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**CITY OF SUTTER CREEK
GENERAL PLAN AND HOUSING ELEMENT
ANNUAL PROGRESS REPORT
FOR 2014**

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Reporting Period: 2014

Submitted to:
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-and-

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Received on:

APR 29 2015

1 Introduction

California law [Government Code Section 65400(a)(2)] requires jurisdictions to submit to their legislative bodies an annual report on the Status of the general plan and progress toward its implementation. The Planning Agency, who is responsible for investigating and recommending reasonable and practical means for implementing the general plan or elements of the general plan, submits the annual report to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD) each year after it is endorsed or adopted by the legislative body, the City Council.

The intent of this law is to ensure that the jurisdiction's general plan directs all land use decisions and that it remains an effective guide for current and future development. The annual report process gives each jurisdiction the opportunity to review Plan policies, standards and guidelines with an objective, global view. The Sutter Creek General Plan includes the mandatory elements, Land Use, Circulation, Housing, Conservation and Open Space, Noise, and Safety.

The Planning Commission and City Council oversee the effectiveness and relevancy of the General Plan, and its implementation activities, through this annual review.

2 Table of Contents

1. Introduction
 2. Table of Contents
 3. Acceptance
 4. Measures Associated with General Plan Implementation
 5. Housing Element Reporting
 6. Compliance with California's General Plan Guidelines
 7. Date of the last General Plan Update
 8. Priorities for Land Use Decision Making
 9. Goals, Policies, Objectives, Standards Modified in 2014
 10. 2014 Planning Activities
-
- | | |
|------------|--|
| Appendix A | Evaluation of General Plan Implementation Measures |
| Appendix B | Housing Element Annual Report |
| Appendix C | Additional Content |
| Appendix D | Resolution of Acceptance |

3 Acceptance

The Planning Commission reviewed the General Plan Annual Progress Report 2014 (APR) on April 14, 2015 and recommended the City Council accept the 2014 APR. The City Council received the Planning Commission recommendation on the General Plan APR 2014 and accepted the report on April 20, 2015. City Council Resolution xx-xx-xx is provided in Appendix D.

4 Measures Associated with General Plan Implementation

The General Plan implementation measures status evaluation is provided in Appendix A and B. In summary, 62 measures have been implemented and/or are on-going, 16 measures are partially implemented, and 12 measures have not been implemented. Of these totals, the Housing Element has 22 measures implemented, of which 4 are complete, and 3 measures that have not been implemented.

Course adjustments have been recommended for consideration during the next General Plan update. This evaluation (Appendix A and B) is to be included in the General Plan Appendix, Future Considerations.

5 Housing Element Reporting

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

Jurisdiction City of Sutter Creek
Reporting Period 1/1/14 - 12/31/14

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

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R= Renter O= Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
018-313-018	MFG	O	-	-	1		1	0	No	No	55+ Senior Deed Restricted
(9) Total of Moderate and Above Moderate from Table A3			▶	▶	▶	1	0	1	0		
(10) Total by income Table A/A3			▶	▶		0	0	1	0		
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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

Jurisdiction City of Sutter Creek
Reporting Period 1/1/14 - 12/31/14

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

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

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

* Note: This field is voluntary

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

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

* Note: This field is voluntary

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

Jurisdiction City of Sutter Creek
Reporting Period 1/1/14 - 12/31/14

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018	2019					Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	2											2
	Non-deed restricted												
Low	Deed Restricted	2											2
	Non-deed restricted												
Moderate	Deed Restricted	2	1									1	1
	Non-deed restricted												
Above Moderate		4											4
Total RHNA by COG. Enter allocation number:		10											
Total Units			1									1	9
Remaining Need for RHNA Period													

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

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General Comments:

A manufactured home permit was filed in 2014 for a moderate income unit within a 55+ Senior deed restricted mobile home park. The Planning Commission approved 11 moderate income senior apartment housing units under Site Plan review.

6 Compliance with California's General Plan Guidelines

The Sutter Creek General Plan includes the seven required elements: Land Use, Circulation, Housing, Conservation and Open Space, Noise and Safety. The General Plan has three additional elements: the Public Services and Facilities Element, Historic Element, and Parks and Recreation Element. The City has reviewed the implementation measures in each of the elements to gauge the progress made in 2014 towards implementing the General Plan, provided in Appendix A and B.

7 Date of the last General Plan Update

The Housing Element was amended in February 2008 and the Land Use Element, Circulation Element, Conservation and Open Space Element, and Noise Element were amended in January 2010. An updated Housing Element is being processed for adoption in mid-2015.

8 Priorities for Land Use Decision Making

Through Council direction, the City Architectural Review Committee prepared the draft Architectural Design Standards. The Planning Commission on September 9, 2013 recommended the City Council adopt the Architectural Design Standards. The City Council conducted a public meeting on the Architectural Design Standards on December 2, 2013 and directed staff to return to the City Council in the last half 2014 to process the adoption of the Architectural Standards. In 2014, the City Council directed staff to modify the Design Standards and Historic Districts boundaries and to return in 2015 to the City Council to adopt the Design Standards. The purpose of the Design Standards established by the City Council is to provide certainty and consistency for applicants wishing to make changes to their structure or lot. The Design Standards provide applicants with a streamlined process by enabling staff to review projects with defined standards.

The City staff prepared a draft update of the Sign Ordinance as directed by the Planning Commission. The Planning Commission conducted public meetings on the Sign Ordinance in the fourth quarter of 2013. The Planning Commission forwarded a recommendation on the updated Sign Ordinance to the City Council in the last half of 2014. The City Council is in process of adopting the Sign Standards in 2015.

The City, in collaboration with the County of Amador, is conducting the joint preparation of the updated Housing Element to be adopted in the first half of 2015.

9 Goals, Policies, Objectives, Standards Modified in 2014

The Sutter Creek General Plan goals, objectives, policies or programs were not modified in 2014.

