

# AGENDA

# CITY OF PLYMOUTH

## City Council

### REGULAR MEETING

**THURSDAY, MARCH 12, 2026**

Council Chambers  
9426 Main Street, Plymouth, California



**Don Nunn, Mayor**

**Holger Hornisch, Vice Mayor**

**Wendy Cranford, Council Member**

**Wendy Bottomley, Council Member**

**Deborah Dill, Council Member**

**PLEASE NOTE:** The Council may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on the agenda. **Members of the public who wish to speak may be subject to a three (3) minute maximum time limit when addressing the Council, and/or the City may require speaker identification sheets be submitted to the City Clerk prior to being called upon by the Mayor to provide public comment.**





**CITY OF PLYMOUTH CITY COUNCIL  
REGULAR MEETING AGENDA  
Thursday March 12, 2026  
6:30 PM**

**City Council Chambers - 9426 Main Street - Plymouth, CA**

In-person participation by the public is permitted. Alternatively, remote/electronic public participation is available in one of the following ways:

**City of Plymouth's City Council Zoom Meeting**

**Meeting ID: 933 7218 9773 Passcode: 396893**

<https://zoom.us/j/93372189773?pwd=xaP2LGzAAkNBcWbhlpvpURTmzMM3OL.1>

Members of the public not attending in-person may submit written comments prior to the meeting by emailing comments to the City Clerk at [vmchenry@cityofplymouth.org](mailto:vmchenry@cityofplymouth.org) before 3:30 PM on the day of the meeting. Emailed public comments will be distributed to the City Council and made part of the official record.

**Don Nunn, Mayor**

Holger Hornisch, Vice Mayor

Wendy Bottomley, Council Member

Wendy Cranford, Council Member

Deborah Dill, Council Member

**MISSION STATEMENT**

*The City of Plymouth preserves our small-town atmosphere and provides fiscally responsible services that fulfill public needs while protecting their quality of life.*

**1. CALL TO ORDER/ROLL CALL:**

- Roll Call
- Pledge of Allegiance

**2. APPROVAL OF CITY COUNCIL REGULAR MEETING AGENDA OF MARCH 12, 2026**

**3. REGULAR MEETING PUBLIC COMMENT**

Under provisions of the Government Code, citizens wishing to address the Council for any matter not on the agenda may do so at this time. Please submit a completed Speaker Submittal Form to the City Clerk. Comments are limited to three minutes or less and speakers are requested to state their name and community of residence. For public comments on agenda items, speakers will be called by the Mayor at the point on the agenda when the item will be heard. The City Council is prohibited from materially discussing or acting on any item not on the agenda unless it can be demonstrated to be of an emergency nature or an urgent need to take immediate action arose after the posting of the agenda.

**4. PRESENTATIONS/PROCLAMATIONS/APPOINTMENTS:**

**4.1 2025 GENERAL PLAN ANNUAL PROGRESS REPORT**

**4.2 THE RESOURCE CONNECTION PRESENTATION**

**5. CONSENT CALENDAR ITEMS:**

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

**5.1 CORRESPONDENCE**

**5.2 APPROVE THE REGULAR MEETING MINUTES OF FEBRUARY 26, 2026**

**6. PUBLIC HEARINGS: NONE**

**7. REGULAR AGENDA ITEMS:**

**7.1 ADOPT RESOLUTION 2026-03 AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH ASCENT ENVIRONMENTAL INC TO EXTEND THE TERM OF THE AGREEMENT TO DECEMBER 31, 2026**

**7.2 CONTINUED DISCUSSION ORDINANCE NO. 2026-02, ADOPTING PROCUREMENT POLICY CC-45**

**8. CITY MANAGER'S REPORT**

**9. MAYOR & COUNCIL MEMBERS' REPORTS AND COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

**10. CLOSED SESSION:**

**10.1 CONFERENCE WITH LABOR NEGOTIATOR (Gov. Code § 54957.6)**  
**Agency designated representatives:** Andreas Booher, City Attorney  
**Unrepresented employee:** City Manager

**10.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS**  
**Property:** APNs 008-070-036, 037, 038, 039 and 040  
**Agency Negotiator:** Cameron Begbie, City Manager & Andreas Booher, City Attorney  
**Negotiating Parties:** Sutter Home Winery  
**Under Negotiation:** All terms associated with possible acquisition of property by the City

**11. ADJOURNMENT**

**LEVINE ACT PUBLIC PARTY/APPLICANT DISCLOSURE OBLIGATIONS:**

Applicants, parties, and their agents who have made campaign contributions totaling more than \$500 (aggregated) to a Council Member over the past 12 months, must publicly disclose that fact for the official record of that agenda item. Disclosures must include the amount of the campaign contribution aggregated, and the name(s) of the campaign contributor(s) and Council Member(s). The disclosure may be made either in writing to the City Clerk prior to the agenda item consideration, or by verbal disclosure at the time of the agenda item consideration.

The foregoing statements do not constitute legal advice, nor a recitation of all legal requirements and obligations of parties/applicants and their agents. Parties and agents are urged to consult with their own legal counsel regarding the requirements of the law.

**ADDITIONAL INFORMATION**

Public documents related to an item on the open session portion of this agenda, which are distributed to the City Council less than 72 hours prior to the meeting, shall be available for public inspection at the City Clerk's office located in Plymouth City Hall and at the time of the meeting. Persons interested in proposing an item for the City Council Agenda should contact a member of the City Council, or the City Manager.

**NOTICE:**

*As presiding officer for this meeting, the Mayor has the authority to preserve order at all City Council meetings, to remove or cause the removal of any person from any such meeting for disruptive conduct, and to enforce the rules of the Council.*

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (209) 245-6941 prior to the meeting.

**CERTIFICATION OF POSTING OF AGENDA**

I, Victoria McHenry, City Clerk for the City of Plymouth, declare that the foregoing agenda for March 12, 2026, Regular Meeting of the Plymouth City Council was posted and available for review on March 6, 2026, at the City Hall of the City of Plymouth, 9426 Main Street, Plymouth, California, 95669. The agenda is also available on the city website at [cityofplymouth.org](http://cityofplymouth.org).

Signed at Plymouth, California

//s//

Victoria McHenry City Clerk



# 3

## **PUBLIC COMMENT**



# 4

**PRESENTATIONS  
PROCLAMATIONS  
APPOINTMENTS**



**.1**





**CITY COUNCIL AGENDA ITEM NO. 4.1**

**3/12/2026**

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**SUBJECT:** City of Plymouth General Plan Annual Progress Report

**DEPARTMENT:** Planning Department

**STAFF:** Erica Fraser, AICP, Planning Director

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**TITLE**

2025 General Plan Annual Progress Report.

**BACKGROUND**

Government Code Sections 65400 and 65700 mandate that all cities and counties submit an annual report on the status of the General Plan and progress on the implementation of the action items within the General Plan to their legislative bodies.

Once reviewed by the City Council, the City is required to submit a copy of the General Plan Annual Progress Report (APR) to the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) by April 1<sup>st</sup> of each year.

There is no required format for an APR, however, State has a separate form that must be filled out and submitted for Housing Elements.

The City of Plymouth General Plan was adopted in 2009 with a lifespan of 20 years. The 6<sup>th</sup> Cycle Housing Element was adopted by the City Council on January 9, 2025. The Planning Commission reviewed the draft APR during the March 5, 2026 Planning Commission meeting.

**ANALYSIS**

The APR is included as Attachment 1 and include a thorough discussion of all action items within the General Plan. The purpose of the Annual Progress Report is to:



## **CITY COUNCIL AGENDA ITEM NO. 4.1**

**3/12/2026**

- Provide information and assess the City's progress on implementation of the General Plan in accordance with the Goals, Recommended Actions, and Policies.
- Provide information to identify necessary adjustments or modifications.
- To provide information regarding the City's progress towards meeting its Regional Housing Needs Allocation (RHNA).

Each action item within the City's General Plan is listed in the APR and a status of each action is provided.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

The APR is not considered a project and therefore is not subject to the requirements of the California Environmental Quality Act.

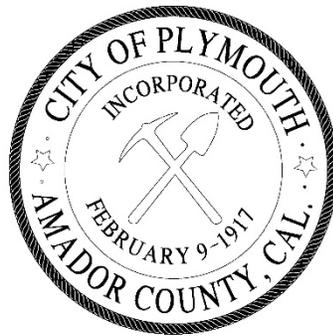
### **NEXT STEPS**

No formal action is required by the City Council. Following tonight's meeting, Staff submit the APR to the Office of Planning and Research as required.

### **ATTACHMENTS**

1. 2025 General Plan Annual Progress Report.

# City of Plymouth 2025 General Plan Annual Progress Report



March 2026

# Table of Contents

|  |    |
|--|----|
| Purpose of this Document.....                            | 3  |
| City of Plymouth General Plan and Amendments.....        | 3  |
| Planning Activities .....                                | 4  |
| Major Development Applications .....                     | 4  |
| General Plan Implementation Measures .....               | 5  |
| Section 3 – Land Use and Character .....                 | 5  |
| Section 4 – Circulation and Community Mobility .....     | 17 |
| Section 5 – Parks, Open Space, and Conservation .....    | 22 |
| Section 6 – Public Facilities and Growth Capacity.....   | 27 |
| Housing Element Reporting Requirements (Section 7) ..... | 33 |
| Housing Units Constructed .....                          | 33 |
| Regional Housing Needs Allocation Progress .....         | 33 |
| Housing Element Implementation Status .....              | 33 |
| Section 8 - Noise .....                                  | 39 |
| Section – Public Safety .....                            | 41 |

# Purpose of this Document

Government Code Sections 65400 and 65700 mandate that all cities and counties submit an annual report on the status of the General Plan and progress in the implementation of the policies within the General Plan to their legislative bodies, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) by April 1<sup>st</sup> of each year.

The annual progress report (APR) provides local legislative bodies and the public with information regarding the implementation of the General Plan for their city or county. The APR also informs the public of the progress in meetings the community's goals.

The purpose of the Annual Progress Report is to:

- Provide information and assess the City's progress on implementation of the General Plan in accordance with the Goals, Recommended Actions, and Policies.
- Provide information to identify necessary adjustments or modifications.
- To provide information regarding the City's progress towards meeting its Regional Housing Needs Allocation (RHNA).

The City of Plymouth 2024 General Plan Annual Progress Report was discussed with the Planning Commission on February 20, 2024. Review by the City Council is will occur on March 13, 2025.

## City of Plymouth General Plan and Amendments

The City of Plymouth's General Plan was adopted on April 13, 2009 (Resolution No. 2009-22) following a two year process. The typical life span of a General Plan is 15-20 years (excluding the Housing Element) and the City's General Plan gives a 20 year timeline for the document. The City's current General Plan is available for review or download on the City's website (<https://cityofplymouth.org/planning/>)

Since the adoption of the General Plan in 2009, there have been several amendments to the general plan which are described below:

- In accordance with State Guidelines and Regulations, a 2010-2015 Housing Element was adopted on March 24, 2011 (Resolution No. 2011-08).
- The 5<sup>th</sup> Cycle (2014-2019) Housing Element was adopted on April 9, 2015 (Resolution No. 2015-05).
- On June 25, 2015, the City Council approved a General Plan Amendment (Resolution No. 2015-06) to change the land use designation of a 13.2 acre parcel from Auto Urban Residential to High Density Residential (required by the Housing Element).
- On June 25, 2015, the City Council approved an amendment to the General Plan Land Use Map (Resolution 2016-03) to include a high density residential land use category to allow 16-21 dwelling units per acre to comply with an action item in the Housing Element.
- On April 14, 2016, the City Council approved an amendment (Resolution 2016-04) to the General Plan Land Use Map to redesignate a 6.27 acre parcel from urban residential to high density to comply with an action item in the Housing Element.

Two applications for a General Plan Amendment have been filed and are under review. The Greilich Ranch project includes a General Plan Amendment to reclassify a portion of the site to allow a residential development.

The application is currently under review by Staff and work under the California Environmental Quality Act (CEQA) is underway. The new ARCO gas station also include a general plan amendment. The City is currently finishing up review under CEQA and public review of the CEQA document is expected to begin in the next few months.

## Planning Activities

In 2025, the Planning Division completed or is in the process of completing several activities which are listed below:

- Accessory Dwelling Unit Ordinance (new Chapter in the Zoning Ordinance, public hearing scheduled for March 5, 2026).
- Objective Design Standards (supported through the REAP grant) and companion Zoning Ordinance Amendments adopted September 11, 2025 and October 23, 2025 by City Council.
- Nettie's Table located at 9393 Main Street, a bar with restaurant, outdoor dining, and exterior modifications (PA 2025-03) approved by the Planning Commission on May 15, 2025.
- Drink Bar and Restaurant located at 9451 Main Street, a restaurant and bar with live entertainment, exterior modifications and outdoor seating/dining (PA 2025-10) approved by the Planning Commission on December 9, 2025.
- The Haunted Forest, a Temporary Use Permit for a Halloween attraction (PA 2025-12) approved for a 2025 only by the Planning Commission on September 18, 2025.
- Roa 5-plex plus ADU multi-family residential project located at 18190 Sutter Street (PA 2025-14) approved on December 5, 2025.
- Tase Accessory Structure and minor site modifications (PA 2025-15) approved on December 3, 2025.
- Other minor Administrative Use Permits and Minor Site Design Reviews for minor exterior improvements were also approved by the Planning Director.

## Major Development Applications

There are several planning applications which are under review or have been approved. The Applications are as follows:

- ARCO Gas Station and Convenience Store. Review is currently underway of a new gas station (with 6 pumps) and a 3,400 square foot convenience store, located at 18725 HWY 49. Completion of work under CEQA is required.
- Greilich Ranch. Review is currently underway of a proposed residential development with 299 residential dwellings plus Accessory Dwelling Units. Project is currently incomplete.
- Arroyo Woods. Review is currently underway of a proposed residential development with 109 single family residential dwellings. Project is currently incomplete.
- Hilton Hotel. Review is currently underway of a proposed 88 room hotel. The City is currently awaiting the completion of environmental studies from the Applicant.

- Pokerville Gas Station. Review is currently underway of an application to install gas pumps and related improvements at the existing Pokerville Market. Plans were recently submitted and are under review by Staff and relevant agencies.

## General Plan Implementation Measures

The following information provides all of the implementation measures (or action items) contained within the General Plan and Housing Element and the status of each.

### Section 3 – Land Use and Character

| Recommended Actions   | Status   |
|---|--|
| <p>3.1-Annex the lands encompassing the ridgelines to the north and west of town for the purpose of enacting development control of these important community view sheds. Amend the zoning regulations to incorporate standards to protect the “view from town” from development that would breach the visible horizon and permanently alter these highly valued vistas and natural assets. The view shed protection standards must establish setback requirements from the ridge so as to prevent views of entire rooflines from Hwy 49, Main Street in the downtown area and Shenandoah Road. Partial exposure of development maybe acceptable provided it is visually insignificant such as limited visibility of roof sections. Use three dimensional modeling technology to examine the view perspectives from different points in the community so as not to unnecessarily regulate land for which the views are not exposed, particularly due to the topography of the foreground.</p> | <p>Land not annexed. Scenic Corridor design guidelines established.</p>  |
| <p>3.2 - Amend the zoning ordinance to convert it from use- to character-based districts. Instead of a list of permitted uses and minimum lot size – as in the current ordinance – the districts will be based on the intensity of the use. In the case of residential development, the intensity would be measured by a maximum allowable gross density, using an open space ratio (OSR) and other performance standards, such as a floor area ratio (FAR), to secure development character. The amount of required open space will allow sensitive areas, such as ridgelines, steep slopes, and wetlands, to remain open. With the use of density bonuses the amount of open space may increase without compromising development yield (number of lots) and hence, the economies of development.</p>  | <p>Zoning has not been converted from use- to character-based districts. Allowed Land Uses and Permit Requirements are still being used.</p> |
| <p>3.3 - Within each zoning district provide for a range of development options to allow different development types of similar character within the same district, as displayed in <b>Table 3.2, Illustrative Land Use Districts</b>. Subject to the dimensional criteria and open space requirements stated in the zoning ordinance, as amended, each of the development options are permitted within the district. Plans must be submitted and approved for conformance with the General Plan and the City’s</p>   | <p>List of development options has been expanded and Open Space requirements for each zoning district has been added.</p>                    |

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| <p>land development regulations. To maintain similar character, a higher OSR is used for smaller lots to keep a similar gross density (total number of units across the development site). This adds flexibility to the ordinance and allows the integration of incentives to meet community objectives. In this case, the City may use density bonuses in exchange for open space that may be devoted to resource protection. Therefore, greater density may be allowed on developable, less constrained portions of sites while setting aside sensitive lands to preserve desirable views or other environmental assets.</p>   |   |
| <p>3.4 - Amend the subdivision regulations as follows:</p> <ul style="list-style-type: none"> <li>- Allow and in some instances require alternative subdivision designs, such as clustered, conservation (60 to 80 percent open space), and preservation (80+ percent open space) development. Development clustering may be required to achieve maximum allowable densities on sites constrained by environmental resources and those that do not have suitable capacity to support more intensive development. These alternative neighborhood environments will allow the City to maintain its rural, small-town character while protecting its rich resources. For instance, around the periphery of the community, where there are productive agricultural lands, preservation development may be allowed while maintaining the agricultural value and character, given suitable performance standards such as buffering and separation.</li> <li>- Incorporate a site capacity calculation into the subdivision regulations to allow development intensity to be adjusted according to site conditions, such as the presence of significant resource features. Specify within the ordinance the percentage of each resource feature that must be preserved including, but not limited to, water bodies, riparian buffers, floodways, floodplain, wetlands, woodlands, and steep slopes. This tool allows sites that are constrained environmentally to develop in harmony with nature and its surroundings, and consistent with the preferred community character.</li> <li>- Include provisions allowing and in some instances requiring conservation easements for defined sensitive areas. Such easement could be for resource protection, open space, and/or recreational purposes. It may be voluntarily created by the property owner(s) or acquired by a government agency. The easement would be a legally binding covenant that is publicly recorded and runs with the property deed for a specified time or in perpetuity. It gives the holder the responsibility to monitor and enforce the property restrictions imposed by the easement for as long as it is designated to run. An easement does not grant ownership nor does it absolve the property owner from traditional owner responsibilities, i.e. upkeep, maintenance, or improvements.</li> <li>- Incorporate flood protection standards, which would restrict/prohibit uses in proximity to the floodplain; protect vulnerable uses against flood damage; control the alteration of natural floodplains, stream channels and natural protective barriers; control activities that may increase flood heights, velocities, or damage; and regulate the construction of flood</li> </ul> | <p>Alternative design guidelines have not been added. Developments can use flexibility in subdivision design through the Planned Development tool. Implementation of this action would be difficult due to the unique characteristics of each property in the City.</p> |

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| <p>barriers that may unnaturally divert flood waters or increase flood hazards to other lands. Such standards would establish a process for reviewing and issuing floodplain development permits for drainage improvements or other necessary infrastructure and provisions for flood hazard reduction and handling nuisances within hazard areas in accordance with State law and approved by the Army Corps of Engineers, where applicable.</p> <p>- Add provisions pertaining to wetland mitigation. The standards should specify where mitigation may be acceptable and approved, as well as when they must remain and be protected. Integration of wetlands and positive surface drainage into a development's stormwater system is preferred over mitigation. Include provisions for riparian buffers along drainage and stream channels, swales, and green roofs or rooftop storage to reduce stormwater runoff.</p> |  |
| <p>3.5 - Plan, design, fund, and construct gateway improvements in the following locations, in order of priority:</p> <ul style="list-style-type: none"> <li>- At the intersection of S.H. 49 and Main Street, as an entry to the historic downtown.</li> <li>- Along S.H. 49 at the northern and southern limits of the Planning Area;</li> <li>- Along Old Sacramento Road at the western limits of the Planning Area;</li> <li>- Along Shenandoah Road at the eastern limits of the Planning Area;</li> </ul>  | <p>Caltrans built a roundabout at S.H. 49 and Main Street. No gateway improvements have been made.</p>                                       |
| <p>3.6- Plan, design, fund, and construct portal entry monuments at the edge of the historic district to give it a distinct identity. The monuments should relate to the larger gateways yet convey the historic fabric of downtown. These should be constructed on the east and west end of Main Street, at the edge of the defined downtown historic district.</p>  | <p>No portal entry monuments have been installed.</p>  |
| <p>3.7- Prepare corridor enhancement plans to include regulatory recommendations and identified improvements and their estimated costs. A corridor landscaping plan should be included with design for placement of trees, shrubs, monuments, and public art within the right-of-way or an acquired public easement. An implementation plan should identify priorities, funding options and sources, and a timeline.</p>  | <p>Item has not been created.</p>  |
| <p>3.8 - Amend the zoning ordinance to include specific design standards along with S.H. 49, Old Sacramento Road, and Shenandoah Road corridors relating to building height and scale, setbacks of the building and parking areas, building form (design articulation, fenestration), signage, site landscaping within parking areas and along the streetscape, and an architectural palette that replicates the rural, western character.</p>  | <p>Scenic Corridor Design Guidelines adopted. Objective Design Standards adopted in 2025 for multi-family and mixed-use projects.</p>        |
| <p>3.9 - Prepare a Historic Downtown Master Plan to identify a program of physical improvements and character enhancements to the immediate historic Downtown and along Main Street. The master plan must address both vehicle and pedestrian circulation, parking, and public improvements such as drainage, lighting, and ADA (American's with Disabilities Act) accessibility. Specific improvement projects should be identified and assembled into a five-year capital plan, with funding amounts and sources</p>  | <p>Historic Downtown Master Plan has not been drafted. However, design guidelines are in place and there is a Downtown Overlay District.</p> |

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| identified.  |  |
| <p>3.10 - Prepare a downtown parking study and plan. The study should include an inventory of on- and off-street parking spaces. The number of spaces would be compared to the parking demand of the businesses yielding a surplus or deficiency. The location of parking spaces and their restrictions (hours and duration) must be evaluated to identify necessary policy modifications or needed parking, improvements. The study should document the options and solutions to address any deficiencies.</p>  | <p>A Study was not done, however, Section 19.76.055 of the Municipal Code waives the off-site parking requirement for all properties within the Downtown Overlay.</p>  |
| <p>3.11 - Develop the downtown core of the City by concentrating mixed-use and medium to higher density residential development in the downtown core along Main Street/SR 49/Shenandoah Road.</p>  | <p>The downtown area is located within the Village Commercial zoning which allows mixed-uses which allow residential on the upper floors. This zoning also allows multifamily with an approved Conditional Use Permit. The Village Residential Zoning District has been established to encourage higher density residential uses adjacent to the downtown.</p>   |
| <p>3.12 Amend the zoning ordinance as follows:</p> <ul style="list-style-type: none"> <li>- Include an urban historic downtown zoning district. Requirements of the district should include zero front and side yard setbacks; a minimum (versus maximum) building height; allowances for upper floor residential use; and building form requirements include building bulk and scale, facade materials and architectural detailing, window and doorway fenestration, and sign placement. District provisions should also address pedestrian ways and amenities, street trees and planters, gardens and plazas, public art displays, outdoor activities and displays, and other requirements. Public rights-of-way enhancements should be addressed including street cross-sections (pavements type and width), traffic controls (signs, speed tables), and pedestrian improvements (sidewalks, crosswalks, way-finding, curb cuts, ADA accessibility).</li> <li>- Replace the historic design review provisions with the adoption of a historic preservation ordinance. Such ordinance must establish the requirements and standards for building restoration to ensure the historic integrity of any building alterations and site improvements. A certificate of appropriateness should be reviewed and issued by the Planning Commission for conformance with the adopted standards.</li> <li>- Strengthen the guidelines for the review and demolition of historic buildings to indicate those that shall – rather than “should” – not be demolished. This will require a historic survey of buildings as well as an assessment of the structural integrity of these buildings. The City should also adopt provisions requiring certain improvements of vacant historic buildings to prevent their structural erosion and maintain the building’s structural integrity.</li> <li>- Amend Section 19.06.150, Signs, to provide an incentive for the use of monument versus pole signs by allowing a greater sign face area for monument signs. (Note: All provisions regarding sign dimensions should be contained in this section of the ordinance rather than in the individual districts.) Furthermore, create separate and unique sign standards for the historic downtown area, which should be pedestrian scale. Also, for multi-tenant</li> </ul> | <p>The Downtown Historic Overlay District is in place.</p> <p>A Historic Preservation Ordinance has not been adopted.</p> <p>The Sign Code was amended in 2014. Pole signs were not prohibited and there are no specific regulations for signs in the downtown.</p> <p>Screening requirements were not established.</p> <p>Design standards not established.</p> |

