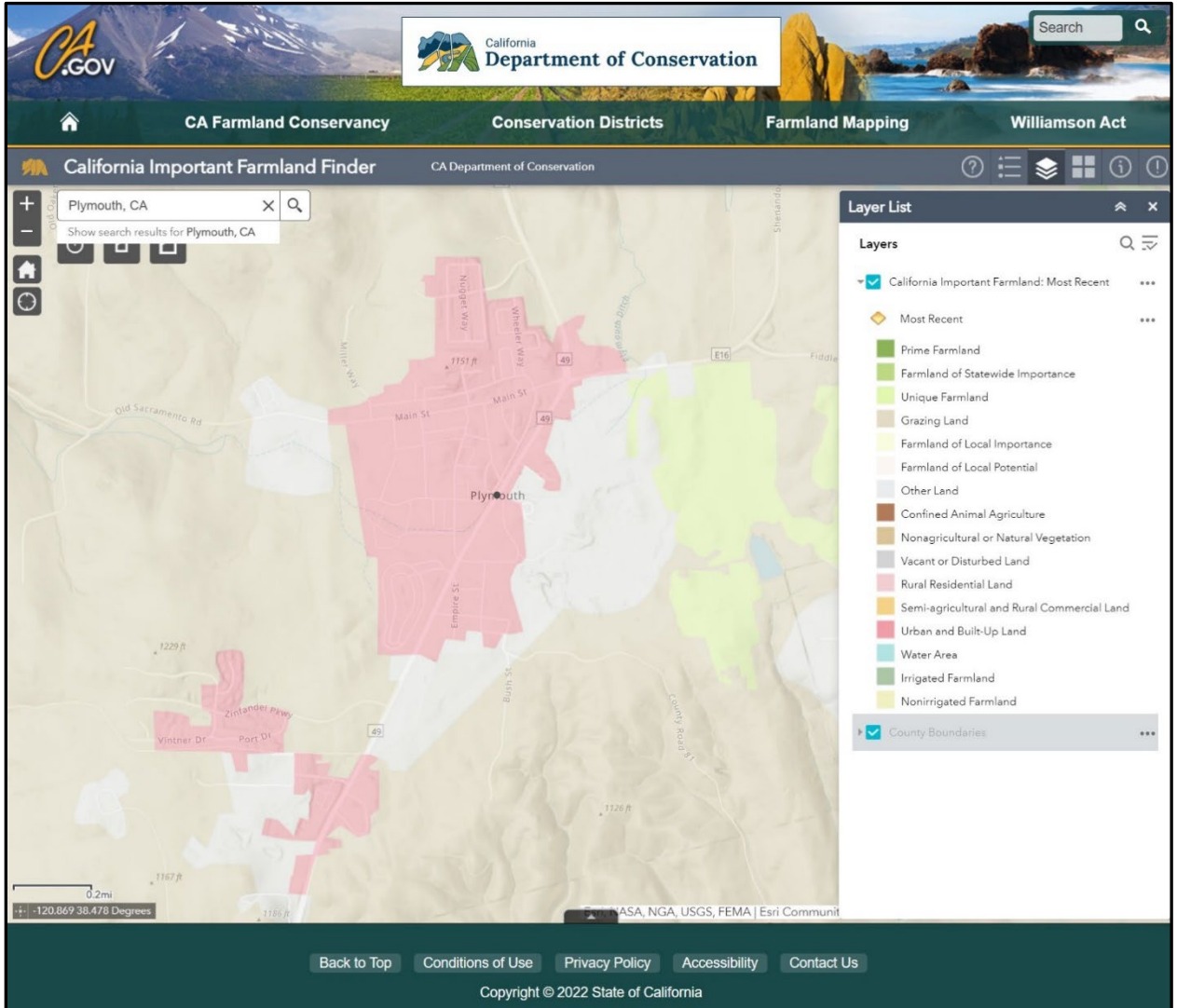


Figure AG - 1 California Important Farmland Finder, Plymouth Environs

- b) **Less than Significant Impact.** The proposed HE Update would not affect farmland subject to a Williamson Act contract or land zoned for farming because it does not directly authorize farmland conversion and does not commit the city to any particular development project. Moreover, none of the opportunity sites shown in the Countywide Housing Element – Plymouth Annex are located on land zoned or used for agriculture (Table PD-3 above; see also Amador Countywide Housing Element, Plymouth Annex, Figure Plymouth-1, p. 35, included in this document as Figure PD-1, above).
- c) **Less than Significant Impact.** The proposed HE Update would not conflict with zoning for forest land because there is no land zoned for timber production within City boundaries, and all of the proposed housing sites shown on Table PD-3 are zoned for residential uses. The HE Update does not directly authorize forestland conversion and does not commit the city to any particular development project.
- d) **Less than Significant Impact.** The proposed HE Update would not result in forest land loss or conversion because it does not directly authorize forestland conversion and does not commit the city to any particular development project. As noted in II(c) above, there is no land zoned for timber production within City limits, and all sites identified in the HE are within “urban and built-up land” as mapped by the California Important Farmland Finder (Figure AG-1 above).
- e) **Less than Significant Impact.** The proposed HE Update would not involve changes to the existing environment that would result in secondary effects on farmland, because it does not directly authorize development and does not commit the city to any particular development project. Moreover, the HE Update/Plymouth Annex applies only to land within the City’s boundaries, which does not contain farmland or forest land.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Background and Regulatory Setting

The City is located within the central portion of the Mountain Counties Air Basin. The Amador County Air Pollution Control District (ACAPCD) has jurisdictional and regulatory authority within the Air Basin and is responsible for implementing the District’s responsibilities under the State Implementation Plan (SIP) which sets forth regulations and various control measures to reduce air pollution and bring the region into compliance with federal Clean Air Act (CAA) and California Clean Air Act (CCAA) standards by

various target years. The 2022 SIP includes control measures for both stationary and mobile sources of air pollutants; the control measures are further codified into Rules or set forth as policies for jurisdictions within the Air Basin. Rules set specific limits for emissions from various stationary sources, including specific types of equipment, industrial processes, paints, solvents, and consumer products. Limits on airborne “fugitive” dust from construction and particulates from diesel engines are also set forth and enforceable. The ACAPCD Rules are available at Amador County, California, *Air District Rules*, <https://www.amadorgov.org/services/amador-air-district/air-district-rules> (accessed October 16, 2024).

Amador County was in “marginal” non-attainment for ozone in 2022 (see California Air Resources Board, *Proposed 2022 State SIP Strategy*, Table 2, p. 22 (available at https://ww2.arb.ca.gov/sites/default/files/2022-11/Proposed_2022_State_SIP_Strategy.pdf (accessed December 22, 2023))). In 2023, the Mountain Counties-Central Air Basin exceeded the National 8-hour standard for ozone on only one day – October 20 – as measured at the Jackson-Clinton Road station (see California Air Resources Board, *Air Quality and Meteorological Information (AQMIS2)*, available at <https://www.arb.ca.gov/aqmis2/display.php?year=2023&mon=10&day=31&site=2993&hours=all&o3switch=new&ptype=aqd¶m=OZONE&units=007&report=SITE31D&statistic=HVAL&order=&btnsubmit=Update+Display> (accessed January 2, 2023)).

Impact Discussion:

- a) **Less Than Significant Impact.** The proposed HE Update is unlikely to interfere or obstruct implementation of the SIP, since any development would be required to comply with the various implementing regulations issued by the ACAPCB. Moreover, since the proposed HE Update does not directly authorize development and does not commit the city to any particular development project, direct conflicts with the SIP are expected to be less than significant.
- b) **Less Than Significant Impact.** Future projects and construction work could generate air pollutants from equipment/vehicle exhaust, paint, solvents, and dust, including the criteria pollutants, specifically ozone (O₃), particulate matter (PM₁₀), and fine particulate matter (PM_{2.5}). Heavy equipment would also generate carbon monoxide (CO), reactive organic gases (ROG), nitrogen oxides (NO_x), and sulfur dioxide (SO₂). Future project operational air pollutants would be generated directly from passenger vehicles and freight trucks, and indirectly from building heating, cooling, and periodic re-application of structure and parking lot coatings. However, future projects proposed under the HE Update will be subject to regulatory controls designed to minimize emissions and lead to compliance with the SIP. Also, as noted throughout, the HE Update does not propose, authorize, or commit the City to any specific development, impacts associated with HE Update adoption are anticipated to be less than significant.
- c) **Less Than Significant Impact.** Construction resulting from future development consistent with the HE Update may expose “sensitive receptors” to excessive concentrations of the short-term pollutants described in III(b) as explained below. Sensitive receptors are those individuals or land uses which are particularly sensitive to air pollution - the very young, the elderly and those suffering from certain illnesses or respiratory disabilities. Outdoor exercisers are also considered sensitive receptors due to their increased breathing rates. Land uses characterized as sensitive receptors include homes, medical facilities, rest homes, convalescent care facilities, schools, day care centers, parks, and recreational areas. Residents of homes and long-term care facilities may be subject to both long-term/chronic and acute exposures to poor air quality, whereas park users are primarily at risk from acute exposure to air quality. However, future projects are expected to conform with standards and rules regarding pollutants. Also, as noted throughout, the HE Update does not propose, authorize, or commit the City to any specific development, impacts associated with HE Update adoption are anticipated to be less than significant.

- d) **Less Than Significant Impact.** Development implementing the HE Update could conceivably result in various emissions, such as temporary odors from construction equipment engine exhaust and asphalt application. However, construction equipment is subject to air quality standards and regulations designed to reduce emissions in compliance with the SIP. As noted throughout, because the HE Update does not propose, authorize, or commit the City to any specific development, direct impacts associated with HE Update adoption are expected to be less than significant.

IV. BIOLOGICAL RESOURCES.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- a) **Less Than Significant Impact.** The proposed HE Update would not be expected to affect listed species or their habitat, because it does not directly authorize or permit any development, nor does it commit the City to permitting any particular development. Moreover, none of the sites shown on Figure Plymouth-1, referenced in Section II, Agriculture, above, occur on land that supports wildlife or rare plant habitat.
- b) **Less Than Significant Impact.** The proposed HE Update would not be expected to affect riparian habitat or other sensitive natural community, because it does not directly authorize or permit

any development, nor does it commit the City to permitting any particular development. None of the sites shown on Figure Plymouth-1 are within or near such habitat.

- c) **Less Than Significant Impact.** The proposed HE Update would not be expected to affect wetlands, because it does not directly authorize or permit any development, nor does it commit the City to permitting any particular development. None of the sites shown on Figure Plymouth-1 contain wetlands.
- d) **Less Than Significant Impact.** The proposed HE Update would not be expected to interfere with fish or wildlife movement, or with nursery sites, because it does not directly authorize or permit any development, nor does it commit the City to permitting any particular development. None of the opportunity sites shown on Figure Plymouth-1 contain rivers or streams or other wildlife corridor characteristics.
- e) **Less Than Significant Impact.** The proposed HE Update would not be expected to conflict local policies or ordinances protecting biological resources, including oak woodlands or heritage trees, because it does not directly authorize or permit any development, nor does it commit the City to permitting any particular development, and development under the HE Update would be subject to those regulations. None of the sites shown on Figure Plymouth-1 contain such resources.
- f) **No Impact.** The proposed HE Update would not be expected to conflict with a Habitat Conservation Plan, Natural Community Conservation Plan, or other conservation plan, because it does not directly authorize or permit any development, nor does it commit the City to permitting any particular development. None of the sites shown on Figure Plymouth-1 are subject to such plans.

V. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) **Less Than Significant Impact.** The proposed HE Update would not be expected to cause substantial adverse changes to historic resources, because it does not directly authorize or permit any development, nor does it commit the City to permitting any particular development. None of the sites shown on Figure Plymouth-1 referenced in Section II, Agriculture, above, are known to have such resources, and are either vacant or under recently-permitted construction (Table PD-3, above). Future projects developed according to the proposed HE Update would also be subject to site plan and/or environmental review which would identify the presence of historic resources. Figure CR-1 below shows known historic sites and structures within the City.

Figure 2.16, Historic Resources

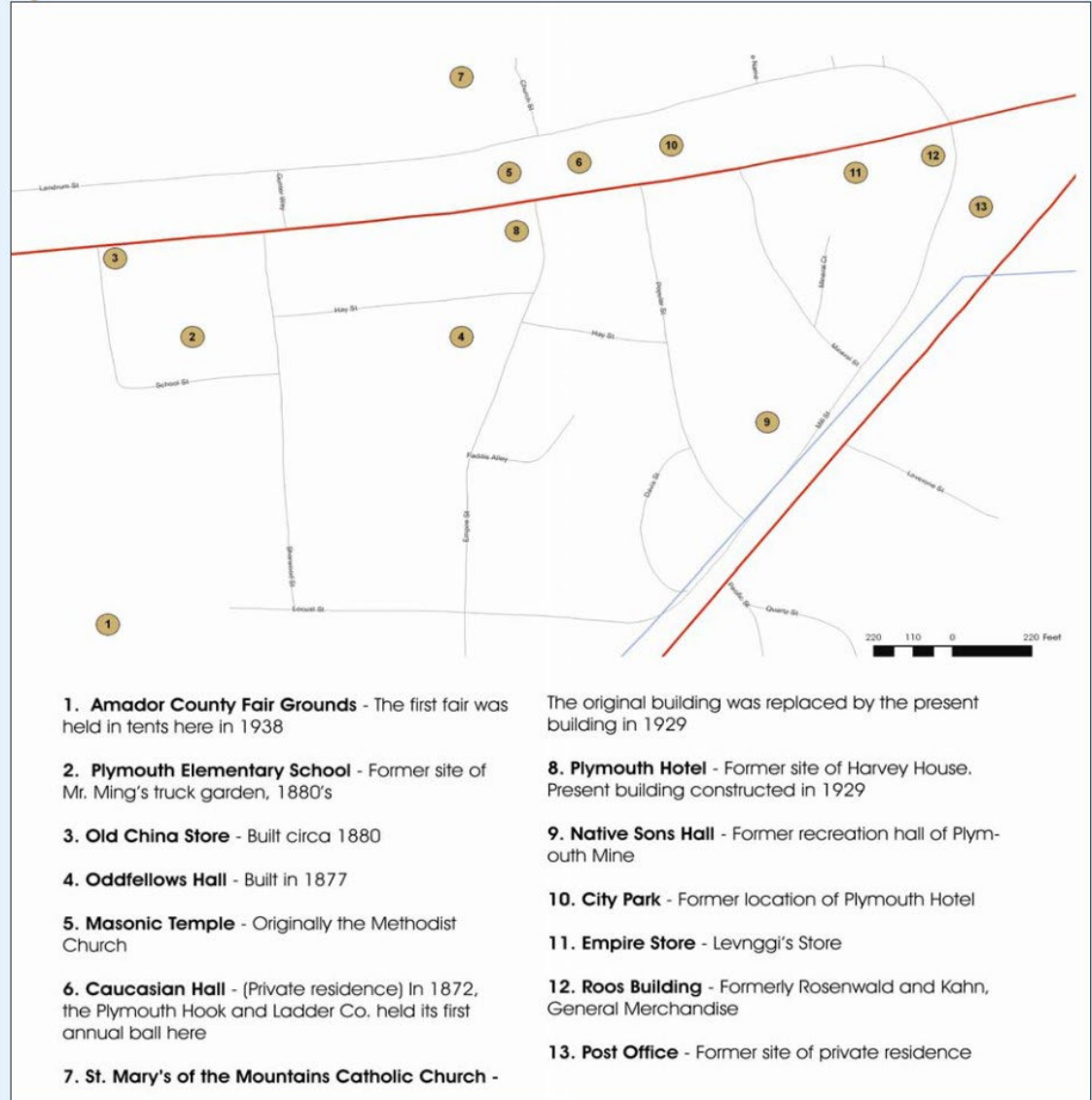


Figure CR - 1 Plymouth Historic Resources

- b) **Less Than Significant Impact.** The proposed HE Update would not be expected to cause substantial adverse changes to archeological resources, because it does not directly authorize or permit any development, nor does it commit the City to permitting any particular development. None of the sites shown on Figure Plymouth-1 are known to have such resources; a public records request to the California Historic Resource Information Center (CHRIS) at California State University, Stanislaus, did not reveal any resources on record for the HE sites (see Table CR-1 below) *Note that many archeological records are not available to the general public and cannot be published in publicly-circulated documents so that archeological resources are protected.* Future projects developed according to the proposed HE Update would also be subject to site plan and/or environmental review which would identify the presence of archeological resources.

Table CR - 1 California Historic Resource Center Historic Property Public Record Search

Primary No.	OTIS ID	Property No.	Name	St No.	St Name	City	County	Zip	Vicinity	Other Geography	Evaluation Info	Parcel No.	Mile Post	Ownership	Construction Year(s)	oCode	Date Modified	Export Date
	502558	109350	Empire Mine Tailrace			Plymouth	Amador				6Y, 07/01/1997, DOE-03-97-0008-0000 6Y, 07/01/1997, FHWA970512A				1880		4/5/2018	9/23/2022
	525655	172615	Pioneer Mine			Plymouth	Amador		X	Westmorland, City of (delegate)	6Y, 06/09/2008, BIA080611A			F	1860	o37121f8 o38120d7	4/5/2018	9/23/2022
	525656	172616	Pioneer Mine Hoist Room			Plymouth	Amador		X	Westmorland, City of (delegate)	6Y, 06/09/2008, BIA080611A			F	1936	o36121f6 o38120d7	4/5/2018	9/23/2022
	525657	172617	Pioneer Mine Site#2			Plymouth	Amador		X	Westmorland, City of (delegate)	6Y, 06/09/2008, BIA080611A			F		o37121f8 o38120d7	4/5/2018	9/23/2022
	525658	172618	Pioneer Mine Site #3			Plymouth	Amador		X	Westmorland, City of (delegate)	6Y, 06/09/2008, BIA080611A			U		o36121f6 o38120d7	4/5/2018	9/23/2022
	525659	172619	Pioneer Mine Site #4			Plymouth	Amador		X	Westmorland, City of (delegate)	6Y, 06/09/2008, BIA080611A					o37121f8 o38120d7	4/5/2018	9/23/2022
	525660	172620	Pioneer Mine Site #5			Plymouth	Amador		X	Westmorland, City of (delegate)	6Y, 06/09/2008, BIA080611A			U		o36121f6 o38120d7	4/5/2018	9/23/2022
	525661	172621	Pioneer Mine Site #6			Plymouth	Amador		X	Westmorland, City of (delegate)	6Y, 06/09/2008, BIA080611A			U		o37121f8 o38120d7	4/5/2018	9/23/2022
	525662	172622	Pioneer Mine Site #7			Plymouth	Amador		X	Westmorland, City of (delegate)	6Y, 06/09/2008, BIA080611A			U		o36121f6 o38120d7	4/5/2018	9/23/2022
	525663	172623	Pioneer Mine Site #8			Plymouth	Amador		X	Westmorland, City of (delegate)	6Y, 06/09/2008, BIA080611A			U		o36121f6 o38120d7	4/5/2018	9/23/2022
	530522	167438	Centennial Mine	9499	Bush St	Plymouth	Amador	95669			6Y, 04/06/2006, USDA060317A			P	1962		4/5/2018	9/23/2022
03-001622	461156	58857		9135	Landrum St	Plymouth	Amador	95669			7R, , 5669-0004-0000			P	1950	o33116h8 o38120d7	4/5/2018	9/23/2022
03-001621	461153	58854	Ming's Store, Chinese Store	9130	Main St	Plymouth	Amador	95669			5S2, , 5669-0001-0000	010 04 0 002			1880	o33116h8 o38122b5	7/3/2018	9/23/2022
	467204	65012	Residence	9354	Main St	Plymouth	Amador	95669			2S2, 01/07/1987, HUD861210A					o37122g3	4/5/2018	9/23/2022
03-001507	461154	58855	Plymouth Trading Post	9470	Main St	Plymouth	Amador	95669		MILL (Corridor)	3S, 05/28/1991, 5669-0002-0000 7L, 08/30/1950, SHL-0470-0000				1857	o33116h8 o38120d7	8/8/2022	9/23/2022
	467269	65078	Residence	18649	Mineral St	Plymouth	Amador				6Y, 03/13/1987, HUD870306B			U			4/5/2018	9/23/2022
03-001509	461155	58856	Uhlinger Winery; D'agostini Winery		Shenandoah-Aukum Rd	Plymouth	Amador				3S, 05/28/1991, 5669-0003-0000 7L, 04/28/1961, SHL-0762-0000				1856	o33116h8 o38120d7	8/8/2022	9/23/2022

- c) **Less Than Significant Impact.** The proposed HE Update would not be expected to disturb human remains, because it does not directly authorize or permit any development, nor does it commit the City to permitting any particular development. None of the sites shown on Figure Plymouth-1 are known to have such resources. Moreover, site development, including grading and excavation, is subject to California Public Resources Code § 5097.98, which requires that work stop, and that the County Coroner’s office be notified if human remains are discovered during construction. The coroner will determine whether the remains are recent human origin or of older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the California Native American Heritage Commission (NAHC). The NAHC is responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by California Health and Safety Code § 7050.5. The MLD is required to make recommendations within 24 hours of his or her notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

VI. ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) **Less Than Significant Impact.** The proposed HE Update would not be expected to directly waste energy resources, because it does not directly authorize or permit any development, nor does it commit the City to permitting any particular development. Future projects constructed according to the HE Update would be subject to energy-conservation measures in the applicable CalGreen Building Code (Title 24).
- b) **Less Than Significant Impact.** The proposed HE Update itself would not be expected to conflict with or obstruct renewable energy or energy-efficiency plans or policies, because it does not directly authorize or permit any development, nor does it commit the City to permitting any particular development. Future projects constructed under the HE Update would be required to incorporate applicable renewable energy and energy efficiency methods in the California Building Energy Efficiency Standards within the California Energy Code (Title 24, Part 6) as well as voluntary energy efficiency provisions in the CalGreen Building Code (Title 24, Part 11). See California Energy Commission, *Building Energy Efficiency Standards*, available at <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards> (accessed January 4, 2024).

VII. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) **Less Than Significant Impact.** The proposed HE Update would not be expected to directly or indirectly cause substantial adverse effects associated with seismic events, ground failure, or landslides, because it does not directly authorize or permit any development, nor does it commit the City to permitting any particular development. The City is located within the active Foothill Fault Zone, which presents a relatively low earthquake hazard; other seismic hazards, such as abandoned mine tunnels and unstable slopes exist within the City’s boundaries and planning area. Future projects constructed according to the HE Update would be subject to structural requirements for seismic safety in the applicable CalGreen Building Code (Title 24), as well as local requirements for identifying underground tunnels. See City of Plymouth General Plan Update, *Public Safety Element*, pp. 9-4, 5.
- b) **Less Than Significant Impact.** The proposed HE Update would not be expected to directly or indirectly cause substantial soil erosion or the loss of topsoil, simply because it does not directly authorize or permit any development, nor does it commit the City to any particular development. Projects constructed under the HE Update would be subject to erosion-control

measures under applicable stormwater management regulations, which would minimize impacts associated with erosion.