10 2014 Planning Activities

Planning Activities

- The Planning Commission has approved the Design Standards and the City Council intends to adopt the Design Standards in 2015.
- The City updated its GIS mapping for the Historic Districts in 2014.
- The City staff processed, the updated sign ordinance through the Planning Commission and City Council in 2014.

- City staff prepared the annual progress report for 2013, which was approved by the City Council in 2014.
- The Historic Districts and Corridor GIS Map was updated in 2014.
- The City staff assembled and posted various adopted guidelines, plans, and mapping, through the City's website.
- One (1) new residential construction building permit, no (0) new industrial construction building permits, and one (1) new commercial construction building permit was issued in 2014.
- Twelve (12) sign permits, four (4) site plan permits, one (1) use permit, no (0) tentative maps, and no (0) variance were processed in 2014.
- No planning grants were received in 2014.
- City activities that implement the General Plan and are referenced later in this APR include:
 - Sutter Creek Community Benefit Foundation - The Sutter Creek Community Benefit Foundation is a non-profit (501c 3) Community Foundation whose mission is to increase public awareness of the City's diverse history and cultural heritage. The Foundation encourages private giving for public good, builds and maintains permanent endowments to respond to community needs, addresses those needs through grant making and provides an opportunity for private donors to make a lasting contribution to the community. The Foundation is a separate entity from the City, but works closely with the City to implement community projects.
 - The City coordinated on the design for downtown parking spaces and a passive park.
 - The City supported the Historic Sutter Creek Grammar School Restoration Project.
 - The City supported the south main parking and gold mining display project.
 - Central Eureka Mine Cleanup - The Central Eureka Mine is an abandoned, former underground, gold mine located northeast of the corner of Sutter Hill and Eureka Roads. The cleanup targets mine waste that contains arsenic at levels that exceed state health risk standards. Cleaning up the mining waste will enable public access to a portion of this historic site. Sutter Creek plans to develop this area into a park with mining exhibits. Mine waste includes waste rock that was brought out of the mine, and then was placed throughout the Central Eureka Mine area. The mine operated from 1855 to 1953. The cleanup project was completed.
 - Sutter Hill Road Realignment - The Sutter Hill Road Realignment Project includes improvements on Sutter Hill Road between just north of Old Ridge Road and Ridge Road in Sutter Creek. Sutter Hill Road is a local road providing access from Old Highway 49/Main Street (downtown Sutter Creek) to Ridge Road. Sutter Hill Road meets Ridge Road at a skewed T-intersection. The realignment of the existing intersection of Sutter Hill Road and Ridge Road will be moved approximately 195 feet to the northeast. The realignment will allow for additional storage in both left hand turn pockets on Ridge Road.
 - Main Street Bridge Replacement Project – The Main Street Bridge Replacement was funded in 2012 and is in process to be constructed.
 - Badger Street Bridge Replacement Project – The Badger Street Bridge Replacement was funded in 2012 and will be completed by 2016.

General Plan Amendments

- The City did not amend the General Plan in 2014.
- The City of Sutter Creek began an update of its General Plan in 2012, including the Housing Element, but placed the process on hold until the court rules on litigation regarding the January 2010 General Plan Amendments “Berry vs. City of Sutter Creek pertaining to the Gold Rush Ranch and Resort”. The litigation was not resolved in 2014.

Major Development Applications

- No major development applications were processed in 2014.

APPENDIX A Evaluation of General Plan Implementation Measures

Land Use Element

Measure 2.1:	Table LU-5, “Building Intensities Population Densities”, shows the new zones needed and zones that need amendment. The City should reduce minimum lot size in areas where “in-filling” is desirable and services and facilities (including traffic circulation) are adequate.
Status:	Measure Implemented The zoning ordinance was revised on August 15, 2005 incorporating elements from the 1994 General Plan, and revised on January 9, 2010 incorporating changes recommended in the approval of the Gold Rush Ranch Specific Plan. The zoning map was amended to include the Gold Rush Ranch Specific Plan. The Zoning Code is consistent with the General Plan.
Recommended Course Adjustment:	Modify Measure 2.1 to require updates, as appropriate, when the General Plan is modified.
Measure 2.2:	The subdivision ordinance should be amended to include design policies and guidelines, which are consistent with those, contained within the updated General Plan. The new Subdivision Code should contain and/or reference the General Plan’s planned development (pd) guidelines criteria.
Status:	Measure Partially Implemented The Gold Rush Ranch Specific Plan General Plan amendment and Zoning code amendment adopted in 2010 includes design policies and guidelines for the Gold Rush Ranch. The City is in the process of adopting the Architectural Design Standards and Grading Standards. It is anticipated that these standards will be processed for adoption in 2015.
Recommended Course Adjustment:	Adopt the Design Standards and Grading Standards for inclusion in Volume II of the General Plan.
Measure 2.3:	Existing land use data and projections that were collected in developing this Land Use Element should be put on a computer spreadsheet and maintained as building permits, planning permits, and new developments are approved and/or constructed. The building inspector and planning department shall work together to assure that the land use data base is maintained, This database is important to the long term maintenance of the General Plan and the evaluation of individual projects pursuant to Policies 2.1 and 2.6.
Status:	Measure Implemented The Planning Staff began assembling land use data in a central location in 2012. As each new project is processed the database is updated. The City implemented portions of the GIS system and database in 2013. Fiscal constraints due to the economy may delay additional activity.
Recommended Course Adjustment:	Continue to update the land use data and projections on a project-by-project basis. When fiscally feasible, update and maintain the citywide GIS system to record land use data.

Measure 2.4: The purpose of the “business ombudsman” would be to develop and actively pursue an economic development strategy that will encourage non-polluting business and industry to locate in the Sutter Hill/Martell planning area and to assist communication between businesses and all City offices, local service agencies, the Council and the Planning Commission not to create expectations or “loopholes” in the City requirements but to explain to and assist businesses in meeting such requirements. The ombudsman should be provided an administrative budget and be required to report on a quarterly or semi-annual basis regarding activities, progress and expenditures. Target date: before 2000 and ongoing.