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| <p>structures require submittal, review, and acceptance of a master sign plan to evaluate the cumulative effects of signage.</p> <ul style="list-style-type: none"> <li>- Incorporate screening standards for outdoor storage of materials and equipment, as well as building- and roof-mounted mechanical equipment. Additionally, limit as a percentage of the gross floor area the amount of area that may be devoted to outdoor display of merchandise, with provisions preventing a reduction of the required parking and distance from the front or side building façade.</li> <li>- Adopt design standards for the Suburban Commercial district relating to the use of building (on all elevations) and roof materials, requiring a pitched roof, standards for site lighting and signage, guidelines for site circulation and access, and other applicable standards to ensure its visual character and compatibility with adjacent uses and its surroundings.</li> </ul> |   |
| <p>3.13 - Re-examine the City’s street right-of-way and pavement width requirements in light of their impacts on community character, as well as emergency access, parking, and storm water conveyance. Since the existing streets are without curb and gutter, allow the use of rural street sections in new development, with sufficient design provisions and standards for storm drainage. Allow as an alternative the use of off-street trails in-lieu of sidewalks, which will provide for safe pedestrian mobility yet closer mimic the character of the existing development.</p>   | <p>New development is being conditioned to include curb and gutter as well as other improvements.</p>   |
| <p>3.14 - Amend the design review guidelines to create new standards for single family neighborhoods in the auto-urban residential district that reflect the desired traditional neighborhood character. Alternatively, within an auto-urban planned development this may be accomplished by submission and approval of a design pattern book unique to a particular neighborhood development. This will allow new development to continue the small town, rural character similar to what is now existing. Traditional neighborhood development (TND) commonly reduces the front yard setback and narrows the street width, with garage access via an alley.</p>   | <p>The City does not have design guidelines for single family.</p>  |
| <p>3.15 - Adopt and incorporate into the zoning ordinance anti-monotony regulations for single-family development. The standards require a minimum separation between similar houses on the same block and require a variety of floor plans, façade treatments, and other dimensional requirements (height, roof type, material types, garage placement, etc.).</p>   | <p>The City does not have design guidelines for single family.</p>  |
| <p>3.16 - Adopt design standards for high-density residential development, including building form and scale, articulated building walls, building orientation, architectural detailing, roof types and materials, façade enhancements, and acceptable building materials.</p>  | <p>Objective Design Standards and companion Zoning Ordinance Amendments were adopted by the City Council on September 11 and October 23, 2025.</p>  |
| <p>3.17 - Amend the development standards to incorporate an average lot size whereby lot sizes are required to vary in width, with a certain percentage being narrower and the remaining being wider than the average. This approach allows a variety of housing footprints, sizes, and styles within the same development thereby avoiding a monotonous, cookie-cutter style of development.</p>   | <p>Standard Residential (SR) allows lot sizes to vary within a development in the district. Rural Residential (RR) allows lot sizes to be reduced from one acre to 21,780 square feet or 12,500 square feet with increases in open space.</p> |
| <p>3.18 - Establish a minimum landscape surface ratio (LSR)</p>   | <p>Section 19.72.040 Landscape Area Requirements sets a minimum area within</p>   |

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| <p>within non-residential developments for which the ratios vary according to the district character. As displayed in <b>Table 3.2, Illustrative Land Use Districts</b> (refer to Page 23), the Auto-Urban Commercial district will have a specified minimum landscape surface ratio.<sup>4</sup> The Suburban Commercial District, on the other hand, will require a greater LSR. The Suburban Commercial district is intended to be located adjacent to low density areas and in areas of visual sensitivity. This open space area provides for visual buffering, site landscaping, and space for on-site stormwater detention/retention.</p>             | <p>non-residential developments. It includes requirements for open space, drainage areas, and retention/detention basins.</p>  |
| <p>3.19 - Establish a maximum build-to line of 15 feet in-lieu of no front yard setback requirement in the Commercial zone. Increase the rear setback from five feet to a minimum of 40 feet. This will alter site design to require parking areas to the side and rear of buildings rather than within the front yard, which will significantly enhance the corridor visual environs. Buffer yard standards between districts must be established to ensure compatibility with less intensive abutting uses. In addition, design standards must be established to avoid blank building walls and require intensive landscaping within the street yard.</p> | <p>Table 19.60.040-1 Commercial and Industrial Zone Development Standards establishes different setbacks for each zoning district.</p>   |
| <p>3.20 - Establish streetscape landscaping requirements to screen parking and vehicular use areas parallel to public streets, particularly along the major corridors. It is recommended to require 100 percent screening by way of walls, hedges, shrubbery, earthen berms or other natural topography to a maximum height of 30 inches.</p>   | <p>The Scenic Corridor Design Guidelines includes Streetscape Guidelines.</p>  |
| <p>3.21 - Adopt a landscape ordinance that promotes efficient landscape water use in new commercial projects.</p>   | <p>Not yet completed. Staff is working on developing an ordinance that complies with the State's Water Efficient Landscape Ordinance.</p>  |
| <p>3.22 - Construct a land use and growth scenario model to quantify the impacts of different land use and urban growth patterns. Such model can identify at what point certain thresholds may be exceeded, or when added infrastructure and service capacities are needed to keep pace with development and the expected level of services. This tool may be used to sequence the timing and location of development commensurate with the provision of services and availability of fiscal resources. It may also be used to judge the appropriateness of development given the City's infrastructure limitations and fiscal constraints.</p>             | <p>Not yet completed.</p>  |
| <p>3.23 - Prior to extending the Sphere of Influence (SOI), conduct an assessment of the capacity requirements to support the water and sewer demands of the added area, as well as the accompanying demands for added public services. A cost-benefit analysis should be performed to determine whether the revenues from development in the SOI would offset the costs of extending facilities and services, thus, providing a net positive impact on the City's tax base. The impact fees should subsequently, be adjusted to ensure a fair share distribution of the requisite facility and service costs associated with the development.</p>          | <p>Prezonings evaluate the potential designation of land uses for unincorporated property adjoining the City, within the sphere of influence, prior to annexation. Capacity requirements to support the water and sewer demands should be evaluated during the pre zoning process.</p> |
| <p>3.24 - Adopt an annexation policy to guide the decision-making of the City Council, both for City-initiated annexations as well as voluntary requested annexations. The outline of policies should</p>   | <p>Chapter 13.08 Connection Permits, Charges and Fees outlines a process for annexations including fees. Additionally, a</p>   |

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| <p>pertain to the coordination of adequate infrastructure, ongoing service planning, managing the urban development pattern, use of fiscal impact analyses, identification of intangible benefits, protection of critical areas, and the use of negotiated agreements. The adopted policies will be re-examined on a regular basis to account for changing circumstances.</p>  | <p>rezoning is intended to establish the designation of land uses for unincorporated property adjoining the City, within the sphere of influence, prior to annexation.</p>   |
| <p>3.25 - Conduct studies periodically to identify and monitor prime growth areas within the SOI, particularly adjacent to major transportation corridors, where the City's land use management capabilities are most needed. These studies should consider anticipated infrastructure improvements that may create an opportunity or demand for urban development. Based on these studies and evaluation of potential annexation options, an annexation plan should be developed and periodically updated, which would become the basis for developing annual or periodic annexation proposals to LAFCO. The annexation plan should identify specific properties targeted for eventual incorporation, and based on careful research as to the available utilities and infrastructure and existing land use in the area. It should include a service plan identifying the requisite provision of utility infrastructure as well as public services, i.e. fire and police protection, emergency medical services, waste collection, etc. The analysis must also address the impacts and necessary improvements for public parks and recreation areas, library, schools, and administrative office space and staffing. The plan must abide by the City's adopted policies, coordinated with an adopted Capital Improvement Program (CIP), and support the policies of this General Plan.</p> | <p>Not yet completed.</p>  |
| <p>3.26 - Prepare a study of the properties currently within the Williamson Act to determine those that are subject to renewal – and non-renewal – and the timing by which they may become available for development. Those that are non-renewal properties may remain so but to manage the timing of their development concurrent with the availability and provision of public facilities and services, if they will be considered to be annexed and zoned agricultural.</p>   | <p>Section 19.56.020 Characteristics of Residential Zoning Districts partially discusses the Williamson Act. However, a study to determine renewal- and non-renewals has not been conducted. The <a href="#">California Williamson Act Enrollment Finder</a> provides a link to a map with all new/renewed parcels within the Williamson Act. The list is updated yearly based on the information submitted annually by each jurisdiction.</p> |
| <p>3.27 - In coordination with applicable other agencies, prepare a five-year CIP identifying, in an annual program, all capital projects and expenditures. The parameters and scope of each project or expenditure must be sufficiently specified to determine a sound estimate of cost. The list of candidate projects must be evaluated as to their consistency with the City's General Plan policies before being prioritized. A source of funding must be identified for each, which will determine the number of programmed annual projects.</p>   | <p>The City regularly identifies projects and the source of funding necessary to implement.</p>  |
| <p>3.28 - Amend the zoning ordinance as follows:<br/> - Include an agricultural zoning district for existing agricultural lands and operations, such as those within the Williamson Act, thereby acting to protect their economic interests and guard against premature encroachment by urban development. It is intended to permit agricultural and agriculture-supportive uses as</p>  | <p>The Agriculture Zoning district allows for existing agricultural lands and operations including the Williamson Act.</p>   |

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| <p>the primary use of land, and to restrict uses or activities that interfere or are incompatible with agriculture. Since the City has no land use authority in the SOI this would require annexation or alternatively, coordination with the Amador County General Plan and zoning ordinance and map.</p> <ul style="list-style-type: none"> <li>- Incorporate a streamlined approval process for compliant applications for infill and redevelopment. Paramount to an expedited review process is clear standards to ensure compatibility with the context of the surrounding neighborhood environs.</li> <li>- Use the administrative use permit process to allow adjustments of area requirements within the existing, older neighborhoods. These adjustments are intended to allow investment and reinvestment in the older areas of the community, subject to specific standards and dimensional limitations.</li> </ul> |   |
| <p>3.29 - Conduct a constructive review and critique of the zoning ordinance to identify and remove barriers to building additions and redevelopment, such as overly restrictive dimensional standards, cumbersome processes, extensive and costly submission requirements, etc.</p>   | <p>The Zoning Ordinance was overhauled in 2014 (following adoption of the General Plan).</p> <p>Staff conducted a review of the zoning ordinance in 2024 and has determined areas of improvement that would remove barriers to development.</p>   |
| <p>3.30 - Adopt provisions allowing transfer of development rights (TDR) from areas of the SOI to within the City limits. This would allow a property owner to transfer their proportional density allocation to other landowners thereby allowing them to capitalize on the development value of the land.</p>  | <p>Section 19.04.130 Transfer of Approval Rights states approval rights run with the land. However, it does not provide specifics for transfers from SOI to within the City limits. The current SOI is the same as the City Limits.</p>   |
| <p>3.31 - Enact an infrastructure reinvestment program for the core areas of the community, with a focus on repair, replacing, and/or reconstructing streets and street lights, sidewalks, water/sewer lines, and storm drainage improvements.</p>   | <p>Not yet completed.</p>   |
| <p>3.32 - Draft and adopt an Economic Development Plan to identify specific needs of the City and develop a strategy for providing the necessary funding to meet those needs.</p>  | <p>Not yet completed.</p>   |
| <p>3.33 - Concurrent with new development projects, in compliance with the California Environmental Quality Act (CEQA) process, identify and map the specific boundaries of “protection areas” within the proposed project area. In addition, utilizing available data, the mapping should include the general portions of adjacent properties to the extent the particular type of area to be projected is affected by or affects the project. An inventory and electronic catalog of the identified protection areas would be useful to ensure preservation. These areas should include the limits of the 100-year floodplain and designated riparian buffer areas, ponds greater than two acres in size, wetlands greater than one-half acre in size, areas of steep slopes (greater than 30%), and defined ridgeline areas. These would require consideration during the zoning and subdivision development process.</p>   | <p>Title 18 California Environmental Quality Act Implementation Policies and Procedures outlines the requirements for the environmental review process as part of the review project proponents are required to submit a General Biological Resources Assessment that outlines protected areas and sensitive species. Additionally, the municipal code includes requirements for 100-year floodplain and property slopes.</p> |
| <p>3.34 - Map the above-described protection areas and designate them within the Open Space zone as determined by the update to the Parks and Open Space Element of the Plymouth General Plan. This district would serve as an overlay of the base zoning</p>  | <p>Chapter 19.64 Public, Institutional, and Open Space Districts outlines requirements for Open Space. Additionally, the city uses Amador</p>   |

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| <p>districts. The value of the proposed zoning structure is that the required minimum open space may be used to encompass the protection areas. There is density bonuses integrated into the land use regulations to allow a higher density by way of development clustering and use of different housing types.</p>   | <p>County's GIS for land use and natural features. However, the County's GIS is limited on the information it provides.</p>   |
| <p>3.35 - As a supplement to, or in-lieu of Amador County involvement, annex the area within the SOI. This will allow the imposition of an agricultural district to preserve the rural and open character of the City's periphery.</p>   | <p>The SOI is the same as the City Limits. There is no additional land to annex.</p>  |
| <p>3.36 - Consider by way of fee simple acquisition or designation as a conservation easement a perimeter greenbelt. Investigate alternative means of financing such acquisition by way of impact fees, bonds, or other funding mechanisms. This would establish a sharp community edge thereby creating a compact community form and maintaining the City's freestanding character. The greenbelt should be along the outer periphery of the 20-year SOI.</p>   | <p>Not yet completed.</p>   |
| <p>3.37 - Adopt the proposed zoning system and amend the zoning ordinance to replace the current districts with those proposed in <b>Table 3.2, Illustrative Land Use Districts</b> (refer to Page 23). The structure of these districts establishes a minimum open space ratio (OSR) of 15 percent, with increasing open space ratios commensurate with higher intensity uses to preserve the district character. Therefore, there is an economic incentive by way of increased density to provide more than the minimum required open space.</p>   | <p>The proposed land use districts outlined on Table 3.2 have not been adopted. However, the current zoning districts show strong similarities to those on the table.</p>   |
| <p>3.38 - Incorporate planned development as a permitted development option within the Suburban Residential and Auto-Urban Residential districts. This approach is preferable to the current Planned Development (PD) zone since it establishes the density allowances and open space requirements, and streamlines the development approval and review processes. A minimum of two housing types is required to achieve the maximum allowable density.</p>  | <p>Planned Development is a tool that allows for the creative use and design of land that adheres to a specific development plan approved by the City, the purpose of which will result in efficient and attractive utilization of land in order to preserve open space areas, topographical features, ridge tops, and tree clusters. This district permits a mix of housing types and nonresidential development. See Chapter 19.28 Planned Development.</p> |
| <p>3.39 - Modify the minimum threshold of required open space to achieve a minimum of 10 acres per 1,000 persons of parks and recreation areas, which may include the percent of development required to accommodate the City's on-site drainage requirements. Adjust the lot sizes or use of alternative housing types to provide a similar density to that allowed currently.</p>  | <p>Not yet completed. Chapter 16.34 requires 5 acres per 1,000 persons.</p>   |
| <p>3.40 - Adopt a future land use plan (as displayed in <b>Figure 3.2, Future Land Use Plan</b>, refer to Page 21) that reflects non-residential uses in nodes rather than linearly along corridors. This pattern is increasingly emerging at the southern entry along S.H. 49 and along Shenandoah Road to the east. Nodes of development are preferred for infrastructure planning purposes, allowing adequate sizing of utilities and design of streets to accommodate higher volumes of traffic. It also reduces the impacts of driveways on the traffic carrying capacities of the community's major roadways. The land use plan may also better manage use compatibility in this manner.</p> | <p>The Future Land Uses Plan presented on Table 3.2 has not been adopted.</p>   |

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| <p>3.41 - Amend the current Planned Development “PD” district to be a Mixed Use Planned development option within the Auto-Urban Commercial district. The advantage of this approach is that it establishes the residential density and commercial floor area allowances as well as the open space requirements while streamlining the development review and approval process. The densities and floor area allowances should be factored up to encourage mixed rather than single use developments.</p>  | <p>The Planned Development tool can be used in all residential zoning districts. While not clear, it appears that this flexibility can only be applied to residential and mixed-uses and does not allow for flexibility beyond what is required by the General Plan.</p>  |
| <p>3.42 - Provide a density bonus for residential development located within 300 feet of S.H. 49, Old Sacramento Road, Shenandoah Road, and future arterial roads. This will allow an increased density to allow residential development to be feasible given higher land costs along road frontages. The proposed bufferyard requirements would provide for the compatibility with adjacent and abutting uses.</p>  | <p>Chapter 19.96 Density Bonus sets guidelines for density bonus including location of density bonus units which allows bonus units to be dispersed throughout the housing development and does not set specific limitations for S.H. 49, Old Sacramento Road, Shenandoah Road, and future arterial roads. This Chapter, however, is inconsistent with State Law and must be updated.</p>   |
| <p>3.43 - Incorporate bufferyard provisions into the ordinance requiring all districts to provide a bufferyard commensurate with its use intensity (measured by density for residential uses and floor area for non-residential uses). Rather than specifying a required buffer width, which may be reduced by providing a fence or wall, specify a range of alternative buffer treatments, including a combination of bufferyard width, density of landscape materials, earth forms such as berms, and fencing. The alternatives available must be based on the intensity of the abutting uses.</p> | <p>The Characteristics of Residential Zoning Districts specifically call out buffer yard requirements as does the Characteristics of Commercial and Industrial Zoning.</p>  |
| <p>3.44 - Adopt the proposed zoning system to eliminate the cumulative nature of the current ordinance. By allowing single family uses in the Residential Multi-family “RM” district with the same dimensional standards and no buffering requirements incompatibility is permitted by right. There are similar issues with the allowance of permitted Commercial. “C” uses in Light Industrial “LI” and Industrial “I” districts, albeit to a lesser extent.</p>  | <p>Completed. The Zoning Ordinance was overhauled in 2014. The Standard Residential (SR) zoning district allows for a variety of single-family residential building forms and multiple-family developments subject to open space requirements. The 2013 Zoning Ordinance and Map Update designated several parcels allowing commercial activities on parcels deemed appropriate, along State Highway 49. Additionally, in 2014 the Industrial/Business Park (I/BP) zoning district was updated to align zoning district with compatible uses.</p> |
| <p>3.45 - Conduct a comprehensive rezoning to change the district classification to the existing and prevailing uses. A large majority of the single family neighborhoods, with the exception of the southernmost neighborhoods and the Hawkview development, are currently zoned “RM” thereby allowing a mixture of incompatible residential uses on abutting properties.</p>   | <p>Completed. In 2014 the residential zoning districts were updated to reflect existing and prevailing uses.</p>  |
| <p>3.46 - Incorporate neighborhood conservation “NC” districts into the ordinance for all existing residential development. The purpose of these districts is to allow a continuance of the uses without creating nonconformities. There is a need for two “NC” districts for the existing single and multiple family uses.</p>  | <p>Not yet completed.</p>   |
| <p>3.47 - To meet the City’s fair-share allocation of low- and very-low housing, amend the zoning ordinance to include the following:</p>  | <p>The Planned Development does not require two housing types. The Zoning</p>   |

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| <ul style="list-style-type: none"> <li>- Include a range of different housing types. The dimensional standards (lot width, setbacks, height, and floor area ratio) would be established for each housing type, which helps to ensure the intended character of the district. For the planned development option, there is a minimum of two housing types required to achieve the maximum allowable density. Alternative housing types also help to meet the City affordable housing needs.</li> <li>- Adopt housing design standards so that attainable units are not distinguishable from other dwelling units. The architecture, site amenities, and construction materials and methods must be similar in quality to that of the surrounding neighborhood.</li> <li>- As required by state law, the use of density bonuses, given a prescribed minimum open space, must require a minimum of two housing types.</li> <li>- Develop standards for the provision of small family units for seniors or starter homes. Greatly reduced lot areas per unit may be allowed with floor area ratios and spacing standards. Require issuance of an annual permit to allow regular inspection for program compliance.</li> </ul> | <p>Ordinance was recently amended to include the new Multi-Family Zoning District to facilitate the construction of a variety of housing types in the City.</p> <p>Staff is currently working on Objective Design Standards.</p> <p>Density bonus requests must comply with state requirements. Staff will be amending this Section of the Code to comply with State Law.</p> <p>Staff has drafted objective design standards and has presented before the planning commission for review.</p> |
| <p>3.48 - Work with local lenders to form low-interest loan pools to be used for housing rehabilitation. If local lenders keep these loans in their portfolio instead of selling them to secondary markets, they may be able to “stretch” some of the lending requirements such as loan-to-value ratios and closing costs. Also, work with the redevelopment agency to utilize low to moderate housing set-aside funds for rehabilitation with the redevelopment plan area.</p>   | <p>Not yet completed.</p>  |
| <p>3.49 - Develop and enforce minimum housing standards and maintenance codes so housing can be maintained in an affordable manner. The standards should be flexible to allow for “as safe as” or “equal to” conditions when affordable housing developments and rehabilitation is involved.</p>  | <p>Policy H-4.2 of the Housing Element proposes participation in state and federal programs in maintenance.</p>  |
| <p>3.50 - Utilize the conditions survey within the background report associated with the Housing Element of the City’s General Plan to establish redevelopment priorities and define target areas for rehabilitation or new construction following removal of substandard buildings.</p>  | <p>An updated Housing Element of the City’s General Plan has been adopted. No redevelopment areas have been identified.</p>  |
| <p>3.51 - Establish a housing maintenance program, including:</p> <ul style="list-style-type: none"> <li>- Develop a municipal grant program utilizing the low to moderate housing set-aside funds and any other available redevelopment funds for “self-help” rehabilitation of substandard housing using government-funded programs, while also leveraging the value of public dollars with private resources such as financing institutions and foundation funds.</li> <li>- Establish a pro-active code enforcement program that offers helpful assistance to property owners in complying with codes, rather than a punitive approach.</li> </ul>  | <p>The 6<sup>th</sup> Cycle Housing Element proposes a Neighborhood Beautification and Housing Rehabilitation program intended to provide “a means for homeowners to bring their homes into compliance with local codes so as to provide safe, decent, housing for lower-income individuals, to reduce ongoing and future maintenance costs, and to promote energy efficiency.</p>   |
| <p>3.52 - Adopt and enforce provisions that reduce blighting influences on neighborhoods, including:</p> <ul style="list-style-type: none"> <li>- On-street storage of commercial vehicles, recreational vehicles, utility trailers, and other vehicles.</li> <li>- Removal of junk, abandoned vehicles, and other derelict items</li> </ul>  | <p>Chapter 10.29 Parking – Automobile Trailers and Mobile Homes addresses on-street storage of the aforementioned vehicles.</p>  |

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| <p>from yards and alleys.</p> <ul style="list-style-type: none"> <li>- Accessory building sizes and setbacks.</li> </ul>  | <p>Chapter 8.01: Weed, Rubble and Rubbish Control addresses abandoned vehicles, junk and other useless articles.</p> <p>Chapter 19.78 Accessory Structures addresses building sizes and development standards of accessory structures.</p>  |
| <p>3.53 - Promote neighborhood pride and stimulate resident involvement in improvement activities, including:</p> <ul style="list-style-type: none"> <li>- Seasonal “clean up, fix up” events.</li> <li>- “Neighborhood Pride” days focusing on beautification.</li> <li>- Annual “amnesty pickup” of large refuse items with the assistance of City crews and volunteers.</li> </ul>   | <p>Seasonal events are posted on the city’s website.</p> <p>Aces Waste services Amador County and coordinates “amnesty pickup” day.</p>   |
| <p>3.54 - Create incentives such as permit streamlining, fee waivers or deferral, and infrastructure cost-sharing for builders and organizations that provide infill construction on vacant lots or parcels in a manner that compliments the surrounding neighborhood.</p>  | <p>In an effort to create permit streamlining staff is creating submittal checklists for the applications. The checklists will outline all necessary items to be submitted thus creating an easy review process.</p> <p>Prioritizing infill development or enhancement of underutilized properties is something the City should consider.</p> |
| <p>3.55 - To ensure the compatibility of infill units, establish design guidelines that address building materials, roof pitch, façade treatment, porches, proportional dimensions, and other elements to ensure that new development and rehabilitation maintains or enhances neighborhood character.</p>  | <p>Objective Design Standards have been adopted and are available on the City’s website.</p>  |
| <p>3.56 - Review ordinances to remove unnecessary constraints and barriers to affordable housing. Examples of barriers include: street standards that over-design street widths in low-density residential areas, complexity and length of time to gain approval of mixed use projects, and limiting use of accessory dwelling units. Incentives may include shared parking for residential units and on-site commercial uses, exemption of floor area devoted to affordable housing from the maximum floor area limitations, and reduced, waived, or deferred fees.</p>  | <p>The 6<sup>th</sup> Cycle Housing Element provides updated requirements and removes barriers to affordable housing.</p>   |
| <p>3.57 - Promote the construction of new housing units in all price ranges.</p> <ul style="list-style-type: none"> <li>- Revise the zoning ordinance to provide a wider variety of housing types and prevent a single type from consuming a disproportionate amount of land. This may be accomplished with a housing palette and a requirement for more than one housing type within developments of a certain size.</li> <li>- Develop an inventory of undeveloped and underdeveloped sites that provide desirable housing locations with practical levels of residential density. Identify sites that are most suitable for special needs housing due to their proximity to services typically needed by the elderly, disabled, and other citizens of special needs. These sites may include those adjacent to Downtown, possibly</li> </ul> | <p>The City’s 6<sup>th</sup> Cycle Housing Element includes a Housing Sites Inventory which identifies all vacant land designated for residential uses.</p>   |