- c) **Less Than Significant Impact.** The proposed HE Update would not be expected to result directly or indirectly in construction on unstable soils or geologic conditions, simply because it does not directly authorize or permit any development, nor does it commit the City to any particular project. Projects constructed under the HE Update would be subject to requirements for geotechnical studies to determine the competence of underlying soils and measures to protect against structural damage or human injury. See City of Plymouth General Plan Update, *Public Safety Element*, pp. 9-4, 5.
- d) **Less Than Significant Impact.** The proposed HE Update would not be expected to result in substantial risk of loss associated with expansive soils, because it does not directly authorize or permit any development, nor does it commit the City to any particular project. As noted above, new developments constructed under the HE Update would be subject to requirements for evaluating a site’s soil conditions and applicable CalGreen Building Code standards to avoid loss or damage resulting from expansive soils.
- e) **Less Than Significant Impact.** The proposed HE Update would not directly authorize or permit any development, nor does it commit the City to any particular project; accordingly, it would not directly permit septic-reliant housing construction where such wastewater systems would be necessary. As noted above, new development constructed under the HE Update would be required to demonstrate that soils were suitable for septic system installation.
- f) **Less Than Significant Impact.** The proposed HE Update would not directly or indirectly destroy unique paleontological resources because it does not authorize or permit any development or commit the City to any particular project. Additionally, the likelihood of important paleontological resources to occur within any of the opportunity sites is relatively low: the Amador County General Plan Environmental Impact Report indicates that the two Jurassic-era formations (Mariposa, Logtown Ridge) that underlie the HE sites in the City’s developed core have generally a low sensitivity for fossils (see Amador County General Plan FEIR, *Geology, Soils, Mineral Resources, & Paleontological Resources*, pp. 4.6-14 – 16; (includes Exhibit 4.6-3a-b, Geologic Map and Legend), available at <https://www.amadorgov.org/home/showpublisheddocument/23904/636015941570170000> (accessed October 16, 2024).

VII. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- a) **Less Than Significant Impact.** The proposed HE Update *itself* would not directly or indirectly generate greenhouse gases resulting in a significant effect on the environment, because as a

policy document, the HE does not authorize or permit any development or commit the City to any particular project. Projects constructed under the HE Update would generate greenhouse gas emissions but would be subject to emissions-reducing measures under the CalGreen Building Code as well as development-specific emission-reduction measures resulting from project-specific environmental analysis.

However, even with these measures in place, as well as the 54 “Recommended Actions” and “Guiding Principles” in the General Plan, it should be noted that the 2009 Final EIR for the General Plan Update considered that buildout under the General Plan would “contribute to an increase in greenhouse gas (GHG) emissions in the earth’s atmosphere and potentially hinder or delay implementation of reduction targets under AB 32 [the California Global Warming Solutions Act of 2006]” (City of Plymouth, General Plan Update Final EIR, pp. 1-10,11; p. 8-1). On August 13, 2009, the City Council in adopted a Statement of Overriding Considerations for Air Quality encompassing this impact.

- b) **No Impact.** Adoption of the HE Update would not conflict with policies, plans, or regulations adopted to reduce greenhouse gas emissions, because as a required part of the City’s General Plan and subject to approval by the California Department of Housing and Community Development, the HE Update is designed in part to implement those plans and policies as summarized below.

California Air Resources Board (CARB) 2022 Climate Change Scoping Plan. The CARB Scoping Plan is the principal statewide policy for addressing greenhouse gas emissions and global climate change (see California Air Resources Board, *2022 Scoping Plan Documents*, available at <https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan/2022-scoping-plan-documents> (accessed January 8, 2024)). The Plan promotes increasing affordable housing, particularly near places of employment, in part to reduce the number and length of vehicle trips taken by commuters, and thus to reduce the greenhouse gas emissions associated with gas- or diesel-powered vehicles (Scoping Plan, pp. 177, 193-194). The Plan also promotes energy-conservation measures in building construction (id., pp. 211-215).

Specific Scoping Plan strategies and their application to the City of Plymouth include (id., pp. 214-215):

- Prioritize California’s most vulnerable residents with the majority of funds in the new \$922 million Equitable Building Decarbonization program, created through the 2022–2023 state budget. This would include residents in frontline, low-income, disadvantaged, rural, and tribal communities. This program is dedicated to a statewide direct-install building retrofit program for low-income households to replace fossil fuel appliances with electric appliances, energy-efficient lighting, and building insulation and sealing while also coordinating reductions in gas infrastructure in specific geographic areas.

Plymouth application: Plymouth is a rural community that encompasses a tribal community, and where there are 133 reported low-income households (Countywide Housing Element Background Report, Table II-9D, Housing Characteristics). Of these, 54 are renter households and 79 are owners. Funding available under this program could be available to these households for energy-efficient retrofits. HE Goal H-2, *Housing and Neighborhood Preservation and Improvement*, commits the City, in cooperation with Amador County, to identify and secure funding for energy-efficiency improvements and

home repairs for low-income households; this program would be one avenue for the City to target grant applications. Other funding sources cited include USDA Section 504 Home Repair, Community Development Block Grant (CDBG), HOME, and CalFire Wildfire Prevention Grant programs (id., p. 11).

- Achieve three million all-electric and electric-ready homes by 2030 and seven million by 2035 with six million heat pumps installed statewide by 2030.

Plymouth application: HE Goal H-2, cited above, commits the City to promoting and seeking funding for energy-efficiency retrofits for low-income households. Program 25, Energy Conservation Initiatives, discussed below, includes components that would facilitate these improvements.

- Expand incentive programs to support the holistic retrofit of existing buildings, especially for vulnerable communities.

Plymouth application: HE Goal H-2, cited above, commits the City to promoting and seeking funding for energy-efficiency retrofits and general repair for low-income households. Program 25, Energy Conservation Initiatives, discussed below, includes components that would facilitate these improvements.

- Ensure that incentive programs prioritize energy affordability and tenant protections, promote affordable and low-income household retrofits that improve habitability and reduce expenses, protect, and empower small landlords and homeowners, address overlooked consumer groups, and pair decarbonization with other critically needed renovation efforts to ensure that buildings support human health and are climate- and weather-resistant.

Plymouth application: HE Goal H-2, cited above, commits the City to identifying housing in need of repair and connecting households with resources for rehabilitation and junk removal.

- End fossil gas infrastructure expansion for newly constructed buildings.

Plymouth application: The City would comply with State-mandated strategies.

- Evaluate and propose, as needed, changes to strengthen the Cap-and-Trade Program.

Plymouth application: N/A (state role, not local agency role).

- Strengthen California’s building standards to support zero-emission new construction.

Plymouth application: N/A (state role, not local agency role). The City would comply with State-mandated strategies.

- Develop building performance standards for existing buildings.

Plymouth application: N/A (state role – e.g., updating Title 24, CalGreen Building Code).

- Adopt a zero-emission standard for new space and water heaters sold in California beginning in 2030, as specified in the 2022 State Strategy for the State Implementation Plan.

Plymouth application: N/A (state role, not local agency role). The City would comply with State-mandated strategies.

- Expand use of low-GWP refrigerants within buildings.

Plymouth application: N/A (state role, not local agency role). The City would comply with State-mandated strategies.

- Support electrification with changes to utility rate structures and by promoting load management programs.

Plymouth application: N/A (state role, not local agency role). The City would comply with State-mandated strategies.

- Increase funding for incentive programs and expand financing assistance programs focused on existing buildings and appliance replacements.

Plymouth application: N/A (state role, not local agency role). HE Goal H-2 cited above commits the City to seeking out and applying for funding when it becomes available.

- Expand consumer education efforts to raise awareness and stimulate the adoption of decarbonized buildings and appliances, especially in vulnerable communities.

Plymouth application: HE Program 8: Neighborhood Beautification and Housing Rehabilitation directs Amador County 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.”

- Implement biomethane procurement targets for investor-owned utilities as specified in SB 1440 (Hueso, Chapter 739, Statutes of 2018) to reduce GHG emissions in remaining pipeline gas and reduce methane emissions from organic waste.

Plymouth application: N/A (state role, not local agency role).

Amador County Energy Action Plan. The City of Plymouth participates in the Amador County Energy Action Plan (adopted May 26, 2015). Chapters 4 and 5 of the Plan lay out the County’s goals, proposed actions, and implementation plans for facilitating energy efficiency in the institutional, commercial, and residential sectors of the County. City residents are invited to use the resources and funding opportunities that the Plan identifies to increase energy efficiency in their homes and businesses (see City of Plymouth, Planning Department webpage, available at <https://cityofplymouth.org/planning/> and County of Amador, *Amador County Energy Action Plan*, available at <https://www.amadorgov.org/departments/planning/amador-county-energy-action-plan> (accessed May 13, 2024). The Plan’s goals and strategies for the residential sector include:

- **Goal 1: Increase Energy Efficiency In Existing Structures**

Strategy 1.1: Expand outreach and education to increase participation in voluntary home energy efficiency programs.

Strategy 1.2: Expand outreach and education to increase participation in voluntary non-residential energy-efficiency programs.

Strategy 1.3: Identify and promote programs that help finance energy-efficiency and renewable energy projects.

- **Goal 2: Increase The Energy Performance Of New Construction**

Strategy 2.1: Improve compliance with Title 24 Green Building and Energy Efficiency Standards.

Strategy 2.2: Provide incentives for buildings to exceed the current Title-24 Energy Efficiency Standards.

Strategy 2.3: Reduce the heat island effect and related summer heat gain in residential and nonresidential projects.

- **Goal 3: Increase Renewable Energy Use**

Strategy 3.1: Evaluate the County’s residential, non-residential, and municipal solar potential and assess barriers to increased solar energy use.

Strategy 3.2: Develop a comprehensive renewable energy program that provides outreach, financing, and technical assistance.

Strategy 3.3: Encourage new development projects to meet 70% of their energy needs from renewable resources.

- **Goal 5: Increase Community Water Conservation and Efficiency to Reduce Associated Energy Use**

Strategy 5.1: Encourage residents and businesses to conserve water used indoors.

Strategy 5.2: Encourage residents and businesses to conserve water used outdoors.

The HE Update focuses throughout on affordable, energy-efficient housing. Specifically, HE Program 25 addresses energy conservation, directing the City to:

- 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.
- 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).

Program 17 directs the City to adopt objective design and development standards for affordable mixed-use and multifamily development. Mixed-use development generally places people near retail outlets and other services, facilitating using alternative transportation (walking, biking, transit when available, etc.) instead of individual gasoline-powered vehicles.

Accordingly, in light of the discussions and policy excerpts above, adopting the HE Update would not be expected to conflict with state or local policies and regulations enacted to reduce GHG emissions through improved energy-use efficiency and reductions in vehicle miles traveled.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) **Less Than Significant Impact.** The proposed HE Update would not be expected to directly or indirectly cause substantial adverse effects associated with *routine* transport, use or disposal of hazardous materials or hazardous waste, because it does not directly authorize or permit any development, nor does it commit the City to permitting any particular development.