Status: Measure Implemented
The City established a City Council/Manager form of government in 1994. Since that time, the Council/Manager form of government has been adopted. The City Manager fills the role envisioned by the ombudsman as proposed in the 1994 General Plan. The City Council has identified the economic development of Sutter Hill as a top four priority. The Planning Department uses “City checklists” of the City’s requirements to be available to project applicants, assisting in the communication of City requirements and expectations.

Recommended Course Adjustment:
Modify Measure 2.4 to reflect the implemented City Manager form of Government.

Measure 2.5: The City shall upgrade its “improvement standards” document or develop a “design guidelines” document to include and be consistent with design guidelines found within the City’s General Plan. The City’s “Improvement standards” document is primarily an engineering document and it is not formatted to overlap with the planning process. The document will need to be amended significantly to accept the General Plan guidelines and standards to insure its consistency with the General Plan. It is also possible the City would want to develop a “design guidelines” document. The results of this effort could provide the development community with one manual regarding how to design projects for the City of Sutter Creek.

Status: Measure Partially Implemented:
The City Engineer has reviewed the City Improvement Standards. The City is processing the adoption of Design Standards and Grading Standards, scheduled for City Council action in 2015.

Recommended Course Adjustment:
Modify Measure 2.5 to require annual review and appropriate updates. Create separate measures for improvement standards and design standards.

Measure 2.6: The City shall consider expansion of the DTC- Downtown Commercial Area. The City should undertake a study to determine the feasibility of expanding the DTC area. Factors to consider include: demand for additional retail space; types of uses appropriate for the downtown area; traffic circulation and parking; and maintain viability of the existing DTC area.

Status: Measure Implemented.
The City expanded the downtown commercial area in 1997 to include Boston Alley and Eureka Street. To date little actual expansion has occurred on these two streets so there does not appear to be a market demand for additional commercial retail space.

Recommended Course Adjustment:
Remove measure 2.6 or modify the measure to support the viability of the DTC.

Conservation and Open Space Element

Measure 3.1: Several “Best Management Practices” have been described in the Draft Environmental Impact Report on the Golden Eagle Project which should be considered in said master drainage plan and design standards. The master plan and design standards should address all cumulatively significant organic and inorganic pollutants.

Status: Measure Partially Implemented
The City adopted “Best Management Practices” in the Gold Rush Ranch Specific Plan.

Recommended Course Adjustment:
Complete the review of the Master Drainage Plan. Evaluate the opportunity to implement Best Management Practices similar to those included in the Gold Rush Ranch Specific Plan for the remainder of the City. Modify Measure 3.1 to remove the reference to the Golden Eagle Project.

Measure 3.2: The General Plan Task Force #2 initiated work on a grading ordinance in 1989. Engineering assistance is needed to complete the ordinance. The ordinance should utilize flexible density provisions consistent with the (pd), planned development land use designation to allow minimum lot size requirements to be increased as slope increases in order to reduce grading. The ordinance must conform with other design guidelines as well as the goals and policies of the General Plan.

Status: Measure Implemented
The “Performance Standards” document addresses grading and is appropriate to satisfy this policy and implementation measure. The Gold Rush Specific Plan includes grading standards.

Recommended Course Adjustment:
Revise Measure 3.2 to require regular review of the effectiveness of the City’s grading standards and consider modifications as appropriate.

Measure 3.3: The City Engineer should develop the erosion control guidelines that will more directly control wind and water erosion and the secondary impacts upon aesthetics, water quality, etc. The controls would be more specific than those that are presently contained in UBC Chapter 70. The Draft Environmental Impact Report for the Oak Knolls Subdivision contains an extensive list of detailed erosion control measures that could be used in said guidelines.

Status: Measure Partially Implemented
The City reviews projects on a case-by-case basis in compliance with Project Review and Subdivision Review procedures. Projects are reviewed for erosion control, water erosion, and secondary impacts on aesthetics. Projects are required to comply with current building codes and the State of California surface Water Pollution Prevention Plan requirements.

Recommended Course Adjustment:
Revise Measure 3.3 to reflect current City practices. Revise Measure 3.3 to remove the reference to the Oak Knolls subdivision and correctly reference current building codes.

Circulation Element

Measure 4.1: The City Council should continue to work through the Amador County Transportation Commission (ACTC) to prioritize the Highway 49 bypass for funding and construction. The City and ACTC representatives should continue to work with Caltrans and the California Transportation Commission until completion of the bypass is included in the State Transportation Improvement Program.

Status: Measure Implemented
The bypass construction was completed in February 2007, is open and is in use.

Recommended Course Adjustment:
Remove Measure 4.1.

Measure 4.2: A number of intersections in the Sutter Creek planning area presently meet one or more of the standard warrants for signals. Each of these intersections should be further evaluated as time progresses to determine if traffic signals should be installed. Installation of the signals should be programmed as long-term improvements only when and if fully justified.

Status: Measure Implemented
A traffic signal has been installed in the Sutter Creek planning area at the SR-49/Ridge Road/SR-104 intersection. The City continues to monitor signal warrants.

Recommended Course Adjustment:
Modify Measure 4.2 to require regular review of intersection adequacy.

Measure 4.3a: Extend Sutter-Ione Road to Route 49. This extension will replace Spanish St (N) and Route 49 intersection.

Status: Measure Implemented
Right of way and funding constraints prevented a design that complied with this policy Recommended Course Adjustment. Instead, Sutter-Ione Road connects with Spanish St., which connects with Historic 49. The improvement was constructed in 2008.

Recommended Course Adjustment:
Remove Measure 4.3a

Measure 4.3b: Improve Gopher Flat Road, Main Street to City Limits. The street should be improved with curb, gutter and sidewalk and be widened to provide two 12ft travel lanes, bike lanes and a center 2 way, left turn lane wherever right of way is not constrained by existing buildings or other factors.