## Section 4 – Circulation and Community Mobility

| Recommended Action  | Status                    |
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| <p>4.1 - Conduct a review of conformance with the Thoroughfare Plan and its policies regarding each proposed development, particularly to evaluate the street continuity, connectivity, walkability, and driveway access. Subsequently, require plan modifications to conform to the Thoroughfare Plan.</p>   | <p>Not yet completed.</p> |
| <p>4.2 - Work cooperatively with ACTC to update the thoroughfare plan and adopt the street classifications, cross-sections and design speed. It is a policy that these classifications must be adhered to in all new developments. In instances where there are unavoidable constraints by reason of topography, natural features, or peculiarity of a site (and not brought about by the subdivider through the subdivision layout or design), the City may allow an exception provided the intent and purpose of the Thoroughfare Plan is upheld. Additional study may be warranted.</p>  | <p>Not yet completed.</p> |
| <p>4.3- Amend the Subdivision Regulations to include:</p> <ul style="list-style-type: none"> <li>- Cross-section standards and required right-of-way and pavement widths for each street classification</li> <li>- Performance standards for residential streets whereby the type of access, number of dwelling units, and the units' average frontages determine the street right-of-way, pavement width, and requirements for parking lanes, curb width, parkways, and sidewalks. In this way, the right-of-way and street design is tied to development density and generated traffic volumes (as opposed to a "one- size-fits-all" standard).</li> <li>- Provisions authorizing the City to require traffic impact analyses (TIA) if projected traffic from a development exceeds an established traffic generation threshold or specified conditions (e.g., square feet of nonresidential development, number of residential units, or other site-specific factors that may trigger the need for mitigation measures along adjacent streets or at nearby intersections). A TIA should include mitigation measures to maintain the desired level of service.</li> <li>- Establish review criteria for consideration of tentative maps to include overall street layout, connection to and through adjacent properties, internal street continuity, pedestrian connectivity, block length and lot layout, driveway access, development phasing, and conformance with the Thoroughfare Plan and General Plan policies.</li> </ul> | <p>Not yet completed.</p> |

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| <p>Require shared driveways and cross-access easements between adjacent and abutting properties.</p> <ul style="list-style-type: none"> <li>- Within the auto-urban residential district minimize residential driveways from accessing collector roadways to preserve their intended function. Establish a traffic generation threshold to restrict residential driveway access on collector roads within the suburban residential district or provide on-site designs that minimize or eliminate backing onto the collector. Ideally, side lot lines should abut the collector street or access should be provided by way of a local street.</li> <li>- Incorporate traffic calming requirements to slow traffic where continuous and relatively straight residential streets (for a distance of 500 feet or more) carry volumes of traffic in excess of 100 vehicles per hour during peak hours.</li> </ul> |  |
| <p>4.4 - Coordinate with and support Caltrans to improve SR 49 through the City limits and Planning Area. Identified improvements include a center median with left turn bays and eight-foot, paved shoulders. This project should also consider pedestrian and bicycle improvements, roadway lighting, geometric intersection improvements, consolidated access, and xeriscaping within the median. The median should be designed as a bio-swale (depressed rather than raised) to collect rain water and irrigate the median plantings.</p>   | <p>The City continues to work with Caltrans and improvements (including a round about) have been made.</p> |
| <p>4.5 - Provide the adopted future land use plan for incorporation into the County-wide traffic model. The use of character-based land use provides the model inputs to allow improved reliability as to the transportation impacts. In this way, there is correlation between the adopted land use and the transportation network, thereby improving the accuracy of trip generation.</p>   | <p>The City's Land Use Map is available.</p>   |
| <p>4.6 - Consider adoption of a street connectivity index that would increase the number of street connections in neighborhoods and improve the directness of routes. The purpose of connectivity requirements is to create more route options for vehicles, pedestrians, and bicyclists. Features of the ordinance should include:</p> <ul style="list-style-type: none"> <li>- An appropriate connectivity index (e.g., street links divided by street nodes). Requirements for connecting local and collector streets to adjacent developments to ensure a minimum level of external connectivity.</li> <li>- Requirements to establish pedestrian routes between land uses.</li> <li>- Provisions to discourage cut-through traffic and speeding</li> </ul>   | <p>Not yet completed.</p>  |
| <p>4.7 - Concurrent with subdivision approval, require continuous collector roadways between arterials. Provisions must be made to allow for continuation of collectors through and to new</p>  | <p>This is reviewed by Staff and required to be a part of the design.</p>                                  |

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| developments. In no case should a collector roadway be discontinued.   |   |
| 4.8 - Employ an access management program that provides access design requirements for collector and arterial streets that are based on street classification and design capacity. Access management guidelines should include provisions to restrict the number, location, and spacing of driveways; street intersections; medians and median openings; marginal access roads; turn lanes; and acceleration/deceleration lanes at major intersections. The regulations should require marginal access roads and/or cross-access easements along all commercial frontages to minimize the number of driveways. | Completed.  |
| 4.9 - Conduct signal warrant studies as area travel volumes increase with new development.   | Prepared by the developer as part of the development review and CEQA process. |
| 4.10 - Coordinate traffic signal controlled intersections to allow a more efficient traffic flow through the intersection and reduce vehicle idling.   | Prepared by the developer as part of the development review and CEQA process. |
| 4.11- Implement context sensitive solutions when widening existing and constructing new roadways to ensure projects that are compatible with community values. When constructing new roadways, consideration should be given to protection of environmental and historic resources such as heritage oak trees, rock outcroppings, ridgelines, streams and wetlands, and “one-of-a-kind” structures such as the Chinese Store. Roadway design must complement, rather than detract from, community character.   | Done as necessary.  |
| 4.12 - Incorporate into the subdivision regulations and street construction standards the following policies for all new local and collector streets: <ul style="list-style-type: none"> <li>- Preserve existing tree lines and minimize alteration of natural, cultural, and/or historic site features;</li> <li>- Secure views of prominent natural vistas through deliberate alignment so as to heighten any terminal vistas; and</li> <li>- Calm traffic speeds and encourage pedestrian and bicycle movement.</li> </ul>  | Not yet completed.  |
| 4.13 - Amend the cross-sections for arterial, collector, and local streets to be consistent in character and to provide options for accommodating all users (refer to section entitled <i>Roadway Design Standards</i> ).  | Not yet completed.  |
| 4.14 - Amend the standards for arterial and collector streets to increase the right-of-way width as a means for incorporating more green space adjacent to the street frontage.  | Not yet completed.  |
| 4.15 - Consider amending the subdivision regulations to require a perimeter buffer area of five feet adjacent to all collector streets and 10 feet adjacent to arterial streets. In both cases, it is advisable for there to be bonus provisions allowing for increased density to compensate for reduction of the net developable area. Furthermore, there must be maintenance agreements and guarantees for the care and maintenance of these open space areas.  | Not yet completed.  |
| 4.16 - In instances where the pavement width of local streets may be narrowed (as recommended earlier), use the excess right-of-way as added green space and for sidewalks/trails,   | Will be taken into consideration when plans are reviewed.                     |

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| neighborhood-scaled street lighting, tree preservation, and landscaping.  |   |
| 4.17 - Incorporate measures to minimize impacts on special status species when constructing new or widening existing roadways. Mitigation measures may include habitat preservation or restoration, wetland replication, use of vegetated berms and appropriate fencing, and safe wildlife crossings.   | All road work is required to conform to the California Environmental Quality Act. |
| 4.18 - Amend the development standards adjacent to SR 49, Shenandoah Road, Old Sacramento Road, and all new collector and arterial roads to require enhanced provisions for tree preservation, landscaping, buffering, screening, and property maintenance. Existing vegetation and natural areas must be preserved and incorporated into the design of new roadways. While some disturbance of natural areas will occur, efforts must be made to minimize the impacts and enhance the roadway corridor through restoration or rehabilitation of disturbed areas or enhancement of the corridor through landscaping, berming, and other design treatments.  | Not yet completed.  |
| 4.19 - Adopt and incorporate into the development ordinances and street improvement standards the pedestrian and bicycle design guidelines and recommended standards as reflected in the Amador Countywide Pedestrian and Bicycle Transportation Plan and amended by this plan. It is advisable to consider amending the City's design standards to include the following: <ul style="list-style-type: none"> <li>- Sidewalks – Minimum width of five feet; eight feet adjacent to schools, parks, commercial areas, and other public buildings</li> <li>- Nature trails – Minimum width of three feet</li> <li>- Multi-use paths – Minimum eight to 10 feet in width</li> <li>Bicycle lanes (within the street right-of-way) – Minimum width of four to six feet on collectors and minor arterials, respectively</li> <li>- Parkway (space between the sidewalk and the street) – Minimum width of six feet</li> </ul> | Not yet completed.  |
| 4.20 - Prepare site development guidelines and subdivision standard for pedestrian access to transit stops, parks, and public areas. Standards should include provisions relating to public access easements; sidewalks or trails; curb cuts and handicap-accessible ramps; non-slip surfaces; marked, signed and/or signaled pedestrian crossings; prevention of obstructions for wheelchair access; and installation of pedestrian-actuated traffic signals.  | Not yet completed.  |
| 4.21 - Adopt a policy whereby pedestrian improvements, e.g. sidewalks, trails, and bike lanes – and the requisite funding thereof are required in the design and construction/reconstruction of all street improvement projects.  | Not yet completed.  |
| 4.22 - Amend the subdivision regulations to include the following: <ul style="list-style-type: none"> <li>- Street cross-section standards for the width and location of sidewalks (based on character type) and bike lanes;</li> <li>- Required public access easements or other means of pedestrian connectivity no less than every 600 feet. This is necessary to provide direct and convenient access within and between</li> </ul>   | Not yet completed.  |

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| <p>developments and to other pedestrian systems, i.e. abutting or nearby sidewalks, trails, or streets. Such easements should be a minimum width of 15 feet, improved with a five foot wide pedestrian surface.</p>   |  |
| <p>4.23 - Establish criteria for the subdivision review process to identify and plan for barriers, such as SR 49, to safe and convenient use of the pedestrian infrastructure system. Solutions may include better street connectivity, geometric design changes, etc. Adoption of a street connectivity index (as earlier recommended) would mutually serve the interests of improved public access.</p>   | <p>Criteria has not been established, however, Staff reviews the layout and design of all projects to ensure pedestrian safety and access.</p> |
| <p>4.24 - Identify intersections that are heavily used by pedestrians and prioritize and implement safety improvements. Improvements may include accessible ramps for persons with disabilities; marked, signed, and/or signaled pedestrian crossings; pedestrian and bicycle-actuated signal detectors; crosswalks and possible speed tables in critical locations, such as downtown and adjacent to the elementary school; and, potentially, pedestrian tunnels constructed with new development.</p>   | <p>Not yet completed.</p>  |
| <p>4.25 - Consider, in appropriate and feasible locations, striping and signage for on-street bike lanes. Where there is sufficient pavement width, this may be accomplished by narrowing the vehicle lanes or making use of a wide shoulder lane. Bike lanes are appropriate on collector roadways given adequate pavement width and design. On minor arterials, the minimum bike lane width must be six feet, again, given adequate design considerations.</p>  | <p>This was reviewed on Main Street, however, the City determined that the street did not have adequate space to accommodate.</p>              |
| <p>4.26 - Require that all subdivision plans extend existing and planned trail sections of the adjacent properties so as to create a comprehensive, integrated pedestrian system.</p>   | <p>Reviewed by Staff.</p>  |
| <p>4.27 - Install bicycle racks at all public and semi-public locations, e.g. City buildings, school(s), parks, and the post office. Require new businesses of a certain size or with a certain number of employees to install them concurrent with development.</p>  | <p>Completed.</p>  |
| <p>4.28 - Consider the means for retrofitting sidewalks in the existing neighborhood areas. At a minimum, sidewalks should be located on one side of each designated collector street. So as not to disturb the informal, rural character, sidewalks should alternate sides of the street no less than each half-block or block. Displayed in <b>Figure 4.1, Pedestrian Backbone System</b>, is the sidewalk and trail improvement plan. Funding for sidewalk improvements within the existing neighborhood areas should include a fair-share impact fee for sidewalk improvement. This may be incorporated into a capital street improvement program for widening and reconstruction projects. Other sources include Community Development Block Grant (CDBG) funds (in qualifying locations), as well as funds through federal land agencies such as the National Forest Service, National Park Service, and Bureau of Land Management.</p> | <p>Not yet completed.</p>  |
| <p>4.29 - Develop a multi-year capital street improvement program for reconstruction of the streets within the well-established areas of the City. Such improvements may be funded, in part, by a fair-share impact fee for street improvements, which would apply to all new development, redevelopment, or substantial improvement of structures within these areas. Community Development Block Grant (CDBG) funds may also be used in qualifying low- to</p>  | <p>The City does not have a street CIP.</p>  |

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| moderate-income areas.  |  |
| 4.30 - Utilize the County's pavement condition inventory to establish a local pavement management system. This would allow identification and prioritization of improvements to meet the desirable street standard, with an understanding of the level of financial commitment required.                                  | Completed.   |
| 4.31 - Conduct an inventory of street lights and develop a database and corresponding map. Compare the inventory with street lighting and spacing standards to identify areas of deficiency. Subsequently, establish a street light replacement and installation program, coordinated with street repair and improvement. | The City does not own any street lights. All are privately owned or owned by PG&E.               |
| 4.32 - Amend the development standards to include site visibility requirements at all street and driveway intersections.  | Not yet completed. Visibility requirements for corner lots are included in the Zoning Ordinance. |
| 4.33 - Conduct a thorough review and amend as necessary the City's design criteria and technical specifications regarding street construction standards and all associated infrastructure requirements, e.g. street lights, drainage, and sidewalks.  | Not yet completed.   |

## Section 5 – Parks, Open Space, and Conservation

| Recommended Action   | Status   |
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| 5.1 - Acquire and develop a neighborhood park in the southern area of the community (in the area between Pacific and Bush Streets), which is currently deficient in park space. (Refer to <i>Figure 5.2, Park Service Areas</i> ). An adequately sized neighborhood park is between three and five acres.  | Not yet completed.   |
| 5.2 - As development occurs and park sites are planned analyze the service area coverage to minimize the extent of duplicative coverage. In other words, to maximize the level of service city-wide the one-quarter mile service area of each neighborhood park should not significantly overlap one another. As displayed in <i>Figure 5.2, Park Service Areas</i> , the proposed parks of Shenandoah Ridge and Shenandoah Springs are planned to abut one another generally serving as a single park. This is a good example of coordinating development so as not to unnecessarily limit the amount of service coverage. An alternative however, would be to place the park for Shenandoah Ridge along its western boundary thereby extending the coverage further to the west. | Reviewed by Staff as part of the development review process. |
| 5.3 - Continue to require parkland dedication requirements (pursuant to the Quimby Act) of new development to meet the requisite parks and recreation demands of the added housing units. The City should seek to have the new parks privately constructed and dedicated to the City subject to adherence to City standards. A credit could then be applied toward any required impact fees. In instances where a park may serve more than one neighborhood such approach would enable the City to partner with a subdivider to acquire and set aside additional acreage to serve the needs of an expanded area. The added expense may then be reimbursed upon contribution of other impact fee payments.  | Required as part of a residential development.               |
| 5.4 - Seek to increase the Quimby Act standard of five acres per   | Not yet completed.   |

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| <p>1,000 persons to 10 acres per 1,000 persons. This may be established as the minimum open space standards or accomplished by offering density bonuses as an incentive for providing increased open space. (Refer to <i>Chapter 3, Land Use &amp; Character</i> for more information.)</p>  |  |
| <p>5.5 - Amend the ordinance providing for parkland dedication and in-lieu fees to specify development standards and requirements for the type, location, and suitability of dedicated (or developed) parkland, as well as the required infrastructure improvements. This would establish the applicable standards for acceptance by the City.</p>   | <p>Not yet completed.</p>  |
| <p>5.6 - Address the need for youth sports and adult athletic leagues by providing permanent fields and facilities to support the current and expected increased level of recreational activity. Such community-wide facilities may be achieved in partnership with private development, the Amador County Unified School District, ACRA, and/or others. The ball fields on the Amador County Fairgrounds should continue to be used for practice fields and as an informal open play area.</p>  | <p>Not yet completed.</p>  |
| <p>5.7 - Examine the feasibility of an indoor multi-purpose recreation center. Opportunities may include joint use of the elementary school gymnasium or potentially, adaptive reuse of an existing building. A facility could also be constructed and jointly operated in partnership with private development.</p>   | <p>Cannot be done at this time.</p>  |
| <p>5.8 - Seek to acquire land for a community park via fee-simple purchase, land dedication, or private park development and dedication. Given the number of proposed developments, the City should seek to coordinate the park requirements of two or more neighborhoods to form a larger centralized community park. The park must be of sufficient size to accommodate the improvements outlined by the Parks and Recreation Master Plan of Amador County (including a baseball/softball field, soccer field, large shelter for group picnics, and restroom facilities), and to allow room for expansion over time.</p> | <p>Parks are required to be constructed or a fee paid by developers. A new park is to be constructed with the fourth phase of the Zinfandel project.</p> |
| <p>5.9 - Since Lodge Hill Park is within the service areas of Sharkey Park and the county fairground and school facilities, improve it as a neighborhood park and special use space for community meetings and special events. Improvements should include a picnic shelter, four to six picnic sites, children's playground, and paved pathway system, as recommended by Parks and Recreation Master Plan of Amador County.</p>   | <p>Not yet completed.</p>  |
| <p>5.10 - Amend the zoning and subdivision regulations per the requirements of <i>Chapter 3, Land Use &amp; Character</i> to allow and encourage conservation, low-impact development types. Corresponding density bonuses may be integrated into the ordinance to make these attractive to conventional large-lot subdivisions. In this way development may reinforce the City's desired rural character while invoking sustainable development practices.</p>  | <p>Single family residential is the predominate land use type in the City.</p>   |
| <p>5.11 - Amend the subdivision regulations as follows:</p> <ul style="list-style-type: none"> <li>- Include provisions requiring riparian buffers around all naturally occurring water bodies and wetlands. The standards should restrict septic systems within the buffer area and include requirements for planting</li> </ul>  | <p>Not yet completed.</p>  |

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| <p>indigenous plants and trees to enhance the buffer's absorption and filtering potential.</p> <ul style="list-style-type: none"> <li>- Incorporate resource protection standards providing for preservation of sensitive areas and mitigation of environmental impacts.</li> <li>- Establish the allowable and limited uses of open space regarding buildings, structures, and impervious surfaces.</li> <li>- Specify the means of ownership and maintenance of open spaces such as the use of homeowners' associations, conservation easements in favor of the City, or dedication to a public agency or a City-approved private, non-profit organization.</li> <li>- Require submittal of an open space landscape maintenance plan outlining both short- and long-term maintenance arrangements, timing for the completion of landscape improvements, and provisions for periodic inspection.</li> </ul> |  |
| <p>5.12 - Amend the tree preservation ordinance to include "champion" as well as heritage trees and to provide for avoidance and mitigation when other trees are proposed to be removed to clear land for development. The ordinance should include provisions for tree removal and replacement (including relocation of protected trees), tree maintenance standards, and strict penalties.</p>   | <p>Completed.</p>  |
| <p>5.13 - Develop a "land bank" program whereby owners of flood-prone property may deed land to the "bank" for long-term conservation. Non-profit organizations that specialize in land acquisition and establishment of conservation easements can assist with such initiatives.</p>  | <p>Not yet completed.</p>  |
| <p>5.14 - Work with agencies such as the Trust for Public Land and the California State Parks' Land and Water Conservation Fund program to identify and acquire valued open space areas in and around the community.</p>   | <p>Not yet completed.</p>  |
| <p>5.15 - Through the subdivision process work with development applicants to locate parks to incorporate and maximize the presence of natural amenities while preserving environmental resources and site features.</p>   | <p>Reviewed during the development review process.</p>                                     |
| <p>5.16 - Utilize open space areas for low impact recreation opportunities. Depending on the specific characteristics of a site, open space areas may be used as recreational amenities and developed with multi purpose trails, interpretive signage, and wildlife and nature viewing amenities.</p>  | <p>Currently, the only places designated for open space are the Fairgrounds and parks.</p> |
| <p>5.17 - Adopt the County's Park and Recreation Master Plan, which includes park standards, a needs assessment, and recommended improvements for existing and future parks in Plymouth.</p>   | <p>Not yet completed.</p>  |
| <p>5.18 - Adopt a parks-to-standards program to set a standard by which all parks, recreation areas, and public spaces are measured. Improvements would bring each to an equivalent standard, which may then be adhered to through ongoing maintenance. In this way, the entire park system is elevated to the same standard of quality.</p>   | <p>Not yet completed.</p>  |
| <p>5.19 - Earmark a dedicated funding source for equipment replacement, building revitalization, and increased maintenance. While the private sector and residents may provide in-kind</p>   | <p>Not yet completed.</p>  |

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| services, i.e. volunteer labor such as an “adopt-a-park” program, fees collected via the Quimby Act and AB1600 may not be used for these purposes.   |  |
| 5.19 - Establish and implement a regular and formalized park and facility maintenance program. The program must, first, identify and log all necessary maintenance items, including repair of broken equipment, identification of unsafe conditions and remedies for correction, and items needing more significant capital expenditures. Cost estimates should be compiled and integrated into a multi-year improvement program.    | Not yet completed.                           |
| 5.20 - Establish a “Friends-of-the-Park” program to solicit neighborhood, business, and civic group involvement in maintaining and policing parks and open space areas.  | Not yet completed.                           |
| 5.21 - Improve accessibility for disabled and handicapped users by adding sidewalk curb cuts and ramps, wheelchair-accessible sidewalks and trails, and providing accessible play equipment, drinking fountains, and restrooms.  | Not yet completed.                           |
| 5.22 - Provide adequate funding and staff resources – on par with similar-sized communities – to perform ongoing maintenance and repairs and construct needed improvements at existing and future parks.   | Maintenance of the parks is an ongoing task. |
| 5.23 - Establish a dedicated funding source for implementation of the parks-to-standards program. Such funding may be from a single source, such as the hotel/motel tax, or from a combination of sources including Community Development Block Grant (CDBG) funds, bond funds, and other sources.   | Not yet completed.                           |
| 5.24 - Continue to coordinate with ACRA to determine and define their role and involvement in park funding.  | Not yet completed.                           |
| 5.25 - Amend the subdivision regulations to require public access easements in mid-block locations and at the end of cul-de-sacs to allow pedestrian access within and between neighborhoods and to adjacent and nearby parks and trails. This must be integrated into the tentative map review and approval process. The tentative map must also designate park sites and open spaces and identify trail and/or sidewalk locations. | Not yet completed.                           |
| 5.26 - Amend the arterial street cross-sections to include provisions for trails within the rights-of-way and bike lanes within the pavement section. These improvements must be incorporated into all applicable road projects, and must also be considered in the design and construction of bridges and culverts.   | Not yet completed.                           |
| 5.27 - To reinforce rural character the subdivision regulations should allow for – or require - the construction of off-street trails as opposed to sidewalks within the street right- of-way. Standards must be specified to ensure the use of appropriate surface materials and construction practices.  | Not yet completed.                           |
| 5.28 - Acquire any necessary additional rights-of-way or easements to allow for a multi- purpose (walking, jogging, bicycle, and equestrian use) trail along the Arroyo Ditch. Provide for lateral extensions to serve neighborhood areas and points of public access, consistent with a master trail plan.  | Not yet completed.                           |
| 5.29 - Research the possibility of using the easements acquired for the Amador Water Agency pipeline for use as an intercity trail. If feasible, incorporate this into the easement agreements.  | Not yet completed.                           |
| 5.30 - Build upon the conceptual trail network reflected in <i>Figure</i>  | Not yet completed.                           |