“Hazardous material” is defined under Federal law as “a substance or material that the Secretary of Transportation has determined is capable of posing an unreasonable risk to health, safety, and property when transported in commerce, and has designated as hazardous under section 5103 of Federal hazardous materials transportation law (49 U.S.C. 5103). The term includes hazardous substances, hazardous wastes, marine pollutants, elevated temperature materials, materials designated as hazardous in the Hazardous Materials Table (see 49 CFR 172.101, available at <https://www.ecfr.gov/current/title-49/subtitle-B/chapter-I/subchapter-C/part-172/subpart-B/section-172.101> (accessed May 17, 2024)), and materials that meet the defining criteria for hazard classes and divisions in part 173 of subchapter C of this chapter.” The Hazardous Materials Table classifies materials according to their suitability for being transported in commerce. The California Code of Regulations classifies “hazardous waste” as waste material that is ignitable, corrosive, reactive, or toxic (i.e. harmful or fatal when ingested or absorbed) (see 22 CCR § 66261.3, available at [https://govt.westlaw.com/calregs/Document/I8384B3375B6111EC9451000D3A7C4BC3?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/I8384B3375B6111EC9451000D3A7C4BC3?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default))). (accessed May 17, 2024).

Common construction materials, such as paints, cleaning chemicals, fuels, can be considered hazardous. However, typical housing construction requires only limited volumes of such materials, e.g., paints and cleaning materials in commercially-available, properly labeled, containers, and workers are expected to use and dispose of those materials according to label directions. Note that because the specific architectural details of future development under the HE Update are not known, attempting to estimate how much of any one hazardous material might be used is speculative. Moreover, such materials would be used only during individual construction phases and would not be “routinely” transported as part of a business operation (e.g., a paint, pesticide, or pool chemical manufacturer that delivers to retail outlets).

Future housing construction contractors and vendors under the HE Update would be subject to California Department of Industrial Relations, Division of Occupational Safety and Health (Cal/OSHA) rules for notifying workers about workplace safety measures for handling hazardous materials (See generally State of California Department of Industrial Relations, Cal/OSHA website, available at <https://www.dir.ca.gov/dosh/>; and *Safety and Health Protection on the Job*, available at https://www.dir.ca.gov/dosh/dosh_publications/shpstrenq012000.pdf (accessed May 17, 2024). Cal/OSHA has enforcement authority over violations and can issue citations and exact monetary penalties.

Although accidents occur, they cannot be predicted with certainty. Accordingly, because any single housing project constructed under the HE Update would not be expected to routinely transport or to use hazardous materials in substantial quantities, accidental spills would likely comprise small quantities of material and would not likely cause a substantial adverse effect to the environment even if the spill might injure an individual person. Impacts are thus anticipated to be less than significant.

- b) **Less Than Significant Impact.** The proposed HE Update would not be expected to directly or indirectly cause substantial adverse effects associated with hazardous material upset (spills, releases) or accidents within ¼ mile of a school because it does not directly authorize or permit any development, nor does it commit the City to permitting any particular development. Figure Haz-1 below shows that several of the proposed HE sites are within ¼ mile of the Plymouth Elementary School and the Monarch Montessori Pre-School; Figures Haz-2 and Haz-3 show that there are no identified cleanup or permitted sites documented within these radii or on any of the HE sites within the City of Plymouth generally.

As discussed above, housing projects constructed under the HE Update are not land uses that typically use, and could result in, accidental or deliberate releases of substantial amounts of hazardous materials into the environment (e.g., as compared to chemical manufacturing, transport, storage, etc.).

- c) **Less Than Significant Impact.** The proposed HE Update would not be expected to generate hazardous emissions or to handle hazardous materials, because it does not directly authorize or permit any development, nor does it commit the City to permitting any particular development. As explained above, housing projects that would be constructed under the HE Update are not land uses that typically produce or handle such materials in substantial quantities.
- d) **No Impact.** The proposed HE Update does not apply to any listed hazardous materials sites, nor does it authorize or permit any development on such sites. The opportunity sites for developing new housing are not located on identified hazardous material sites (Amador Countywide Housing Element, Plymouth Annex, Figure Plymouth-1, p. 35; California Department of Toxic Substances Control (DTSC), *Envirostor*, available at https://www.envirostor.dtsc.ca.gov/public/map/?global_id=60003452&zl=16&mt=k, accessed January 8, 2024). There are two sites identified as cleanup sites within and near the City of Plymouth: the Shenandoah Valley School (investigated for naturally-occurring asbestos and is now under an operations and maintenance agreement with the DTSC)(id., available at https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=30820029); and the New London Mine (currently undergoing voluntary cleanup and under an agreement with the DTSC) (id., available at https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60003452).
- e) **No Impact.** The proposed HE Update does not apply to any land within an airport land use Plan or within two miles of a public or public-use airport. The nearest airport to the City of Plymouth is the Amador County Airport (Westover Field) in the City of Jackson, approximately eight miles south-southwest of Plymouth.
- f) **Less Than Significant Impact.** The proposed HE Update would not be expected to interfere with an emergency response or evacuation plan, because as a policy document, it would not directly authorize, permit, or commit the City to any particular development. Projects constructed under the HE Update would not be expected to interfere with such plans in part because they would be located on existing lots within the city's street grid, would be evaluated during the development review process for first-responder access and would install, where applicable, code-required building evacuation signage. The City of Plymouth participates in the overall California Standardized Emergency Management System (SEMS), administered by Amador County for all jurisdictions and unincorporated areas within the County (see generally, Amador County Office of Emergency Services, *Response*, available at <https://www.amadorgov.org/departments/office-of-emergency-services/response> (accessed May 21, 2024)). Generally, because all HE sites are within Plymouth's developed core, emergency response and evacuation plans currently in effect would also apply to projects developed on these properties. Note that

specific response times are not published, likely because numerous factors affect how emergency response is implemented. Evacuation scenarios likewise vary according to the nature of the emergency; emergency response is shared between the Amador County Emergency Operations Center and the Amador Fire Protection District.

- g) **Less Than Significant Impact.** The proposed HE Update would not expose people or structures to impacts associated with wildland fire, because it would not directly authorize, permit, or commit the City to any particular development. Projects constructed under the HE Update would be subject to the same risks from wildland fire as exist in and around the City now; the area encompassing the city is designated by CalFire as a “moderate” fire severity zone (CalFire, *Fire Hazard Severity Zone Viewer*, available at <https://egis.fire.ca.gov/FHSZ/> (accessed January 18, 2024)). New construction would be required to conform to current Fire code regulations for wildfire-resistance.

