

4.1 LAND USE

This section of the Draft Environmental Report (“Draft EIR”; “DEIR”) describes the existing land uses in the General Plan Planning Area (Planning Area), characterizes the surrounding land uses, and discusses adopted and relevant draft plans and policies pertinent to the area. This section identifies environmental impacts associated with the proposed General Plan update and its associated project components, and appropriate mitigation measures are identified to reduce, lessen, or eliminate the proposed project’s impacts. The reader is referred to Section 4.2, Agricultural Resources, for a discussion of the potential impacts of General Plan Update implementation on agricultural lands.

4.1.1 ENVIRONMENTAL SETTING

EXISTING CONDITIONS

Regional Setting

The City of Ione (“City”; “Ione”) is located in southwestern Amador County (County) at the juncture of the Sierra Nevada foothills and the Central Valley (refer to **Figure 3.0-1**). Ione is located approximately 30 miles southeast of Sacramento and 30 miles northeast of Stockton. Elevations in the city range from 258 above mean sea level (amsl) in the southwest of the city to approximately 600 feet amsl in the northeast. Both State Routes (SR) 124 and SR 104 bisect the city. SR 104 aligns generally northwest to southeast and SR 124 aligns northeast to southwest from its juncture with SR 104 (**Figure 4.1-1**). Sutter Creek also passes through the city from east to west.

Amador County encompasses approximately 570 square miles and is bordered by Sacramento and San Joaquin counties on the west, Alpine County on the east, El Dorado County on the north, and Calaveras County on the south. The western portion of Amador County is characterized by foothills and oak woodland with elevations averaging around 500 feet. The eastern portion of the county includes the western slopes of the Sierra Nevada with elevations climbing to approximately 8,000 feet. The Cosumnes River follows the county’s northern border and the Mokelumne River defines the southern border.

Five incorporated cities are located in Amador County: Jackson, Sutter Creek, Ione, Plymouth, and Amador City. Seven towns are also located in the county: Drytown, River Pines, Fiddletown, Volcano, Pine Grove, Pioneer, and Kirkwood.

Local Setting

The proposed Planning Area boundary includes the existing city limits and the City’s current Sphere of Influence (SOI), as well as lands beyond the SOI (refer to Figure 4.1-1). The SOI indicates the ultimate service area for the City, as determined by a separate government agency, the Amador Local Agency Formation Commission (LAFCo). As defined in the California Government Code Section 56076, a SOI is “a plan for the probable ultimate physical boundaries and service area for a local agency as determined by” LAFCo. Annexations to the City of Ione must be located within its SOI in order to be approved by LAFCo. The current SOI was established in the mid-1980s; it includes all city lands and unincorporated lands surrounding the existing city limits that could eventually be converted to urban uses and which the City can reasonably expect to serve as part of its ultimate development.

The proposed Planning Area encompasses approximately 31,769.65 acres and extends from the Amador-Sacramento and Amador-San Joaquin county lines on the west, north along a series of property lines that pass near the intersection of Ione-Michigan Bar Road and Carbondale Road, south along parcel lines in a stepped pattern to just beyond SR 88, then following parcel lines along the south side of SR 88.

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The area outside the city limits and SOI represents a larger study over which the City has an interest. This area includes approximately 27,332.28 acres and is primarily composed of grazing/agricultural uses, mining, and open space, with some industrial development. While the City does not have jurisdiction over lands currently outside of the city boundary, the inclusion of these lands beyond the city limits and Sphere of Influence (SOI) represent the City's vision and desires for these areas.

According to the City's existing General Plan, the current Planning Area includes approximately 3,759.9 acres, of which about 2,903.68 acres are located in the city and 856.22 acres in the SOI (City of Ione, 1982). The city core is largely built out with retail and commercial businesses. Residential and industrial uses surround the downtown core. A large portion of the western area of the city, however, is still largely undeveloped.

Existing Land Uses

City of Ione

The City of Ione contains a wide range of existing land uses, including residential, commercial, industrial, agriculture/orchard, vacant land, and public facilities (**Figure 4.1-2**). A complete summary of current land uses within the city as well as their overall percentage of the city's make-up is provided in **Table 4.1-1**.

TABLE 4.1-1
CURRENT CITY OF IONE LAND USES (IN ACRES)

Land Use Designation	City	Percentage of City's Overall Acreage
Central Business District	28.3	0.97%
Commercial – General	4.9	0.17%
Commercial – Neighborhood	40.2	1.38%
Heavy Industrial	218.3	7.52%
Open Space – Recreation	107.7	3.71%
Public Service – Agricultural Transition – Mineral	824.8	28.40%
Public Service – Open Space	459.28	15.82%
Residential Low Density	330.9	11.39%
Residential Medium Density	53.3	1.84%
Special Planning Area	836	28.79%
Total	2,904²	100%

Source: City of Ione, 2009

¹ It should be noted that the land uses represent the City's current land uses and not the acreages of existing General Plan land use designations.