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| <p>5.3, <i>System Plan</i>, to prepare a comprehensive trail and greenways master plan. The plan should identify the near locations of bike lanes, trails, greenways, and pedestrian linkages throughout the City limits and Planning Area. Attention should be given to identify sidewalk improvements in and around Downtown and the well established areas of town where roadways may require “retrofitting” to accommodate such improvements. Generally, the plan should:</p> <ul style="list-style-type: none"> <li>- Inventory and map all existing trail segments and sidewalks throughout the City. Subsequently, identify missing and incomplete segments needed to improve continuity, particularly those adjacent to schools, parks, public buildings, and other pedestrian generators and attractors, such as Downtown.</li> <li>- Identify natural areas and other corridors within the community that could serve as linear linkages and/or greenbelts (i.e. land along the Arroyo Ditch or utility corridors). These areas should be acquired and developed for recreational use and as trails and connections.</li> <li>- Recommend appropriate cross sections for different facilities including sidewalks, multi-purpose paths, and bike lanes.</li> </ul> |                                      |
| <p>5.31 - Based on the results of the above inventory prepare an application for the Safe Routes to School Program. Under this program Caltrans makes grants available for the construction of facilities that improve and enhance the safety of pedestrians and bicycle facilities and infrastructure.</p>  | <p>Not yet completed.</p>            |
| <p>5.32 - Prepare a near-term capital improvement plan and program for those trail or sidewalk segments that would have an immediate impact, meaning those by which connections may be made to and between significant destinations with relatively little planning and investment.</p>  | <p>Not yet completed.</p>            |
| <p>5.33 - Work with Caltrans to develop the bike lanes along SR 49 upon its widening. (SR 49 is considered part of the Statewide Bicycle Route System.)</p>  | <p>Roadway has not been widened.</p> |
| <p>5.34 - Consider adoption of the Amador County Park Development Fees, Nexus Plan 2006-2025, which provides for the collection of Quimby Act development fees and AB1600 park impact mitigation fees. The development fee schedule reflects a Quimby fee cost per dwelling unit of \$2,836 and an AB1600 park impact fee of \$4,300 for a total park acquisition and development cost per dwelling unit of \$7,136.</p>   | <p>Not yet completed.</p>            |
| <p>5.35 - To maintain a high level of service of the park system it is advisable for the City to increase its parkland dedication requirements from five to 10 acres per 1,000.</p>  | <p>Not yet completed.</p>            |
| <p>5.36 - Revise the existing parkland dedication ordinance to include park development standards (location, frontage, access, portion in floodplain, street connections, screening) to ensure parks being dedicated and developed are appropriate in shape and arrangement and meet the needs and criteria of the community</p>   | <p>Not yet completed.</p>            |
| <p>5.37 - Continue to coordinate with ACRA to enhance and expand its role in park and recreation facilities planning and financing.</p>  | <p>Not yet completed.</p>            |

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| Additionally, seek opportunities for joint acquisition and development of new parks and facilities  |  |
| 5.38 - Regularly prepare nominations and applications to qualify for grant assistance or other funding arrangements to finance annual capital improvements, parkland acquisition and development, trail development and maintenance, and open space. Currently ACRA provides limited recreation programs and park maintenance to some of the County park sites. Its primary role with the cities has been to provide professional advice on park operations. The long term plan for ACRA includes the following: gain community support as a provider of park and recreation services; assume park maintenance responsibilities for the cities; expand and rehabilitate existing parks in the County; address aquatics needs including swimming pools and water playgrounds; address new park needs in each of the cities in the county; develop a comprehensive recreation program that serves all age groups and abilities; and partner with private and non-profit organizations. Source: Amador County Park and Recreation Master Plan, 2006 PLYMOUTH GENERAL PLAN UPDATE (Final) 5 – 10 Sharkey Park serves as the only neighborhood park. preservation. “Concepts – Practical Tools For Parks and Recreation” published by the California Department of Parks and Recreation is a directory of grant funding sources for California Park and Recreation Providers. The document identifies Federal, State, and foundation grants available. The City in coordination with ACRA should identify and apply for applicable grants. | Staff continuously monitors for funding sources. |
| 5.39 - Maintain a clear, convenient, and accountable process for the City to accept financial donations and bequests of land.   | Not yet completed.                               |
| 5.40 - Pursue a joint agreement with the Amador County Independent School District for reciprocal use of the elementary school property and facilities. The agreement should also establish mutual interest for joint acquiring acreage for a new school campus in the future so it may be developed as a city-school park.   | Not yet completed.                               |

## Section 6 – Public Facilities and Growth Capacity

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| 6.1 - Complete a mutually beneficial agreement with AWA for the supply of water (via the pipeline) with a negotiated option for possible provision of additional water in the future.  | Done.   |
| 6.2 - Coordinate with other water purveyors in the region to seek long-term renewable surface water contracts, and subsequently take action to acquire, protect, and expand surface water rights commensurate with the desirable scale of the community.   | At this time, AWA has adequate water to serve the City. |
| 6.3 - Actively participate in the Program Advisory Committee (PAC) of the Mokelumne/ Amador/Calaveras Integrated Regional Water Management Plan (IRWMP) for the purpose of: <ul style="list-style-type: none"> <li>• ensuring an adequate quality and quantity of potable water;</li> <li>• preserving and protecting existing and potential sources of water supplies;</li> <li>• conserving the natural resource; and</li> </ul> | Not yet completed.                                      |

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| <ul style="list-style-type: none"> <li>preventing contamination of the environment.</li> </ul>  |   |
| 6.4 - Identify the causes of the increased ground water turbidity levels and prepare a plan and regulatory provisions, as necessary, to improve water quality.  | The City no longer allows private wells.  |
| 6.5 - Amend the zoning ordinance to include a ground water protection overlay district to manage uses and restrict construction and reconstruction activity. Consideration must be given to the extent of open space and impervious cover as well as the protection of sensitive resources.   | Not necessary. The City does not allow new private wells in order to protect groundwater resources. |
| 6.6 - Seek to repair the breaches in the Arroyo Ditch and provide for its continuous maintenance to provide a viable, long-term supply of water.  | In progress. The City continues to seek a solution/funds for repairs.                               |
| 6.7 - Tap into the City's water right from the Cosumnes River to supplement other water supply sources, with an eventual transition to surface water supply.  | In progress.  |
| 6.8 - Develop a regional ground water management plan to gauge ground water withdraw (in which voluntary limits of consumption may be set) to keep the supply available for continued use. Eventually, upon transferring to surface water, this ground water may be used as a supplement and not a primary water source. This plan may serve as a source of information as to growth constraints and impacts, particularly in the outlying, rural areas of the SOI (and beyond). It must be administered by a committee to monitor (and confirm) levels and establish management strategies.  | Amador Water Agency is currently reviewing their plans.   |
| 6.9 - Seek to improve the means of records compliance concerning water contaminant monitoring and reporting.  | Not yet completed.  |
| 6.10 - Progress and transition toward independent operation and maintenance of the water treatment plant and distribution system by City personnel.   | Amador Water Agency handles the distribution,   |
| 6.11 - Provide funding to support replacement (particularly the iron pipelines that are in poor condition) and new construction of supply, treatment, storage, and distribution projects.   | Need funding to complete.   |
| 6.12 - Use recapture agreements (in which developers pay for oversized lines and are paid back by subsequent developers who use them) to finance the construction of oversized lines to new development, in order to provide service to the preferred growth areas.   | Done through the system master plan as well as city impact fees.                                    |
| 6.13 - Develop and promote a voluntary water conservation program. Such program may include a give-away program for water-saving devices including: <ul style="list-style-type: none"> <li>- Aerators, to reduce the volume of water coming out of the tap;</li> <li>- Hose spray nozzles, to cut off flow when the hose is not being used;</li> <li>- Hose timers, to automatically shut off hoses that are used for irrigation;</li> <li>- Rain gauges;</li> <li>- Two gallon per minute showerheads;</li> <li>- Shower shut-off valves, to allow users to maintain water temperature while temporarily cutting off the shower stream;</li> <li>- "Toilet tank banks" that displace water in the toilet tank, reducing its flush volume;</li> <li>- Toilet dye tablets, to detect flapper valve leaks;</li> </ul> | Not yet completed.  |

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| <ul style="list-style-type: none"> <li>- Shower timers, to help people cut down on the time they spend in the shower; and</li> <li>- Irrigation system rain shutoffs, which shut off irrigation systems when a certain amount of water is present on the ground.</li> </ul>   |                    |
| 6.14 - Develop a promotional program including the development of informational and educational materials to provide tips on indoor and outdoor water conservation measures.  | Not yet completed. |
| 6.15 - Launch a public awareness campaign aimed to educate the public as to the benefits of proper stewardship of water resources.  | Not yet completed. |
| 6.16 - Involve citizens and local community groups in the creation of awareness programs designed to reduce water consumption and waste, including relatively easy and low- cost measures such as residential water catchment (from roof drainage) for re-use by homeowners on their property.  | Not yet completed. |
| 6.17 - Establish a City-wide water budget with annual goals for water use reductions. Subsequently establish a conservation rate structure that encourages conservation by charging those who use more water more money per gallon used.  | Not yet completed. |
| 6.18 - Expand water conservation measures within the City and in all new developments regulated by the City, using various tools, which may include an escalating rate scale tied to the relative volume of water use and/or billing water and wastewater services separately to encourage reduced water consumption.   | Not yet completed. |
| 6.19 - Amend the zoning ordinance as follows: <ul style="list-style-type: none"> <li>• Incorporate bonus provisions or consider a mandatory rainwater harvesting requirement for large nonresidential buildings and sites.</li> <li>• Revise the landscaping standards to allow and/or require the use of xeriscape principles in landscape design. This would require the use of drought-tolerant plants and limit non-drought tolerant vegetation to small "oasis" areas.</li> <li>• Encourage the design of on-lot micro-storage of stormwater, such as a rain garden or wet meadow, which would reduce storm water runoff.</li> </ul> | Not yet completed. |
| 6.20 - Conduct a distribution system analysis and subsequently develop a capital improvement program with a goal of reducing water loss experienced by the system.  | Not yet completed. |
| 6.21 - Conduct a comprehensive assessment of the water system to identify and subsequently prepare a staged capital improvement program to reduce the high rate of water loss, which would help reduce the need for scarce surface water resources.   | Not yet completed. |
| 6.22 - Implement conservation best management practices to promote water use efficiency. Begin by coordinating with AWA to expedite the installation of meters, which can reduce demand by as much as 30 percent.   | Not yet completed. |
| 6.23 - Develop a water conservation master plan that outlines strategies and programs for conserving water, reducing demand, and maximizing the efficiency of water use.  | Not yet completed. |
| 6.24 - Create a long-term water resources management strategy that includes the reuse of treated wastewater for beneficial purposes.  | Not yet completed. |
| 6.25 - Seek assistance from the California Department of Water  | Not yet completed. |

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| Resources for water use efficiency planning and technical and financial assistance.  |  |
| 6.26 - Adopt water-efficient landscape ordinance.  | Staff is currently working on preparing a draft Ordinance for review.            |
| 6.27 - Provide water audits for large landscape accounts. Provide financial incentives for efficient irrigation controls and other efficiency measures.  | Not yet completed.   |
| 6.28 - Adopt a utility extension policy requiring annexation as a condition of providing water and/or wastewater service to properties currently outside the City limits.  | Not yet completed.   |
| 6.29 - Seek to assume the role and responsibility for the in-house operation and maintenance of the wastewater collection, treatment, and disposal facilities.   | Amador Water Agency handles this.  |
| 6.30 - Develop a plan and capital improvement program to repair and replace aging and deteriorated sewer lines, which will improve the flow efficiency, reduce inflow and infiltration into the collection and treatment systems, and help to mitigate ground water impacts.   | Completed.   |
| 6.31 - Seek to reduce infiltration and inflow with capital improvements, such as pipeline rehabilitation, manhole cover replacement, and root eradication.   | Completed.   |
| 6.32 - Adopt best management practices for piping, manhole, bedding and backfill materials, and incorporate their use into the City's technical specifications for construction projects. Subsequently, implement a testing and inspection program to ensure adherence.  | Completed.   |
| 6.33 - Identify and eliminate all unauthorized connections to the wastewater collection system. Prepare a public awareness program to alert the public as to the illegality of unauthorized dumping into the wastewater system and its associated costs to the City.   | Completed.   |
| 6.34 - Implement the recommendations of the wastewater management plan, including aeration of the treatment plant pond, the area of the spray field and capacity of the storage reservoir.   | Completed.   |
| 6.35 - Proceed with the five-phase improvement program outlined in the Conceptual Plan for Wastewater Treatment and Disposal.  | In progress.   |
| 6.36 - Prepare a comprehensive drainage study of the City and its SOI to identify a plan for effectively conveying stormwater and alleviating flooding conditions during storm events. The study should include a phase implementation program of stormwater improvements along with policies and recommendations for stormwater management in newly developing areas. | Not yet completed.   |
| 6.37 - Expand the recycling program to include other recyclables such as grass, leaves, and brush (as applicable). Furthermore, coordinate with franchiser to establish a public education program and to set annual goals for increasing the tonnage of local recyclables.  | The City's waste provider, ACES, provides curbside pick-up of yard waste.        |
| 6.38 - Coordinate with franchiser to establish a local drop-off location for hazardous wastes, which may then be transferred to lone and on to the Forward Landfill in Manteca.  | Hazardous waste drop off events are regularly held by the City's waste provider. |
| 6.39 - The City shall develop standards and specifications for road side drainage and coordinate planned improvements by including them in the Capital Improvement Plan. These standards must be designed and coordinated with street cross-sections, including both rural and urban street sections. The overall plan for the City is to                              | Completed.   |

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| improve the existing street drainage system to allow for severe storm and flooding conditions, while retaining the rural street sections to contribute to community character. Wherever possible, curb and gutter shall be avoided in favor of v-ditch type drainage, but not at the expense of the overall City drainage requirements.  |  |
| 6.40 - The City shall use standards and specifications for addressing stormwater quality, including a first preference for non-structure best management practices such as bio- retention, vegetated swales and buffer strips, constructed wetlands, and other environmentally sensitive design and construction practices. Incorporation of these non-structure improvements will provide the necessary infrastructure improvements without degrading the natural and rural character of the land. In addition, the City policies look to improve and increase open space in and around the city and this policy would work towards both goals. | Completed.   |
| 6.41 - The City shall develop a plan and capital program for drainage improvements within the original town area to alleviate the risk of property damage associated with flood inundation as well as to manage stormwater collection and conveyance during heavy storm events. It is the preference of this plan to preserve the original town character by handling the drainage improvements without a curb and gutter street section.  | Not yet completed.   |
| 6.42 - Implement or expand City or County wide recycling and composting programs for residents and businesses. Require commercial and industrial recycling.  | ACES has expanded services in the community.   |
| 6.43 - Maintain a mutual agreement with the Amador County Sheriff's Office for continued provision of police protection services until which time as it is prudent and feasible to contract or hire a full-time City peace officer.  | The City continues to contract for police services with the Sheriff's Office.  |
| 6.44 - Continue to pursue grant assistance to support and expand the County's patrol services, including possible additional hours of service coverage and expanded program development.   | Not yet completed.   |
| 6.45 - When feasible, seek to make space available in town to provide an office suitable for report filing, local investigation, evidence storage, and possible short-term confinement. Investigate the potential for an electronic connection with the main office in Jackson to facilitate secure, on-line filing and report submission.   | All new development must pay a Communities Facilities Impact Fee   |
| 6.46 - Consider imposing a fee to generate sufficient revenue to offset the added costs for expanding the public safety services commensurate with the increased calls for service.  | All new residential development must pay a Communities Facilities Impact Fee to cover costs related to fire and police services. |
| 6.47 - Seek to achieve and then maintain the County's standard of two officers per 1,000 persons, meaning an addition of 1.5 full-time equivalent (FTE) positions currently, and increasing it accordingly as the community grows.   | The City contracts for services.   |
| 6.48 - Support county-wide initiatives to provide full-time, paid firefighters and daytime personnel throughout the County, and particularly at State 122 in Plymouth.   | The Fire Station is operated by full-time paid staff.  |
| 6.49 - Concurrent with the decision to provide full-time personnel at Station 122 (regardless of the timing), seek to expand and improve the station facilities. This may include improvement beyond those now underway to add a third bay and living quarters.  | Expansion of the fire station is reviewed by the Amador Fire Protection District.  |

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| 6.50 - Coordinate with the AFPD to provide the means for achieving the California EMS Basic Life Support (BLS) urban response time standards.   | Conducted by the Amador Fire Protection District.  |
| 6.51 - Develop a plan with a goal of lowering the current ISO rating of 6 within the City by: <ul style="list-style-type: none"> <li>- improving the quality of fire equipment;</li> <li>- providing enhanced educational and training opportunities for the fire personnel;</li> <li>- improving the availability of water and the adequacy of fire flows; and</li> <li>- investing in an advanced communications system.</li> </ul>   | Amador Fire Protection District.   |
| 6.52 - Support future bond efforts of the Amador County Unified School District for the following: <ul style="list-style-type: none"> <li>- expansion of the Plymouth Elementary School to construct permanent space for the portable buildings;</li> <li>- placement of another school campus in nearer proximity to Plymouth to reduce school commute times; and</li> <li>- provide added athletic fields and facilities in a location closer to Plymouth, for which there may be a joint agreement with the City as a City-School park.</li> </ul> | When needed.   |
| 6.53 - Develop a plan and capital program for improving pedestrian access to and around the elementary school campus, including sidewalks within the original town area and trails extending to and through all new developments.   | Recently completed with the SR 25 project.   |
| 6.54 - Utilize the policies and provisions of this General Plan to guide decisions regarding the pattern and timing of development.   | Services are taken into account and reviewed at each development stage to ensure they can adequately be provided.  |
| 6.55 - Prepare an annexation plan to serve as a basis for determining the pattern and timing of expanding the corporate limits. Also, prepare criteria for considering and acting on landowner requests for annexation.   | At this time, there is no additional land identified for future annexation. The City Limit line and the Sphere of Influence (SOI) are the same. Should the City Council wish to expand the SOI, the Council can direct Staff to amend the General Plan or study an expansion as part of a General Plan Update. |
| 6.56 - Develop a five-year capital improvement program (CIP) that is coordinated with the City's annexation and intentional growth plan. Provide for a reinvestment in the infrastructure within the designated infill area as a means of preserving its integrity and livability.  | Not needed unless the SOI is changed.  |
| 6.57 - Perform a study to define the ultimate boundaries of the City, which must be based on the ability to provide services as well as the preferred scale and character of the community.   | This study would require direction from the City Council   |
| 6.58 - Comprehensively amend the zoning and subdivision ordinance consistent with the policies and recommendations of this General Plan.  | The Zoning Ordinance was overhauled in 2014. The Subdivision Ordinance has not been revised.   |
| 6.59 - Adopt adequate public facilities policies whereby there must be a showing that adequate facilities and services are or will be available concurrent with development.  | As needed.   |
| 6.60 - Consider the proposed and anticipated developments on a case-by-case basis utilizing the methods provided for in this  | Done during Staff project review.  |

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| General Plan as a means for judging the appropriate timing and sequencing of such development.   |   |
| 6.61 - Develop a growth capacity demand model or other mechanism to monitor the impacts of new development proposals on the City's water supply, storage, and treatment needs. | The City has a services master plan that was adopted in 2013. With the growth currently under review, updating this master plan should be considered. |
| 6.62 - Periodically review and amend this General Plan, as necessary, particularly in relation to the area designated for development and make adjustments as appropriate.     | Staff amends as necessary.  |
| 6.63 - Decide the means for evaluating the timing and sequencing of development and adopt it as the official growth policy of the City.  | Not necessary at this time. No additional areas are identified for annexation into the City.  |
| 6.64 - Consider development of a dynamic fiscal impact model, which may be used to test the net benefit and long-term fiscal sustainability of development.                    | Not necessary at this time.   |

## Housing Element Reporting Requirements (Section 7)

The City recently adopted the 6<sup>th</sup> Cycle Housing Element and submitted to the State of California Department of Housing and Community Development. Unlike the rest of the General Plan Annual Progress Report, the State has specific requirements on what the Housing Element Annual Progress Report must look like.

### Housing Units Constructed

| Residential Units 2025 |            |                       |       |
|------------------------|------------|-----------------------|-------|
| Very-Low Income        | Low-Income | Above-Moderate Income | Total |
| 0                      | 0          | 0                     | 0     |

### Regional Housing Needs Allocation Progress

| Income Level      | RHNA Allocation By Income Level | Units Constructed 2019-2024 | Total Remaining RHNA by Income Level |
|-------------------|---------------------------------|-----------------------------|--------------------------------------|
| Very Low          | 7                               |                             | 7                                    |
| Low               | 5                               |                             | 5                                    |
| Moderate          | 5                               |                             | 5                                    |
| Above Moderate    | 13                              | 52                          | --                                   |
| <b>Total RHNA</b> | <b>30</b>                       |                             | <b>17</b>                            |

### Housing Element Implementation Status

| Name of Program in Housing Element | Objective | Timeframe in H.E | Status of Program Implementation |
|------------------------------------|-----------|------------------|----------------------------------|
|------------------------------------|-----------|------------------|----------------------------------|

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| <p><b>Program 1 - Countywide Housing Working Group</b></p> | <p>The purpose of a Countywide Housing Working Group is for Amador County, and the Cities of Amador City, lone, Jackson, Plymouth, and Sutter Creek to work together to implement regional housing programs, secure funding for affordable housing, and track Housing Element implementation. The Countywide Housing Working Group shall meet at least quarterly to discuss housing needs, address constraints, and develop approaches to support the development and maintenance of housing, including the pursuit of funding, to address State law.</p>  | <p>Ongoing</p> | <p>The Countywide Working Group started meeting at the beginning of 2024 and has been working on compliance with the Housing Element policies.</p>   |
| <p><b>Program 2 - Housing Element Monitoring</b></p>       | <p>Amador County and the Cities of Amador City, lone, Jackson, Plymouth, and Sutter Creek's Planning Departments are responsible for the regular monitoring of the Housing Element to ensure that they continue to assess its affordable housing programs, progress towards the RHNA, and the preservation of affordable housing units. Each jurisdiction's Planning Department will prepare its Annual Progress Report for review by the public, decision-makers, and submittal to the Department of Housing and Community Development (HCD). Completion of the Annual Progress Report is required for the jurisdictions to maintain access to State housing funds.</p>   | <p>Yearly</p>  | <p>As required, Staff has prepared a General Plan Annual Progress Report which has been reviewed by the Planning Commission and City Council.</p>  |
| <p><b>Program 3 - Adequate Sites</b></p>                   | <p>To ensure that the future housing inventory is maintained to accommodate each jurisdiction's RHNA, Amador County and the Cities of Amador City, lone, Jackson, Plymouth, and Sutter Creek will maintain the inventory of adequate housing sites for each income category. This inventory will detail the amount, type, size, and location of vacant land and parcels that are candidates for consolidation to assist developers in identifying land suitable for residential development. In addition, the jurisdictions will continuously monitor the sites inventory and the number of net units constructed in each income category. If the inventory indicates a shortage of adequate sites to accommodate the remaining RHNA of the County or any of the cities, the affected jurisdiction will identify alternative sites so that there is no net loss of residential capacity pursuant to Government Code Section 65863.</p> | <p>2026</p>    | <p>The City of Plymouth has identified adequate sites to meet our RHNA that are currently vacant and zoned for residential uses.</p> <p>The Zoning Code has not been amended to require affordable housing by right, compliance is anticipated early 2026.</p> |

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| <p><b>Program 4 - Accessory Dwelling Units, Junior Accessory Dwelling Units and SB 9 Units</b></p> | <p>Each jurisdiction will continue to apply zoning regulations that allow ADUs and JADUs by-right in all residential zones, in accordance with State law. The jurisdictions will amend the ordinance as necessary based on future changes to State law and will work with HCD to ensure continued compliance with State law and also continue to monitor the extent of ADU production to ensure that the Housing Element goals can be met.</p>   | <p>2026</p>     | <p>The Planning Commission has reviewed the draft ADU Ordinance and has adopted a Resolution recommending City Council approval. A date for review by the City Council has not been set yet.</p> |
| <p><b>Program 5 - Affordable Housing Land Acquisition</b></p>                                      | <p>This program establishes guidelines for an Affordable Housing Land Acquisition program to acquire and dispose of properties with the purpose of facilitating the construction of affordable housing units. Only 1 publicly-owned site has been identified in the inventory for the jurisdictions; this site is in the unincorporated area of the County and would be disposed of pursuant to the Surplus Lands Act as described below.</p>  | <p>2028</p>     | <p>No sites are located within the City of Plymouth. The Countywide Working Group will continue to identify sites as they come up.</p>   |
| <p><b>Program 5B - Homeless Services Coordination and Housing</b></p>                              | <p>Recognizing that the ATCAA leads the regional effort to coordinate services and funding for the unhoused population, this program is intended to provide for coordination between jurisdictions to increase shelter for unhoused and at-risk persons in each jurisdiction and to improve access to services that may help in preventing homelessness and displacement.</p>  | <p>Annually</p> | <p>Staff is looking into grants or other monies to allow for two shelter beds within the City of Plymouth.</p>   |
| <p><b>Program 6 - Affordability Targets</b></p>  | <p>The purpose of this program is to create units for a range of income levels to accommodate the RHNA and housing goals in jurisdictions that have large areas designated as Special Planning Areas, Planned Development, or similar designations. These areas are anticipated to be developed with relatively large-scale developments and it is necessary that such development addresses local housing needs. The income level required (extremely low, very low, low, and/or moderate) shall be at the discretion of the jurisdiction, with an emphasis on creating units affordable to extremely low and very low income households.</p> | <p>2019</p>     | <p>Staff is looking into options for increasing affordable housing in the City. The Planning Director recently approved a 5-plex with 3 low income restricted multi-family units.</p>            |
| <p><b>Program 8 - Neighborhood Beautification</b></p>  | <p>The Countywide Housing Working Group shall identify areas with concentrations of housing in need of repair, including dilapidated units, as</p>   | <p>2019</p>     | <p>The City is looking for grants and other funds to assist with housing</p>   |

