



## **Notice of Availability**

### **Jackson General Plan Update Environmental Impact Report**

**Date:** June 30, 2023

**To:** State Clearinghouse, Agencies, Organizations and Interested Parties

**Subject:** Notice of Availability of an Environmental Impact Report

**Project Title:** City of Jackson General Plan Update

**Comment Period:** June 30, 2023 to August 14, 2023

#### **Project Location and Setting**

The City of Jackson, incorporated December 5, 1905. Jackson is located in the central portion of Amador County, at the intersection of State Routes 49 and 88 (SR 49/88) in the Sierra Nevada foothills. Figure-1 depicts the regional location of Jackson.

#### **Project Description**

The City of Jackson is preparing a comprehensive update to its existing General Plan. The City of Jackson's current General Plan has been periodically amended, including updates to the Housing Element in 2015, the Land Use and Circulation Element in 2008, updates to the Noise, and Open Space and Conservation Elements in 1987, and updates to the Safety Element in 1981.

The City's General Plan includes a broad goal policy framework that guides land use and planning decisions within the city. The overall purpose of the General Plan is to create a policy framework that articulates a vision for the City's long-term physical form and development, while preserving and enhancing the quality of life for residents and increasing opportunities for high-quality local job growth and housing options. The key components of the General Plan include broad goals for the future of Jackson, and specific policies and actions that will help implement the stated goals.

The updated General Plan will guide the City's development and conservation through land use objectives and policy guidance. The City will implement the Plan by requiring development, infrastructure improvements, and other projects to be consistent with its policies and by implementing the actions included in the Plan, including subsequent project-level environmental review, as required under CEQA.

State law requires the City to adopt a comprehensive, long-term general plan for the physical development of its planning area. The Plan must include land use, circulation, housing,

conservation, open space, noise, and safety elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the City's planning area.

The Jackson General Plan includes a comprehensive set of goals, policies, and actions (implementation measures), as well as a revised Land Use Map (Figure 2).

- A **goal** is a description of the general desired result that the City seeks to create through the implementation of the General Plan.
- A **policy** is a specific statement that guides decision-making as the City works to achieve its goals. Once adopted, policies represent statements of City regulations. The General Plan's policies set out the standards that will be used by City staff, the Planning Commission, and the City Council in their review of land development projects, resource protection activities, infrastructure improvements, and other City actions. Policies are on-going and don't necessarily require specific action on behalf of the City.
- An **action** is an implementation measure, procedure, technique, or specific program to be undertaken by the City to help achieve a specified goal or implement an adopted policy. The City must take additional steps to implement each action in the General Plan. An action is something that can and will be completed.

The Plan has been prepared to address the requirements of State law and the relevant items addressed in Government Code Section 65300 et seq. The Jackson General Plan is intended to reflect the desires and vision of residents, businesses, and City Council.

The following objectives are identified for the proposed update to the General Plan:

- Develop a long-term vision for the City of Jackson
- Engage a broad spectrum of the community members
- Engage key stakeholders to perpetuate long-term involvement
- Establish a greater connection between the General Plan and current planning issues
- Educate the public on the City's existing conditions and the General Plan Update process
- Provide a range of high-quality housing options
- Attract and retain businesses and industries that provide high-quality and high-paying jobs
- Continue to maintain and improve multimodal transportation opportunities
- Maintain strong fiscal sustainability and continue to provide efficient and adequate public services
- Address new requirements of State law

## Growth Projections

While no specific development projects are proposed as part of the General Plan Update, the General Plan will accommodate future growth in Jackson, including new businesses, expansion of existing businesses, and new residential uses. The Growth analysis assumes an approximately 20-year horizon, and 2040 is assumed to be the horizon year of the General Plan.

Table 1 below summarizes the range of growth, including residential units (single family and multifamily) and non-residential square footage (commercial, office, industrial, governmental, public/quasi-public) that would be anticipated to occur under cumulative 2040 conditions. These figures are based on the land use designations for the City shown on the proposed Land Use Map (see Figure 2) known land use constraints, the ACTC travel model, and Department Of Finance countywide 2040 growth projections.

As shown in Table 1, the General Plan by 2040 would be anticipated to result in 681 dwelling units accommodating an additional 1,435 residents, and approximately 300,000 square feet of nonresidential development that would accommodate an additional 457 jobs within Jackson.

