

# Amador County GENERAL PLAN

**Changes Suggested by  
Amador County Business Council, and  
Amador County Farm Bureau**

**May 24, 2011**

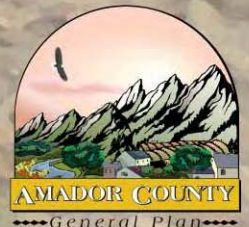
All suggested changes are highlighted in this color.

**ACBC comments highlighted in Yellow are MOST IMPORTANT.**

**ACBC comments highlighted in blue are other ACBC suggestions.**

**PRELIMINARY DRAFT**

**MARCH 2011**



**CHARACTER**

We ~~protect~~ promote and enhance our county’s unique character – its history, natural beauty, and rural lifestyle. Due to our successful efforts, our historic and cultural heritage; scenic vistas, agriculture, rivers, streams, and other natural areas; and historic buildings and towns continue to attract visitors.

**ACBC comment:** Suggested change is less regulatory in nature.

**RESOURCES**

We judiciously manage the county’s wealth of natural resources—mineral, agricultural, timber, surface and groundwater, soil, air, open space, and wildlife—~~managing and enhancing our resources for present and future generations. We preserve our resources while also protecting our property and personal rights.~~

**ACBC comment:** Suggested change is less regulatory in nature.

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AMADOR COUNTY GENERAL PLAN  
I-7

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**Policy LU-1.1:** Protect ~~existing~~ the ability to implement the land uses ~~and public facilities element of the General Plan by discouraging from~~ encroachment by incompatible land uses.

**ACBC comment:** Technical correction to reflect the fact that the new General Plan land uses may differ from existing land uses.

**Policy LU-1.3:** Encourage development patterns which support water quality objectives; protect ~~agricultural land~~ farmland and natural resources; promote community identities; minimize environmental impacts; enable viable transit, bicycle and pedestrian transportation; ~~and contribute to reductions in~~ reduce greenhouse gas emissions; and promote public health and wellness.

**ACBC comment:** Important clarification to distinguish grazing land from farmland, which is land with good soils capable of raising crops. ALL OTHER PLACES WHERE “AGRICULTURAL LAND” HAS BEEN CHANGED TO “FARMLAND” WERE DONE FOR THIS SAME REASON.

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AMADOR COUNTY GENERAL PLAN  
LU-27

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**Goal LU-6:** Ensure that ~~safe and~~ adequate water supply, wastewater disposal, and public services ~~are~~ will be available prior to development.

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AMADOR COUNTY GENERAL PLAN  
LU-30

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**Policy LU-8.3:** ~~Work Continue to cooperate~~ with ACUSD ~~to ensure that in the identification of~~ new school ~~facilities can be~~ ~~planned, financed, and constructed as necessary sites appropriate~~ to serve current population and future development.

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AMADOR COUNTY GENERAL PLAN  
LU-31

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**Policy CM-2.1:**

~~Plan, build, and maintain a multi-modal and hierarchical transportation system. Work with Caltrans, Amador County Transportation Commission (ACTC), cities and surrounding jurisdictions to maintain a safe, efficient, and comprehensive traffic circulation system, and improve regional roadways.~~

**ACBC comment:** Moved some text from CM-2.3 into CM-2.1 and added language to be more specific to Amador County's needs. In regard to Goal CM-2 and Policy CM-2.1, we should not commit the County to accomplishing goals that the County does not have the statutory authority to implement. It is important to support those services provided by others, without implying the County Government will be taking on new tasks.

~~**Policy CM-2.3:** Work with Caltrans, Amador County Transportation Commission (ACTC), cities and surrounding jurisdictions to improve regional roadways.~~

**ACBC comment:** See comment in CM-2.1 above. CM-2.3 not needed with change to CM-2.1.

**Policy CM-2.4:** Maintain a Traffic Impact Fee program to encourage that new transportation needs generated by new development are paid for by the development on a fair-share basis. Increased roadway capacity should be primarily funded through developer fees ~~to the extent legally possible.~~

**ACBC comment:** Fees that are "legally possible" may not appropriate, and roadway improvements are often funded in part from other sources as well.

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AMADOR COUNTY GENERAL PLAN  
CM-11

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**Policy CM-3.2:** ~~Promote~~ E n c o u r a g e bicycle/NEV routes and pedestrian walkways. These routes should connect residents to communities, activity centers, and adjacent developments, and offer an alternative to automobile transportation.