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| <p><b>and Rehabilitation</b></p>   | <p>well as individual multi-family developments that are in need of significant repair or rehabilitation and will coordinate to secure federal, State, and regional resources for housing rehabilitation, weatherization, energy-efficiency improvements, and emergency repair throughout the County. The Planning Department and Building Department for each jurisdiction shall also provide information regarding financial resources for housing rehabilitation, weatherization, and emergency repair to any owners of housing in need of repair.</p>   |             | <p>rehabilitation. Other programs and assistance are currently being researched and developed.</p>  |
| <p><b>Program 9 - Affordable and Special Needs Housing Assistance and Incentives</b></p> | <p>Successful implementation of Amador Countywide programs for development of affordable and special needs housing will depend on the ability of the jurisdictions to leverage local funds with a variety of federal, State, County, and private sources. In addition to applying for those public and private funds directly available to municipalities, Amador County and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek play an important role through incentivizing affordable and special needs housing and in supporting developers to secure outside funds. Each jurisdiction's involvement may include provision of incentives, review of financial pro-forma analysis; provision of demographic, market, and land use information; review and comment on funding applications; and Council actions in support of the project and application. Many "third-party" grants may also require some form of local financial commitment.</p> | <p>2025</p> | <p>Staff is currently working on incentives to encourage the production of affordable housing in the City.</p>  |
| <p><b>Program 11 - Preserve Multifamily and Mobile Home Opportunities</b></p>            | <p>Multifamily rental housing, including duplexes, triplexes, fourplexes, and larger apartments and mobile home parks provide housing opportunities for lower income households and are an essential component of each jurisdiction's housing stock. It is necessary to review any requests to convert or demolish multifamily rental housing and mobile home parks to ensure these housing types are retained and to further ensure that any conversion of such uses does not displace residents or reduce a jurisdiction's housing stock.</p>   | <p>2026</p> | <p>No requests for demolition have been received. Staff has not begun revising the code to address demolition or conversion of multifamily or mobile homes.</p> |
| <p><b>Program 12 - Fair Housing Services</b></p>   | <p>Amador Tuolumne Community Action Agency (ATCAA) is the designated provider of housing information throughout Amador County. ATCAA offers a variety of housing assistance and services to the community, including securing and stabilizing housing for homeless</p>  | <p>2026</p> | <p>The Countywide Working Group has started discussing fair housing and the coordination of informational resources for the public.</p>                         |

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|   | families and individuals as well as those at risk of becoming homeless.  |          |  |
| <b>Program 13 - Affirmatively Further Fair Housing</b>                      | The actions listed below, along with the other programs identified in this Housing Plan, were developed to cumulatively address the AFFH goals to counteract the disparities and issues that were identified in the AFFH analysis located in the Background Report. The timeframes and priority levels are added to ensure the implementation of these actions in a timely manner.   | 2028     | Staff is currently working on the items listed in Table 1 in the Housing Element. Codifying the requirements for Accessory Dwelling Units as well as creating helpful informational handouts is currently underway.  |
| <b>Program 14 - Affordable Housing Resources for Renters and Owners</b>     | Amador County and the Cities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek anticipate continuing to increase rental and ownership opportunities for all income levels. To ensure that housing opportunities are accessible to residents that may be at-risk of displacement, to increase access to resources, and to affirmatively further fair housing access and opportunities, the jurisdictions will connect targeted extremely low, very low, and low income residents and employees' access to new housing opportunities, including information regarding local and regional resources for homeownership and housing rehabilitation opportunities to ensure the community is aware of these resources. | 2025     | The Countywide Planning Group is currently working on creating materials and an outreach program.  |
| <b>Program 15A - Adopt a Reasonable Accommodation Procedure for Housing</b> | Through the implementation of an ordinance, each jurisdiction in Amador County can grant reasonable modifications to the requirements of their respective Development Codes to ensure persons with disabilities, including developmental disabilities, are afforded equal opportunity for the use and enjoyment of their dwelling. The ordinance for each jurisdiction establishes a ministerial process for requesting and granting reasonable modifications to zoning and development regulations, building codes, and land use. None of the jurisdictions should impose any fees for a reasonable accommodation application.  | 2026     | While the City of Plymouth has a Reasonable Accommodation Chapter in the Zoning Ordinance, the City's website does not include information materials to assist the public. Staff will begin working on handouts and a specific application form to better assist the public. |
| <b>Program 15B - Smoke Free Multi-Unit Housing</b>                          | Jurisdictions will promote smoke-free environments for multi-unit housing properties, including exterior areas (such as private balconies and decks) and interior unit spaces, as well as common areas not already covered by state law.   | 2025     | Not yet started.   |
| <b>Program 16 - Federal Voucher Program</b>                                 | Countywide Housing Working Group to contact the Stanislaus County Regional Housing Authority (StanCoHA) and ATCM annually to invite StanCoHA to attend a meeting and provide information regarding the number of vouchers issued within the county, to identify opportunities to access additional   | Annually | In progress  |

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|   | assistance programs, including the Family Unification Program, currently unavailable in Amador County, to determine if additional vouchers may become available, and to identify if there are unused vouchers that should be advertised to County residents.  |      |   |
| <b>Program 17 - Development Code/Zoning Code Amendments</b> | Amendments to each jurisdiction's Development Code or Zoning Code are needed to address various recent changes to State law and create consistency with each jurisdiction's Housing Element.  | 2026 | Staff has begun discussing state law and housing requirements during study sessions with the Planning Commission. Staff recently amended several use categories in the Zoning Ordinance to comply with state law. Other changes as noted in this program will be done as staff reviews and identifies all inconsistencies with state law in the Zoning Ordinance. Work on application streamlining has not started yet, but is identified as an important step to undertake soon. Objective Design Standards have been adopted and are available on the City's website. All other modifications to the Zoning Ordinance are noted and will be done. |
| <b>Program 18 - Code Review</b>                             | Each jurisdiction will continue to annually review its development and building codes for current compliance and adopt the necessary revisions, including revisions to address energy conservation, water conservation, and wastewater efficiencies consistent with Policy H-1.8, so as to further local development objectives.  | 2026 | Staff has begun our review of the Zoning Ordinance and areas in which the Code is not compliant with State Law. Staff will be bringing these amendments forward and once adopted will continue to revise as laws change.  |
| <b>Program 19 - Water and Wastewater Infrastructure</b>     | Each jurisdiction within Amador County has a responsibility to regularly monitor the capacity of the water and sewer systems serving its community to ensure the regional housing needs allocation (RHNA) can be accommodated. To support this effort, each jurisdiction within Amador County shall work together to help AWA expand their capacity to support the Countywide RHNA and individual | 2025 | The Countywide Working Group has begun discussions regarding water availability with AWA. The City of Plymouth has a services master plan that was prepared in 2013 and is reviewing if the master  |

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|   | jurisdictions will ensure they plan for adequate improvements to their local systems.   |               | plan needs to be updated.   |
| <b>Program 20 - Partnerships with Affordable Housing Developers</b> | In today's housing market, focused outreach to property owners, developers, and non-profits along with identification of incentives and funding resources are necessary to attract and build affordable and special needs housing.  | Ongoing       | In progress   |
| <b>Program 21 - Child Care Program</b>                              | Continue to promote the provision of childcare in conjunction with residential development, including affordable housing projects, on an ongoing basis  | Ongoing       | In progress   |
| <b>Program 22 - Application Processing Procedures</b>               | Review application processing procedures in 2025 and 2028 and make any necessary amendments to reduce constraints to housing approvals and ensure development proposals are processed in accordance with State law, including the time periods identified by the Permit Streamlining Act.   | 2025 and 2026 | Staff is currently preparing a checklist of all items required for project submittal to simplify project review for applicants. |
| <b>Program 23 Ongoing Community Education and Outreach</b>          | Maintain each jurisdiction's website and continue to provide brochures at convenient locations throughout the County, including locations within each city, which publicize opportunities, agencies, and programs that are available to local households and which can help to meet the Countywide housing goals.   | Ongoing       | In progress   |
| <b>Program 24 - Governmental Transparency</b>                       | Plymouth to update its website to provide its building permit fee schedule and its five previous annual fee reports, and the archive of impact fee nexus studies, cost of service studies, or equivalent conducted on or after January 1, 2018.   | 2026          | In progress. A comprehensive fee study is underway and all materials will be provided on the City's website.                    |
| <b>Program 25 - Energy Conservation Initiatives</b>                 | Information regarding each jurisdiction's energy-efficiency standards and available programs to assist homeowners and property owners with energy-efficient improvements and with reducing energy-related costs, including those identified in the Housing Element Background Report, will be made available on the municipality's website and at the Planning Department counter. In addition to promoting the programs Countywide, each city will target special advertisements and education to each city's lower income census tracts to explain available programs and potential long-term utility cost savings. | Ongoing       | In progress.  |

## Section 8 - Noise

| Recommended Action   | Status                      |
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| 8.1 - Utilize the recommendations of <b>Table 8.2, Noise Buffering Guidelines</b> to provide buffers between adjacent, incompatible land uses. | Not necessary at this time. |

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| 8.2 – Enforce the provisions of the California Environmental Quality Act (CEQA and the City’s EIR Guidelines for noise related issues associated with development projects.  | The City follows all requirements of CEQA.  |
| 8.3 – Consider requirements of new developments that have the potential to generate noise in excess of the City’s standards to purchase and/or share proper monitoring equipment and provide periodic evidence that the noise standards are not being exceeded.  | Reviewed during the development review process.   |
| 8.4 - Require developments that are a source of noise to provide for berms, vegetation, and other appropriate sound barriers. In some extenuating cases, sound-attenuating walls may be approved in addition or in lieu of other sound barriers. Sound walls are discouraged in favor of alternative solutions such as increased separation and the use of berming and intensive vegetation. | Reviewed during the development review process and all mitigations measures required by CEQA for noise attenuation are required to be incorporated into the final project design.   |
| 8.5 - Appropriately locate noise sensitive land uses away from uses that have a potential to create sound levels in excess of 72 dBA, or provide assurance for noise barriers.   | The Land Use Map seeks to locate sensitive receptors away from noise generating uses. For uses with the potential to create noise impacts, these uses typically require a Conditional Use Permit and impacts to adjacent uses are considered and reviewed during the permit review process. |
| 8.6 - Locate noise sensitive land uses an appropriate distance from collector and arterial roadways, and/or provide for noise attenuation through the use of berms, construction practices, and other effective (and proven) means. Although discouraged, sound attenuating walls may be used when removed and approved by the City.   | See above.  |
| 8.7- Reduce vehicle noise emissions by strict enforcement of appropriate Vehicle Code requirements.  | Ongoing.  |
| 8.8 - Require compliance with the California Uniform Building Code noise insulation standards in all new development.  | Required of all projects subject to a Building Permit.  |
| 8.9- Amend the zoning ordinance to provide sufficient noise buffering between adjacent, incompatible land uses.  | Not included in update.   |
| 8.10 - Outline in the zoning ordinance the appropriate methods for sound attenuation including land use, design, and construction practices.   | Not included in update.   |
| 8.11 - Require each applicable development proposal to present projected ambient noise levels prior to approval.   | Reviewed during the development review process.   |
| 8.12 - Develop and maintain a chart of acceptable noise levels for different land uses (see Table 8.1, Noise Level Thresholds)   | Not yet completed.  |
| 8.13 - Required new development to accurately identify any significant increase ambient noise and address both on and off-site improvements.   | Reviewed during the development review process.   |
| 8.14 - Enforce building code requirements pertaining to acoustical safety for new developments.  | Required of all projects subject to a Building Permit.  |
| 8.15 - Require noise reports prepared for new development to specifically address the noise associated with the traffic generated by the project.  | Reviewed under CEQA.  |
| 8.16 - For the purpose of noise buffering, require submittal of a noise mitigation plan for review and approval by the City prior to issuance of any building permit for new development.  | Reviewed under CEQA.  |
| 8.17 - Adopt consultant qualification standards for the preparation of noise related reports.  | Not yet completed.  |

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| 8.18 - Provide protective measures to mitigate the impacts of noise caused by new development.  | Reviewed during the development review process. |
| 8.19 - Require all buffering to be onsite of new development so as to not be a cost or detriment to existing uses.  | Reviewed during the development review process. |
| 8.20 - Require noise buffering improvements to be placed on the subject development site. In the case of adjacent undeveloped properties, each shall contribute to the requisite noise buffering. | Reviewed during the development review process. |

## Section – Public Safety

| Recommended Action  | Status   |
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| 9.1 - Devise a checklist that will clearly indicate the direct, indirect, and cumulative costs associated with proposed development projects. The City should utilize this checklist to assess cost impacts for appropriate conditions of approval.   | Not yet completed.   |
| 9.2 - Impose impact fees or other acceptable financial mechanisms upon new development that will impact public services and/or facilities.  | City fee update is currently underway.   |
| 9.3 - Update the impact fees annually to ensure they adequately fund necessary public services and facilities.  | City fee update is currently underway.   |
| 9.4 - Enforce the provisions of the California Environmental Quality Act (CEQA) and the City's EIR Guidelines for safety related provisions associated with development projects.   | Ongoing.   |
| 9.5 - Ensure the siting of critical emergency response facilities, such as hospitals, fire stations, police substations, emergency operations centers, and other emergency service facilities and utilities in locations with minimal exposure to flooding, seismic and geological effects, fire, and explosions.   | Would be reviewed if such a use were proposed to be located within City.                     |
| 9.6 - Encourage the location of an ambulance service in the City by investigating the costs of hiring a paramedic within the Amador Fire Protection District for the Plymouth Fire Station. Consider sending staff and residents to American Red Cross training to become members of a Citizen Emergency Response Team (CERT) to assist in emergency situations. Provide announcements on the City's website of upcoming CERT training events to encourage local residents to become trained. | Ambulance services are provided in the City.   |
| 9.7 - Coordinate with the Amador County Office of Emergency Services to complete an upgrade of the County's Emergency Management Plan to apply to all jurisdictions involved. Direct City departments and other service agencies to actively cooperate and provide their own emergency plans in the effort.   | The County has prepared the Local Hazard Mitigation Plan which applies to all jurisdictions. |
| 9.8 - Initiate and conduct one or more disaster drills every five years in conjunction with the State Office of Emergency Services to ensure all City offices and other involved agencies are prepared for a possible disaster.   | Not yet completed.   |
| 9.9 - Periodically update the City's Emergency Operations Plan to meet current federal, state, and local emergency requirements.  | Not yet completed.   |
| 9.10 - Coordinate with local, state, and federal agencies to establish, maintain, and test a coordinated emergency response system that addresses a variety of hazardous and threatening  | Conducted when possible.   |

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| situations.  |   |
| 9.11- Using the guidelines provided by the State Office of Emergency Services and the Federal Emergency Management Agency (FEMA), prepare an emergency operations plan and local hazard mitigation plan for Plymouth.  | The City participates in and adopted the Countywide Local Hazard Mitigation Plan.   |
| 9.12 - Seek to minimize the vulnerability of the City's infrastructure and water supply and distribution systems.  | Ongoing.  |
| 9.13 - Require soils and geology reports concurrently with and prior to approval.  | Project submittal requirement.  |
| 9.14 - Require all development proposals to be subject to requirements or conditions to control both on- and off-site soil erosion, siltation, and sedimentation.  | Ongoing.  |
| 9.15 - Evaluate the need for maintenance or planting of vegetation wherever appropriate to maintain land stability.  | Ongoing.  |
| 9.16 - Require new development to accurately identify any significant increase to natural surface water flow and address both on- and off-site impacts created by such increased flow.   | Reviewed during the development review process.   |
| 9.17 - Enforce building code requirements pertaining to seismic activity or new developments and substantial rehabilitation of existing structures intended for human occupation.  | Compliance with Building Code is required for all projects.   |
| 9.18 - Ensure that any geologic and soils reports prepared for new development specifically address the possibility for subsidence due to mine collapse or other geohazards.   | Reviewed during the development review process.   |
| 9.19 - Enforce the provisions of the Subdivision Map Act and the City's Subdivision Ordinance calling for geologic and/or soils reports, where appropriate.  | Reviewed during the development review process.   |
| 9.20 - Refer all development proposals to the City Engineer for review and recommendations regarding soil erosion, siltation, and sedimentation.   | All development projects are routed to Public Works and the City's Engineer.  |
| 9.21 - Where appropriate, require the submittal of a tree and landscaping plan for review and approval by the City prior to issuance of any building permit.   | Preliminary landscape plans are required for development projects. Staff is working on preparing a Water Efficient Landscape Ordinance (required by the State) which would require final landscape and irrigation plans to be submitted prior to issuance of a Building Permit. |
| 9.22 - Require that alterations to existing buildings and all new buildings be built according to the seismic requirements of the Uniform Building Code. Support and encourage seismic upgrades to older buildings that may be structurally deficient.   | Compliance with Building Code is required for all projects.   |
| 9.23 - Investigate the costs of requiring new developments to map the limits of mines and tunnels beneath the surface and in close proximity to the proposed development. Evaluate whether the risk posed by potential subsidence is substantial enough that development should incur the costs and routinely assess and mitigate these potential hazards. | Evaluated during project review.  |
| 9.24 - Zone areas within an appropriate distance of capable fault areas or other identified geological hazard areas as open space. Establish applicable standards regarding the use of these open space areas.   | Not yet completed.  |
| 9.25 - Require development located within areas of unstable slopes, above underground tunnels, within 100 feet of a fault rupture zone, or exhibiting evidence of significant subsidence, erosion potential,   | Not yet completed.  |

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| or similar geologic hazard to conduct an evaluation of potential geotechnical hazards. Adopt consultant and qualification standards to prepare such reports.   |  |
| 9.26 - Consider adoption of a hillside management ordinance establishing acceptable hillside slope-related densities and alternatives for hillside construction standards that reduce grading and other adverse environmental impacts. The ordinance should address infill development and the appropriateness of setbacks, lot sizes, road widths, road-related facilities, parking, and related development standards.               | Not yet completed.   |
| 9.27 - Continue to utilize the Federal Insurance Administrations flood hazard boundaries as the adopted flood hazard boundary map. Incorporate provisions in the zoning ordinance to protect life and property within flood hazard boundaries.   | Chapter 8.11, Flood Hazard Reduction, provides regulations aimed at reducing flood hazards.  |
| 9.28 - Amend the zoning ordinance to restrict the use of the 100-year floodplain, and provide for compensatory storage requirements to mitigate the risk of increased flooding caused by new developments.   | Chapter 8.11, Flood Hazard Reduction, provides regulations aimed at reducing flood hazards.  |
| 9.29 - Provide handout materials and a link from the City's website to the Federal Emergency Management Agency (FEMA) website regarding emergency response procedures.   | Not yet completed.   |
| 9.30 - Prepare a flood damage prevention ordinance to guide development within and adjacent to flood zones.  | Chapter 8.11, Flood Hazard Reduction, provides regulations aimed at reducing flood hazards.  |
| 9.31 - Obtain resources for assuring adequate citywide water quantity and pressure through grant or loan funding, impact fees, benefit assessments, and/or other local funding sources.  | The City currently has a master plan which reviews this. The plan is dated 2013 and is in need of an update.   |
| 9.32 - Require new development to provide water systems that deliver adequate fire flows and provide adequate access for firefighting personnel and equipment/vehicles.  | Reviewed during the development review process and all projects are required to be designed so that adequate pressure, fire flow and storage is available.   |
| 9.33 - Discretionary development within high and very high fire hazard areas shall be conditioned to designate fuel break zones that comply with fire safe requirements.   | All projects are required to be designed so that adequate pressure, fire flow and storage is available. All projects are reviewed to ensure safe access and comply with all requirements of the Fire Code. |
| 9.34 - Cooperate with other local, regional, and State agencies to improve the region's air quality by developing and implementing air quality plans to achieve State and Federal Ambient Air Quality Standards. This includes cross-jurisdictional and regional transportation and air quality issues, and incorporating the provisions of the Amador County Air Pollution Control District (APCD) in the development review process. | Not yet completed.   |
| 9.35 - Consult with the Amador County APCD during CEQA review for projects that require air quality impact analysis, and ensure that the Amador County APCD is on the distribution list for all CEQA documents.  | All agencies are invited to review and comment during the CEQA process.  |
| 9.36 - Review proposed development projects to ensure they incorporate feasible measures that reduce constructional and operational emissions for reactive organic gases, nitrogen oxides, and particulate matter (PM10 and PM 2.5) through project design.  | Typically included as a mitigation measure or project condition of approval.   |

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| 9.37 - Comply with pertinent State regulations to assess citywide greenhouse gas emissions for existing land uses and the adopted General Plan buildout.  | The City complies with all regulations and greenhouse gases are required to be reviewed during the CEQA process.   |
| 9.38 - Work with the California Air Resources Board (CARB) to comply with statewide greenhouse gas reduction goals as established in the Global Warming Solutions Act of 2006. Monitor and support the efforts of the CARB to formulate global warming solutions and mitigation strategies, if any, that may be implemented by local government.  | Not yet completed.   |
| 9.39 - Regulate wood-burning fireplaces and stoves in all new development. Environmental Protection Agency (EPA)-approved stoves and fireplaces burning natural gas or propane are allowed. Discourage the use of non-certified wood heaters and fireplaces during periods of unhealthy air quality.  | The City follows all state regulations with regards to wood burning fireplaces and stoves.   |
| 9.40 - Inform the public regarding the air quality effects associated with the use of wood for home heating, Develop an incentive program to encourage homeowners to replace high-pollution emitting, non-EPA-certified wood stoves with newer, cleaner-burning EPA-certified wood stoves.  | Resources are available from the state.  |
| 9.41 - Encourage employment-intensive development in near proximity to existing and planned transit services.   | The City does not have any intensive areas. Transit stops are planned by the County.   |
| 9.42 - Support the location of supplementary employee services (including, but not limited to, child care, restaurants, banking facilities, convenience markets) at major employment centers for the purpose of reducing midday vehicle trips.  | There are no major employment centers in the City. Daycares are included as a use in the Zoning Ordinance. State Law also requires a City to allow daycares in certain situations. |
| 9.43 - Reduce auto dependency and greenhouse gas emissions from new development by: <ul style="list-style-type: none"> <li>• Discouraging auto-dependent sprawl and dependence on the private automobile;</li> <li>• Promoting development that is compact, mixed-use, pedestrian-friendly, and transit-oriented;</li> <li>• Promoting energy efficient building design and site planning; and</li> <li>• Improving the jobs/housing ratio in the community.</li> </ul>   | The purpose of the general plan is to properly plan for the expansion of the City. The City encourages pedestrian friendly developments.   |
| 9.44 - Promote street design that provides for alternative transportation modes (biking, walking, transit).   | Sidewalks are required. Sidewalks and pedestrian improvements were recently installed on Highway 49.   |
| 9.45 - Encourage new development to promote pedestrian and bicycle access and circulation to the greatest extent feasible. Require that all specific plans and discretionary development applications be reviewed to determine the need for pedestrian/bike paths connecting to adjacent development and common service facilities (e.g., clustered mail boxes, bus stops, etc.).   | Required.  |
| 9.46 - Require contractors to implement dust suppression measures during excavation, grading, and site preparation activities. Techniques may include, but are not limited to, the following: <ul style="list-style-type: none"> <li>• Site watering or application of dust suppressants,</li> <li>• Phasing or extension of grading operations,</li> <li>• Covering of stockpiles,</li> <li>• Suspension of grading activities during high wind periods (typically winds greater than 25 miles per hour), and</li> </ul> | Typically required as a project condition of approval.   |