² Please note that any minor discrepancies in total land use acreages are due to rounding errors.

As shown in **Table 4.1-1**, the majority of land area is in the Public Service – Agricultural Transition – Mineral land use designation, with the largest portion of improved land being devoted to

residential uses (Residential Low Density and Medium Density). Land is available to accommodate additional miscellaneous, residential, and commercial development.

Most of the urban development is located within the city limits, with residential uses being the predominant land uses (**Figure 4.1-2**). Commercial and retail uses are concentrated in the downtown core and near the junction of SR 104 and SR 124. The Mule Creek State Prison, California Department of Forestry Fire Protection Training Academy (CAL FIRE), and Preston Youth Correctional Facility are located in the northwestern portion of the city within the Public Service – Open Space designation (**Figure 4.1-2**).

The existing SOI includes open space and agricultural lands as well as lands used for surface mining. No intensive urban or rural development occurs within the SOI.

Areas beyond the current SOI but within the existing Planning Area are characterized by grazing/agricultural uses, mining, and open space, with some industrial development (**Figure 4.1-2**). No urban or suburban development is located within the Planning Area outside of the SOI and city limits.

4.1.2 REGULATORY FRAMEWORK

STATE

California Government Code

California law requires each city to adopt a comprehensive, long-term general plan to guide the physical development of the incorporated city and land outside city boundaries that bears a relationship to its planning activities. The city may adopt a general plan in the format that best fits its unique circumstances in an integrated, internally consistent, and compatible statement of development policies. Together, the seven mandated elements of a general plan form a comprehensive set of planning policies. In accordance with California Government Code Section 65302, the lone General Plan addresses the issues of land use, circulation, housing, noise, safety, conservation, and open space.

The general plan also addresses additional topics of special and unique interest, including community character, economic development, historic and cultural resources, and municipal services. These topics reflect additional issues that are important to the community. While optional elements are not required by state law, once they are adopted by a city, optional elements are as legally binding and valid as the required elements. The City of Lone has chosen to adopt a General Plan that consolidates some of the mandatory elements and includes two optional elements (Economic Development and Public Facilities).

By law, the general plan is the primary document a city utilizes to regulate land use. It provides the city with a consistent framework for land use decision-making. Once a general plan is adopted, its maps, diagrams, and development policies form the basis for city zoning, subdivision, and public works actions. Therefore, the zoning ordinance, specific plans, planned development master plans, and individual public and private development proposals must be consistent with the general plan goals, policies, and standards. Under California law, no specific plan, area plan, zoning, subdivision map, nor public works project may be approved unless the city finds that it is consistent with the adopted general plan.

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Surface Mining and Reclamation Act of 1975

The California Department of Conservation Reclamation Surface Mining and Reclamation Act of 1975 (Chapter 9, Division 2 of the Public Resources Code), also known as SMARA, provides a comprehensive surface mining and reclamation policy that permits the continued mining of minerals, as well as the protection and subsequent beneficial use of the mined and reclaimed land. The production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, wildlife, range and forage, as well as aesthetic enjoyment. SMARA requires elimination of the residual hazards to the public health and safety. These goals are achieved through land use planning by allowing a jurisdiction to balance the economic benefits of resource reclamation with the need to provide other land uses.

The California Geological Survey Mineral Resources Project provides objective geologic expertise and information about California's diverse non-fuel mineral resources in a process called mineral land classification. The primary focus of the Mineral Resources Project is to classify lands throughout the state that contain regionally significant mineral resources as mandated by SMARA. The intent of classification is to assist lead agencies, planners, and the public in the wise use, management, and conservation of California's mineral resources. Classification is completed by the State Geologist into Mineral Resource Zones (MRZ) and is based on geologic and economic factors without regard to existing land use and land ownership. The areas are categorized into four general classifications (MRZ-1 through MRZ-4), of which the MRZ-2 classification is recognized in land use planning because the likelihood for occurrence of significant mineral deposits is high, and the classification may be a factor in the discovery and development of mineral deposits that would tend to be economically beneficial. If a use is proposed that might threaten the potential recovery of minerals from an area that has been classified MRZ-2, SMARA would require the City to prepare a statement specifying its reasons for permitting the proposed use, provide public notice of these reasons, and forward a copy of the statement to the State Geologist and the State Mining and Geology Board (Public Resources Code Section 2762). The majority of lone and surrounding area are located in MRZ-2 through -3a (City of Lone, 1982). This issue is discussed in greater detail in Section 4.11, Geology and Soils.