**ACBC comment:** Change allows the County to adapt to specific circumstances.

**Policy CM-3.3:** Coordinate with public agencies to connect trail facilities. Develop a comprehensive development plan for trail facilities which avoids placing trails through farmlands. Eminent Domain (Condemnation) shall not be used for trail facilities.

**ACBC comment:** Clarification to help protect owners of farmlands.

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AMADOR COUNTY GENERAL PLAN  
CM-12

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## ECONOMIC DEVELOPMENT

### PURPOSE

The purpose of the economic development element is to focus attention and effort on the need to provide an appropriate balance between residential, commercial, industrial, agricultural, timber, and open space land uses. The appropriate balance will allow the county to provide the necessary and desirable service while maintaining a desired quality of life.

Amador County's economic development objectives include:

- Promote a positive corporate identity that positions the County as a business friendly community with a superior quality of life;
- Create employment opportunities suited to the local workforce;
- Expand and diversify the tax base;
- Support small business development, expansion and retention;
- Attract new businesses and investment that meets social, environmental and economic objectives; and
- Pursue necessary resources, including water, to allow continued economic growth.

Those economic activities that are essential components of Amador County's Custom Culture, and Economic Stability are better protected by maintaining their economic viability than by government regulation. Amador County is committed to protecting the ability of farmers to farm and the ability of others to provide private sector jobs for a strong economy.

**ACBC comment:** We believe addition of the above paragraph helps to clarify how economic activities can be promoted and protected.

## Economically Viable Agriculture

The County will encourage the continued economic viability of farming and ranching, and agricultural business. Agriculture-related businesses and agri-tourism can offer important supplementary sources of income for farmers and ranchers. The County will support continued use of agriculture-related businesses, including wine tasting and roadside stands. Provision of adequate water for farming is also a critical need for farmers. Conservation of agricultural land-farmland is key to the continued health of Amador County's agricultural economy. ~~Goals, policies, and implementation programs which address the conservation of agricultural land are found in the Conservation Element, and include Goal C-7 (Maintain important farmlands for agricultural uses and agri-tourism), C-9 (Encourage alternative means of providing water to agricultural users), and C-10 (Support the efforts of farmers and ranchers to incorporate environmentally friendly practices in their business practices), as well as associated policies.~~

**Goal E-8:** Preserve the land base necessary to sustain agricultural production and maintain long term economic viability of agricultural land-uses farmlands.

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### AMADOR COUNTY GENERAL PLAN

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**Policy E-9.8** Encourage the use of site planning techniques such as properly maintained buffers, building envelopes and setbacks on lands adjacent to agricultural uses in order to protect agriculture from encroachment by incompatible land uses. Alternatively, this requirement for an urban agricultural transition area may be waived if agreed upon by both the developer and any adjacent landowner(s) whose property or any portion thereof is contiguous to the project site. Notwithstanding the above, private agreements between adjacent property owners shall be respected unless there is a compelling reason to do otherwise.

***ACBC comment:*** The sentence beginning with “Alternatively,…” is well thought out language from the County’s Sphere of Influence agreement with the City of Jackson. In the event neighboring property owners have an agreement or there is a letter from a neighboring agricultural land owner indicating agreement regarding the common border with the adjacent land owner, any such agreements or letters should be respected by the County. In other words, if the neighboring property owners are in agreement, why should the government dictate to them how their common boundary should be managed?

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### AMADOR COUNTY GENERAL PLAN

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The loss of grazing land in Amador County to non-grazing uses within the time frame of this General Plan is a small percentage of the total grazing land in the County, and such loss should not be considered cumulatively significant under CEQA.

***ACBC comment:*** This statement is important to include in the General Plan so that significant unintended consequences do not result from an EIR done for any activity which results in changing grazing land to some other use. If this statement is not included in the General Plan, then an EIR consultant could force a land owner to have to buy additional land and put a conservation easement on it, or put a conservation easement on some of the property owner's own land. Once an EIR consultant puts a statement in the EIR that the conversion of grazing land is significant, the Board of Supervisors may not be able to prevent this damage being done to a land owner.

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AMADOR COUNTY GENERAL PLAN  
C-11

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## ISSUES, GOALS AND POLICIES

The goals and policies of the Conservation Element present strategies to protect and conserve Amador County's natural resources, including water supply and water quality, energy resources, agriculture and agricultural lands farmlands, air quality, timber, mineral resources, historic resources, and cultural resources. The Conservation Element also outlines the County's GHG reduction and climate change adaptation strategy.