Status: Measure Partially Implemented
The improvements along Gopher Flat/Shake Ridge Road were a condition of approval for the Powder House Estates project. However, these improvements will not extend all the way to Main Street. Right of way and funding constraints prevent the completion of this project between Powder House Estates and Cole St. The City continues to apply for Safe Routes to School grants to complete the project and the City conditioned Powder House Estates to provide two walking trails through the project and across open space to connect the Gopher Flat Road corridor to Randolph St. and Cole St.

Existing right of way on Gopher Flat Rd. from Meadow Crest to Golden Hills Dr. is being considered for a sidewalk in order to meet the spirit of this policy and

implementation measure. This will be considered with the review of a future Powder House subdivision review.

Recommended Course Adjustment:

Revise Measure 4.3b to reflect current policy.

Measure 4.3c: Provide a walkway for elementary school children on Spanish Street. Improve with curb, gutter and sidewalks where not now provided, between the school entrance and Main Street.

Status: Measure Partially Implemented

Improvements have been made up to Mahoney Mill Road, but do not extend to Main Street.

Recommended Course Adjustment:

Implement Measure 4.3c when feasible.

Measure 4.3d: Designate one-way streets: Hayden Alley, Keys Street, Randolph Street and Boston Alley. Limiting parking to one side of Randolph Street may eliminate the need for it to become one way.

Status: Measure Not Implemented

These suggestions have been vetted several times with the citizens and interest holders. Thus far, size constraints with delivery trucks and school buses have prevented these suggestions from being implemented.

Recommended Course Adjustment:

Modify Measure 4.3d to reflect feasible practices for traffic safety and circulation functionality.

Measure 4.3e: Widen Sutter Hill Rd and Eureka-Sutter Hill Road to provide 12ft travel lanes and five ft. paved shoulders.

Status: Measure Partially Implemented

The City has applied for and been granted hazard elimination funds to complete the widening of Sutter Hill Rd. from Eureka Road to Ridge Road. This grant also will realign the intersection at Ridge Rd. to make it safer. Construction is tentatively scheduled for Summer 2015. The City limits ends at the intersection of Old Eureka Rd. and Old Ridge Road.

Recommended Course Adjustment:

Revise measure to reflect the status of the improvements at the time the General Plan is updated or remove Measure 4.3e once the road improvements have been completed.

Measure 4.3f: Improve the N. Amelia Street and Spanish Street intersection. N. Amelia Street is misaligned through its intersection with Spanish Street; Realignment will require acquisition of right-of-way.

Status: Measure Not Implemented

N. Amelia Street has not been realigned. The City Engineer is working on plans and grant funding for the project. In each funding round, the City has applied for hazard elimination funds to correct the design of this intersection. Traffic accidents are not a problem at the intersection and thus the project has not been funded.

Recommended Course Adjustment:

Implement Measure 4.3f when funding is available.

Measure 4.4: The Amador County Transportation Commission funded such a study in FY 92/93 but it was not completed. The City should urge that the project be completed and update this Circulation Element based upon the study results.

Status: Measure Partially Implemented

The Circulation Element updated is on hold pending litigation settlement.

Recommended Course Adjustment:

Implement Measure 4.4 once the General Plan update can proceed.

Measure 4.5a: Improve radius of curb returns. Most intersections of side streets with Main Street in Sutter Creek should be improved by removing a 10-foot square section of the ten foot wide sidewalks on each side of an intersection and replaced the sidewalk with a 10 foot radius curb return and handicapped ramp.

Status: Measure Partially Implemented

The City has completed disability-access improvements at the following locations:

- Eureka and Main Street
- Fifeld Alley and Main Street
- Gopher Flat and Main Street

The curb radii included in the implementation measure conflicts with the historic preservation of Main Street.

Recommended Course Adjustment:

Modify Measure 4.5a to address the physical constraints and historic preservation on Main Street.

Measure 4.5b: Construct turning and acceleration- deceleration lanes. At intersections where turning movements from the minor street are significant (over 100 vehicles per hour during peak hours of the day), the LOS can be improved by adding separate turn lanes for the various turning and through movements. This measure is not practical in the downtown historic area.

Status: Measure Partially Implemented

The Gopher Flat Road intersection with Main St. has been improved to this standard. Church St. was evaluated for improvements consistent with this policy, but this standard proved to be impossible due to site constraints and the need to protect the history of the existing buildings in that area.

Recommended Course Adjustment:

Modify Measure 4.5b to reflect standards consistent with site constraints and historic preservation.

Measure 4.5c: Improve sight distance at intersections. At locations where accident records show problems due to visibility, corrective measures should be taken. The measures might involve removal or lowering of plantings or fencings and in some cases the removal of low tree branches where buildings cannot be moved; stop signs can help these situations.

Status: Measure Implemented

All problem intersections have been remedied with the suggested solutions. For example, at the intersection of Church St. and Main St., the evergreen tree in the island has been trimmed to a level that allows drivers to see under the branches. In addition, stop signs were added to the unusual intersection at Broad St./ Mill St./ and Gopher Flat Rd. Also, stop signs were added to Meadow Crest Dr., California St., Badger St. and Karsan Dr. The City installed a three-way stop on Church Street at Greenstone Terrace / Gold Dust Trail in 2014.

Recommended Course Adjustment:

Modify Measure 4.5c to require regular review and implementation of remedies as appropriate.

Measure 4.5d: Relocate the intersection of Sutter Hill Road eastward of its present intersection with Ridge Rd to provide greater safety and flow through the intersection. The relocated intersection will require acquisition of right-of-way.

Status: Measure Implemented

The City received a \$740,000 grant for the project in 2008. The City is currently negotiating for right-of-way acquisition. The project is to be completed in 2015.

Recommended Course Adjustment:

Remove Measure 4.5d once construction is complete.

Measure 4.6a: Provide bus service to and from special events from local parking facilities. Charter bus service from the bay area and valley locations should be promoted for special events, which are expected to draw large crowds.

Status: Measure Partially Implemented

The Gold Rush Ranch project required busing for large events and committed to developing an ordinance requiring alternative transportation for large events.

Recommended Course Adjustment:

Implement Measure 4.6a for the entire City.