LOCAL

Amador Local Agency Formation Commission

The Amador Local Agency Formation Commission (LAFCo) is charged with developing and updating the SOI for each city and special district within Amador County. It reviews changes to sphere of influence and specific urban development plan boundaries, annexations to cities and special districts and the adequacy of public services to proposed annexations, and the effect of these actions on prime agricultural land. Applications to amend city limits, for example, are presented to LAFCo, which then approves, approves with conditions, or denies the applications.

A sphere of influence (SOI) is defined in the California Government Code Section 56076 as "a plan for the probable ultimate physical boundaries and service area for a local agency as determined by" LAFCo. Annexations to a city must be located within the sphere of influence in order to be approved by LAFCo. By state law, the city must be notified of any proposed land use changes within its sphere of influence and provided an opportunity to comment on the changes.

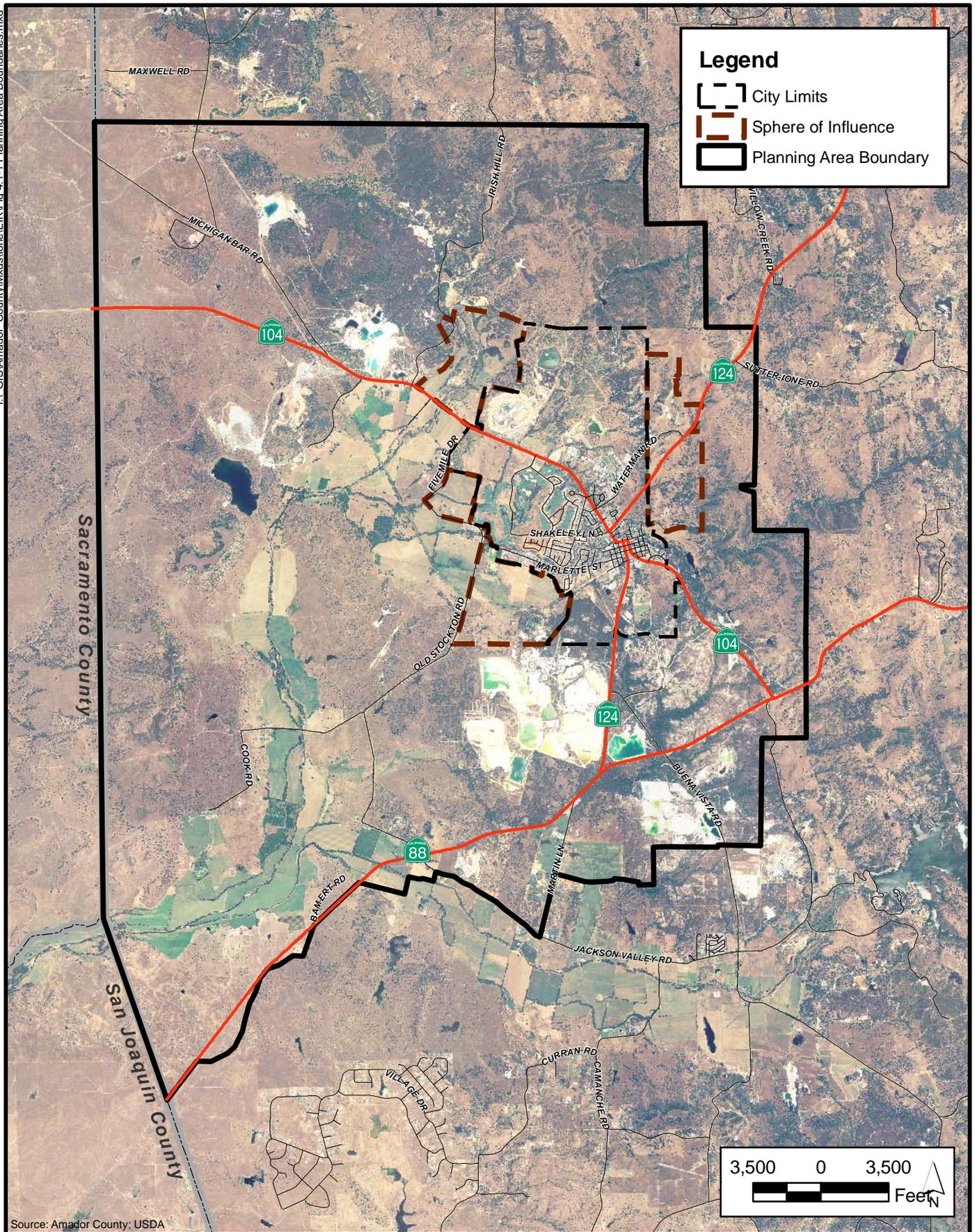
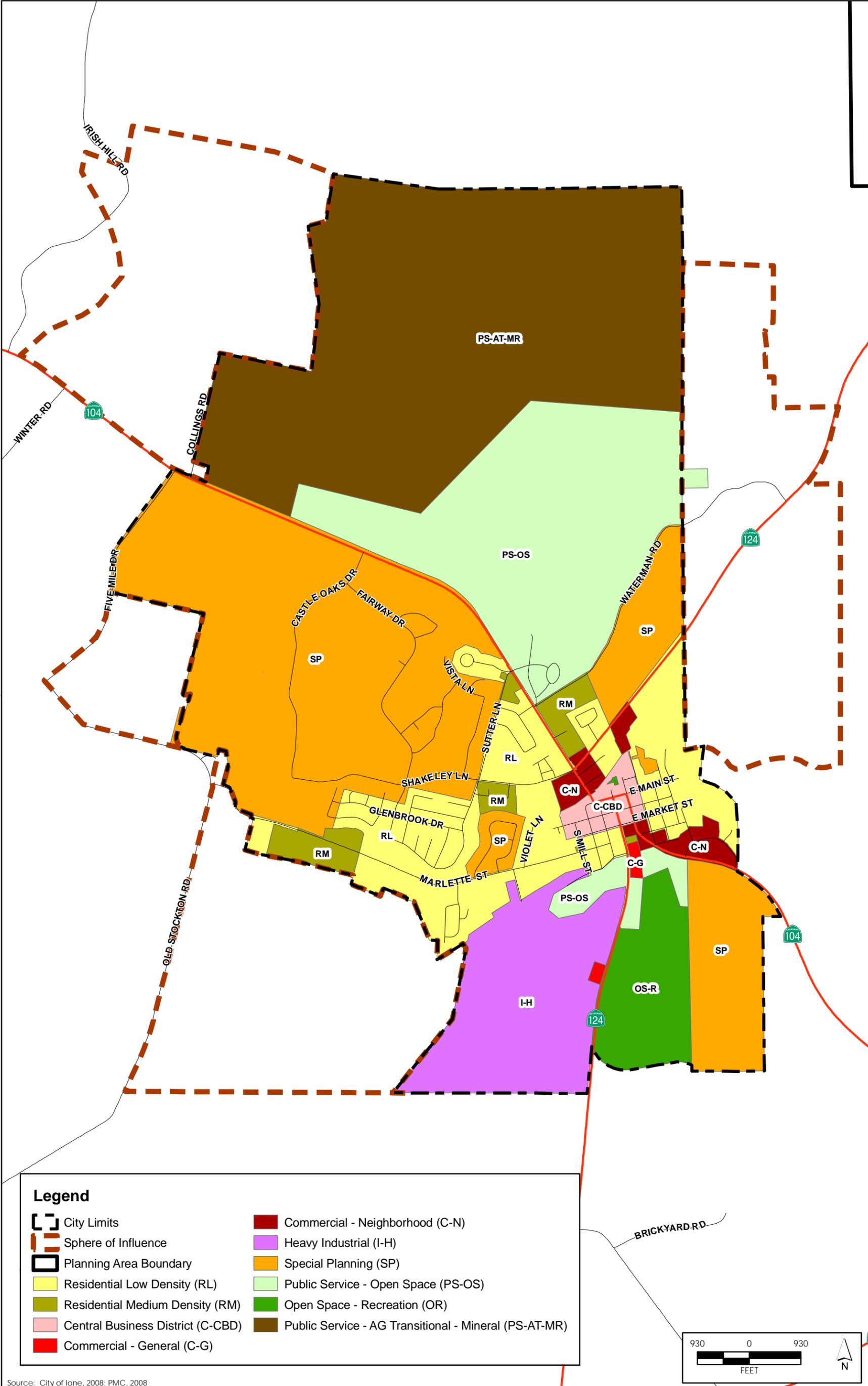