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AMADOR COUNTY GENERAL PLAN  
C-20

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## Water Supply and Water Quality

Adequate water supply for the county, including water for residential, agricultural, industrial, and commercial use, is of primary importance. Maintaining the water supply includes providing quality water ~~for~~ to support both current and future development. Development of reclaimed water should play ~~an~~ important role in providing sustained water supply for appropriate uses and extending finite supplies. Conservation must also be expanded as an important mechanism of to extend ~~available~~ ing water supplies in addition to developing new water supply projects to meet future water demands.

Because surface water is the primary water supply source, preventing pollution from point- and non-point sources is important to the future well-being of the county. Providing adequate sewage treatment capacity is important for maintaining and improving water quality. In addition, residential development generates increased urban runoff to streams, which is a source of pollution. Agricultural practices can also generate pollutants such as eroded material from stream banks and fields, and pesticide, herbicide, and fertilizer runoff. The county's historic and current mining activities also represent potential sources of pollution to streams and rivers, including heavy metals and eroded soil.

Water planning for Amador County should consider the Urban Water Management Plan and the California State Water Plan as updated and revised periodically. The AWA actively participates in the State Water Plan Updates.

[Federal Wild and Scenic designations of any surface waters in or adjacent to Amador County would be incompatible with the long term water needs of Amador County.](#)

***ACBC comment:*** Despite the fact that the Board of Supervisors has taken a position against Wild and Scenic designation, no such statement has been included in the Draft General Plan. Designation of any surface waters may seriously limit our ability to secure future water. One example is the negative impact such designation might have on the Arroyo Ditch water right. By inserting the suggested language in the General Plan, the federal government would be forced to consider this General Plan position prior to taking any such action. See related new Policy C-1.5 below which is suggested to make policies consistent with this statement.

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AMADOR COUNTY GENERAL PLAN  
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**Policy C-1.5** [Federal Wild and Scenic designations of any surface waters in or adjacent to Amador County would be incompatible with the long term water needs of Amador County.](#)

***ACBC comment:*** Please see our comment above referring to our concern regarding any Wild and Scenic designations.

**Policy C-2.3:** [Support the county's water suppliers, including public agencies and private entities within Amador County, in their efforts to protect water rights, and water supply contracts, and attempts to secure additional water resources.](#)

***ACBC comment:*** Change recognizes the need to help promote more water resources.

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AMADOR COUNTY GENERAL PLAN  
C- 22

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**Goal C-6:** [Reduce Promote reduced](#) energy use and [promote](#) renewable and locally available sources of energy.

***ACBC comment:*** Changed the word “Reduce” to “Promote reduced” as this is more realistic and desirable.

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AMADOR COUNTY GENERAL PLAN  
C- 24

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**Policy C-10.3:** Guide new development to areas where pedestrian and bicycle/NEV access to existing activity centers ~~are~~is possible, in

order to reduce the need for automobile travel and VMT. ~~Require new development projects to provide bicycle/NEV and pedestrian facilities to increase the safety and feasibility of non-automobile travel.~~

**ACBC comment:** Consider deleting, as this is not consistent with appropriate General Plan residential land uses in outlying areas which are not close to existing activity centers.

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AMADOR COUNTY GENERAL PLAN  
C-29

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**Policy OS-2.2:** ~~Link~~ Encourage linking trails to existing infrastructure, including other recreation opportunities, parks, schools, neighborhoods, and commercial areas. ~~Such objectives, however, need to respect private property rights, and should avoid conflicts with agriculture. -Coordinate with surrounding counties and communities to connect trails to regional and statewide systems.~~

**ACBC comment:** “Encourage” rather than “Link” changes the policy from one of absolute County direction to one of providing direction and flexibility. Adding the sentence beginning with “Such...” and deleting the last sentence helps protect agriculture and private property owners.

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AMADOR COUNTY GENERAL PLAN  
OS-8

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## GLOSSARY

**Adequate** – Sufficient, ~~in the opinion of the elected decision maker,~~ to meet a need or a requirement. *Note: Staff would prefer to remove this subjective term from the glossary.*

**ACBC comment:** We suggest keeping this definition with addition of the above language.

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AMADOR COUNTY GENERAL PLAN  
GLOSSARY-1

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**Agriculture:** Use of land for the primary purpose of earning a profit in money through production of food, and fiber, ~~and or~~ fuel including the growing of crops and/or the grazing of animals ~~on land designated for long term grazing. Valued added activities shall be encouraged on natural prime or improved pasture~~ land.