Measure 4.6b: Extend and add transit routes as demand dictates.

Status: Measure Implemented

Transit routes have been extended and added to meet the demands of the City's population. Amador Regional Transportation System provides bus service one-quarter mile from designated routes, effectively providing access to public transportation for all of the City's residents.

Recommended Course Adjustment:

On-going implementation

Measure 4.6c: Bus shelters and benches should be provided where demand warrants and their provision included as part of development approval requirements. New developments should provide safe locations off the traveled way for the buses to stop without impeding the flow of traffic.

Status: Measure Implemented

Bus shelters and benches have been provided with new commercial development.

Recommended Course Adjustment:

Continue to evaluate bus shelters and benches and implement Measure 4.6c as demands warrants. The City replaced benches with new benches along Main Street in 2013.

Measure 4.6d: Public transit facilities (bus stops, etc) should be located near or incorporated into all commercial industrial project employing more than 10 people provided there is not an adequate existing bus stop within ¼ mile.

Status: Measure Implemented

Bus shelters and benches have been provided with new commercial development.

Recommended Course Adjustment:

On-going implementation

Measure 4.7a: Provide for additional home delivery of mail. The City shall encourage the postal service to provide delivery of mail to all existing homes and businesses. This would reduce the number of trips to the post office located on Gopher Flat Road.

Status: Measured Implemented
Downtown delivery was added in 2003 as a result of the City petitioning the U.S. Postal Service. Now every home in the City home delivery is available.

Recommended Course Adjustment:
Remove Measure 4.7a

Measure 4.7b: The City shall encourage retail stores to provide delivery service and telephone and catalog shopping services. Some retail stores are instituting catalog ordering and delivery of goods to homes and businesses. This trend should be encouraged.

Status: Measure Partially Implemented
The City does not promote home deliveries; however, it is common for businesses to have mail order & web businesses. The City allows UPS & FedEx to park anywhere reasonable to facilitate deliveries.

Recommended Course Adjustment:
Modify Measure 4.7b to reflect City approach.

Measure 4.8: The (pd) land use designation explained in Table LU-2 in the Land Use Element allows planned developments to include neighborhood commercial uses so as to minimize automobile traffic.

Status: Measure Implemented
Neighborhood commercial facilities are being considered in new planned development.

Recommended Course Adjustment:
On-going implementation.

Measure 4.9a: As traffic increases on some City streets, parking should be curtailed where parked vehicles encroach into the traveled way.

Status: Measure Partially Implemented
Parking along Church Street at the Park was modified to curtail encroachment on the street. Parking on the street is an effective traffic-calming device. In residential neighborhoods, safety is more important than LOS, and thus, street parking has not been discouraged.

Recommended Course Adjustment:
Revise Measure 4.9a to reflect current City policy.

Measure 4.9b: Enforce limited time parking restrictions in the older, historic business district. On-street parking is important to the business community and it should be reserved for customers. Members of the business community should use the off-street lots.

Status: Measure Partially Implemented
Time limits are enforced in a selective manner to discourage merchant and employee parking while encouraging customers to stay long enough to shop and dine.

Recommended Course Adjustment:
Revise Measure 4.9b to reflect current City policy.

Measure 4.9c: Provide adequate parking for new and old development. Off street parking should be required whenever new commercial buildings are constructed. Where downtown

businesses cannot provide adequate off-street parking, in-lieu fees should be charged. These fees should go toward purchase of land and construction of parking facilities located within the downtown commercial district.

Status: Measure Implemented

New development projects are reviewed using both the General Plan and California Environmental Quality Act (CEQA), both of which address parking. City ordinance requires payment of in-lieu fees where parking cannot be provided.

Recommended Course Adjustment:
On-going implementation of Measure 4.9c.

Measure 4.9d: Where designated, post standard “No parking” signs on streets and alleys in appropriate locations to insure compliance and enforcement.

Status: Measure Implemented

Several of the narrower streets have no parking signs posted where parking is not feasible.

Recommended Course Adjustment:
On-going implementation of Measure 4.9d.

Measure 4.9e: Conduct a financial feasibility study for the installation of parking meters in the Commercial Business District. The City needs to have a source of revenue for long term parking improvements. Parking meter revenue can be a significant source of funds for these improvements.

Status: Measure Not Implemented

This policy has been repeatedly rejected by City Council, the Business Association, Interest Holders, and Citizens.

Recommended Course Adjustment:
Remove Measure 4.9e based on City policy.

Measure 4.9f: “Park and Ride” lots should be provided by Caltrans at locations shown on Map C-2 in conjunction with construction of the Highway 49 Bypass.

Status: Measure Implemented

The Sutter Hill Transit Center, which includes park and ride lots, is operational at the southern end of the Highway 49 bypass. The City has worked with the Foothill Rideshare program to provide five (5) park and ride spaces in the South Lot.

Recommended Course Adjustment:
Remove Measure 4.9f or modify to encourage future Park and Ride lots.

Public Services and Facilities Element

Measure 5.1: The planning department and other City representatives should carry out the follow-up efforts with the Amador Water Agency (AWA) to insure accomplishment of objective 1.

Status: Measure Not Implemented

AWA Water Code states “The approval of the provision of water service in connection with any annexation of land to, or the inclusion of land within, a Central Amador Water Project (CAWP) entity shall be on the basis of first-come, first-served, with the date of the CAWP entity's notice given pursuant to paragraph 26 of the CAWP water service contracts fixing a landowner's priority date”. The Water Code was last revised on July 2, 2007.

Recommended Course Adjustment:

Remove or Modify Measure 5.1 to reflect City policy.

Measure 5.2: The City Council shall urge the AWA to complete the studies necessary and adopt adequate rates and fees and other revenue/improvement plans. At the same time Council and staff shall carefully review all such increases and plans to assure they are fair and meet the City needs.

Status: Measure Implemented

Amador Water Agency has completed the Amador Water System (AWS) Participation Fee Study Final Report on October 3, 2007. The City Council and staff reviews and comments on rate/fee increase if the increases are not supported in the reports.