Figure 4.1-1
Planning Area Boundaries



Source: City of Ione, 2008; PMC, 2008



Figure 4.1-2
Existing General Plan Land Use within City Limits

In accordance with the provisions of the Cortese/Knox/Hertzberg Act, which governs the LAFCo process, Amador LAFCo has adopted local goals, objectives, and policies to guide its decision-making. The four primary goals of LAFCo are:

- Planned, well-ordered, and efficient development patterns.
- Governmental services are delivered efficiently and effectively.
- The need to provide for urban development is balanced with the conservation of open space and prime agricultural lands.
- Urban land use patterns maximize the opportunity for local jurisdictions to provide their fair share of regional housing needs for all income levels.

LAFCo cannot regulate land use, dictate internal operations or administration of any local agency, or set rates. However, LAFCo is empowered to enact policies that indirectly affect land use decisions.

On a regional level, LAFCo promotes logical and orderly development of communities as it considers and decides individual proposals. LAFCo has a role in reconciling differences between agency plans so that the most efficient urban service arrangements are created for the benefit of current and future area residents and property owners.

The Cortese-Knox-Hertzberg (CKH) Act requires LAFCo to develop and determine the SOI of each local governmental agency within the county and to review and update the SOI every five years. LAFCos are empowered to adopt, update, and amend the SOI. They may do so with or without an application and any interested person may submit an application proposing an SOI amendment.

LAFCo may recommend government reorganizations to particular agencies in the county, using the SOIs as the basis for those recommendations.

Amador County General Plan

Amador County is responsible for planning and land use control in the unincorporated areas of the county. Urban development in the unincorporated area is guided by County policy toward existing cities and urbanized areas. Lands outside the city limits but within its SOI are considered by the County to be appropriate for urbanization. **Figure 4.1-3** depicts the County General Plan land use designations in the unincorporated portions of the Planning Area. As shown, County land use designations in the SOI include the following designations: Agricultural – Improved, Agricultural – Vacant, Industrial – Improved, Miscellaneous – Improved, Miscellaneous – Vacant, Residential – Improved, Residential – Vacant, and Other (Amador County, 2008).

Amador County Zoning Code

The Amador County Zoning Code is to promote and protect the public health, safety, peace, morals, comfort, convenience, and general welfare of the county. The Zoning Code is intended to assist in providing a definite plan of development for the county and to guide, control, and regulate the future growth of the county, in accordance with the General Plan. The Zoning Code helps to protect the character and the social and economic stability of agricultural, residential, commercial, industrial, and other areas within the county and to assure orderly and beneficial development (<http://www.codepublishing.com/ca/amadorcounty.html>).

The Zoning Code establishes various districts (24 total) within the unincorporated territory of the county and applies to the unincorporated area of Amador County that is outside the city limits and includes portions of the Planning Area (see **Figure 4.1-4**). Zoning of areas within the SOI

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include Single-Family Residential-Agricultural District (R1-A) and Agricultural District (A). Zoning within the Planning Area outside the SOI includes R1-A, Exclusive Agriculture District (AG), Special Use District (X), Mineral Resources District (MR), Highway Commercial – Recreation District (H), Retail Commercial and Office District (C-1), Heavy Commercial District (C-2) and Mobilehome Park-Camp District (T2).

City of Lone Zoning Ordinance

The City's Zoning Ordinance serves as the primary tool for implementing the City's land use policies and, as required by state law, must be consistent with the General Plan (California Government Code Section 65860(a)). Zoning districts are established in order to classify, regulate, restrict, and segregate the uses of land and buildings; to regulate and restrict the height and bulk of buildings; to regulate the area of yards and other open spaces around buildings; and to regulate the density of population and classes of land use zones that are established. Currently the City of Lone has the following zoning designations: Light Commercial (C-1), Central Business District (C-2), Heavy Commercial (C-3), Limited Manufacturing (M-1), Mobile Home Park (MP), Open Space (O-S), Planned Development (PD), One Family 5.8 dwelling unit per acre (du/acre) maximum (R1-a), One Family 6.7 du/acre (R1-b), Limited Multiple Family 14.5 du/acre maximum (R2).