**Agriculture-related Businesses:** Businesses, such as agricultural product sales, on-farm sales, roadside stands, produce stands, self-pick operations, and agricultural home stays, which may provide an

additional source of income on agricultural lands. Note: Any such businesses will apply for a County permit, which shall be automatically issued “over the counter” unless the County staff believes the proposed business is completely inappropriate, in which case County staff may appeal the automatic issuance of such permit to the Board of Supervisors for a decision on the permit. The specific agriculture-related businesses which would be on a particular parcel will be regulated by the Amador County Zoning Code. Agriculture-related businesses may include some uses which are not permitted on lands under Williamson Act contracts.

**ACBC comment:** Our suggested change is important in order to expedite the formation of new agricultural businesses which will help keep agricultural land economically viable. The option for County staff to appeal the automatic issuance of the permit to the Board of Supervisors will provide a mechanism in the event the proposed business is clearly inappropriate.

**Balance:** Taking into account various factors, criteria, or considerations as a means of judging or deciding. ~~a counterbalancing weight, force or influence; 3) an aesthetically pleasing integration of elements.~~ Note: Staff would prefer to remove this term from the glossary.

**ACBC comment:** We agree with Staff to remove from the Glossary. Clarifying who decides if a “balance” has been attained is more important than a definition of what constitutes a balance. A decision maker has to weigh opposing goals or opposing policies in making a decision. If there are no opposing goals or interests, there is no decision to make.

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AMADOR COUNTY GENERAL PLAN  
GLOSSARY - 2

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**Buffer:** An area of land or physical feature separating two distinct activities that acts to soften or mitigate the effects of one land use on the other. ~~Often, the buffered area is~~ Buffer areas may include but are not limited to undeveloped open space, developed or built lands, landscaped areas, fences, walls, berms, or any combination of these things.

**ACBC comment:** This has potentially significant consequences. The County should deal with the specifics of “buffers” as an implementation measure of the General Plan. Any buffers created to avoid impacts which do not rise to a “Threshold of Significance” under CEQA would be treated as project conditions, not as CEQA mitigations. See suggested language for Policy E-9.8.

**Buildout:** Development of a parcel of land as permitted by its general plan land use or zoning classifications. “Maximum buildout” refers to development of a parcel of land to the greatest extent permitted under the applicable general plan land use classification and zoning district regulations.

**ACBC comment:** We recommend rethinking this definition— This definition is a basic misunderstanding of the decision in the El Dorado County General Plan lawsuit where the courts rejected the County’s calculation of what was a “reasonable” buildout. In fact what the judge admonished was the lack of proper foundation for the calculation—not the use of a calculation. This definition results in completely unrealistic “buildout predictions” such as the 10,000 number that was used in the Plymouth’s General Plan. This is essentially provides useless fodder for growth opponents, rather than providing useful numbers. Amador County needs to do careful analysis of what might actually occur, in order to arrive at a meaningful analysis, rather than just doing a multiplication exercise that gives rise to a suggestion that this General Plan will result in hundreds of thousands of new residents.

**Community Water Systems:** Defined by the U.S. EPA ~~to include those systems that are connected to 15 or more year round residences or serve 25 persons or more in a residential setting on a year-round basis.~~ *Note: Staff suggests a re-evaluation of the policy which uses this term (C-1.3), and potentially deleting this term from the glossary.*

**ACBC comment:** Because the EPA criteria could change in the future, we suggest deleting specific criteria.

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AMADOR COUNTY GENERAL PLAN  
GLOSSARY-3

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**Density:** ~~The amount of residential development permitted in a given area, typically expressed as the number of allowed dwelling units per acre of land (du/ac).~~

**ACBC comment:** We suggest removing from the Glossary.

**Develop:** To expand or construct physical structures, roads, utilities, and other facilities; to install water and sewer systems, conduct grading activities, deposit refuse, debris or fill, or clear vegetative cover. The definition of develop does not include agricultural activities, agri-tourism, agri-education, and agri-entertainment.

**ACBC comment:** Definition of “Develop” needs to exclude agricultural income-producing activities in order to allow agricultural lands to be financially viable.

**Development:** The physical extension and/or construction of land uses. Development activities include subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of water and sewer systems; grading; deposit of ~~refuse, debris, or~~ fill; and clearing of vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.

OR: **Development:** Any man-made change to improved or unimproved real estate, including but not limited to construction of or substantial improvements to buildings or other structures, the placement of mobile homes, filling, grading, paving, excavation, or drilling operations. Routine repair and maintenance activities are

exempted.