Recommended Course Adjustment:

Remove or Modify Measure 5.2 to reflect City policy.

Measure 5.3: The City's Planning Department shall urge AWA for completion of water system design standards and oversee their inclusion into the City's improvements standards document.

Status: Measure Implemented

The Amador Water Agency (AWA) has adopted water system design standards. The City requires compliance with the AWA standards for building permits and project review.

Recommended Course Adjustment:

On-going implementation.

Measure 5.4: The City could contract the sewage system capital improvement program project to a private engineering firm under the direction of the Council and staff. The cost of the project will be recouped as part of the increased revenues addresses by the plan.

Status: Measure Implemented

Recommended Course Adjustment:

Remove or Modify Measure 5.4 to reflect current conditions and City policy.

Measure 5.6 The next large development to be considered after the adoption of the General Plan Update that adds substantial storm runoff to Sutter Creek shall be required to provide for the master plan (utilize CEQA mandatory finding of cumulative effect) and be partially reimbursed by subsequent developments.

Status: Measure Implemented

New major projects fully mitigate drainage.

Recommended Course Adjustment:

On-going implementation.

Measure 5.7: The City of Sutter Creek adopts within its General Plan, by reference, the goals, objectives and programs within the County AB 939 Task Force's Source Reduction and Recycling Element and Household Hazardous Waste Element.

Status: Measure Implemented

The City actively participates in the County AB 939 Task Force's Source Reduction and Recycling Element and Household Hazardous Waste Element program.

Recommended Course Adjustment:

On-going implementation.

Measure 5.8a:	The City should determine the feasibility of using the Sutter Creek Elementary School Site as a civic center and communicate with the school district about acquiring the site for such a facility.
Status:	Measure Implemented In November 2005 the City constructed a community civic center with facilities available for public use.
Recommended Course Adjustment:	Remove Measure 5.8a.

Measure 5.8b:	The City needs to establish a revenue plan for upgrading existing City offices and/or relocating offices to a new larger facility.
Status:	Measure Implemented A new AB1600 study and fees have been adopted. It became effective on April 17 th , 2008.
Recommended Course Adjustment:	Remove or modify Measure 5.8b to reflect current status and City policy.

Measure 5.9a:	Work closely with the Post Office to establish an automated postal service center at Sutter Hill; and expand the parking at the existing Post Office.
Status:	Measure Not Implemented
Recommended Course Adjustment:	Determine if the Postal Service uses automated postal service centers. Based on results, either implement measure or revise to reflect Postal Service policy.

Measure 5.9b:	Petition the U.S. Postal Service to provide mail delivery service to central Sutter Creek.
Status:	Measure Implemented The U.S. Postal Service provides mail delivery service to central Sutter Creek.
Recommended Course Adjustment:	Remove Measure 5.9b.

Measure 5.10:	The Police Chief and/or an outside consultant should calculate the cost of facilities that would be needed to adequately serve projected demand and a timetable for which the facilities must be brought into use. The costs and time frame should be compared with projected revenues and, if necessary, policies or plans for obtaining additional revenues should be adopted by the City Council.
Status:	Measure Implemented A new AB1600 study & fee have been adopted. It became effective on April 17 th , 2008. Police facilities were included in the study.
Recommended Course Adjustment:	Modify Measure 5.10 to require regular evaluation of facilities costs and demands.

Measure 5.11:	The City will likely need to rely upon services of an outside fiscal consultant to conduct the referenced study and prepare any subsequent plan. To save costs, this project could be obtained with an overall budget projection analysis and capital improvement program as is called for under the subject heading "Funding Public Services".
Status:	Measure Implemented

A new AB1600 study & fee have been adopted. It became effective on April 17th, 2008.

Recommended Course Adjustment:

Modify Measure 5.11 to require regular evaluation of fees.

Measure 5.12: The 20 year plan should be drafted by the Sutter Creek Fire District and portions that are relative to Sutter Creek should be adopted by the City Council.

Status: Measure Not Implemented

The City does not currently have a 20-year fire protection service plan. The Amador Fire Protection District has formed a Community Facilities District, which encompasses all of the properties within the City.

Recommended Course Adjustment:

Modify Measure 5.12 for the City to encourage the Fire Protection District to maintain a 20 year plan.

Measure 5.13 The City Council may designate a committee and/or staff to work on the project, however it is likely the services of a qualified professional with experience in the fiscal affairs of small government will be needed. The Citywide capital improvement program and funding strategy shall include a provision for the maintenance of open space areas that may be acquired through implementation of the open areas policies, objectives and guidelines contained within the General Plan.

Status: Measure Implemented

A Capital Facilities Fee Study was finished in early 2008. The nexus study for that fee study and its associated fee includes a Capital Improvement Plan for police facilities, fire department facilities, historical facility preservation, city hall facilities and City corporation yard facilities.

Recommended Course Adjustment:

Revise Measure 5.13 to reflect current conditions and City policy.

Safety Element

Measure 6.1: Records concerning mining activities underneath the planning area should be collected and maintained at City Hall for reference and use by the City and developers. There is a good summary of mining activities in part of the City in the draft EIR for the Oak Knolls subdivision. This and other information should be compiled, labeled and indexed by the Planning Department at City Hall for ready reference.

Status: Measure Partially Implemented

Recommended Course Adjustment:

Implement Measure 6.1.

Measure 6.2: A Flood Hazard Reduction Plan should be developed that will reduce the extent of flooding that threatens existing development areas within the City. The Flood Hazard Reduction Plan should be prepared by the City Engineer or by an outside consultant in concert with the master drainage plan called for in the Public Services and Facilities Element. At minimum, the City engineer should study the concern and include a list of flood hazard reduction projects to be included in the citywide capital improvement program and funding strategy identified in the Public Services and Facilities Element.