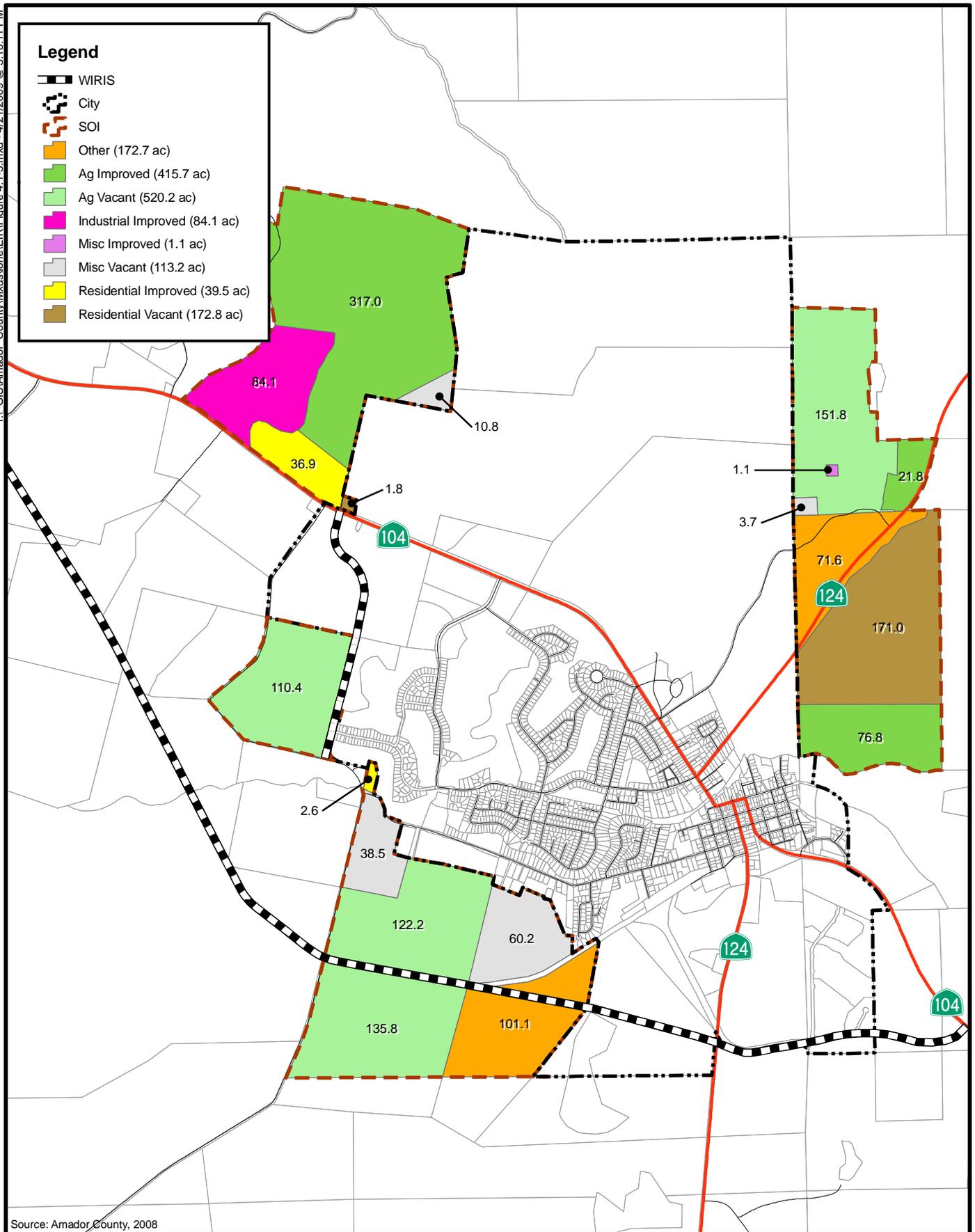
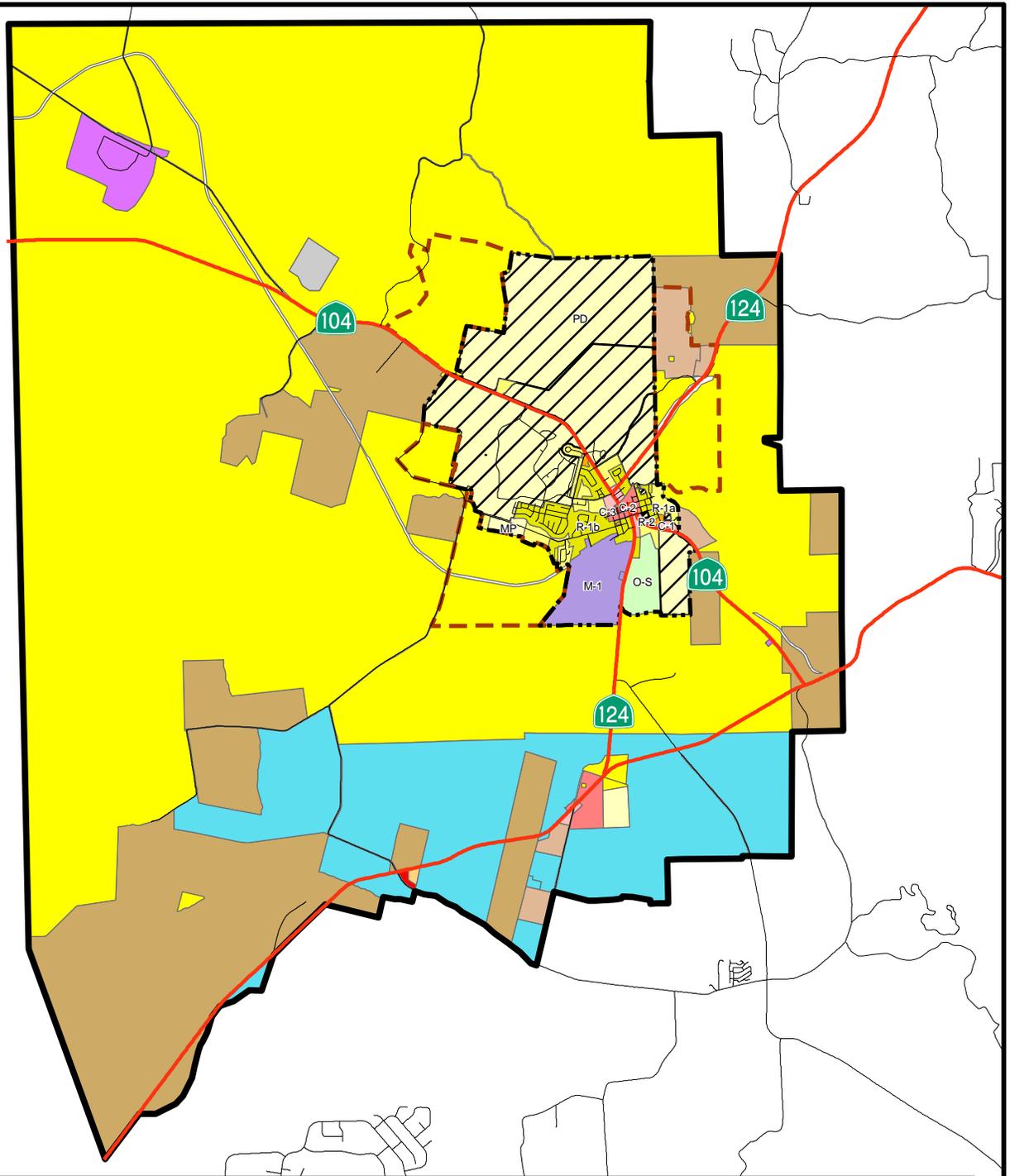