**TABLE 1: GROWTH PROJECTIONS - PROPOSED GENERAL PLAN LAND USE MAP**

	<i>POPULATION</i>	<i>DWELLING UNITS</i>	<i>NONRESIDENTIAL SQUARE FOOTAGE</i>	<i>JOBS</i>	<i>JOBS PER HOUSING UNIT</i>
<i>EXISTING CONDITIONS</i>					
	5,071	2,406	1,827,500	2,987	1.24
<i>NEW GROWTH POTENTIAL</i>					
General Plan – city limits and SOI	1,435	681	300,000	457	0.67
<i>TOTAL GROWTH: EXISTING PLUS NEW GROWTH POTENTIAL</i>					
General Plan – cumulative 2040	6,506	3,087	2,127,500	3,444	1.12

SOURCES: COUNTY ASSESSOR 2020; CALIFORNIA DEPARTMENT OF FINANCE 2020; U.S CENSUS ONTHEMAP; ESRI 2020, DE NOVO PLANNING GROUP 2022.

Growth projections should not be considered a precise prediction for growth, as the actual amount of development that will occur throughout the 20-year planning horizon of the General Plan is based on many factors outside of the City's control. Actual future development would depend on future real estate and labor market conditions, property owner preferences and decisions, site-specific constraints, and other factors. Additionally, it should be noted that historic growth rates have been much lower than the total growth allowed under the General Plan and that the General Plan Update did not include substantial map revisions that would result in growth allowed in excess of the what is allowed under the Existing General Plan Map. Furthermore, the California Department of Finance (DoF) projects that Amador County will grow from a population of 37,577 persons in 2020 to 39,743 persons by 2040. This represents a 5.7% increase in growth and the addition of 2,166 persons. Table 1 shows that new growth projected in the City of Jackson and its SOI could result in the addition of 1,435 persons. This represents a 28.3% population growth rate, which far exceeds the overall growth rate projected by the DoF for

Amador County. The analyses that follow are therefore considered conservative as they are based on a much higher rate of growth within the City of Jackson versus what the DoF expected for Amador County as a whole.

### **Program EIR Analysis**

The City, as the Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Program EIR for the Jackson General Plan Update. The EIR has been prepared in accordance with CEQA, the CEQA Guidelines (Guidelines), relevant case law, and City procedures. No Initial Study was prepared pursuant to Section 15063(a) of the CEQA Guidelines.

The EIR analyzes potentially significant impacts associated with adoption and implementation of the General Plan. In particular, the EIR focused on areas that have development potential. The EIR evaluates the full range of environmental issues contemplated under CEQA and the CEQA Guideline in the following topical areas:

- Aesthetic Resources
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology, Soils, and Mineral Resources
- Greenhouse Gases, Climate Change, and Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities/Service Systems
- Wildfire
- Mandatory Findings of Significance/Cumulative Impacts
- Alternatives

**Environmental Impacts:** The Draft EIR identifies significant environmental impacts related to the following environmental topics: Agricultural Resources, Cumulative Agricultural Resources, Air Quality, Cumulative Air Quality, Climate Change and GHG, Cumulative Climate Change and GHG, Transportation and Circulation, Cumulative Transportation and Circulation, Utilities and Cumulative Utilities, and Irreversible and Adverse Effects.

**Document Availability:** Project documents and information are available at the City of Jackson, Community Development Department, Planning Department located at 33 Broadway Jackson, CA 95642, and on-line at: [www.ci.jackson.ca.us](http://www.ci.jackson.ca.us)