Status: Measure Partially Implemented
A Flood Hazard Reduction Plan has not been developed, however, the City has systematically applied for grants to eliminate flooding hazards. The Old Sutter Hill hazard elimination grant corrected problems in the southeast portion of the City and the Broad St. grant will resolve issues in the eastern portion of the City. The City required the Sutter Crest East Subdivision to resolve all flooding related problems in its area; Golden Hills, *ibid.*; Powder House, *ibid.*; Lincoln Mine Estates, *ibid.*; Bryson Dr. Cottages, *ibid.*; Crestview, *ibid.*; etc. The City will replace the Main St. Bridge with grant funds and this should eliminate flooding in the City Hall area. The City received a grant for improvement of the Badger St. Bridge and is scheduled for replacement in 2016 that should eliminate flooding.

Recommended Course Adjustment:
Implement Measure 6.2.

Measure 6.3: Property owners in the Downtown Historic District should become organized to plan for and fund a program to reduce or eliminate the threat of urban fire. The City and/or Fire District could facilitate property owners in fulfillment of this objective by sponsoring educational programs as well as efforts to obtain grants, special districts formation or other funding mechanisms.

Status: Measure Not Implemented
A program to reduce or eliminate the threat of urban fire has not been planned for or funded by property owners in the Downtown Historic District. It should be noted, however, that this project has been suggested and while business owners are supportive of it, land owners have been resistant to the idea. The City continues to suggest such a program.

Recommended Course Adjustment:
Implement Measure 6.3.

Measure 6.4: The County Office of Emergency Services should complete an upgrade of the County's Emergency Management Plan making the document more usable by all jurisdictions involved.

Status: Measure Implemented
The County updated the Emergency Management Plan in August 2006. This plan is in compliance with the requirement of the Disaster Mitigation Act of 2000. The City has a plan available at City Hall and works with the State Office of Emergency Services.

Recommended Course Adjustment:
Remove or Modify Measure 6.4 to reflect the current status and City policy.

Measure 6.5: Coordinated interagency emergency drills should be conducted on a regular basis especially in hazard areas identified in this plan.

Status: Measure Implemented
The Office of Emergency Services conducts one or more drills each year.

Recommended Course Adjustment:
On-going implementation.

Historic Element

Measure 8.1a:	The committee should review the “Walking Tour of Historical Places of Interest” and consult other reliable sources to determine which buildings or structures are historically significant.
Status:	Measure Implemented The City’s promotion committee reviews the walking tour annually.
Recommended Course Adjustment:	On-going implementation of Measure 8.1a.

Measure 8.1b:	The committee should develop and provide an inventory of architectural features and styles to assist applicants and developers in constructing or remodeling residential and commercial structures that clearly enhance building features that evoke or display desirable late 19 th and early 20th century styles of architecture.
Status:	Measure Implemented The City has adopted a list of architectural features and styles that they have designated as desirable for applicants and developers to use.
Recommended Course Adjustment:	Remove Measure 8.1b or modify the measure to reflect the current status and City policy.

Measure 8.1c:	The committee should recommend other policies and procedures for the Citywide maintenance and enhancement of historic values including, possibly, a historic preservation ordinance, designation of the downtown area as a nationally registered historic place, participation on the National Historic Preservation program as certified local government, and participation in the California Main Street program.
Status:	Measure Partially Implemented According to the National Register, the Sutter Creek downtown has not been designated as a historic place at this time. Sutter Creek is not actively participating in the National Register program.
Recommended Course Adjustment:	The City adopted a resolution dealing with historic preservation (Chapter 2.40) and a resolution establishing architectural standards for commercial development (Chapter 18.39) to implement this section. On-going implementation of Measure 8.1c.

Measure 8.2a:	Enforce and improve the historic overlay land use designations contained in the General Plan Land Use Element.
Status:	Measure Implemented Municipal Code Chapter 15-38 has been adopted.
Recommended Course Adjustment:	On-going implementation of Measure 8.2a.

Measure 8.2b:	Consistent with previously listed implementation measure 1b, the Historic Design Review Committee should establish design standards that describe and show how new development can meet historic corridor values and enhance or complement the historic and rural features of the historic district and corridor.
Status:	Measure Implemented

The City established design standards for residential development in the Historic District/Corridor, and adopted design standards (Municipal Code Chapter 18-29) for commercial development.

Recommended Course Adjustment:

Remove or modify Measure 8.2b to reflect the current status and City policy.
Rename Historic Design Review Committee to Technical Advisory Committee or other designation as adopted by the City throughout the General Plan.

Measure 8.2c: The Historic Design Review Committee should recommend to the City Council and Planning Commission a list of land uses deemed compatible with the intent of the Downtown Historic District.

Status: Measure Partially Implemented
The City currently has a list of land uses deemed compatible with the intent of the Downtown Historic District, based in the zoning code. This implementation measure will be more fully addressed with the City's General Plan Update (currently on hold).

Recommended Course Adjustment:

On-going implementation of Measure 8.2c.

Measure 8.2d: Consistent with previously listed Objective #1, the Historic Design Review Committee should be given authority to review and approve or disapprove new construction or remodel projects in the historic district and corridor based upon conformance to established standards and policies.

Status: Measure Implemented
The City Technical Advisory Committee (TAC) reviews projects prior to the Planning Commission. An Architectural Review Committee has been established to develop Architectural Design Standards (see 8.1a). Site plan permits are required for new construction and remodel projects in the historic district. With TAC Recommended Course Adjustment, site plan permits can be approved at staff level by the Community Development Director (CDD) or the CDD can recommend forwarding the application for review and approval by the Planning Commission.

The City has adopted:

- Chapter 2.40 Historic Structures; establishing protection, enhancement, and perpetuation of the old and historical buildings within the City,
- Chapter 15.38 Site Plans and Architectural Design; establishing review of site development and building design,
- Chapter 18.29 HR Combining Zone-Historic Residential Combining; to preserve existing residential historic structures as a community resource,
- Chapter 18.38 DTC Zone – Downtown Commercial; to protect and enhance the historic quality as a living example of Mother Lode architecture, and
- Chapter 18.50 Site Plans; to provide the mechanism for review of site development.