Figure 4.1-3
Existing Land Uses within the SOI



City Zoning		County Zoning	
City	M-1 Limited Manufacturing	Agriculture	Manufacturing
SOI	MP Mobile Home Park	Exclusive Agriculture	Mineral Resources
Planning Area Boundary	O-S Open Space	Retail Commercial/Office	Single Family Residential/Agricultural
C-1 Light Commercial	PD Planned Development	Heavy Commercial	Mobilehome Park
C-2 Central Business District	R-1a One Family (5.8 du/ac max)	Highway Commercial	Trailer-Camp
C-3 Heavy Commercial	R-1b One Family (6.7 du/ac max)		Special Use District
	R-2 Limited Multiple Family (14.5 du/ac max)		

Source: Amador County, 2008



Figure 4.1-4
Amador County Zoning

4.1.3 IMPACTS AND MITIGATION MEASURES**SIGNIFICANCE CRITERIA**

The impact analysis provided below is based on the following State CEQA Guidelines Appendix G. A land use impact is considered significant if implementation of the project would result in any of the following:

- 1) Physically divide an established community.
- 2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- 3) Conflict with any applicable habitat conservation plan or natural community conservation plan.

Currently there is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other conservation or recovery plan in effect for the Planning Area, in whole or in part. As a result, this issue is not discussed further in this section of the document. However, issues pertaining to habitat conservation are addressed in Section 4.8, Biological Resources. Project impacts to agricultural resources (including conflicts with agricultural land uses) are addressed in Section 4.2, Agricultural Resources, while aesthetic impacts associated with the loss of open space are discussed in Section 4.12, Visual Resources, and impacts to open space for the use of parks and recreational activities are discussed in Section 4.13, Public Services and Utilities, of this DEIR.

METHODOLOGY

An evaluation of the potential land use impacts associated with implementation of the proposed City of Lone General Plan update and its other project components was based on a review of planning documents, including the various components and policies of the City of Lone 1982 General Plan with specific land use amendments in 1989 and 1992, other city regulations, the Amador County General Plan, the Amador County Zoning Ordinance, and Amador LAFCo policies, as described previously in this section under 4.1.2, Regulatory Framework. In addition, field reviews of the city and entire Planning Area were conducted and consultations with appropriate agencies have occurred. The analysis contained herein is based on General Plan capacity conditions for the Planning Area and does not assess impacts associated with the phasing of individual development projects or interim improvements, except when the timing of such projects or improvement creates reasonably foreseeable environmental impacts, in which case they are addressed in this DEIR.

The focus of the land use analysis in this section is on land use impacts that would result from the proposed General Plan update and is separated into four discussion sections, i.e., the policy document and land use map, the City's Zoning Code update, the proposed SOI amendments and annexations, and the West Lone Roadway Improvement Strategy (WIRIS), for ease of analysis.

The City of Lone General Plan is intended to be a "self-mitigating" document, in that the policies are designed to mitigate or avoid impacts on the environment resulting from implementation of the proposed project. To that end, the relevant policies providing mitigation have been identified for each significant impact in this section. If the applicable General Plan policies were determined to not feasibly mitigate or avoid impacts, then additional mitigation measures have

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been included. These additional mitigation measures have been written as policy statements that can be incorporated in the proposed General Plan. Each impact discussion includes a determination as to whether the impacts would be mitigated to a less than significant level or would remain significant and unavoidable after implementation of the updated General Plan policies.