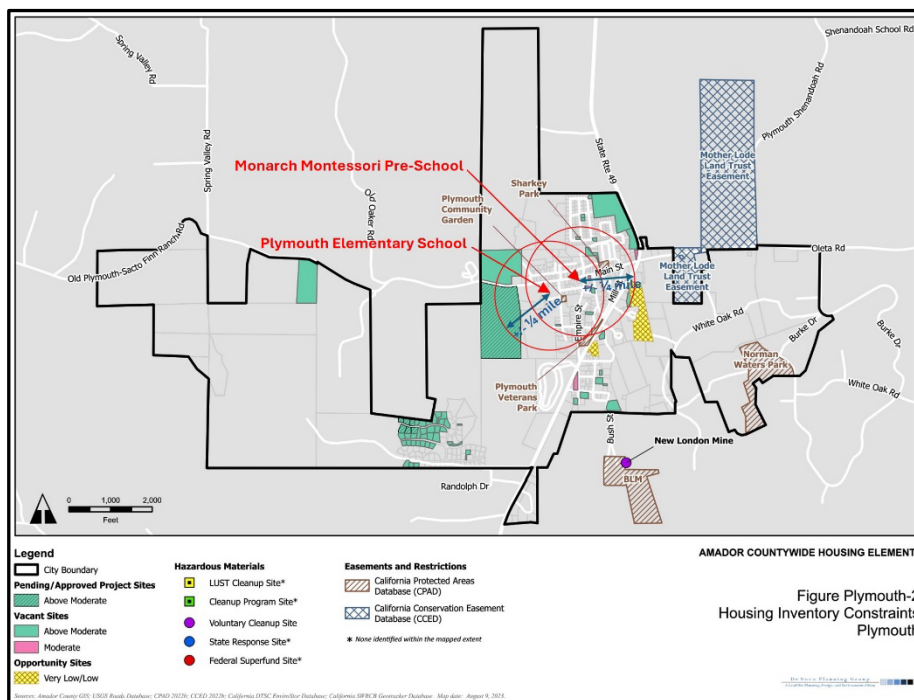


Figure Haz - 1 Plymouth Elementary School & Housing Element Sites

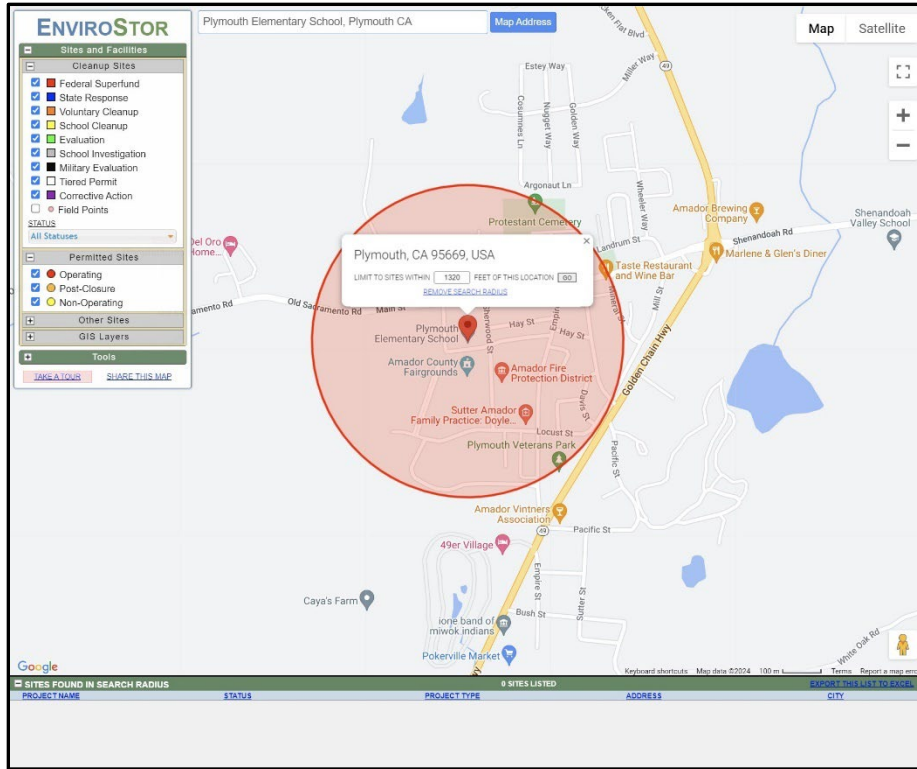


Figure Haz - 2 Envirostor Sites & Facilities - Plymouth Elementary School

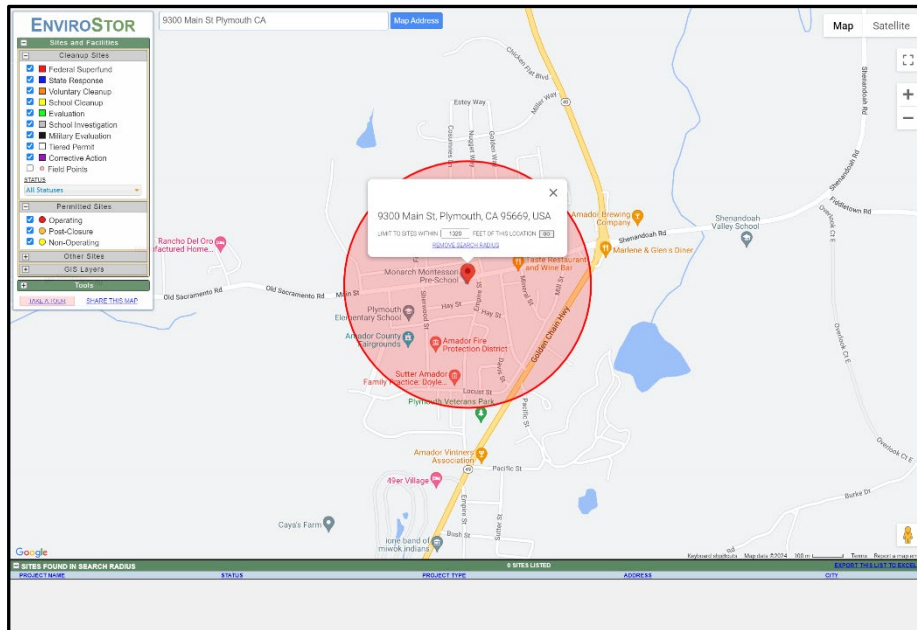


Figure Haz - 3 Envirostor Sites & Facilities – Monarch Montessori Preschool

IX. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) **Less Than Significant Impact.** The proposed HE Update would not violate water quality standards or waste discharge requirements, and would not degrade surface or groundwater quality, because it would not directly authorize, permit, or commit the City to any particular development. Future development projects under the HE Update would be subject to existing federal, state, and local regulations for surface and groundwater protection, such as construction site runoff control measures, rules for proper disposal of paint or solvent waste, etc. For a comprehensive listing of water quality protection regulations, see Amador County, General Plan Final Environmental Impact Report (2016), Section 4.9, *Hydrology and Water Quality*, available at <https://www.amadorgov.org/departments/planning/general-plan-update-draft-environmental-impact-report-and-draft-general-plan> (accessed January 9, 2024).
- b) **Less Than Significant Impact.** The proposed HE Update would not affect groundwater recharge or supply, because it would not directly authorize, permit, or commit the City to any particular

development. Future development projects under the HE Update are primarily located on small infill sites within the City's downtown core; development on these sites would not appreciably affect groundwater recharge capability because considerable open land surrounding the City would remain available for recharge. Nor are these projects anticipated to impede sustainable groundwater management of the Cosumnes Subbasin; the Amador Water Agency indicates that there is presently a surplus of potable water in the system, including groundwater; when drought conditions return, the Agency would be required to institute conservation measures beyond those in effect during surplus years (see Amador Water Agency, *FY 23-24 Annual Water Supply & Demand Assessment Shortage Report* (June 2023), p. 3-1, available at <https://amadorwater.org/wp-content/uploads/2023/11/2023-Annual-Water-Supply-Demand-Assessment-Shortage-Report.pdf> (accessed May 23, 2024), and Amador Water Agency, *2020 Urban Water Management Plan* (June 2021), available at <https://amadorwater.org/wp-content/uploads/2023/11/2020-Urban-Water-Management-Plan.pdf> (accessed May 23, 2024).

Additionally, new residential projects under the HE would receive potable water from the Mokelumne River via the Amador Water Agency Tanner treatment plant in Sutter Creek, rather than from the City's groundwater well system (which was locally over-drafted at the time of General Plan adoption in 2009) (City of Plymouth, *General Plan, Section 6, Public Facilities & Growth Capacity* (August 2009), p. 6-2), available at <https://cityofplymouth.org/planning/> (accessed May 23, 2024). Accordingly, these new projects would not contribute to groundwater overdrafts because they would not consume groundwater (see Amador Water Agency, *2020 Urban Water Management Plan* (June 2021), p. 2-3 (available at <https://amadorwater.org/wp-content/uploads/2023/11/2020-Urban-Water-Management-Plan.pdf> (accessed May 23, 2024).

- c) **Less Than Significant Impact.** The proposed HE Update would not result in the conditions listed under Part IX(c)(i-iv), because it would not directly authorize, permit, or commit the City to any particular development. Future development projects under the HE Update would be subject to the water quality regulations referenced in Part IX(a) above. The City's floodplain ordinance, Municipal Code § 8.11, Flood Damage Prevention, also sets forth criteria for development, including prohibiting development in floodplains. Compliance with these and applicable City regulations would ensure that significant impacts are avoided. Moreover, there are no perennial streams or rivers near the HE-identified housing sites. Little Indian Creek flows seasonally north to south through the City, then westward to the Cosumnes River. The Cosumnes River flows south and west approximately four miles north of the City. The Arroyo Ditch, an earthen canal which conveys water eastward from the Cosumnes River to the City, does not support water flow year-round and is not considered to be a natural stream; additionally, the City of Plymouth plans include converting the Ditch to a pipeline or enclosed channel (see City of Plymouth *General Plan, Public Facilities and Growth Capacity* (2009), pp. 6-2,3, available at https://cityofplymouth.sharepoint.com/Public_Documents/_layouts/15/questaccess.aspx?folderid=0a25e13c076c64a59a321c3377f859e39&authkey=Aci9WFg8gOztWPwIW2m1Xtk (accessed May 23, 2024); Amador Water Agency, *2020 Urban Water Management Plan* (June 2021), Table ES-3 (available at <https://amadorwater.org/wp-content/uploads/2023/11/2020-Urban-Water-Management-Plan.pdf> (accessed May 23, 2024).
- d) **Less Than Significant Impact.** The proposed HE Update would not result in pollutant release caused by floods, tsunami, or seiche, because it would not directly authorize, permit, or commit the City to any particular development on sites subject to hydrological hazards. Projects constructed under the HE Update could be sited adjacent to the creek bed of Little Indian Creek, which has a 1% annual chance of flooding, according to the 2010 FEMA Flood Insurance Rate

Map Panels 06005C0326F and 06005C0327F (available at https://msc.fema.gov/portal/search?Address_Query=City%20of%20Plymouth%2C%20CA , accessed January 9, 2024). Figure Haz-4 below shows the approximate locations of the HE sites with respect to the 1% flood zone, which overlies SR 49. However, housing projects, compared to other land uses such as hardware, paint, pool supply, agricultural supply stores, etc., are not likely to store substantial amounts of chemicals or other material classified as pollutants; therefore, even if flooded, pollutant release likely would not be significant. Note that the City of Plymouth is not in a coastal area at risk of tsunami, nor adjacent to an inland water body at risk of seiche (wave action induced by high winds or earthquakes).

No Impact. The proposed HE Update would not conflict with a water quality control plan or a sustainable groundwater management plan, because it would not directly authorize, permit, or commit the City to any particular development. Projects constructed under the HE Update would instead be required to comply with such plans; standard conditions of approval would set forth project-specific requirements. For example, water quality control plans, such as the California State Water Resources Control Board Construction Stormwater Program, require site-specific Storm Water Pollution Prevention Plans (SWPPPs) for sites greater than one acre in area. These plans incorporate standard “best management practices” (BMPs) to minimize pollutant flow from construction sites (see California Water Boards, State Water Resources Control Board, *Welcome to the Construction Stormwater Program*, available at https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html (accessed May 23, 2024). Details on BMPs may be reviewed at U.S. Environmental Protection Agency, National Pollutant Discharge Elimination System (NPDES), *National Menu of Best Management Practices (BMPs) for Stormwater-Construction*, available at <https://www.epa.gov/npdes/national-menu-best-management-practices-bmps-stormwater-construction> (accessed May 23, 2024).

The Cosumnes Groundwater Subbasin Groundwater Sustainability Plan (December 2021), available at <https://www.cosumnesgroundwater.org/groundwater/cosumnes-gsp/> (accessed May 23, 2024), describes the current state of groundwater supply in the Cosumnes River subbasin, which includes much of Amador County. Annual reports provide information regarding current groundwater conditions and Plan implementation. The Plan sets forth sustainable management criteria, measurable objectives, minimum thresholds, and interim milestones for managing sustainable yield. The 2023 Annual Report indicates that 4% of total groundwater extractions were for urban uses (Cosumnes Groundwater Authority, Cosumnes Subbasin, *Water Year 2023 Annual Report* (March 2024), p. 3-1 (available at https://www.cosumnesgroundwater.org/wp-content/uploads/2024/05/FINAL_Cosumnes-Annual-Report-WY-2023-03-26-2024.pdf (accessed May 23, 2024).

As noted in subsection IX(b) above, future development in Plymouth would rely on surface water obtained from the Amador Water Agency, rather than groundwater. Accordingly, no conflict with the Cosumnes Groundwater Subbasin Groundwater Sustainability Plan would be anticipated.

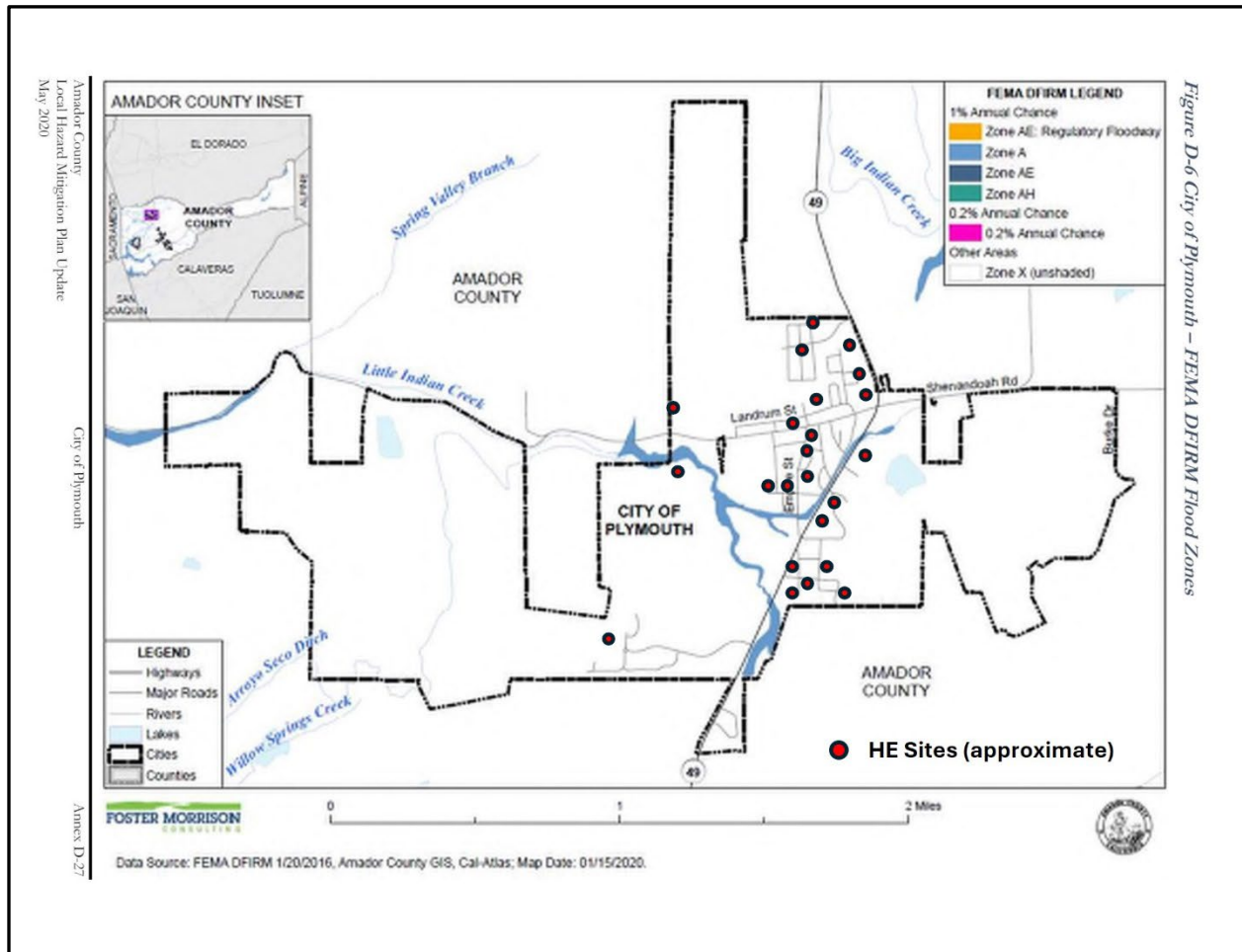


Figure D-6 City of Plymouth – FEMA DFIRM Flood Zones

Source: Amador County, Local Hazard Mitigation Plan (May 2020), City of Plymouth Annex, Figure D-6, pdf p. 765

Figure Haz - 4 HE Sites & FEMA Flood Zones

X. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) **No Impact.** Adoption of the proposed HE Update would not physically divide an established community because it would not directly authorize, permit, or commit the City to any particular

development. Projects constructed under the HE Update would most likely occur on the sites identified on Figure Plymouth-1, referenced above, which are all infill sites; building housing or mixed-use projects on those sites would not necessarily extend to adjacent parcels or create a barrier between neighborhoods.