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| <ul style="list-style-type: none"> <li>• Revegetation of graded areas.</li> </ul>  |  |
| <p>9.47 - Require development projects to mitigate air quality impacts, which may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Providing bicycle access and bicycle parking facilities,</li> <li>• Providing preferential parking for high-occupancy vehicles, car pools, or alternative fuels vehicles, and</li> <li>• Establishing telecommuting programs or satellite work centers.</li> </ul>  | Required pursuant to CEQA.   |
| <p>9.48 - Investigate the replacement of the City's vehicle fleet with more fuel-efficient vehicles (e.g., liquid natural gas, fuel cell vehicles, hybrid, etc.).</p>  | Not yet completed.   |
| <p>9.49 - Develop language in City contracts to give preference to contractors using reduced- emission equipment for City construction projects and contracts for services (e.g., garbage collection).</p>   | Not yet completed.   |
| <p>9.50 - Support and encourage the use of zero- and low-emission vehicles and car-sharing programs by requiring sufficient infrastructure and parking facilities to accommodate these vehicles.</p>   | The State of California requires Electric Vehicle parking for certain projects.            |
| <p>9.51 - During review of projects, the City should encourage the use of zero emission vehicles, low emission vehicles, and car sharing programs by requiring sufficient and convenient infrastructure and parking facilities in residential developments and employment centers to accommodate these vehicles.</p>   | The City has not had an large employment generating projects.                              |
| <p>9.52 - Explore the use of incentives to encourage employees to use public transit or carpool to work.</p>   | Cannot be done with the amount of jobs in the City and the availability of public transit. |
| <p>9.53 - Give priority to legally permissible trip reduction programs and transit and ridesharing facilities over road capacity expansion when such programs and facilities will help to achieve and maintain mobility and air quality.</p>   | Noted.   |
| <p>9.54 - Develop a public information program to educate the public about air quality standards, health effects, and efforts to improve air quality and reduce greenhouse gas emissions in the Mountain Counties Air Basin.</p>   | Not yet completed.   |
| <p>9.55 - Adopt a "Green Building Program" to require or encourage green building practices and materials. The program could be implemented through e.g. a set of green building ordinances.</p>   | All projects must follow Building Code requirements.                                       |
| <p>9.56 - Consider enrollment in one or more of the following programs:</p> <ul style="list-style-type: none"> <li>• The Community Energy Efficiency Program (CEEP), which provides incentives for builders who attain energy savings that are 30 percent above the National Model Energy Code,</li> <li>• The Energy Star Program, which is sponsored by the United States Department of Energy and the Environmental Protection Agency and encourages superior energy efficiency by residents and businesses,</li> <li>• The State's Energy Efficiency and Demand Reduction Program, which offers rebates and incentives to agencies and developers who reduce energy consumption and use energy-efficient fixtures and energy-saving design elements,</li> <li>• PG&amp;E's Energy Watch Partnership, which works to</li> </ul> | Incentives are regularly offered through the State.  |

|   |  |
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| develop an outreach plan to increase energy efficiency program participation, based on the unique needs of a particular local area.   |  |
| 9.57 - Encourage energy efficiency by providing a link to Energy Star's Home Energy Yardstick website, which compares a home's energy efficiency to similar homes across the country. Provide recommendations for energy-saving home improvements from ENERGY STAR on the City's website.   | Not yet completed.   |
| 9.58 - Consider a program that provides incentives to projects that install energy conservation measures, including technical assistance and possible low- interest loans.  | Not feasible at this time.   |
| 9.59 - Require energy audits of existing public structures and encourage audits of private structures, identifying levels of existing energy use and potential conservation measures.   | Not yet completed.   |
| 9.60 Encourage energy-efficient retrofitting of existing buildings  | All retrofits and construction must comply with Title 24, Building Energy Efficiency, requirements.                                |
| 9.61 - Encourage increased use of passive and active solar and wind design in existing and new development (e.g., orienting buildings to maximize exposure to cooling effects of prevailing winds, daylighting design, natural ventilation, space planning, thermal massing and locating landscaping and landscape structures to shade buildings).  | Reviewed during project review.  |
| 9.62 - Where financially feasible give preference to products that reduce or eliminate indirect greenhouse gas emissions, e.g., by giving preference to recycled products over those made from virgin materials.  | Not yet completed.   |
| 9.63 - Strengthen local building codes for new construction and renovation to encourage a higher level of energy efficiency.  | All retrofits and construction must comply with Title 24, Building Energy Efficiency, requirements.                                |
| 9.64 - Research a policy that would require best management practices in agriculture and animal operations to reduce emissions, conserve energy and water, and utilize alternative energy sources, including biogas, wind and solar.  | Not feasible at this time.   |
| 9.65 - Require all new development to connect to the City sewage collection and treatment systems.  | Required.  |
| 9.66 - Require development to accurately identify any significant increase to sewage flow, and address both on- and off-site impacts created by such flow.  | Required and all new development projects are reviewed, and studies must be provided, to ensure the site can be adequately served. |
| 9.67 - Minimize the public exposure to toxic or hazardous air pollutants and unpleasant odors.  | Noted.   |
| 9.68 - Avoid public exposure to partially treated sewage.   | Ongoing.   |
| 9.69 - Prior to the approval of any subdivision of land or issuance of a permit involving ground disturbance, require a site investigation (performed by a Registered Environmental Assessor or other qualified person) to identify potential hazardous wastes for parcels that are located on a known or suspected contaminated site. If contamination is found, it shall be corrected and remediated in compliance with applicable laws, regulations, and standards prior to the issuance of a new land use entitlement or building permit. | Required by CEQA.  |
| 9.70 - Support the establishment of new or expansion of existing recycling facilities in or near the City that encourage recycling of a wide variety of resources, including electronic wastes (e-cycling).   | Waste services are contracted through ACES.  |







1

**The Resource Connection**  
 Engaging Families  
 Empowering Communities  
 Enriching Lives

## Who We Are

We make child care possible! The Resource Connection is a nonprofit organization that provides support for Amador and Calaveras County families.

The Resource Connection is one big umbrella that includes Resource and Referral, but also other programs you may have heard about like WIC or the crisis centers in Calaveras County.

**At Resource and Referral, we provide support with finding child care, paying for child care and supporting child care providers in the region.**

2



# Vision & Mission

**Vision**

Strong families, sustainable communities, and successful individuals.

**Mission**

The Resource Connection's mission is to engage families, empower communities, and enrich the lives of the residents of Amador and Calaveras Counties.

3



## Serving Amador and Calaveras Counties for 45 Years

| Providers | Children | Families |
|-----------|----------|----------|
| 335       | 3,066    | 576      |

4



# Programs:



## Finding & Paying for Child Care

- Free child care referrals for families to local child care centers and licensed family child care homes.
- 1,368 referrals provided last year.

## Child Care Subsidy

- Processed 8,611 provider payments last fiscal year.
- Over \$5.8 million in child care subsidies were paid.

## Child Care Provider Support

- Technical assistance, training, and referrals were available to 33 child care centers, 49 family child care homes, and 12 license-exempt centers.

## Family, Friend and Neighbor Care (FFN)

- 172 FFN care providers
- These providers are license-exempt.



5



# Programs:



## Emergency Child Care Bridge

- Support families caring for children in foster care with trauma-informed child care choices.

## Lending Library

- Borrow educational books and curriculum for your family or child care business - for free!

## Community Resource Directory

- Annual print publication and online resource for Amador and Calaveras Counties.
- Distributed over 4,500 last year.

## Trainings

- Offered 70 hours of professional growth training for child care business owners and staff.



6



# Programs:



## Amador County Grandparent Respite

- Providing over 460 hours of support for grandparents raising children.

## Consumable Closet

- Free supplies for child care providers to help support high quality early learning environments.



7

## Community Impact Snapshot (2023-2024)

Educators Trained

**235**

Free Referrals Provided

**1,656**

Total Child Care Subsidies Distributed To Child Care Providers

**\$4,749,547**

Stipends administered to strengthen quality of child care programs in both counties:

**\$501,872**

Lending Library Items

**5,000**

Hours of assistance provided to child care providers

**7,133**

8

# City of Plymouth Data



**Licensed Family Child Care Homes: 2**  
**Licensed Child Care Centers: 2**  
**License-Exempt Centers: 1**

9

**The Resource Connection**  
Engaging Families  
Empowering Communities  
Enriching Lives

## 45 Years of Support

Together we have supported providers, families and children through various events and activities. Some we would like to highlight:

- **Annual Celebrate Our Children Festival**
- **Provider Nights**
- **Consumable Closet**
- **Lending Library**
- **Workshops (first aid, CPR, budgeting)**



ABC



10

# How You Can Support Us

- Support families and children
- Support local child care centers and providers
- Come visit and tour our office
- Attend local Child Care Council meetings
- Prioritize child care centers and providers in your general plan
- Craft ordinances that are friendly for providers, child care centers and families with children



11

**The Resource Connection**  
Engaging Families  
Empowering Communities  
Enriching Lives

## Thank You!



12

# **5.1**

## **CORRESPONDENCE**



**5.2**





**CITY OF PLYMOUTH CITY COUNCIL  
REGULAR MEETING MINUTES **DRAFT**  
Thursday February 26, 2026  
6:30 PM**

**City Council Chambers - 9426 Main Street - Plymouth, CA**

**Don Nunn, Mayor**

Holger Hornisch, Vice Mayor

Wendy Bottomley, Council Member

Wendy Cranford, Council Member

Deborah Dill, Council Member

**MISSION STATEMENT**

*The City of Plymouth preserves our small-town atmosphere and provides fiscally responsible services that fulfill public needs while protecting their quality of life.*

- 1. CALL TO ORDER/ROLL CALL:** Meeting called to order at 6:30pm
- COUNCIL MEMBERS' PRESENT:** Don Nunn, Holger Hornisch, Wendy Cranford, Deborah Dill
- COUNCIL MEMBERS ABSENT:** Wendy Bottomley
- STAFF/ADVISORY PRESENT:** Andreas Booher, City Attorney, Cameron Begbie, City Manager, Victoria McHenry, City Clerk, Jacob Smith, Audio/Video Technician, Ricky VanDyke, Accountant
- STAFF/ADVISORY ABSENT:** None

**Flag Salute led by Mayor Nunn**

**2. APPROVAL OF CITY COUNCIL REGULAR MEETING AGENDA OF FEBRUARY 26, 2026**

Mayor Nunn requested to pull Item 10.1 from the agenda. Vice Mayor Hornisch motioned to approve the City Council Regular Meeting Agenda for February 26, 2026, with Item 10.1 pulled. Second by Council Member Dill. Motion passed with a roll call vote of 4-0, with Council Member Bottomley absent.

**3. REGULAR MEETING PUBLIC COMMENT**

Written public comment was submitted by Stephanie Moreno.

Robert Moody asked about the flashing traffic signs by Bush Street and stated that they should not be flashing red and blue lights because it is illegal. Mr. Moody also asked if the City was sure the casino was not hooked up to City water. He is concerned about cross contamination. Chief Withrow clarified that the casino water is on a loop system and not connected to City water. Mr. Moody also stated that one of the Sweet Pea trucks was driving too fast on Main Street.

Rosemarie Moody stated that it was Sweet Pea truck #30 that is driving too fast. She also stated there is a pothole on the corner of Locust and Empire that is getting bigger. Ms. Moody also asked if Caltrans was planning on fixing the drainage issues on the walking path.

Stephanie Moreno asked the council if they'd received her written public comment.

John Bautista from Burke Ranch wanted to inform the council that there has been transient activity around their area and wanted to make sure the City was aware of it.

**4. PRESENTATIONS/PROCLAMATIONS/APPOINTMENTS:**

**4.1 AMADOR FIRE PRESENTATION**

Chief Rob Withrow from Amador Fire Protection District gave an informative and thorough slide presentation of the services that AFPD provides for the City. He concluded the presentation with a video. Chief Withrow answered questions and concerns from the public and council.

**5. CONSENT CALENDAR ITEMS:**

**5.1 CORRESPONDENCE**

**5.2 APPROVE THE CC 12:15PM SPECIAL MEETING MINUTES OF JANUARY 26, 2026**

**5.3 APPROVE THE CC 6:30PM SPECIAL MEETING MINUTES OF JANUARY 26, 2026**

**5.4 APPROVE THE CC SPECIAL MEETING MINUTES OF FEBRUARY 5, 2026**

**5.5 RECEIVE JANUARY WARRANT REGISTER**

**5.6 AUTHORIZE MAYOR TO SIGN CLEAN CA PLEDGE ON BEHALF OF THE CITY**

Vice Mayor Hornisch motioned to approve the Consent Calendar as presented. Second by Council Member Cranford. Motion passed with a roll call vote of 4-0, with Council Member Bottomley absent.

**6. PUBLIC HEARINGS: NONE**

**7. REGULAR AGENDA ITEMS:**

**7.1 ACCEPT CITY OF PLYMOUTH COMMUNITY FACILITIES DISTRICT 2016-01 (ZINFANDEL SERVICES DISTRICT) DITCH REPAIR PROJECT**

Stephanie Moreno asked about the change order listed and wanted to know what it was about. She was curious as to who approved the change order and who inspected the work done. Ms. Moreno asked about the homeowner who had the rocks on their property removed without permission and wondered if all the residents were noticed before the project was to be closed. City Manager Begbie clarified that the change order was in response to the homeowner who had their rocks removed and wanted them replaced. The homeowner's association and the city went forward with replacing it. City Engineers did the inspection.

Council Member Cranford motioned to Accept City of Plymouth Community Facilities District 2016-01 (Zinfandel Services District) Ditch Repair Project and approving Resolution 2026-02. Second by Vice Mayor Hornisch. Motion passed with a roll call vote of 4-0, with Council Member Bottomley absent

**7.2 APPROVE THE FIRST READING AND INTRODUCTION OF AN ORDINANCE NO. 2026-02 ADOPTING PROCUREMENT POLICY CC-45**

Stephanie Moreno feels there are significant issues with the policy. She suggested many changes to the policy and encouraged the council to not adopt this policy before changes were made.

After council discussion it was decided by consensus to table this item. Council Members were requested to submit their suggestions to Vice Mayor Hornisch to compile and send to City Attorney Booher. City Attorney Booher will then make the necessary changes to the policy, and it will be brought back to a future meeting for discussion and possible adoption.

## 8. CITY MANAGER'S REPORT

City Manager Begbie met with AWA and Frank from WGA on cleaning up amendments to the AWA agreement contract. He will bring it back to them when they are finished. They are working on helping us keep the Greulich Ranch project going. City Manager Begbie was notified of some traffic concerns, and he is looking into some laws that could help possibly lower some speed limits in town. City Manager Begbie attended the California League of Cities City Managers Conference. It was very informative and he made several good contacts. City Manager Begbie met with Kim Pruitt from Congressman McClintock's office, and she stated they would be happy to assist us with support in receiving grants. City Manager Begbie met with Brad Booker of Amador Trail Stewardship. Mr. Booker is exploring options for youth activities such as bike trails. City Manager Begbie met with the auditors and progress is coming along nicely. City Manager Begbie reported the information on the January 2026 Summary report for calls to service from the Sheriff's office.

## 9. MAYOR & COUNCIL MEMBERS' REPORTS AND COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Dill asked that a budget update be brought to the next meeting. City Manager Begbie said that Finance Director Heath will be here at the March 26<sup>th</sup> meeting with an update.

Council Member Cranford attended the Golden Acorn Awards and noted that Jon Colburn and Susan Manning received those awards. She asked about the 49er and would like an update on the plans. City Manager Begbie stated that Planning Director Fraser was working on that update.

Vice Mayor Hornisch stated that traffic during the opening of Acorn Ridge was good. He has received several kudos from citizens for the council hiring Cameron as permanent City Manager. Vice Mayor Hornisch also gave kudos to City Manager Begbie complimenting his speed and thoroughness with his communication process. He also asked for an update on Nettie's Table and on the status of the new sign at the fire station.

Mayor Nunn would like a City Christmas Tree put in McGee Park with the intention of having a Christmas Tree Lighting Ceremony each year, possibly combining it with the Christmas Market. He would like Public Works to build a structure to put a large tree in. Mayor Nunn would like the City Manager to have the monthly Sheriff summary stat report added to the consent calendar each month. He would like to look at parking options with possibly moving the Pop-Up's to allow more parking. Vice Mayor Nunn would also like to investigate low-income assistance for water and sewer bills.

## 10. CLOSED SESSION

### 10.1 CONFERENCE WITH LABOR NEGOTIATOR (Gov. Code § 54957.6)

**Agency designated representatives:** Andreas Booher, City Attorney

**Unrepresented employee:** City Manager

This item was pulled from the agenda.

### 10.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

**Property:** APNs 008-070-036, 037, 038, 039 and 040

**Agency Negotiator:** Cameron Begbie, City Manager & Andreas Booher, City Attorney

**Negotiating Parties:** Sutter Home Winery

**Under Negotiation:** All terms associated with possible acquisition of property by the City

Stephanie Moreno commented on the last item regarding Vice Mayor Hornisch's mention of the fire department sign and stated she is working on getting this implemented. Ms. Moreno is working with Merzlake Signs to get the wording done correctly. She will also need to get some measurements of the

sign before getting this completed. Vice Mayor Hornisch offered his help to get this done.

**ADJOURNMENT INTO CLOSED SESSION AT 8:03PM**

**11. ADJOURNMENT FROM CLOSED SESSION ON ITEM 10.2 - WITH NO REPORTABLE ACTION AT 8:44PM**

Respectfully Submitted at Plymouth, California

//s//

Victoria McHenry City Clerk

DRAFT

# 6.1

## **PUBLIC HEARINGS**



**7.1**





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**SUBJECT:** Greilich Ranch – Environmental Services

**DEPARTMENT:** Planning Department

**STAFF:** Erica Fraser, AICP, Planning Director

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## **TITLE**

**ADOPT RESOLUTION 2026-03 AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH ASCENT ENVIRONMENTAL INC TO EXTEND THE TERM OF THE AGREEMENT TO DECEMBER 31, 2026.**

## **BACKGROUND**

Ascent Environmental Inc. was selected to undertake review of the Greilich Ranch/49er Village project pursuant to the California Environmental Quality Act (CEQA) in 2022. After selection, the consultant began work on an Environmental Impact Report (EIR). In 2024, the Applicant submitted a revised application for the project which proposed to increase the number of residential dwellings in the development and to remove the expansion of the 49er Village from the project characteristics.

No additional monies are requested by the consultant to complete work on the EIR. Work on the EIR is near completion; however, the project cannot be completed until the Application is deemed complete. Ascent Environmental Inc has requested that the term of the agreement be extended for an additional year (or until December 31, 2026) to allow for completion of the EIR (Attachment 2).

## **PROJECT STATUS**

In October of 2024 a new application was filed for the project site. The new application removed the expansion of 49er Village and proposes the construction of up to 299 single family residential dwellings on the project site (the total area to be developed remains the same). The proposed applications include a General Plan Amendment, Rezone, Planned Development, Tentative Map and Development Agreement.



## **CITY COUNCIL AGENDA ITEM NO. 7.1**

**3/12/2026**

On October 10, 2024, preliminary plans were submitted to the Planning Department which were reviewed and comments were provided on October 28, 2024. Staff continues to work on the project and regularly discusses project components with the Applicant.

After the filing of the new application, Staff requested a revised scope of work from Ascent for revisions to the EIR which was nearly complete. The change in the project description required updated analysis and changes to the EIR previously prepared. The current preparer of the EIR, Ascent, provided a revised scope of work and the Applicant and City Council authorized a revision to the contract for services with Ascent (Resolution No. 2024-16).

Notification to the Tribes which have requested notification of projects with a General Plan Amendment or projects which are to be reviewed under CEQA (AB 52 and SB 18) was sent to all Tribes requesting notification on July 17, 2025.

A Notice of Preparation (NOP) of the EIR was distributed in 2022, and the comment period was from April 15 - June 16, 2022. A scoping meeting was held on April 21, 2022. Due to the change in project description, a new Notice of Preparation must be distributed. A new Notice will be sent to all properties within 300 feet of the project site, posted as required, and linked on the City's website when appropriate. A NOP will be distributed once a Tentative Map has been received from the Applicant.

The Draft EIR cannot be completed until the project is deemed complete, the NOP is distributed and a scoping meeting has been held. Once the project is deemed complete and the Draft EIR is completed, the Draft EIR will be circulated for public review as required. Public hearings will then follow.

Staff continues to work with the Applicant on the project to ensure that the project can be fully served by the City. The City is awaiting the submittal of a Tentative Map for review (a Tentative Map for the revised project has not yet been submitted). The Applicant has indicated that they will be submitting a draft Tentative Map for a cursory review by Staff within the next week or two.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

The contract amendment is not subject to CEQA because the contract is not a project pursuant to CEQA Guidelines.



## **CITY COUNCIL AGENDA ITEM NO. 7.1**

**3/12/2026**

### **FISCAL IMPACT**

All consulting fees incurred for the project will be paid by the Applicant.

### **RECCOMENDATION**

Staff recommends the City Council adopt Resolution 2026-03 authorizing the execution of an Amendment to the Professional Services Agreement with Ascent Environmental Inc., on a form approved by the City Attorney, for the completion of environmental services for the Greilich Ranch project and to extend the term of the Agreement to December 31, 2026.

### **ATTACHMENTS**

1. Resolution 2026-03 Approving an Amendment to the Professional Services Agreement
2. Ascent Environnemental Inc. Request for an Extension of One year

**RESOLUTION NO. 2026-03**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLYMOUTH AUTHORIZING A CONTRACT AMENDMENT WITH ASCENT ENVIRONMENTAL, INC. FOR COMPLETION OF ENVIRONMENTAL DOCUMENTS INCLUDING COMPLETING AN ENVIRONMENTAL IMPACT REPORT AND ADDITIONAL TIME TO COMPLETE THE WORK PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE GREILICH RANCH PROJECT (PROJECT 2024-05)**

**WHEREAS**, the Applicant for the Greilich Ranch project submitted an application for revisions to the project to the City of Plymouth's Planning Department; and

**WHEREAS**, based on the revisions to the project, the Planning Department and the City's environmental consultant determined that changes to the draft Environmental Impact Report and technical studies would need to be undertaken to adequately reflect the environmental impacts of the revised project; and

**WHEREAS**, Ascent Environmental, Inc. also requested a contract extension to December 31, 2026, to complete the additional scope of work and complete the environmental review; and

**WHEREAS**, the Greilich Ranch applicant agreed to the cost and scope of work provided by Ascent Environmental, Inc. on July 13, 2024;

**WHEREAS**, the City of Plymouth's Planning Department recommends accepting the amendment to the Professional Services Agreement because it is cost effective and provides all necessary environmental services needed to properly evaluate the project under the California Environmental Quality Act;

**WHEREAS**, the City Council of the City of Plymouth grants the City Manager the authority to execute the amendment to the Professional Services Agreement, agreed upon by the Planning Department and the applicant without further review by the City Council and;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Plymouth authorizes the City Manager to execute an amendment to the Professional Services Agreement with Ascent Environmental, Inc. to complete the Environmental Impact Report and extend the term of the contract to December 31, 2026 for the Greilich Ranch project (Project 2024-05); and

**THE FOREGOING RESOLUTION** was duly passed and adopted by the City Council of the City of Plymouth at a meeting held on the 12<sup>th</sup> day of March 2026 by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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Don Nunn, Mayor

**ATTEST:**

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Victoria McHenry, City Clerk



**AMENDMENT #3  
Professional Services Agreement Between the City of Plymouth and Ascent  
Environmental, Inc.**

Ascent Environmental, Inc. ("Ascent") agrees to perform the herein described services for City of Plymouth ("Client"). This modification letter amends and modifies the Agreement entered into between the Client and Ascent Environmental, Inc., with an original effective date of January 27, 2022 and last amended on January 14, 2025.

- 1. **Project:** City of Plymouth – Greilich Ranch EIR
- 2. **Scope of Work** - No changes to the current scope of work that was last amended under Amendment 2 that was executed on January 14, 2025.
- 3. **Compensation** - No changes to the current budget of **\$386,352**.
- 5. **Period of Performance** effective beginning the date of City authorization below. It is understood and agreed that Ascent requires additional time to complete the scope of work identified in Amendment 1 to the Agreement and therefore the **term of the Agreement shall be extended to December 31, 2027**.
- 6. **Special Terms and Conditions:** No additional terms or conditions are requested.

**7. Key Personnel:**

|                                |   |
|--------------------------------|---|
| <b>Client Project Manager:</b> | <b>Erica Fraser, Consulting Planner</b> |
| <b>Ascent Project Manager:</b> | <b>Patrick Angell, Principal</b>        |

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

|                              |                     |
|------------------------------|---------------------|
| <b>By:</b> _____             | <b>By:</b> _____    |
| <b>Print:</b> Patrick Angell | <b>Print:</b> _____ |
| <b>Title:</b> Principal      | <b>Title:</b> _____ |
| <b>Date:</b> _____           | <b>Date:</b> _____  |

**By:** \_\_\_\_\_

**Print:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**7.2**





**CITY COUNCIL AGENDA ITEM NO. 7.2**  
**03/12/2026**

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**SUBJECT:** Continued Discussion of Ordinance No. 2026-02, Adopting Procurement Policy CC-45.