**ACBC comment:** Definition of “Development” is worthy of extensive discussion at the Board of Supervisors. It appears that this expanded definition might result in the County expanding regulations and regulating activities that are not currently regulated. Is this the Board’s intent?

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AMADOR COUNTY GENERAL PLAN  
GLOSSARY-4

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**Discourage:** To ~~advise or persuade~~ cause advise or persuade; to refrain from. *Note: Staff would prefer not to include this definition in the glossary.*

**ACBC comment:** In order to allow more flexibility in interpretation, we recommend leaving “advise or persuade” in, as was originally drafted.

**Economically Viable Agriculture:** Agricultural and related activities which provide sufficient net income to the landowner or operator to sustain agricultural operations. *Note: The County intends to support the economic viability of agricultural activities by allowing a wider variety of activities (such as roadside stands, some processing activities, agri-tourism, agri-education, and agri-entertainment uses) in appropriate areas. Any such businesses will apply for a County permit, which shall be automatically issued “over the counter” unless the County staff believes the proposed business is completely inappropriate, in which case County staff may appeal the automatic issuance of such permit to the Board of Supervisors for a decision on the permit.*

**ACBC comment:** This change is made to again support making agriculture more economically viable which helps to maintain the character of Amador County.

**Encourage:** 1) To inspire. 2) To spur on. 3) To give help or patronage to. 4) To give support to. ~~4) to give support to.~~ *Note: Staff would prefer not to include this word in the glossary.*

**ACBC comment:** Please keep definition and Include #4, not delete it, as giving “support” implies more positive action is intended.

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AMADOR COUNTY GENERAL PLAN  
GLOSSARY-5

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**Guide:** To steer ~~or direct,~~ lead or advise.

**ACBC comment:** To be more consistent with the word “Guide,” the word “direct” needs to be removed, as it would make “Guide” a mandatory word, instead of a more flexible word consistent with its natural definition. Adding “lead or advise” is more consistent with the proper use of the word “Guide.”

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AMADOR COUNTY GENERAL PLAN  
GLOSSARY-7

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**Intensity:** ~~The amount of commercial or industrial development permitted on a particular parcel. Typically expressed as a lot coverage standard (the maximum percentage of a parcel that can be covered by a developed use) or by a Floor Area Ratio (the ratio of interior space to the area of the parcel as a whole).~~

**ACBC comment:** We suggest removing from the Glossary.

**Jobs-Housing Balance:** The relationship between available jobs and housing units, ~~which balance is determined by the free market.~~

**ACBC comment:** We suggest making clear that this is a function not of government, but of the free market.

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AMADOR COUNTY GENERAL PLAN  
GLOSSARY - 8

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**Mining:** The act or process of extracting resources, including but not limited to; oil, coal, mineral deposits, sand, gravel, ~~rock, or and precious~~ metals ~~gold, etc.~~ from the earth.

**Mitigation Measure:** An action that is required under the California Environmental Quality Act (CEQA) to avoid or reduce a significant ~~or potentially significant~~ environmental impact of a project.

**ACBC comment:** More correctly stated, an environmental impact can also be a potential impact, and adding this clarification is important.

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AMADOR COUNTY GENERAL PLAN  
GLOSSARY - 10

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~~**NEV (Neighborhood Electric Vehicle):** A low-speed vehicle which operates under battery electric power. These vehicles may be legally operated on streets with speed limits of 35 miles per hour or less.~~

**ACBC comment:** Please remove from the Glossary, as this technology and related legal requirements are subject to change.

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AMADOR COUNTY GENERAL PLAN  
GLOSSARY - 11

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**Preserve (noun):** An area in which beneficial uses in their present condition are protected; for example, a nature preserve or an agricultural preserve. *Note: "preserve" is not used as a noun in the goals and policies. Staff would prefer to delete the noun definition from the glossary.*

**ACBC comment:** We recommend retaining this in the Glossary.

~~**Protect:** 1) To cover or shield from exposure, injury, damage or destruction. 2) To maintain the status or integrity of, esp. through financial or legal guarantees; to foster or shield from infringement or restriction. 4) Defend.~~

**ACBC comment:** Important: “Preserve” and “Protect” are mandatory terms with potentially uncertain regulatory and financial impacts, while “Promote” and “Provide” allow for more flexibility. Use of these words should be reviewed to make sure that in each case the appropriate word has been chosen, and changing the more mandatory terms to more flexible terms where this may be more appropriate.