- b) **Less Than Significant Impact.** The proposed HE Update would not itself cause environmental impacts due to conflicts with established land use plans, policies, and/or regulations intended to prevent or minimize those impacts, because it would not directly authorize, permit, or commit the City to any particular development project that would not comply with those plans, policies, or regulations. Moreover, the HE Update is a required element of the City’s General Plan; while the Update proposes *changes* in land use regulations, particularly with respect to re-zoning vacant land to permit residential uses, requiring minimum proportions of residential-to-commercial uses in mixed use projects, adding flexibility in required parking, increasing residential densities, establishing objective design standards, etc., these changes are in compliance with California policies to increase affordable housing throughout the state. Temporary conflicts that arise when the Housing Element is adopted, but before other General Plan elements and the Zoning Code are revised, will be resolved via text and map revisions in the General Plan and Zoning Code (See HE Update, Part 1, Housing Plan, *Program 3, Adequate Sites*, pp. 5-6). Finally, the Plymouth Inventory of Housing Sites shows that all the proposed HE sites are zoned directly for residential uses, or on land within commercial zones (Amador Countywide Housing Element, Plymouth Annex, p. 37). Commercially-zoned land is now generally required to accommodate housing without the need for re-zoning (Cal. Gov. Code 65852.24, Middle Class Housing Act of 2022 (SB 6)).

XI. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- a) **No Impact.** The proposed HE Update would not cause valuable mineral resources to become unavailable, because it would not directly authorize, permit, or commit the City to any particular development. Projects constructed under the HE Update would be directed to the sites identified on Figure Plymouth-1, which are all infill sites and are not near areas known for mineral resources. The Plymouth General Plan identifies a mineral resource area in the northwestern quadrant of the City’s planning area, outside of city boundaries, and more than a mile northwest of the nearest HE site (see City of Plymouth General Plan Update, Figure 5.1 – Sensitive Areas and Sites). Development of the HE sites would not affect this area.
- b) **No Impact.** The proposed HE Update would not affect the availability of any locally-important designated mineral resource recovery site, because it would not directly authorize, permit, or commit the City to any particular development. Projects constructed under the HE Update

would be directed to the sites identified on Figure Plymouth-1, which are all infill sites and as indicated in XI(a) above, are not near areas currently used or designated for mineral extraction.

XII. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- a) **Less Than Significant Impact.** The proposed HE Update would not result directly in noise generation that exceeded local standards, because it would not directly authorize, permit, or commit the City to any particular development. Projects constructed under the HE Update would be stand-alone or mixed-use residential developments, which are not typically considered substantial noise generators. The City’s Municipal Code stipulates that excessive noise can be a public or private nuisance, and prohibits amplified noise audible more than 50 feet from its source between the hours of 9:00 p.m. and 8:00 a.m. daily (City of Plymouth, CA, Code of Ordinances, Public Peace, Morals and Welfare, Chapter 9.01, Noise Amplification (1997). The Municipal Code does not address construction noise, or limit hours of construction. However, the General Plan sets forth noise level thresholds for agricultural, residential, commercial, industrial, open space, and public institutional uses (City of Plymouth General Plan Update, Table 8-1). Noise Buffering Guidelines detail minimum distances between land uses and suggest sound-reducing berms and landscape buffers (id., Table 8/2). Finally, the General Plan Update includes 20 recommended actions to protect the community from excessive noise, particularly from new “developments.” However, these actions have not yet been incorporated into the Municipal Code. Still, it is reasonable to expect that ordinary residential construction noise would not rise to “substantial” levels and that construction would be limited to daylight hours when ambient noise levels are higher. Residents are also able to request that the City abate public nuisances, including excessive noise (Municipal Code § 20.04.070).
- b) **Less Than Significant Impact.** The proposed HE Update would not result directly in ground-borne vibration or ground-borne noise, because it would not directly authorize, permit, or commit the City to any particular development. Residential or mixed-use developments constructed under the HE Update would not be likely to cause substantial vibration or ground-borne noise; although construction activities could generate these effects from pile-driving or concrete-breaking, they would be short-term and stop when projects are completed. As noted

above, residents may request that the City abate a public nuisance under Municipal Code § 20.04.070.

- c) **No Impact.** As noted in Part VIII(e) above, there are no airports or airstrips near the City.

XIII. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- a) **Less Than Significant Impact.** The proposed HE Update would not induce unplanned population growth, because it would not directly authorize, permit, or commit the City to any particular development. Moreover, the state of California has required the City to accommodate the 30 units proposed in the HE Update (RHNA units) in order to facilitate affordable housing. Also, the *Land Use & Character* and the *Public Facilities & Growth Capacity* Elements of the 2009-2025 General Plan Update contain numerous goals and policies anticipating future population growth. It should be noted that the City has experienced a small population decline from 2000 to 2021 – the 2001 population was reported to be 950 persons by the California Department of Finance (DOF) (HE Update, *City of Plymouth Annex, Demographic Profile*, p. 1). The General Plan forecast a population of 4,121 by the planning horizon year of 2025 (General Plan Update, Section 1, Introduction & Vision, p. 1-2; Section 3, *Land Use & Character*, Table 3.3., p. 3-24). All HE Update sites are within the areas designated for development in the General Plan Future Land Use Plan (id., Figure 3.2 – Future Land Use Plan).
- b) **No Impact.** The proposed HE Update would not displace people or housing, because it would not directly authorize, permit, or commit the City to demolishing existing housing. Moreover, the HE Update would facilitate housing development on vacant sites in infill areas where services are available. Displacement of existing residents is not anticipated.

XIV. PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a)
- i. **Less Than Significant Impact: Fire Protection.** The proposed HE Update would not directly require new fire protection facilities that, if constructed, would cause substantial environmental effects, because it would not directly authorize, permit, or commit the City to any particular development. Additionally, as cited below, the 30 housing units required to accommodate the City’s RHNA are within the City’s overall housing growth and public facility projections.

The Amador Fire Protection District provides fire protection, emergency medical, and rescue services under contract to the City, with one station in Plymouth (Station 122 at 18534 Sherwood Street (staffed 24/7)). Station 121, at 16850 Demartini Road, approximately five miles southwest of the City, is also listed as serving Plymouth, but is an un-staffed station (See Amador Fire Protection District (AMFD), *About Us – Fire Stations*, available at <https://www.amadorfire.org/fire-stations> (accessed January 12, 2024). A new service bay and living quarters were added to Station 122 in approximately 2008 (Plymouth General Plan, *Public Facilities and Growth Capacity*, p. 6-12). General Plan Recommended Action 6.49 advises continued efforts to “expand and improve the station[’s] facilities. This may include improvement [*sic*] beyond those now underway to add a third bay and living quarters” (id., p. 6-14).

The 30 RHNA units required for the City to facilitate represent a minor (6%) addition to the 500 units existing in the City in 2021 and are within the 2009-2025 General Plan housing growth projections (id., p. 6-17, discussing growth rates and water supply capacity). New units that remain within the City’s growth projections are likely to remain within the AMFD’s present capabilities. Should the AMFD determine in the future that more extensive facilities are needed to serve the City, CEQA review would be required, and mitigation measures

would be developed as necessary. Moreover, regulations referenced throughout this document would also serve to protect the environment from substantial impact.

- ii. **Less Than Significant Impact: *Police Protection*.** The proposed HE Update would not directly require new police protection facilities that, if constructed, would cause substantial environmental effects, because it would not directly authorize, permit, or commit the City to any particular development. As cited above, the 30 housing units required to accommodate the City's RHNA are within the City's overall housing growth and public facility projections.

The City contracts with the Amador County Sheriff's Department for police services, which are provided through the main Sheriff's Department office in the City of Jackson; there is no physical office in the City other than a desk at the fire station assigned to the patrol officer for administrative tasks (id., p. 6-11). Should the City and/or the County determine that a new facility is warranted, CEQA review would be required, and mitigation measures would be developed as necessary. Regulations referenced throughout this document would also serve to protect the environment from substantial impact.

- iii. **Less Than Significant Impact: *Schools*.** The proposed HE Update would not directly require new school facilities that, if constructed, would cause substantial environmental effects, because it would not directly authorize, permit, or commit the City to any particular development. As cited above, the 30 housing units required to accommodate the City's RHNA are within the City's overall housing growth and public facility projections. The future number of children associated with these units is uncertain, and some units will likely be occupied by seniors or single individuals rather than family units. The 2020 U.S. Census reports that the average population per household in Amador County was 2.38, and that only 15.3% of the total County population was younger than 18 years (United States Census Bureau, *QuickFacts, Amador County, California*, available at <https://www.census.gov/quickfacts/fact/table/amadorcountycalifornia/PST045222> (accessed May 29, 2024)).

The Amador County Unified School District operates the Plymouth Elementary School, 18601 Sherwood Street, and the Adult Transition Program at Shenandoah School, 10010 Shenandoah Road (see Amador County Unified School District, Amador County Office of Education, *Schools*, available at <https://amadorcoe.org/our-schools/> (accessed January 12 2024)). The Jackson Junior High School and the Argonaut High School in the City of Jackson serve Plymouth students. The District is presently conducting CEQA review for consolidating the District's two high schools (Amador H.S., Sutter Creek, and Argonaut H.S., Jackson) and expanding the Argonaut campus (Amador County Unified School District, Amador County Office of Education, *Consolidated High School Information Hub*, available at <https://amadorcoe.org/consolidated-high-school-info/>, accessed January 12, 2024)).

Plymouth Elementary serves students from kindergarten through sixth grade. The student population numbered 187 in 2021, and the school can accommodate 337 students, resulting in a margin of 150 students (Amador County Public Schools/Amador County Unified School District, *Facilities Utilization Master Plan* (February 2022), Section II, p. 8, available at <https://amadorcoe.org/departments/business/facilities-projects/> (accessed May 29, 2024)). Jackson Junior High School serves students from sixth through eighth grade. Its student population in 2021 was 356, and it has capacity for 461 students (id., p. 12), with a margin of 105. The Argonaut High School serves students from the ninth through the twelfth grade, and had a 2021 population of 568 students, with capacity for 899 students (id., p. 14) and a

margin of 331.