Recommended Course Adjustment:

Remove or modify Measure 8.2d to reflect current status and City policy.

Parks and Recreation Element

Measure 9.1:	The parks commission should be appointed by the City Council and made up of qualified and well-motivated people. The amount of additional planning and preparation that is necessary to accomplish the goals and objectives of this Element is significant. The commission should develop additional details addressing all components of this 20-year plan including design concepts, prioritized locations, and funding alternatives. Progress reports to the Planning Commission could help assure progress and communication with respect to ongoing development proposals. Target date: before 2000.
Status:	Measure Not Implemented The Amador County Recreation Agency (ACRA) serves as the City's Parks Commission and addresses the City's parks and recreation needs including: design concepts, prioritized locations, and funding alternatives. The City Council maintains ultimate decision authority over the City's parks.
Recommended Course Adjustment:	Revise Measure 9.1 to reflect ACRA's management of the City's recreation programs and the management of the City parks by the City.

Measure 9.2:	The general purposes and features of a regional park/sports complex are described in the previous text, as are some general considerations for obtaining such a facility. Target date: before 1997.
Status:	Measure Not Implemented The City does not have a regional park/sports complex. Such a regional park has been proposed for the proposed Gold Rush Ranch project.
Recommended Course Adjustment:	On-going implementation of Measure 9.2 and revise General Plan text to reflect current ACRA management and collection of fees of regional sports parks.

Measure 9.3:	The general purposes and definitions of community parks are described in the previous text. New community parks will be acquired and constructed by dedications and "Quimby ordinance" in-lieu fees. Special assessment or benefit districts may be established by ongoing maintenance and overhead costs. Target date: before 2000 and ongoing.
Status:	Measure Implemented New developments are reviewed with consideration to the General Plan and the California Environmental Quality Act. Parkland needs and requirements of the City are addressed at that time.
Recommended Course Adjustment:	On-going implementation of Measure 9.3.

Measure 9.4:	The general definition of neighborhood parks is contained in the previous text. All new large residential developments should include neighborhood parks. Neighborhood parks may include private parks provided they are maintained and accessible to all residents of the neighborhood being served for little or no gate fee.
Status:	Measure Implemented New large residential developments may include neighborhood parks.
Recommended Course Adjustment:	On-going implementation of Measure 9.4.

Measure 9.5a: The general purposes and parameters for the Sutter Creek linear parkway are addressed in the previous text. The City could “seed” establishment of the parkway by using local volunteers to design and construct a part of the parkway on City-owned property near City Hall. The City could also sponsor a workshop of local business leaders and draw upon the direct experience of other communities whose commerce and tourism have improved due to similar park facilities. Target date: before 2000.

Status: Measure Partially Implemented
The "gateway" project recently constructed at the intersection of Old Hwy. 49 and new Hwy. 49, that is City owned property, contains a meandering sidewalk that allows persons from that area to walk up to the bus stop and shopping center at the top of Sutter Hill Road. The City recently acquired property along Sutter-Ione Road and the Hwy. 49 bypass. This land is an oak tree mitigation planting project and will/does have public access for walking trails. Other walkways/trails have been discussed in public workshops that will eventually be created and linked together to connect all neighborhoods within the city.

The City participated in the ACTC pedestrian/bicycle study and the ACRA park study. The Citywide trail system was included in these plans and will be adopted into the new General Plan. This trail system connects extensively with each neighborhood and planned neighborhood. Each new development will construct portions of the trail and the City has applied for grants to construct portions of the trail in established neighborhoods. The City has constructed the Nickerson Trail and is currently engaged in planning a trail from the footbridge downtown to the Central Eureka Mine.

Recommended Course Adjustment:
Implement Measure 9.5a

Measure 9.5b: Dedication of creek side greenways is a requirement contained in the land use element that applies to new developments along Sutter Creek and Gopher Gulch. As future development occurs, improvements in the creek side greenway zones should consist only of passive recreation facilities including bicycle paths, pedestrian trails, picnic areas, open space and similar uses. Riparian habitat should be maintained as much as possible. New plantings should consist of native plants to the greatest extent possible. The following controls should also apply:

1. Urban structures and facilities such as houses, commercial and industrial buildings, and parking lots should be prohibited;
2. Filing of any type should be prohibited;
3. The obstruction of stream flow by manmade facilities should be prohibited;
4. The destruction of riparian vegetation should be prohibited except for flood control and public health and safety reasons.

Status: Measure Partially Implemented
The City reviews new projects and subdivisions adjacent to Sutter Creek and Gopher Gulch in compliance with project review and subdivision review procedures. Conditions of approval are applied to maintain existing habitat. To date, passive recreation facilities and/or dedication have not been required.

Recommended Course Adjustment:
On-going implementation of Measure 9.5b as part of project review and subdivision review.

Measure 9.7a: A general explanation of the interlinking pedestrian and bicycle trails network is provided in the previous text of this Element. The network is also addressed by objectives and policies found within the Circulation Element. The City's Parks Commission and/or Planning Commission should study alternative designs and locations, and develop maps and diagrams for essential components of the network. The Commission(s) should also address means to obtain needed trails in developed parts of the City. All new developments should be required to provide for links to the system where necessary. Such links should not generally be considered a contribution to parklands dedication if it serves in-lieu of other pedestrian and bicycle facilities.

Status: Measure Implemented
The City has studied alternative designs/locations and means for acquiring trails. New developments are required to provide links to the interlinking pedestrian and bicycle trails network.

Recommended Course Adjustment:
On-going implementation of Measure 9.7a.

Measure 9.7b: The City should participate in and oversee the countywide bicycle and pedestrian plan being developed by the Local Transportation Commission.

Status: Measure Implemented.
The City participated in and oversaw The Amador County Bicycle and Pedestrian Plan and Guidelines that was adopted in 2006.

Recommended Course Adjustment:
Revise Measure 9.7b to require regular evaluation of the Countywide bicycle and pedestrian plan.