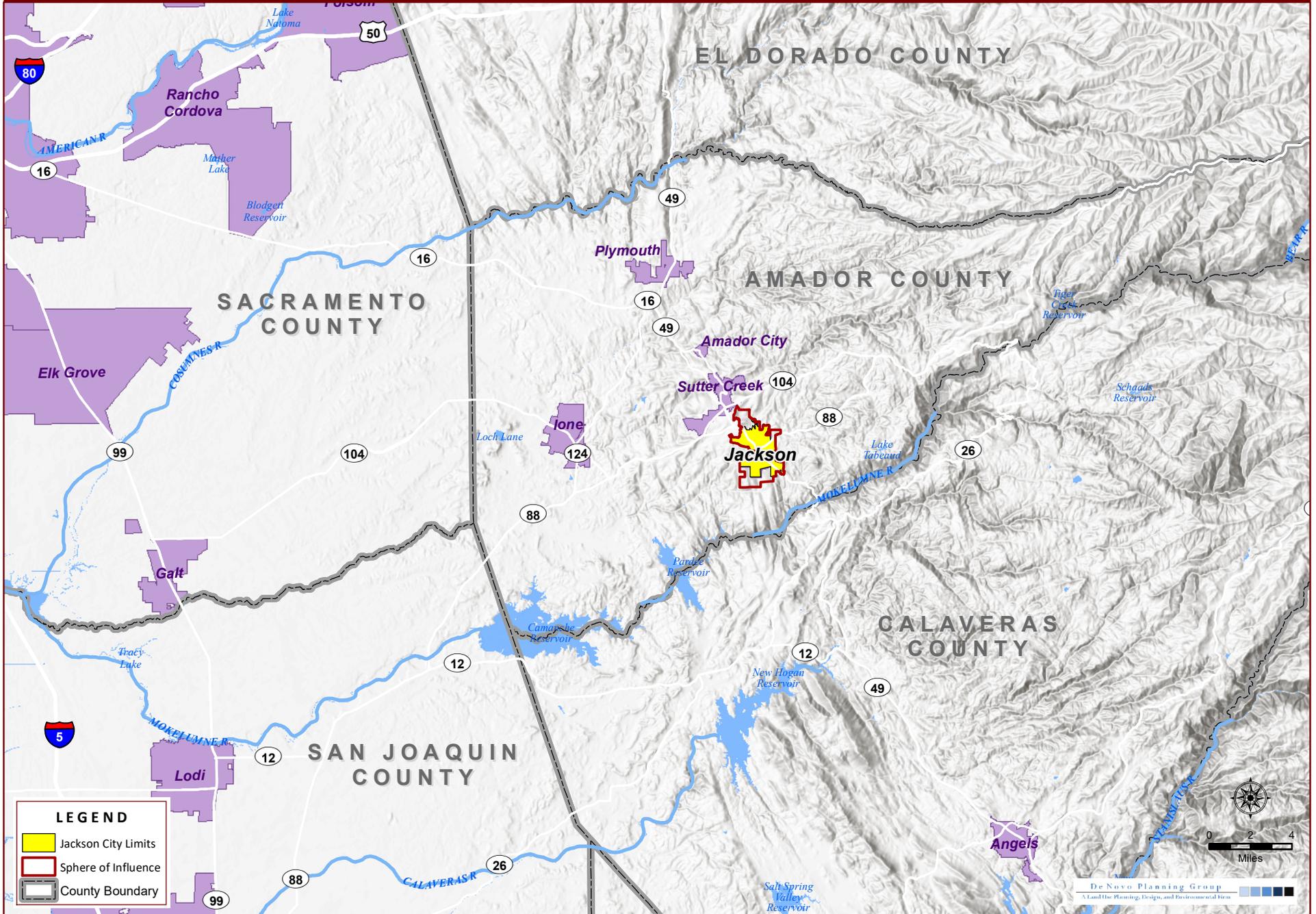
**Provision of Comments:** Members of the public and other interested agencies and individuals are invited to provide comments on the Draft EIR. In accordance with the time limits established under CEQA, a 45-day public review period for the Draft EIR will begin on June 30, 2023 and end on August 14, 2023 at 5:00 PM. Additionally, on July 17<sup>th</sup>, the Planning Commission will hold a public hearing workshop to receive public comments. The meeting will be held at 6:30 pm on Monday, July 17, 2023 at Amador County Administrative Building located at 810 Court St., Jackson, CA 95642. Participants can attend in person, online or by phone via Telephone Line: 1-650-419-1505; ID: 751526285; join from PC, Mac, Linux, ios or Android: <https://v.ringcentral.com/join/751526285>

All Comments in response to this notice must be submitted in writing at the address below, or via email, by the close of the 45-day review period, which is 5:00 PM on August 14, 2023:

Susan Peters, AICP  
City of Jackson  
33 Broadway Jackson, CA 95642  
[GeneralPlan@ci.jackson.ca.us](mailto:GeneralPlan@ci.jackson.ca.us)

For additional information, please contact City Hall, at 209-223-1646 x 224

Figure-1. Regional Location Map



Sources: California State Geoportal; ArcGIS Online World Elevation/Terrain Image Service. Map date: September 19, 2022.