With the available margins at all three schools that serve children from the City of Plymouth, it can reasonably be inferred that children from the 30 RHNA units can be accommodated within the existing school facilities. There are no current plans for expanding the facilities in Plymouth. Should the District determine in the future that more extensive facilities are needed within City limits, CEQA review would be required, and mitigation measures would be developed as necessary. Moreover, regulations referenced throughout this document would also serve to protect the environment from substantial impact.

- iv. **Less Than Significant Impact: Parks.** The proposed HE Update would not directly require new park facilities that, if constructed, would cause substantial environmental effects, because it would not directly authorize, permit, or commit the City to any particular development. As cited above, the 30 housing units required to accommodate the City's RHNA are within the City's overall housing growth and public facility projections.

The City of Plymouth Public Works Department, in conjunction with the Amador County Recreation Agency (ACRA), operates the Plymouth Veterans Memorial Swimming Pool, McGee Park, Sharkey Park, Veterans Park, Vintner Park, the Plymouth Library, and Lodge Hill Park (rental site for special events) (see City of Plymouth, *Recreation in Plymouth*, available at <https://cityofplymouth.org/recreation/> (accessed January 12, 2024)).

The City requires dedication of land or payment of an in-lieu fee for park and recreation purposes as a condition of approval for a residential tentative subdivision or parcel map (PMC § 16.34.020). The City's general standard for park and recreation facilities is five acres of land for each 1,000 persons residing within the City (id., § 16.34.040). As stated in the Project Description, above, Plymouth's population in 2021 was 950 persons, and the City has 29.2 acres of parkland, exceeding the PMC standard – according to that standard, 950 persons would require a minimum 4.75 acres of parkland (see City of Plymouth, *Plymouth General Plan Update, Section 2 Background Studies*, p. 2-22). Even with this surplus, future residential subdivisions would be required to pay the in-lieu fee or dedicated land, unless the requirement was waived as a concession for affordable housing.

There are no current plans for expanding recreational facilities in Plymouth. Should the City determine in the future that new or more extensive park facilities are needed within City limits, CEQA review would be required, and mitigation measures would be developed as necessary. Moreover, regulations referenced throughout this document would also serve to protect the environment from substantial impact.

- v. **Less Than Significant Impact: Other Public Facilities.** The proposed HE Update would not directly require other new facilities, such as wastewater treatment, stormwater management, solid waste collection, that, if constructed, would cause substantial environmental effects, because it would not directly authorize, permit, or commit the City to any particular development. As cited above, the 30 housing units required to accommodate the City's RHNA are within the City's overall housing growth and public facility projections.

The 2009-2025 General Plan describes the public facilities that serve the City and sets forth goals and recommended actions for these facilities to accommodate future growth (City of Plymouth, 2009-2025 General Plan Update, *Public Facilities and Growth Capacity*, pp. 6-7 – 6-10). CEQA review would be required for any future facility expansion, and mitigation

measures would be developed as necessary. Moreover, regulations referenced throughout this document would also serve to protect the environment from substantial impact.

XV. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- a) **Less Than Significant Impact.** The proposed HE Update would not directly increase the use of existing parks or other recreational facilities resulting in accelerated deterioration, because it would not directly authorize, permit, or commit the City to any particular development. The 30 RHNA units, with their estimated population of approximately 60 to 150 individuals³, required under the HE Update are accommodated in the 2009-2025 General Plan growth projections. Impacts associated with this degree of population growth are not expected to be substantial.
- b) **No Impact.** The proposed HE Update is a policy and program document and does not itself include recreational facilities, nor does it commit the City to construct or expand current recreation facilities. Future recreational facilities developed by the City or private parties would be subject to CEQA review and mitigation measures if necessary.

³ The City of Plymouth Annex to the Amador Countywide 6th Cycle Housing Element states that the “in 2019, the majority of households in Plymouth consisted of 2 to 4 persons” with some households consisting of more than five persons. Accordingly, estimated population projections for the 30 RHNA units span a range of two to five persons per household. See County of Amador, *Countywide 6th Cycle Housing Element, City of Plymouth Annex to the Background Report*, p. 1).

XVI. TRANSPORTATION

- *Note: Except as provided in CEQA Guidelines § 15064.3(b)(2) (regarding roadway capacity projects), a project's effect on automobile delay shall not constitute a significant environmental impact. See 14 CCR § 15064.3.*

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b) (<i>Criteria for Analyzing Transportation Impacts</i>)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) **No Impact.** The proposed HE Update would not directly conflict with circulation system programs, plans, policies, or ordinances, because it would not directly authorize, permit, or commit the City to any particular development. The Plymouth General Plan Circulation Element sets forth many goals and recommended actions for amending the City’s subdivision code to modernize street design in the City, particularly with respect to accommodating pedestrians and cyclists (City of Plymouth General Plan, available at <https://cityofplymouth.org/planning/> (accessed June 4, 2024). The 30 RHNA units would be required to pay development impact fees that are intended to help fund these improvements (PMC §§ 15.06.010-15.06.130). Finally, the HE units are accommodated in the 2009-2025 General Plan growth projections, and thus would not be anticipated to exceed the circulation system’s capacity.
- b) **Less Than Significant Impact.** The proposed HE Update would not directly conflict with or be inconsistent with CEQA Guidelines § 15064.3, because it would not directly authorize, permit, or commit the City to any particular development. Section 15064.3 requires that the lead agency evaluate whether a proposed project will cause a significant increase in vehicle miles traveled (VMT), i.e., whether future occupants of the project would be dependent on personal vehicles for daily trips to work, shopping, or services, how far they would have to drive for those trips and whether the cumulative miles traveled would exceed a local or regional threshold. The primary goal of reducing VMT is to reduce internal-combustion engine emissions, which are posited to be a substantial driver of global climate change.

The Guidelines also stipulate that land use projects that are located “within one-half mile either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less-than-significant transportation impact” (CEQA Guidelines § 15064.3(b)(1)). “Major transit stop” is defined as an existing rail or bus rapid transit station, a ferry terminal served by bus or rail, or the intersection of two or more major bus routes with a service frequency of 15 minutes or less at peak commute periods (CEQA § 21064.3). “High-quality transit corridor” is defined within the context of sustainability community strategies as “a corridor with fixed-route bus service with service intervals no longer than 15 minutes during

peak commute hours” (CEQA § 21155(b)). There are no major transit stops or high-quality transit corridors in the City of Plymouth.

A project’s VMT can be modeled using sophisticated computer software that accounts for the estimated existing vehicle trip lengths in a defined area and adds the estimated vehicle trip lengths and frequencies for the project type. Such models exist and are regularly updated for densely-populated urban areas throughout California. When project-specific data is not available, a model could use a “worst-case scenario” encompassing the maximum building potential of an area.

Where models are not available or where specific project data is not known, the CEQA Guidelines § 15064.3(b)(3) permits a lead agency to analyze a project’s VMT impacts qualitatively. Generally, residential development concentrated near existing retail, services, and employment centers reduces VMT because the shorter distances between destinations facilitate walking, cycling, or other transportation alternatives to passenger vehicles. If a lead agency can show that a land use plan or individual development increases residential density near these services, it can conclude that impacts to VMT will be less than significant.

New construction under the HE Update is intended to occur on infill sites that are reasonably accessible to services in this rural community. Most of the HE sites are in walking or cycling distance to services; for example, they are within a 3,500’ (0.66 mile) radius of the main grocery store in Plymouth, the Pokerville Market at 18170 CA-49, within a 2,500’ (0.47 mile) radius of the Plymouth Elementary School, as well as other services. The sites are also close to the Amador Transit (AT) bus stop at the Plymouth City Park on Main Street at Mineral Street; the AT Plymouth route runs twice daily to the AT transit center in Sutter Hill, approximately nine miles south of Plymouth. Moreover, the sites are on low-speed local streets, which are currently used by pedestrians and cyclists even without sidewalks. Sidewalk improvements fronting each HE site would likely be required as a standard condition of approval for construction, unless waived as a concession for affordable housing.

Finally, the 2009-2025 General Plan Circulation Element incorporates policies for creating “complete streets” – streets that accommodate multiple transportation types (vehicles, bicycles, scooters, walking, etc.) and policies for facilitating transit. Again, construction under the HE Update is proposed on infill sites with existing street frontage. Projects would be evaluated during site plan review for their consistency with any proposed complete street improvements, and would be required to pay community facility, transportation impact, and other fees unless those fees are waived as a concession for affordable housing (fee schedule available at the City of Plymouth, Department of Finance).

- c) **No Impact.** The proposed HE Update would not introduce dangerous design features in the City’s circulation system, because it would not directly authorize, permit, or commit the City to any particular development. Projects proposed under the HE Update would be constructed on infill sites with existing street systems and would not be expected to create such hazards.
- d) **Less Than Significant Impact.** The proposed HE Update would not result directly in inadequate emergency access, because it would not directly authorize, permit, or commit the City to any particular development. Projects proposed under the HE Update would be constructed on infill sites on existing paved streets distributed throughout the City’s core. While details about individual site access are not known until site plans are presented to the City, projects are examined for fire and building code emergency access compliance. Moreover; the RNHA-required 30 units would not be expected to impair evacuation routes because these units are

accommodated in the 2009-2025 General Plan growth projections, and by extension the circulation system goals and policies.

XVII. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• **Impact Discussion:**

- a) **No Impact.** The proposed HE Update would not directly affect resources that are listed or eligible for listing in any historical resources registries, because as explained below, none of the sites selected as opportunity sites for affordable housing are themselves eligible or would affect identified or eligible resources. The General Plan identifies 13 sites and structures as historic resources (see Plymouth General Plan Update (Final), Fig. 2.16, Historic Resources, p. 2-18, included in this document as Figure CR-1, above)); there are also 17 sites identified by the California Office of Historic Preservation (OHP) for Amador County (see OHP, Built Environment Resource Directory (BERD), available at https://ohp.parks.ca.gov/?page_id=30338 (accessed June 4, 2024). The HE Inventory of Housing Sites shows site addresses and locations that do not appear on either of these resource lists (Amador Countywide 2021-2029 Housing Element, Plymouth Annex, p. 37). All sites in the Inventory are either vacant or have structures of non-historic value.
- b) **Less Than Significant Impact.** The proposed HE Update would not directly affect known tribal cultural resource sites, because it would not directly authorize, permit, or commit the City to any particular development. Projects proposed under the HE Update would be constructed on infill sites adjacent to developed properties distributed throughout the City’s core. However, the City lies in a known region of Native American habitation as well as Gold-Rush-era occupation, and the potential for discovering previously unknown resources or human remains exists because future projects would likely involve some degree of excavation and soil disturbance. As

described in Part V(c) above, California law requires specific measures to be taken if human remains are discovered. Additionally, CEQA § 21080.3.1 and § 21080.3.2 require that prior to the release of a negative declaration or an environmental impact report, the lead agency must:

[B]egin consultation with a California Native American tribe that is traditionally and culturally related with the geographic area of the proposed project if:

(1) the California Native American tribe requested to the lead agency, in writing, to be informed by the lead agency through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe, and

(2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation.

This government-to-government notification and consultation is intended to invite tribal expertise into the land use planning and development process, and particularly to prevent loss of ancestral remains, sacred sites, or tribal resources and to facilitate their recovery by descendants. The Lone Band of Miwok Indians participated in the County Service providers, Community Organizations, and Housing Developers/Providers Stakeholder Survey with respect to identifying housing needs and have been notified prior to this document's release for public review.