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AMADOR COUNTY GENERAL PLAN  
GLOSSARY - 12

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developed uses into new growth areas. When used in the Amador County General Plan, “redevelopment” does not signify or imply activities of a Redevelopment Agency. There are no existing Redevelopment Areas or Agencies in the [unincorporated areas of the](#) county.

~~**Reduce (C-5):** To lessen, diminish, or decrease.~~

**ACBC comment:** We suggest eliminating the reference to C-5, as we suggested removing the word “Reduce” in C-5 — See comments on Policy C-5.

**Significant Gold Rush Sites:** *Note: covered by the definition of “historic preservation” and “historic structures.”*

**ACBC comment:** Question: Are there locations that are deserving of protection but do not have structures on them?

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AMADOR COUNTY GENERAL PLAN  
GLOSSARY - 13

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~~**Support:** 1) To promote the interests of; 2) To provide a basis for the existence or subsistence of. **3) To maintain.**~~

**ACBC comment:** We recommend deleting “To maintain” because its meaning is quite different—it is a mandatory term as opposed to “Support”, which is a flexible term—where “maintain” is intended, it should be used instead of “Support.”

~~**Sustainable farming practices:** As stated in the Food, Agriculture, Conservation, and Trade Act of 1990, an integrated system of plant and animal production practices having a site-specific application that will, over the long term:~~

- ~~• satisfy human food and fiber needs;~~
- ~~• enhance environmental quality and the natural resource base upon which the agricultural economy depends;~~
- ~~• make the most efficient use of nonrenewable~~

~~resources and on-farm resources and integrate, where appropriate, natural biological cycles and controls;~~

- ~~• sustain the economic viability of farm operations; and~~
- ~~• enhance the quality of life for farmers and society as a whole.~~

**ACBC comment:** Sustainable Farming is a definition that should be removed in its entirety. Using a definition from a 20 year old bill is troublesome in that it implies Amador County will regulate based upon that old definition long after the definition and “best management practices” have changed. This definition also suggests that Amador County is going to move in a new direction in controlling farming practices and decisions that have historically been left to the farmer. The Economic Element defines agricultural sustainability in terms of economic viability [ie: the farmer must make a profit in order to remain in business]. This definition contradicts that direction. Moving Agriculture into the Economic Element was an expression of the direction of the Board on this issue.

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AMADOR COUNTY GENERAL PLAN  
GLOSSARY - 14

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**Value-added Agricultural Activities:** ~~See Agriculture-related Businesses, Agri-tourism.~~ Agriculturally-related businesses are allowed to operate in agricultural areas to provide an additional source of income or to permit a wider variety of agricultural activities. Examples might include small or specialized processing facilities, roadside stands, or agri-tourism, agri-entertainment, or agri-education activities. Any such businesses will apply for a County permit, which shall be automatically issued “over the counter” unless the County staff believes the proposed business is completely inappropriate, in which case County staff may appeal the automatic issuance of such permit to the Board of Supervisors for a decision on the permit.

**ACBC comment:** The original draft language was deleted in this draft. This term is used in the General Plan and it should be defined in the Glossary. We reinserted the language and added to it in order to strengthen the ability of agricultural land owners to produce sufficient income in order to allow them to continue and expand their agricultural businesses. Most agricultural businesses need additional income in order to survive and not be forced to sell their land.

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AMADOR COUNTY GENERAL PLAN  
GLOSSARY - 15

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**7.** The fiscal impact of development proposals, including residential proposals of 50 or more units, on public services. This evaluation will include cost and revenue effects.

~~, and whether the proposal can have a positive fiscal impact by providing a balance of commercial, industrial, and residential development.~~

**ACBC comment:** (1) We suggest that 50 or more units is too small a threshold. Adding this cost to such a small development only unfairly burdens small developments. This should only be required of projects of at least 200 or more units, and (2) we suggest allowing free market—not the government—to determine the balance between commercial, industrial, and residential development.

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AMADOR COUNTY IMPLEMENTATION PLAN  
P - 16

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**21.** When evaluating development proposals that include a residential component, explore possibilities for these projects to include sites for educational facilities for school-aged children, as well as life-long learning, especially where these sites would be located in Town Centers. Project applicants will work closely cooperatively with the Amador County Unified School District to mitigate the impact of these projects to the educational system. To the extent possible, projects shall be conditioned to provide that the required school facilities are operating prior to the occupation of the residences which the schools are intended to serve.

**ACBC comment:** We believe “cooperatively” is a more positive expression of the objective.

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AMADOR COUNTY IMPLEMENTATION PLAN  
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