**DEPARTMENT:** City Manager's Office

**STAFF:** Cameron Begbie, City Manager

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**TITLE**

**CONTINUED DISCUSSION OF ORDINANCE NO. 2026-02, ADOPTING PROCUREMENT POLICY CC-45**

**BACKGROUND**

Government Code Sections 54201 through 54204 require local agencies including cities, to adopt policies and procedures, including bidding regulations, governing the purchase of supplies, equipment, and services. The City requires materials, supplies, equipment, and services to carry out its mission and provide services to the public. To ensure that public funds are expended responsibly and in compliance with applicable law, the City has prepared a comprehensive Procurement Policy entitled Procurement Policy CC-45.

The Procurement Policy will establish efficient policies and procedures for the procurement of public works projects, general services, professional services, maintenance services, and materials, supplies, and equipment at the lowest possible cost commensurate with quality and need. Such policies and procedures shall clearly define authority for the purchasing function and shall ensure compliance with all applicable laws in a professional and ethical manner.

The Procurement Policy applies to all City departments, officials, employees, and others participating in City procurement activities.

Plymouth City Council previously considered Resolution 2023-40 on October 12, 2023, opting the City into the California Uniform Public Construction Cost Accounting Act (the "Act" or "CUPCCAA") governing the procurement of public works projects. This policy effectuates the adoption of that Resolution and the requirements of the Act.

The Policy includes a local business preference for goods, supplies, equipment, and non-professional services (excluding public works), providing a three percent (3%) differential to qualified local vendors, consistent with applicable



**CITY COUNCIL AGENDA ITEM NO. 7.2**  
**03/12/2026**

law.

**ENVIRONMENTAL DETERMINATION**

This action is not a project under the California Environmental Quality Act (CEQA) and is therefore not subject to CEQA review

**FISCAL IMPACT**

Approval of this Ordinance adopting a Procurement Policy will not result in additional fiscal impacts to the City as it is intended to standardize the City's procurement processes.

**RECOMMENDATION**

Staff recommends Council discuss and provide feedback regarding Policy CC-45.

**ATTACHMENT(S)**

1. Procurement Policy CC-45
2. Ordinance 2026-02 – An Ordinance of the City of Plymouth Adopting Procurement Policy CC-45
3. Resolution 2023-40 – Adopting CUPCCAA (approved by the City Council on October 12, 2023)



|                    |                               |                         |
|--------------------|-------------------------------|-------------------------|
| PROCUREMENT POLICY |                               | CC- 45                  |
| CITY POLICY        | Effective Date:<br>04/12/2026 | Revised<br>Date:<br>N/A |

## I. PURPOSE AND SCOPE

The Plymouth City Council recognizes the need for materials, supplies, equipment, and services for the City to carry out its mission. The purpose of this policy is to:

- A. Implement Council direction to seek out and stimulate competition;
- B. purchase personal property, materials, supplies, and services at a standard consistent with the required levels of quality;
- C. ensure that all qualified and responsible suppliers and bidders have an equal opportunity to do business with the City;
- D. utilize accepted public purchasing practices in the conduct of services;
- E. comply with all federal, state, and local laws; and
- F. conform to ethical business practices in all transactions.

This policy applies to all City departments, officials, executives, employees, interns, volunteers, contractors, vendors, suppliers, members of the public, and other persons participating in City programs and services.

## II. POLICY

The City of Plymouth shall procure materials, supplies, and services in a manner that promotes competition, inspires good business relationships, and ensures the confidence of the public.

## III. DEFINITIONS

- A. **Appropriation:** City Council approved revenue allocation through the budget process to make expenditures and incur obligations for specific City purposes. Expenditures may not legally exceed appropriations. The Council must approve any amendments to the total appropriations for a fund or transfers between funds. The Council must authorize supplemental budget appropriations from unanticipated revenues during the fiscal year.
- B. **Approval:** The signature from authorized personnel obligates the City to a purchase, contractual service agreement, or public project (i.e., Department Head, Purchasing Agent, City Manager, or Council).
- C. **Authorization:** City Council expressed approval by ordinance, code, or policy to obligate the City to a purchase, contractual service agreement, or public project.
- D. **Contractual/Professional Service Agreements:** An agreement for the performance of services not provided by City personnel, excluding public works projects.

- E. **Cooperative Purchasing:** An arrangement in which multiple businesses combine their buying requirements into a single contract to aggregate demand to reduce costs. Government agencies often use these Agreements to reduce costs and streamline procurement processes.
- F. **Emergency:** An unforeseen circumstance in which an immediate purchase, service, or construction is necessary to avoid a substantial hazard to life, health, or property, a severe interruption of the operation of the City, or a department thereof.
- G. **Encumber:** Funds will be encumbered through the purchase requisition/purchase order process
- H. **Invitation to Bid:** A public announcement to companies and suppliers that the City is seeking bids for specific supplies, equipment, or services.
- I. **Lowest Responsive and Responsible Bidder:** The bidder who offers a responsive proposal at the most competitive price. NOTE: This is not necessarily the lowest *responsible* bidder. Responsibility pertains to whether a bidder has furnished, when requested, information and data to provide that the bidder's financial resources, production or service reputation, and experience adequate to make satisfactory delivery of specified supplies and equipment, services, or public projects to satisfy any provision of this policy.
- J. **Multi-Year Agreements:** Contracts that extend beyond 12 months from the date of execution.
- K. **Open Market Purchase:** The purchase of supplies and equipment, services, or the sale of surplus property without the need for soliciting bids or awarding to the lowest bidder.
- L. **Professional Services:** The specialized, short-term, or intermittent services that the City does not provide but are needed to conduct City business effectively. The services may include but not be limited to accounting, administration, architecture, custodial, economics, engineering, financial, insurance, labor relations, law, legislation, maintenance, mechanics, medicine, planning, science, technology, and other services which are incidental to the operation of the City.
- M. **Public Notice/Bid:** Notice of a solicitation by posting a pending procurement on the City's website and may include other information, such as publication in a newspaper, use of an electronic mailing list, or posting on one or more different websites.
- N. **Public Works Project:** a public works project is:
  - 1. Construction, reconstruction, erection, alteration, renovation, improvement, demolition, installation, and repair work involving any publicly owned, leased, or operated facility

2. Painting or repainting of any publicly owned, leased, or operated facility.
  3. In the case of a publicly owned electric utility system, “public project” shall include only the construction, erection, improvement, or repair of dams, reservoirs, powerplants, and electrical transmission lines of 230,000 volts and higher.
  4. “Public project” does not include maintenance work. For purposes of this section, “maintenance work” includes all of the following:
    - i. Routine, recurring, and usual work for the preservation or protection of any publicly owned or publicly operated facility for its intended purposes.
    - ii. Minor repainting.
    - iii. Resurfacing of streets and highways at less than one inch.
    - iv. Landscape maintenance, including mowing, watering, trimming, pruning, planting, replacement of plants, and servicing of irrigation and sprinkler systems.
    - v. Work performed to keep, operate, and maintain publicly owned water, power, or waste disposal systems, including, but not limited to, dams, reservoirs, powerplants, and electrical transmission lines of 230,000 volts and higher.
- O. **Purchase:** all obligations to disburse public funds except for personnel services. Purchases are limited to one of the following categories:
1. supplies and equipment,
  2. services, or
  3. public projects.
- P. **Purchase Order:** a document issued by the City that encumbers available appropriations to pay a contractor.
- Q. **Purchasing Agent:** the individual with the responsibility to authorize purchases. The City Manager acts as the purchasing agent for the City.
- R. **Request for proposal (“RFP”):** process in which the City asks suppliers to propose a scope of work for services needed and a plan to achieve a desired result at a fair and competitive price.
- S. **Request for Qualifications (“RFQ”):** process in which the City asks suppliers to submit qualifications related to a specific service.

#### IV. PROCEDURES

- A. General
- a. All purchases and the execution of contracts shall conform to this policy. Any employee who purchases, orders, or makes obligations contrary to this policy’s provisions shall be subject to discipline up to and including termination.
  - b. All purchases shall be per policies approved by the Council through budget

processes, ordinances, resolutions, grants, agreements, and donations. Accordingly, no employee shall purchase, provide notice of award, or execute a contract, until the approving authority has determined that the appropriation is sufficient and approves the transaction.

- c. All determinations and other written records about any solicitation or requisition of purchase shall be maintained by the City in a contract file determined by each department. The City shall retain all records as required by law or regulation but in no event less than the years indicated in the City Records Retention Policy.

B. Roles and Responsibilities

- a. Purchasing Agent - The City of Plymouth Purchasing Agent shall act in the City's best interest in a manner consistent with City rules, regulations, and policies set forth and all applicable law provisions.
- b. Department Heads - Department Heads are responsible for being familiar with and enforcing this policy within their departments and divisions.
- c. Employees - Employees are responsible for complying with this policy concerning procurement and purchasing. Employees shall report all violations to the Purchasing Agent or designee.

C. Purchasing Methods - All purchases shall be made in the name of the City using the following means:

- a. Employee-issued procurement cards (i.e., Credit Cards)
- b. Purchase orders
- c. The city-authorized charge accounts
- d. Reimbursement

D. Approval Authority and Limits

- a. Council-approved amounts in the annual budget for the purchase of specifically identified items of personal property or professional services shall constitute spending authority to the City Manager or department head.
- b. All purchases shall meet the purchasing solicitation and approval requirements outlined herein before entering into the transaction.
- c. Approval Authority for procurement of services, supplies, or other property:
  - i. \$5,000 or less: Department Head
  - ii. \$5,001 to \$25,000: City Manager
  - iii. \$25,001 or more: City Council

E. Approval Authority and Limits (Emergency):

- a. The following personnel have the authority to approve emergency purchases or repairs for the continuing operations of the City in the event of an emergency without following the solicitation requirements outlined below.
  - i. \$50,000 or less: Department Head
  - ii. \$50,001 to \$100,000: City Manager
  - iii. \$100,001 or more: City Manager upon City Attorney or Mayor

concurrence.

- b. Staff who have approved emergency purchases must notify the City Manager during the same business day. All emergency purchases over \$50,001 must be presented to the Council for approval at the next regular City Council meeting.

F. Multi-Year Agreements:

- a. Multi-year agreements shall be included in the approved budget.
- b. All multi-year agreements shall be reviewed and approved by the City Manager for budget compliance and the City Attorney for legal compliance.
- c. Staff has the authority to approve multi-year agreements if the cumulative cost of the agreement is within their approving threshold limit.
  - i. For example, the City Manager may approve a three-year agreement for \$15,000 per year (\$45,000 total).

G. Sole Source/Standardization Purchase: Pursuant to Public Contract Code 3400: A purchase accomplished through solicitation or acceptance of a proposal from only one source A sole source procurement must include documentation regarding why only one supplier is acceptable. The City may use sole source purchases when the following circumstances apply:

- a. Inadequate Competition: After soliciting several sources, competition is determined inadequate.
- b. Patents or Restricted Data Rights: Patent or data rights restrictions preclude competition.
- c. Standardization and Substantial Duplication Costs: In the case of a follow-on contract for the continued development or production of highly specialized professional services, equipment, and materials, when it is likely that award to another contractor would result in substantial duplication of costs that are not expected to be recovered through competition.
- d. Unacceptable Delay: In the case of a follow-on contract for the continued development or production of highly specialized professional services, equipment, and materials, when it is likely that award to another contractor would result in unacceptable delays in fulfilling the City's needs.
- e. Unique Capability or Availability: The supplier demonstrates a unique or innovative concept or capability unavailable from another source. A unique or innovative concept means a new, novel, or changed concept, approach, or method that is the product of original thinking, the details of which are kept confidential or are patented or copyrighted and are available to the City only from one source and has not in the past been available to the City from another vendor.

V. **SOLICITATION TYPES**

A. Request for Qualification

- a. Staff may use the Request for Qualification ("RFQ") process as a pre-qualification for a competitive bid. Only those bidders who successfully respond to the RFQ and

meet the qualification criteria will be invited to the Request for Proposal (“RFP”) process. An RFQ may make the solicitation process more efficient as there will be fewer responses, and all the bidders will be qualified. This two-stage approach is not required for every RFP. The approving authority will determine if this extra step helps streamline the solicitation process and to gather information about candidates for future use.

- b. An RFQ may also be used for projects or services that are not well defined, are unusual, or are exceptionally complex, and flexibility is needed to establish the scope of work; for this process, personnel shall perform the following steps:
  - i. Personnel shall issue a public notice outlining a preliminary scope of work and the applicable contractual terms and conditions, including any unique capabilities or qualifications that will be required of the contractor.
  - ii. Personnel must use the City’s RFQ template.
  - iii. There shall be no public opening of RFQ proposals, and the contents of all submissions shall remain confidential. The proposals shall be open for public inspection after contract execution, except for information identified by the proposer as confidential or proprietary information and determined by the City Attorney to be confidential or proprietary information.
  - iv. Proposals received after the date and time specified in the RFQ may not be accepted.
  - v. If provided for in the RFQ, the approving authority may conduct discussions with responsible proposers. The purpose of the talks is for clarification to ensure complete understanding and accuracy of responses to the requirements in the request for proposals. Proposers shall then have an opportunity to revise their proposals before the contract award for the City to obtain the best and final proposals. In conducting discussions, the City may not disclose any information derived from proposals submitted by competing proposers.
  - vi. The approving authority shall evaluate the final proposals based on criteria contained in the RFQ and shall rank in order of preference the most qualified proposers.
  - vii. The approving authority may request the best and final offers from one or more proposers and negotiate contracts with the highest-ranked proposer or proposers.
  - viii. The City shall award the contract to the highest-ranked proposer with whom a satisfactory agreement has been negotiated. If the City cannot reach an acceptable contract with a vendor, negotiations may be terminated, and the RFQ process may start over.
  - ix. If, at any time during the process, the approving authority determines that only one proposer is fully qualified or that one proposer is significantly more capable than the other proposers under consideration, the City Manager may negotiate a contract with that proposer.
  - x. Multiple contract awards may be made under a single RFQ if the request

- for proposals provides for multiple contract awards.
- xi. RFQs shall be evaluated based on the criteria stated within the proposal.

**B. Request for Proposal**

A Request for Proposal (“RFP”) is a formal, competitive solicitation process for purchasing supplies, equipment, or services. An RFP is used when the City cannot precisely set forth its needs. Rather than including specifications, the City shall provide vendors a statement of work and the vendors are then asked to propose solutions. The RFP will detail what items the vendors are to submit, the qualifications of the proposer, the cost of their proposals, how the City will evaluate the proposals, select the vendor, and develop the contract. The RFP award is based upon various factors, including the lowest price, expertise of the proposer, and technical superiority of the proposal as compared to the other proposals submitted to the City. Proposals in response to an RFP are subject to negotiation after they have been submitted to the City.

- a. Personnel shall issue a public notice outlining the scope of work and the applicable contractual terms and conditions, including any unique capabilities or qualifications that will be required of the contractor.
- b. Personnel must use the City’s RFP template.
- c. It is the City’s practice to post the RFP for a minimum of ten (10) business days.
- d. There shall be no public opening of RFP proposals, and the contents of all submissions shall remain confidential. The proposals shall be open for public inspection after contract execution, except for information identified by the proposer as confidential or proprietary information and determined by the City Attorney to be confidential or proprietary information.
- e. Proposals received after the date and time specified in the RFP shall not be accepted.
- f. If provided for in the RFP, the approving authority may conduct discussions with responsible proposers. The purpose of the talks is for clarification to ensure complete understanding and accuracy of responses to the requirements in the request for proposals. Proposers shall then have an opportunity to revise their proposals before the contract award for the City to obtain the best and final proposals. In conducting discussions, the City may not disclose any information derived from proposals submitted by competing proposers.
- g. The approving authority shall evaluate the final proposals based on criteria contained in the RFP on a best-value basis. It shall rank in order of preference the most qualified proposers. The approving authority, or designee, may request the best and final offers from one or more proposers and negotiate contracts with the highest-ranked proposer or proposers.
- h. The contract shall be awarded to the highest-ranked proposer with whom a satisfactory agreement has been negotiated. If the City cannot reach an acceptable contract with a vendor, negotiations may be terminated, and the RFQ process may start over.
- i. If, at any time during the process, the approving authority determines that only one proposer is fully qualified or that one proposer is more highly skilled than the

others under consideration, the City Manager may negotiate and award a contract to that proposer.

- j. Multiple contract awards may be made under a single RFP if the request for proposals provides for multiple contract awards.
- k. RFPs shall be evaluated based on the criteria stated in the proposal.
- l. Invitation to Bid
  - i. In the context of goods, materials, or non-professional services, City staff may utilize an Invitation to Bid process.

C. Invitation to Bid (ITB)

- a. ITBs should be used for purchases of materials, services, and equipment that must meet City specifications. These ITBs shall be awarded to the bidder presenting either the “best value” to the City or on the basis of the lowest responsive and responsible bidder. The basis for award shall be set forth in the ITB documents.
- b. Notice Inviting Bid (NIB): When the materials, supplies, or services are to be secured through the formal bidding process, the approving authority shall give notice of the purchase(s) to be made or services to be acquired, inviting sealed bids. The notice requesting proposals or bids shall meet, at a minimum, the following requirements:
  - i. The City shall place an ad in a newspaper of general circulation in the City. The publication or posting of the notice shall be at least ten business days before the date of opening the bids or proposals.
  - ii. The ad shall state the service, materials, supplies, or personal property to be obtained to enable bidders to know with reasonable accuracy the personal property, materials, supplies, or services sought.
  - iii. Specify any applicable surety requirements.
  - iv. Identify where and when specifications can be obtained.
  - v. Specify the deadline to submit proposals or bids.
  - vi. Contain notice that all submittals shall be sealed.
  - vii. Specify when, where, and how to submit proposals or bids.
  - viii. Include the date and time for opening bids.
  - ix. Identify the contact person and phone number.
- c. Bidder Security: All bids shall be presented under sealed cover and accompanied by one of the following forms of bidder’s security:
  - i. Cash.
  - ii. Cashier’s check made payable to the City.
  - iii. A certified check made payable to the City.
  - iv. A bidder’s bond executed by an admitted surety insurer made payable to the City.
  - v. Acceptable surety shall not exceed 10% of the aggregate amount of the Bid: If the bidder to whom the contract is awarded fails or neglects to enter into the contract and file the required performance bond after 20 days of

notification of award. In that case, the bid security shall be forfeited, and the City Manager shall draw the money due on such bid security and deposit it in the City's name.

- d. Opening and Public Record: Bids shall be opened in public at the time and place stated in the public notice. Staff shall prepare and present a tabulation of all bids to the Council.
- e. Award of Bid: The City should award the contract to the lowest responsible bidder except as otherwise provided in the State Public Contract Code.
- f. Successful Bidder: Upon bid award, the successful bidder shall submit the following:
  - 1. Performance Bond and Payment Bond equal to one hundred percent (100%) of the contract price.
  - 2. Proof to the satisfaction of the City of appropriate insurance coverage, such as a Comprehensive General Liability policy, a Professional Errors and Omissions policy, or a Workers' Compensation policy, depending upon the nature of the services, materials, or personal property requested.
  - 3. Proof to the satisfaction of the City of possession of all appropriate and required licenses or governmental permits to perform the work requested.
- g. No Successful Bidders: If a competitive bid process results in no successful bidders, personnel shall reevaluate the scope of service and conduct a second competitive bid. If time or resources do not allow for a second competitive bid, the approving authority may authorize personnel to execute an informal request.

## **VI. SUPPLIES, GOODS, EQUIPMENT, MATERIALS, AND NON-PROFESSIONAL SERVICES**

### **Procurements of Supplies, Goods, Equipment, Materials, and Non-Professional Services**

- a. Supplies, Goods, or Equipment: shall mean those regularly purchased and consumed by the City. These items include, but are not limited to, office supplies, janitorial supplies, building and maintenance materials and supplies, asphalt, fertilizers, chemicals, pipes, fittings, etc. This shall also mean mechanical implements and apparatus used in an operation or activity, such as motors, pumps, and rolling stock. Equipment shall include capitalized fixed assets and items entirely expensed in the year purchased.
- b. No Bids or Quotes Strictly Required: The City encourages but does not require

written quotes or bids to purchase one-time supplies, goods, equipment, or services under \$2,500.

- c. Informal Solicitation: personnel must obtain informal written bids/ proposals / quotes for purchasing one-time supplies, goods, equipment, or services for \$2,501 to \$25,000.
  - i. The department making the purchase shall solicit the quotations by written (including email) or verbal request to prospective vendors.
    - 1. City shall attempt to obtain at least three (3) quotes, but the failure to obtain three quotes will not limit City's ability to enter into contracts under this section.
  - ii. For purchases between \$2,501 and \$250,000 a Purchase Order or Contract is required.
- d. Formal Solicitation: personnel must obtain written bids or proposals for the purchase of supplies, goods, equipment, or services that are \$25,001 or more or are for a multi-year contract. Formal Solicitations are performed through a Invitation to Bid (ITB) or Request for Proposal (RFP) process. Award will be determined on the basis of award set forth in the solicitation documents, either best value to the City or lowest responsive and responsible bidder. Procurements greater than \$25,001 shall require a contract.
- e. Personnel will conduct procurement transactions in a manner providing full and open competition. Some of the situations considered to be restrictive of the competition included, but not limited to:
  - iii. Unreasonable requirements are placed on firms for them to qualify to do business.
  - iv. Unnecessary experience and excessive bonding requirements.
  - v. Noncompetitive pricing practices between firms or between affiliated companies.
  - vi. Noncompetitive award to any person or firm on retainer contracts.
  - vii. The specification of only a brand name product without listing its salient characteristics and not allowing a similar product to be offered.
  - viii. Exclusionary or discriminatory specifications.
  - ix. Any arbitrary action in the procurement process.
- f. **Personnel shall not split a single transaction into two or more transactions to evade the solicitation requirements outlined in this policy.**
- g. Many businesses provide discounts for bulk purchases. Personnel should consolidate purchases whenever possible to receive such discounts. Personnel should consolidate City purchases with other departments, divisions, and sections when possible.

- h. The approving authority may cancel a solicitation when cancellation is in the City's best interests and may reject, in whole or in part, any or all offers for a solicitation.

## **VII. PROFESSIONAL SERVICES**

### **A. Purchasing and Contracting for Professional Services**

i. Professional services are those services provided by any specially trained and experienced person, firm, or corporation for services and advice in those areas including, but not limited to, architectural, environmental, land surveying, financial, economic, accounting, engineering, legal, construction management, or administrative matters. These services shall be procured on the basis of demonstrated competence and qualifications for the types of services to be performed and at fair and reasonable prices to the City.

ii. The City does not strictly require competitive solicitation for the procurement of professional services that involve specialized skill, training, expertise, use of professional judgment or discretion, and/or a high degree of creativity. Still, the selection of any professional services must be on the basis of demonstrated competence and qualifications at fair and reasonable prices.

iii. When prudent, the City will use the RFP process to ensure that the City receives the desired service on the most favorable terms or for the best value. While the City is not specifically required to issue RFPs for professional services, it has established this process to ensure that the City obtains qualified and necessary professional services as economically as possible.

1. For purchases of Professional Services less than \$25,000, no quotes or solicitation procedures are required. The City will endeavor to obtain the best value through competitive solicitations as circumstances permit.

2. For purchases of Professional Services between \$25,000 and \$100,000 the City shall attempt to obtain at least three (3) written quotes, but the failure to obtain three quotes will not limit the District's ability to enter into contracts under this section.

3. For Professional Services of \$100,001 or greater, the District shall procure those services pursuant to a formal RFP.

## **VIII. Procurement Table – Goods, Materials, Equipment, Services (Professional & Non-**

**Professional)**

The following table summarizes the relevant purchase amounts, bid type, contract type, and the approval levels for goods, materials, equipment, professional and non-professional services. To the extent that any ambiguity exists between this table and the text of this Policy, the express language of the Policy will control.

| <b>Procurement Table – Goods, Services, Professional Services</b> |                        |   |                            |  |
|---|------------------------|---|----------------------------|--|
| <b>Purchase Type</b>  | <b>Purchase Amount</b> | <b>Bid Type</b>                                     | <b>Contract Type</b>       | <b>Approval Level</b>  |
| Goods/ Supplies, Equipment or Non-Professional Services           | \$0 - \$2,500          | No Quotes, Written ITBs or RFPs explicitly required | Purchase Order             | Department Head (up to \$5,000)<br><br>City Manager  |
| Goods/ Supplies, Equipment or Non-Professional Services           | \$2,501 - \$25,000     | Solicitation of 3 Quotes                            | Purchase Order or Contract | Department Head (up to \$5,000)<br><br>City Manager (up to \$25,000)<br><br>City Council (\$25,001+) |
| Goods/ Supplies, Equipment or Non-Professional Services           | \$25,001+              | Written ITBs and/or RFPs                            | Contract                   | City Council   |
| Professional Services   | \$0-25,000             | No IQs or RFPs explicitly required.                 | Contract                   | Department Head (up to \$5,000)<br><br>City Manager  |
| Professional Services   | \$25,001 - \$100,000   | Solicitation of 3 Quotes                            | Contract                   | City Council   |
| Professional Services   | \$100,001+             | RFPs  | Contract                   | City Council   |

\*\*Award of Professional Services shall be based on demonstrated competence and qualifications.