XVIII. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) **Less Than Significant Impact.** The proposed HE Update would not result directly in utility infrastructure relocation, leading to significant environmental effects, because it would not directly authorize, permit, or commit the City to any particular development. The 30 housing units proposed under the HE Update would be constructed on infill sites on existing streets distributed throughout the City’s core, where such facilities exist adjacent to the sites or within a short distance. Minor utility extension to individual lots from existing mains might be needed for some sites but would require only minor trenching to install service lines. Electric and telephone service are generally above-ground. As stated throughout this document, the proposed units encompassed by the HE are also encompassed by the General Plan growth projections. Substantial expansion of utility infrastructure would not be expected.
- b) **Less Than Significant Impact.** The proposed HE Update would not directly require water supply, because it would not directly authorize, permit, or commit the City to any particular development. The 30 housing units proposed under the HE Update would be constructed on infill sites distributed throughout the City’s core, where public water connections are available and adequate to accommodate the City’s growth. The Amador Water Agency reported in 2023 that it has a surplus of potable and non-potable water supply but that new residential connections could be limited because the Agency’s water treatment facilities are at maximum capacity (see Woodward & Curran, *FY 23-24 Annual Water Supply & Demand Assessment Shortage Report*, p. 4-1 (available at <https://amadorwater.org/wp-content/uploads/2023/11/2023-Annual-Water-Supply-Demand-Assessment-Shortage-Report.pdf>, accessed January 16, 2024); see also Amador Water Agency, *Central Amador Water Project (CAWP), Water Right Application, Environmental Impact Report Final*, September 2017

(available at https://amadorwater.org/wp-content/uploads/2023/08/CWAP_FEIR_Application.pdf, accessed January 16, 2024), and Amador Water Agency, *Summer 2024 Newsletter* (available at <https://amadorwater.org/wp-content/uploads/2024/06/awa-newsletter-2024-Q2-FINAL.pdf>, accessed June 4, 2024)). Building permits for housing units require water connections, which are issued by the AWA. If connections are not available because the treatment capacity is fully subscribed, new units could not be constructed, and water supply would consequently be unaffected.

The Agency's Five Year Capital Improvement Plan (CIP) shows the intended progress toward increasing the Tanner facility's water treatment capacity (see Amador Water Agency, AWA Water 5 Year Capital Improvement Plan, January 12, 2023 (available at <https://amadorwater.org/financial-information/information-policies-reports/>, accessed June 4, 2024).

However, as stated throughout this document, the proposed units encompassed by the HE are also encompassed by the General Plan growth projections. Given that water connections are available, new housing construction would be required to comply with water-conservation measures for indoor and outdoor plumbing in the California Green Building Code (available at <https://codes.iccsafe.org/content/CAGBC2022P3/chapter-4-residential-mandatory-measures>, accessed June 4, 2024); moreover, in dry years, mandatory statewide and local water conservation measures would be instituted. Accordingly, substantial draws on water supply during normal, dry, and multiple dry years would not be expected.

- c) **Less Than Significant Impact.** The proposed HE Update would not result directly in an unfavorable determination by the wastewater treatment provider, because it would not directly authorize, permit, or commit the City to any particular development. Wastewater services to individual properties are provided by the City and the Amador Water Agency; the City indicates that it has adequate capacity to serve the General Plan growth projections (City of Plymouth, General Plan Update, Public Facilities and Growth Capacity, available at https://cityofplymouth.sharepoint.com/Public_Documents/Shared%20Documents/Forms/AllItems.aspx?ga=1&id=%2FPublic%5FDocuments%2FShared%20Documents%2FGeneral%20Plan%2FGeneral%20Plan%2FSection%206%2C%20Public%20Facilities%20%26%20Growth%20Capacity%2008%2E20%2E09%2Epdf&viewid=6480350f%2Dfb4f%2D41e9%2D9e9a%2D4d07b72e5d2f&parent=%2FPublic%5FDocuments%2FShared%20Documents%2FGeneral%20Plan%2FGeneral%20Plan (accessed January 16, 2023)). Projects proposed under the HE Update would be constructed on infill sites distributed throughout the City's core, where sewer connections are available nearby.
- d) **Less Than Significant Impact.** The proposed HE Update would not generate solid waste that exceeded state or local standards or capacity, because it would not directly authorize, permit, or commit the City to any particular development. Projects proposed under the HE Update would be constructed on infill sites distributed throughout the City's core, and would be served by ACES Waste Services, Inc. ACES provides weekly trash and bi-weekly recycling and yard waste service, and does not indicate that its services cannot accommodate growth in the City of Plymouth (see ACES Waste Services, Inc., *Residential Overview*, available at <https://www.aceswaste.com/residential-overview/> (accessed January 16, 2024)). As noted throughout this document, the 30 units encompassed by the HE are also encompassed by the General Plan growth projections. The General Plan Environmental Impact Report found that impacts associated with solid waste services were less than significant prior to mitigation, and with implementation of General Plan Actions 6.37 (expanding recycling program), 6.38 (local

drop-off location for hazardous waste), and Goals 6M and 6N, no impact would occur (City of Plymouth, Plymouth General Plan Update, Final Environmental Impact Report (FEIR), p. 1-22).

- e) **Less Than Significant Impact.** The proposed HE Update would not result directly in compliance conflicts with federal, state, and/or local management and waste reduction statutes and regulations, particularly the California Integrated Waste Management Act of 1989 (Public Resources Code (PRC) § 40000-4520) because it would not directly authorize, permit, or commit the City to any particular development. Projects proposed under the HE Update would be residential projects constructed on infill sites distributed throughout the City’s core and would be expected to comply with solid waste regulations. The California Integrated Waste Management Act of 1989 requires all jurisdictions in California to promote waste source reduction, recycling and composting, and environmentally safe transformation and environmentally safe land disposal and to generally maximize feasible source reduction, recycling, and composting options for handling solid waste (PRC § 40051). AB 939 has resulted in local practices such as separating recyclable paper products, glass, plastics, metals, and food waste from the general waste stream. As indicated in Part XVIII(d) above, ACES Waste Services provides trash, recycling, and greenwaste collection services in compliance with AB 939. Each HE housing project would be expected to establish an account with ACES for waste pickup.

XIX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

Note: The current CalFire GIS mapping tool shows that the City of Plymouth is primarily adjacent to “High” and “Moderate” fire hazard severity zones, with less than 1000’ of connection to very high severity zones (CalFire, *Fire Hazard Severity Zone Viewer* (available at <https://experience.arcgis.com/experience/03beab8511814e79a0e4eabf0d3e7247/>, accessed June 4, 2024). Fire zones within the City itself are not mapped but are listed as a “Local Responsibility Area (LRA). The responses to threshold checklist questions below reflect current information about local wildfire risk and preparedness.

- a) **Less Than Significant Impact.** The proposed HE Update would not directly impair emergency response and/or evacuation plans, because it would not directly authorize, permit, or commit

the City to any particular development. Housing projects proposed under the HE Update would be constructed on infill sites distributed throughout the City's core, which is considered to be away from the wildland/urban interface and where existing roadways are maintained to support evacuation (see Amador County Office of Emergency Services (OES), *Local Hazard Mitigation Plan, Plymouth Annex, Figure D-10, p. Annex D-43* (May 2020), available at <https://www.amadorgov.org/home/showpublisheddocument/51830/638375527942730000> (accessed January 18, 2024)).

The City collaborates with Amador County for emergency response and in the County's Local Hazard Mitigation Plan cited above (the County OES website indicates that the current emergency response plan is being revised (Amador County OES, Office of Emergency Services Plans and Documents, available at <https://www.amadorgov.org/departments/office-of-emergency-services/plans-and-documents> (accessed January 18, 2024)). The City provides information on emergency response and readiness on its website, in brochures, and other public notification methods. Evacuation routes are not formally designated but announced when needed. The City participates in the Code Red mobile phone notification system, which requires that individuals register in order to be notified. These emergency response measures and overall plans accommodate population growth and new development. Given the level of preparedness facilitated by the County and the City, and given that all of the opportunity sites are situated on established street systems, impairment of emergency response or evacuation plans is expected to be minimal.

- b) **Less Than Significant Impact.** The proposed HE Update would not directly expose people to wildfire smoke or construct projects in wildfire-vulnerable locations, because it would not authorize, approve, or commit the City to any particular project. Housing projects constructed under the HE Update could expose new residents to occasional wildfire smoke/air pollution affecting the City; however, projects would not change the degree of exposure that already exists in the region, as wildfire and resulting smoke are common occurrences in the Sierra foothills. As noted previously, the HE Update opportunity sites are situated in the City's core, and not on slopes or within the wildland/urban interface.
- c) **Less Than Significant Impact.** The proposed HE Update would not directly require installing or maintaining infrastructure that would either exacerbate fire risk or generate additional environmental impacts, because it would not authorize, approve, or commit the City to any particular project. Housing projects constructed under the HE Update would not require substantial infrastructure improvements or fuel breaks, because they would be sited on parcels within the City's developed core where infrastructure exists.
- d) **Less Than Significant Impact.** The proposed HE Update would not directly expose people or structures to post-fire risks, because it would not authorize, approve, or commit the City to any particular project. Housing projects constructed under the HE Update would not likely be exposed to the listed post-fire hazards because they would be sited within the City's developed core, away from the urban-wildland interface; risks associated with post-fire flooding would likely occur along established floodways along SR 49 and north of Pacific Street (see Amador County Office of Emergency Services (OES), *Local Hazard Mitigation Plan, Plymouth Annex, Figure D-8, California Department of Water Resources Best Available Map, p. Annex D-37* (May 2020), available at <https://www.amadorgov.org/home/showpublisheddocument/51830/638375527942730000> (accessed January 18, 2024)). However, the City's flood damage prevention ordinance prohibits development in the floodplain unless specific criteria are met (City of Plymouth Municipal Code § 8.11, Flood Damage Prevention), and Figure Haz-4 above

shows that none of the HE-Update opportunity sites are located within the floodplain (*see also* Amador Countywide Housing Element, Plymouth Annex, Figure Plymouth-1, Plymouth Inventory of Sites Zoning Map, p. 35 for approximate distances of HE sites to SR 49.).

XX. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (<i>“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) **Less Than Significant Impact.** As described throughout this document, the proposed HE Update would have minimal potential to degrade environmental quality, to reduce important habitat, or to adversely affect fish, wildlife, or plant communities, because the HE Update would not authorize, approve, or commit the city to any particular development project. Housing projects constructed according to the HE Update would occur on sites that are within the developed core of the City, where minimal wildlife habitat exists, and in areas that do not have known important historic or pre-historic resources.
- b) **Less Than Significant Impact.** As described throughout this document, the proposed HE Update would have minimal cumulatively considerable impacts, because the HE Update would not authorize, approve, or commit the city to any particular development project. Housing projects constructed according to the HE Update would not be expected to generate cumulatively considerable impacts because the 30 RHNA units are accommodated in the City's General Plan growth projections. Moreover, the HE Update housing units would more likely than not be constructed on the opportunity sites in the City's developed core, as shown on Figure Plymouth-1, cited above. These sites are currently vacant and/or underutilized, and their development would not displace existing residents.
- c) **Less Than Significant Impact.** As described throughout this document, the proposed HE Update would not result in environmental effects that would cause substantial adverse effects on human beings. The HE Update itself would not directly impact human beings, because it would

not authorize, approve, or commit the City to any particular development. Housing projects constructed under the HE Update would be intended to benefit human beings, and their construction would be subject to applicable building code and environmental protection regulations.