\*\*\*Award of Procurements for Goods, Services and Non-Professional Services shall be on the basis of best-value or lowest responsive and responsible bidder, as set forth in the solicitation documents.

**IX. PUBLIC WORKS (CONSTRUCTION) PROCUREMENT**

## A. Public Projects

a. The Uniform Public Construction Cost Accounting Act (Act), enacted in 1983 under Public Contract Code section 22000 et seq., establishes an alternative set of bidding and accounting procedures for local agencies that choose to participate. The Act permits agencies that have opted in to perform certain public works projects with their own workforce, up to specified monetary thresholds, provided they follow the cost accounting procedures set forth in the Act.

b. The City of Plymouth elected to participate in the Act by formally notifying the State Controller and adopting the Act on October 12, 2023. The Act supersedes only the bidding procedures for public projects. All other contracting requirements of the Public Contract Code remain applicable. Contractors for public projects, as defined, shall be procured in accordance with the contracting procedures set forth in the Act (Section 22030 et. seq. of the Public Contract Code) as it may be amended from time to time.

c. The procedures set forth in this section shall apply to the procurement of “public projects” defined as any of the following:

1. Construction, reconstruction, erection, alteration, renovation, improvement, demolition, installation, and repair work involving any publicly owned, leased, or operated facility.
2. Painting or repainting of any publicly owned, leased, or operated facility.
3. In the case of a publicly owned electric utility system, “public project” shall include only the construction, erection, improvement, or repair of dams, reservoirs, powerplants, and electrical transmission lines of 230,000 volts and higher.

d. “Public project” does not include maintenance work. For purposes of this section, “maintenance work” includes all of the following:

1. Routine, recurring, and usual work for the preservation or protection of any publicly owned or publicly operated facility for its intended purposes.
2. Minor repainting.
3. Resurfacing of streets and highways at less than one inch.
4. Landscape maintenance, including mowing, watering, trimming, pruning, planting, replacement of plants, and servicing of irrigation and sprinkler systems.
5. Work performed to keep, operate, and maintain publicly owned water, power, or waste disposal systems, including, but not limited to, dams, reservoirs, powerplants, and electrical transmission lines of 230,000 volts and higher.

e. For purposes of this section, “facility” means any plant, building, structure, ground facility, utility system, subject to the limitation found in paragraph (5) of subdivision (2) above, real property, streets and highways, or other public work improvement.

f. **It is improper to split or separate any project into smaller projects to evade City awards or competitive bidding processes.**

**B. No Formal or Informal Bidding Required (Projects less than \$75,000):**

Contracts for public projects below the relevant bidding thresholds under the Act for formal or informal bidding, as they may be amended from time to time, may be done pursuant to force account or negotiated contract. As of January 1, 2025 this threshold was \$75,000. Nothing in this section shall prohibit the City from using either informal bid processes or formal bid process for projects that fall below the relevant threshold under this section.

**C. Informal Bidding (Between \$75,000 and \$220,000)**

- i. When a public project is to be performed which qualifies for informal bidding under the Act, a notice of such project shall be given as follows, except where the product or service is proprietary:
  - a. Mailed notices shall be given to all construction trade journals specified by the Commission for the receipt of such a notice for Amador County; or
  - b. Additional notices posted on the City website or delivered through an electronic bidding system to other contractors, may, in the discretion of the City, be given.
- ii. If the product or service to be acquired is proprietary in nature, such that it can only be obtained from a certain contractor or contractors, notice inviting bids may be sent only to such contractor or contractors.
- iii. All mailing, emailed, City website postings, and electronic bidding system notices to contractors and construction trade journals shall be completed not less than 10 calendar days before bids are due.
- iv. The notice shall describe the project in general terms, how to obtain more detailed information about the project and shall state the time and place for submission of bids.
- v. If all bids received are in excess of the amount of two hundred twenty thousand dollars (\$220,000) as may be amended from time to time, the City Council may, by adoption of a resolution by a four-fifths vote, award the contract, at two hundred thirty-five thousand dollars (\$235,000) or less, to the lowest responsible bidder, if it determines the cost estimate of the Authority was reasonable.

- vi. **Award of a project procured pursuant to this section shall be made to the lowest responsible bidder submitting a responsive bid.**

**D. Formal Bidding (for Construction Projects \$220,000 or More)**

- i. When a public project is to be performed which qualifies for formal bidding under the Act, notice of such project shall be given as follows except where the product or service is proprietary:
  - a. A notice shall be published at least 14 calendar days before the date of opening of the bids in a newspaper of general circulation, printed and published in the jurisdiction of the City. In addition, notice may also be published on the City website or through an electronic bidding system.
  - b. The notice inviting formal bids shall also be sent to all construction trade journals specified by the Commission for the receipt of such notice for Amador County at least 15 calendar days before the date of opening the bids.
  - c. Additional notices to other contractors and/or trade journals may, in the discretion of City, be given.
- i. If the product or service to be acquired is proprietary in nature such that it can only be obtained from a certain contractor or contractors, notice inviting bids may be sent only to such contractor or contractors.
- ii. The notice shall distinctly describe the project, describe how to obtain more detailed information about the project, and shall state the time and place for submission of bids.
- iii. **Award of the contract procured pursuant to this section shall be made to the lowest responsible bidder submitting a responsive bid.**
- iv. If two or more bids are the same and the lowest, the City may accept the one it chooses.
- v. The City Manager or the City Council may, in their respective discretion, reject all bids and proceed as authorized by the Act.

**E. Formal & Informal Bidding Miscellaneous Requirements.**

- i. Plans and Specifications: Before soliciting any contract for a construction project, the City shall prepare full, complete, and accurate plans and specifications providing adequate direction to enable any contractor or builder to carry them out. Plans and specifications shall sufficiently define the details of the work, which affects costs, to

apprise bidders of all the essential and substantial parts of the work and enable them to know with reasonable accuracy the outlay they will have to make in performing the work to be contracted for.

ii. Bidder Security:

a) All bids for construction projects shall be presented under sealed cover and accompanied by one of the following forms of bidder's security:

(a) Cash.

(b) Cashier's check made payable to the City.

(c) A certified check made payable to the City.

(d) A bidder's bond executed by an admitted surety insurer made payable to the City.

b) Acceptable surety shall not exceed 10% of the aggregate amount of the Bid: If the bidder to whom the contract is awarded fails or neglects to enter into the contract and file the required performance bond after 20 days of notification of award. In that case, the bid security shall be forfeited, and the City Manager shall draw the money due on such bid security and deposit it in the City's name.

iii. Opening and Public Record: Bids shall be opened in public at the time and place stated in the public notice. Staff shall prepare and present a tabulation of all bids to the Council.

iv. No Successful Bidders: If a competitive bid process results in no successful bidders, personnel shall reevaluate the scope of service and conduct a second competitive bid. If time or resources do not allow for a second competitive bid, the approving authority may authorize personnel to execute an informal request.

v. Contract: It is the City's practice for the Council to delegate signing authority to the City Manager for public project contracts awarded by the Council.

vi. Contract Change Orders: The Council authorizes the City Manager to perform change orders up to the contingency amount, as outlined in the bid award staff report. To alleviate administrative costs, delay of work, and work extensions, the City Manager is authorized to approve change orders up to \$10,000, all within the total amount of the Council approved contingency. Change orders cannot change the scope of the approved project.

vii. Council Actions: Staff shall prepare a staff report to request the following Council actions:

1. Award of Bid.

2. Approval of contract change orders beyond amounts authorized in bid award.

3. Acceptance of Notice of Completion for public projects.

viii. Public Project Administration: Per Public Contract Code, all public projects shall have an alphabetical filing system containing the following filing categories: Accounting, Contract & Bid Documents, Construction, Consultants, Design Correspondence, Drawings, Environmental Documents, Permits, Photos, Planning, Specifications, and Submittals. At a minimum, files shall contain Award of Bid Staff Reports, Bid Notices, Notice of Completion, contracts, Permits, Progress Payments, Change Orders w/ supporting documentation, Change order summary sheets, Insurance documents, Bonds, Preliminary notices, Inspections, Certified Payroll Information

**F. Public Works Emergency Pub. Contract Code, § 22050**

(a)(1) In the case of an emergency, the City, pursuant to a four-fifths vote of its City Council, may repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, services, and supplies for those purposes, without giving notice for bids to let contracts.

(2) Before the City takes any action pursuant to paragraph (1), it shall make a finding, based on substantial evidence set forth in the minutes of its meeting, that the emergency will not permit a delay resulting from a competitive solicitation for bids, and that the action is necessary to respond to the emergency.

(b)(1) The City Council, by a four-fifths vote, may delegate, by resolution or ordinance, to the appropriate county administrative officer, city manager, chief engineer, or other nonelected agency officer, the authority to order any action pursuant (a)(1).

(2) RESERVED

(3) If a person with authority delegated pursuant to paragraph (1) or (2) orders any action specified in paragraph (1) of subdivision (a), that person shall report to the City Council, at its next meeting required pursuant to this section, the reasons justifying why the emergency will not permit a delay resulting from a competitive solicitation for bids and why the action is necessary to respond to the emergency.

(c)(1) If the City Council orders any action specified in subdivision (a), the City Council shall review the emergency action at its next regularly scheduled meeting and, except as specified below, at every regularly scheduled meeting thereafter until the action is terminated, to determine, by a four-fifths vote, that there is a need to continue the action. If the City Council meets weekly, it may review the emergency action in accordance with this paragraph every 14 days.

(2) If a person with authority delegated pursuant to subdivision (b) orders any action specified in paragraph (1) of subdivision (a), the City Council shall initially review the emergency action not later than 7 days after the action, or at its next regularly scheduled

meeting if that meeting will occur not later than 14 days after the action, and at least at every regularly scheduled meeting thereafter until the action is terminated, to determine, by a four-fifths vote, that there is a need to continue the action, unless a person with authority delegated pursuant to subdivision (b) has terminated that action prior to the City Council reviewing the emergency action and making a determination pursuant to this subdivision. If the City Council meets weekly, it may, after the initial review, review the emergency action in accordance with this paragraph every 14 days.

(3) When the City Council reviews the emergency action pursuant to paragraph (1) or (2), it shall terminate the action at the earliest possible date that conditions warrant so that the remainder of the emergency action may be completed by giving notice for bids to let contracts.

## **X. ADMINISTRATIVE PROCEDURES**

### **A. Requisitions and Purchase Orders**

- a. Designated personnel from each department will create a purchase order within the City's Finance system for all purchases as described below. The purchase order must contain a completed Purchase Request Form and copies of quotes or bids, as described herein.
- b. A purchase of \$500 or less does not require a purchase order or a Purchase Request Form; however, all purchases must be approved by personnel with proper approval authority.
- c. A purchase order is required for all purchases over \$500.
- d. A Purchase Request Form is required with purchase orders over \$2,000 and must be approved by the approval authority before the purchase is made. The Purchase Request form date should be before the invoice date. An exception to the Purchase Request Form date before the invoice date shall be only allowed in case of emergency purchases as approved by the proper approval authority.
- e. A purchase order is encouraged but not required when an approved contract is in place for purchasing goods and services established between a vendor and City. Purchases covered by contracts will follow the same approval thresholds as purchase orders. When invoices are received from the vendor, the assigned contract purchase order number must be written on the invoice. When an invoice is processed, the contract amount will be drawn down by the invoice amount.
- f. A purchase order is not required when payments are made for goods or services needed to conduct the day-to-day business. For example, utility charges, leases, insurance or risk management claims, workers' compensation claims, permits, debt service payments, legal fees, employee benefits, etc.
- g. Types of Purchase Orders
  - i. Standard purchase orders are issued, and an order is placed for specific items after the appropriate solicitation and requisition process is completed.
  - ii. Blanket purchase orders may be issued for vendors from whom the City

regularly purchases items of a small quantity and low unit cost.

- A. Year-End Processing of Purchase Orders
  - a. To close the City's books on time, the Finance Division will send out a Year-End Purchasing Memo to all personnel indicating the deadlines and exceptions for creating purchase orders in the last month of the fiscal year.
  
- B. Purchasing Used Supplies and Equipment
  - a. Previously owned equipment and other used items present unique comparison-shopping problems. Accordingly, alternative means of establishing market value need to be considered on a case-by-case basis. Such means may include "blue book" values and public auctions.
  
- C. Equal Employment Opportunity/Affirmative Action - All procurement using federal funds requires all interested vendors to certify the following:
  - a. That the vendor does not discriminate against any employee or applicant for employment because of race, religion, sex, age, creed, color, disability, or national origin;
  - b. The vendor complies with all Executive Orders and Federal, State, and local laws regarding fair employment practices and non-discrimination in employment
  
- D. Solicitation and Utilization of Disadvantaged Business Enterprises
  - a. For all procurement related to construction, equipment, services, and supplies using Federal funds, the City shall comply with the applicable agency requirements for utilizing small, minority, and women business enterprises as defined in 49 CFR Part 26.
  - b. The City will ensure that sub-recipients, loan recipients, and prime contractors under these federally funded programs comply with the applicable agency requirements. In addition, the City shall make good faith efforts to solicit and utilize small businesses, minority-owned firms, and women's business enterprises (collectively Disadvantaged Business Enterprises or DBEs).
  - c. Examples of good faith efforts include, but are not limited to, the following:
    - i. Ensuring DBEs are fully aware of contracting opportunities practicable through outreach and recruitment activities.
    - ii. Making information on forthcoming opportunities available to DBEs and time frames for contacts and establishing delivery schedules, where the requirements permit, in a way that encourages and facilitates participation by DBEs in the competitive process.
    - iii. Considering in the contracting process whether firms competing for large contracts could subcontract with DBEs.
    - iv. Encouraging contracting with a consortium of DBEs when a contract is too large for one of these firms to handle individually.
    - v. Using the services and assistance of the Small Business Association and the Minority Business Development Agency of the Department of Commerce

or equivalent state or local agencies.

- vi. If the prime contractor awards a subcontract, requiring the prime contractor to make the same good faith efforts listed above.

E. Conflict of Interest

- a. Council Members and City personnel shall not participate in the selection, award, or administration of a contract if a conflict of interest, real or apparent, would be involved.
  - i. Such a conflict would arise when any previously listed has a financial or other interest in the firm selected for award.
  - ii. In cases where there may be a direct or indirect benefit, the Council Member is responsible for reporting such benefit to the Council in writing.
  - iii. If anyone fails to report such benefit, they will be subject to any disciplinary proceeding deemed appropriate by the Council, including possible dismissal.
- b. Council Members and City personnel are subject to the conflict-of-interest laws of the State of California. Anyone who violates the standards of the law shall be subject to the penalties, sanctions, or other disciplinary actions provided for therein.
- c. Council Members and City personnel shall not solicit, demand, or accept from any person, contractor, potential contractor, or potential subcontractors, anything of a monetary value, including gifts, gratuities, and favors, except as the receipt and reporting of gifts are permitted by The Political Reform Act (Government Code Section 81000, et.seq.). Anyone failing to adhere to the above will be subject to any disciplinary proceeding deemed appropriate by the City, including possible dismissal.
- d. Council Members and City personnel shall not use confidential information for actual or anticipated personal gain or the actual or anticipated personal gain of any other person related to them by blood, marriage, or common commercial or financial interest. Anyone failing to adhere to the above will be subject to any disciplinary proceeding deemed appropriate by the City, including possible dismissal.
- e. In recognition that some vendors, as their company policy for purposes of product promotion and client relations, may extend specific discounts or other benefits to employees of their clients, this section is intended to prevent even the appearance of conflict between what is best for the City and what may be good for employees of the City. It is not permissible to accept less than the best deal for the City because of discounts or other benefits accruing to employees.
- f. The City will not recognize and participate in vendor programs for employees unless all the points below apply:
  - i. Any employee discount or other benefit shall not be a factor in the selection of a vendor. Ideally, decision-makers shall not even know of such vendor programs.
  - ii. Any employee discount or other benefit shall accrue to all employees in

equal measure.

- iii. Decision makers shall comply with the Conflict of Interest policy and the Fair Political Practices Commission's ("FPPC's") Conflict of Interest procedures regarding the disclosure of gifts.

F. Debarment and Suspended Parties

- a. The City will not solicit or accept offers from, give awards to, or consent to subcontracts with contractors or vendors who are debarred or suspended from government contracting and government-approved subcontracting.

G. Use of State and Federal Grant Funds

- a. The City may receive funds through a state or federal grant process. To ensure sound accounting practices, provide consistency in the administration of grants, and be compliant with all laws, rules, and regulations involving the use of state and federal grant revenue, it is imperative and incumbent upon any person who is purchasing items using grant revenue to be aware of all provisions of the specific grant and follow all requirements, rules, and laws therein.
- b. City policy does not supersede any state statute, administrative rule, federal law, or regulation that may govern each specific grant program. The laws and regulations that must be complied with include, but are not limited to, the following:
  - i. California Local Assistance Procedures Manual (LAPM)
  - ii. California Labor Code
  - iii. Federal Grant Management OMB Circulars 48 and 49 Code of Federal Regulations (CFR)

**XI. LOCAL BUSINESS PREFERENCE (Goods, Supplies, Equipment, Non-Professional Services, Non-Public Works)**

A local business preference allows the City to promote local businesses, as well as benefit from enhanced economic activity as dollars re-circulate in the local economy by way of multiplier effects. Multiplier effects have been shown to benefit the community in the following ways:

- Direct effects: Benefits the local economy by directly investing money in a local business.
- Indirect effects: Occurs when money awarded to a local business results in inter-industry purchases of materials, supplies, goods and services. Another potential indirect effect is the increase in employment associated with greater workloads/demands.
- Induced effects: Increases in household income as a result of both the direct and indirect effects.

**A.** Percent Differential: Local vendors are granted a **three percent (3%)** differential in lieu of sales and transactions tax loss for the purchase of materials, supplies, equipment and

personal property. Prices, fitness, quality, delivery and service being equal, preference will be given to the local vendor, in the purchase of supplies and equipment.

**B.** This Local vendor preference shall not be granted for contracts involving public works, personal, professional, and consultant services, or as otherwise prohibited by law.

**C.** For the purposes of this section, “local vendor” means a business having its principal place of operation within the jurisdictional boundaries of the City and a valid business license.

**D.** For purposes of this section, when the City considers a local vendor’s bid, quote, or proposal in connection with the purchase of supplies and equipment, the local vendor’s bid shall be the bid amount after the applicable percent differential is applied.”

**E.** Public Contract Code § 22030 et seq., preempts local preference in regard to the procurement of goods and services for public works projects which requires the City to award to the lowest responsible bidder. This local preference policy shall not apply to public works projects.

**ORDINANCE 2026-02**  
**AN ORDINANCE OF THE CITY COUNCIL OF**  
**THE CITY OF PLYMOUTH ADOPTING PROCUREMENT POLICY CC-45**

**WHEREAS**, Government Code sections 54201 through 54204 require cities to adopt Ordinances, policies, and procedures governing the purchase of supplies, equipment, and services; and

**WHEREAS**, the City of Plymouth (“City”) requires materials, supplies, equipment, services, professional services, and public works construction to carry out its mission and provide services to the public; and

**WHEREAS**, the City Council desires to ensure that public funds are expended responsibly, efficiently, and in compliance with applicable federal, state, and local laws; and

**WHEREAS**, the City Council previously adopted Resolution No. 2023-40 on October 12, 2023, electing to become subject to the California Uniform Public Construction Cost Accounting Act (Public Contract Code section 22000 et seq.) (“CUPCCAA”) governing the procurement of public works projects; and

**WHEREAS**, the proposed Procurement Policy establishes policies and procedures governing the procurement of goods, supplies, equipment, maintenance services, general services, professional services, and public works projects, including procurement procedures consistent with CUPCCAA; and

**WHEREAS**, the proposed Procurement Policy defines authority for the purchasing function, establishes thresholds and procedures for informal and formal bidding, ensures ethical procurement practices, and promotes fiscal accountability; and

**WHEREAS**, the proposed Procurement Policy includes a local business preference for goods, supplies, equipment, and non-professional services (excluding public works), providing a three percent (3%) differential to qualified local vendors, consistent with applicable law; and

**WHEREAS**, adoption of the Procurement Policy is not a “project” within the meaning of the California Environmental Quality Act (Public Resources Code section 21000 et seq.) and therefore is not subject to environmental review; and

**WHEREAS**, the City Council has reviewed the proposed Procurement Policy, held a first reading and introduction of this Ordinance at its regular meeting on February 26, 2026, and finds that the approval of this Ordinance adopting the Procurement Policy is in the best interest of the City.

NOW, THEREFORE, THE MAYOR AND CITY COUNCIL OF THE CITY OF PLYMOUTH DO HEREBY ORDAIN AS FOLLOWS:

1. Recitals. The above recitals are true and represent findings of the City Council.

2. Adoption of Procurement Policy. The Procurement Policy attached hereto as Exhibit “A” and incorporated herein by this reference, is hereby adopted in order for the City to adopt a comprehensive and uniform Procurement Policy.
3. Implementation. The City Manager is authorized and directed to implement the Procurement Policy and to take such administrative actions as are necessary to carry out its provisions.
4. Consistency with Law. In the event of any conflict between this Procurement Policy and applicable federal or state law, the provisions of such law shall control.
5. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance or the Procurement Policy is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions.

The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published in the manner required by law. This ordinance shall become effective thirty days (30) from and after its passage.

Approved on the 12<sup>th</sup> day of March, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Mayor

ATTEST:

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City Clerk

## RESOLUTION 2023-40

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLYMOUTH DECLARING THE CITY'S INTENT TO BECOME SUBJECT TO THE UNIFORM PUBLIC CONSTRUCTION COST ACCOUNTING ACT

THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1. The City Council finds and declares as follows:

A. Pursuant to Public Contract Code §20160, et seq., general law cities in California must competitively bid all public projects in excess of \$5,000 in accordance with state-mandated formal bidding procedures.

B. In 1983, the California Legislature adopted the Uniform Public Contract Cost Accounting Act (commencing with Public Contract Code § 22000) to provide for a uniform cost accounting standard for construction work performed or contracted by local agencies and further providing an alternative method for bidding and awarding contracts for public projects.

C. Public Contract Code § 22030 provides that any city that desires to utilize the alternative procedures for bidding and contracting for public projects must elect, by resolution, to become subject to the uniform construction cost accounting procedures set forth in the Act and must notify the State Controller of its election.

D. The City desires to become subject to the uniform construction cost accounting procedures set forth in Public Contract Code §§ 22000, et seq.

E. Public Contract Code § 22034 requires each public agency that elects to become subject to the uniform construction cost accounting procedures to enact an informal bidding ordinance that complies with the requirements set forth in Public Contract Code § 22034.

F. The City is adopting an Ordinance enacting informal bidding procedures consistent with the Uniform Public Construction Cost Accounting Act.

SECTION 2. The City Council of the City of Plymouth elects under Public Contract Code § 22030 to become subject to the uniform construction accounting procedures set forth in Public Contract Code § 22010, et seq.

SECTION 3. The City Clerk is directed to inform the California State Controller forthwith of the City's election to become subject to the Uniform Public Construction Cost Accounting Act.

SECTION 4. This Resolution does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Resolution's effective date. Any such amended part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

SECTION 5. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 6. To the extent that any other Resolution pertaining to the City's election to become subject to the Uniform Public Construction Cost Accounting Act is incorporated into this Resolution, it is superseded in its entirety.

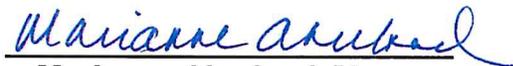
SECTION 7. Electronic Signatures. This Resolution may be executed with electronic signatures in accordance with Government Code § 16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 8. The Mayor is hereby authorized to affix her signature to this Resolution signifying its adoption by the City Council of the City of Plymouth, and the City Clerk, or her duly appointed deputy, is directed to attest thereto.

SECTION 9. This Resolution will become effective immediately upon adoption.

Passed and adopted this 12<sup>th</sup> day of October 2023 by the following vote:

|                 |  |
|-----------------|--|
| <b>AYES:</b>    | Marianne Akerland, Doug Sim, Michael McLaughlin, Keith White |
| <b>NOES:</b>    | None   |
| <b>ABSTAIN:</b> | None   |
| <b>ABSENT:</b>  | None   |

  
Marianne Akerland, Mayor

**ATTEST:**

  
Victoria McHenry, Deputy City Clerk