PROJECT IMPACTS AND MITIGATION MEASURES

Physically Divide an Established Community

Impact 4.1.1 Implementation of the proposed project would not physically divide an established community. Therefore this impact is considered **less than significant**.

General Plan Land Use Map

Areas Inside and Outside Existing City Limits

The City of Lone currently includes approximately 2,903.68 acres in the city and another 856.22 acres in the existing SOI, for a total of 3,759.90 acres. The updated General Plan Planning Area boundary would result in a total of 31,769.65 acres, with land within the city limits at 2,903.68 acres, an expansion of the current SOI to 1,533.70 acres, and the remaining area beyond the SOI boundaries at 27,332.28 acres (2,903.68 acres within the city limits + 1533.70 acres within the SOI + 27,332.28 acres outside the SOI but within the Planning Area).¹

The entire Planning Area is not feasible to be totally developed with urban uses. **Table 4.1-2** provides a summary of developable acreage (including percentages) for land within the city limits, land outside the city limits, and total Planning Area. The proposed city limits are 27 acres larger than the existing city limits. Approximately 78 percent of land planned for development is located within the proposed city limits, while only 22 percent of land planned for development is located with the SOI and the remainder of the Planning Area.

**TABLE 4.1-2
SUMMARY OF DEVELOPMENT POTENTIAL**

	Development Potential within City		Development Potential within SOI and beyond SOI		Total Development Potential	
	Total Acres	% of Total	Total Acres	% of Total	Total Acres	% of Total
Acres Designated For Development	2,541	78%	732	22%	3,273	100%

Source: City of Lone, 2009

Note: Includes all General Plan land use designations except for Agricultural and Open Space.

Uses within the city are predominantly urban with the majority of acreage devoted to residential uses as well as public services (Mule Creek State Prison and CAL FIRE training facility). SR 104 currently aligns through the Planning Area, connecting with SR 124 within the downtown area. While these highways align through the city, they do not divide the community, as development has occurred along the corridors of both routes. Development adjacent to these routes

¹ Please note that any minor discrepancies in total land use acreages are due to rounding errors

includes the prison and CAL FIRE facility, as well as residential and commercial and downtown uses including the downtown core.

Areas within the SOI include open space and general agriculture as well as some residential and industrial uses. Several Special Planning Areas (SPAs), also known as policy areas, including the Silva, River Ranch, Castle Oaks Gateway, Preston Reuse and Downtown SPAs, are all located within the SOI. The Q Ranch Policy Area and Triangle SPAs are located outside the SOI but within the Planning Area boundary. In addition, 81.89-acres of the Old Stockton Road and Industrial Park SPAs are also located outside the existing SOI but within the Planning Area. With the exceptions of the Q Ranch and Triangle SPAs, the remainder of the Planning Area outside the SOI and city limits is designated for surface mining, open space, general agriculture, and heavy industrial uses (**Figure 4.1-5**). These particular uses have been separated from the urbanized uses within the city limits and SOI in order to maintain a city core surrounded by less dense residential development and non-residential uses.

Development under the proposed General Plan update portion of the project would not result in the division of or substantial changes in the character of existing communities, because the goals, policies, and actions proposed in the General Plan seek to phase growth in an orderly manner based on infrastructure capacity, infrastructure financing, transportation facilities, and other infrastructure. This policy and action item are identified below. This impact is considered **less than significant**.

Sphere of Influence Amendment/Annexation

As part of the proposed project, the City plans to amend its Sphere of Influence (SOI) to include the site of the Castle Oaks Water Reclamation Plant (COWRP), the City Corporation Yard and adjacent land and to expand the Old Stockton Road and Industrial Park Special Planning Areas. In addition, the City is proposing to annex three areas currently located outside the city limits. These areas are identified on Figure 3.0-6 in Section 3.0 and are referred to as (1) the Collins Road Annexation Area consisting of about 1 acre; (2) the Wastewater Treatment Plant Annexation Area consisting of about 9.7 acres; and (3) the State Property Annexation Area consisting of about 3.7 acres. The northwest parcel (Collins Road Annexation Area) will be rezoned C-3 Heavy Commercial, while the 3.7-acre parcel to the northeast (State Property Annexation Area) will be rezoned PF Public Facilities.

As part of the project, the City is proposing to amend its Sphere of Influence (SOI) to accommodate expansions to its current Wastewater Treatment Plant (WWTP) and to expand the Old Stockton Road and Industrial Park Special Planning Areas. In addition, the City is proposing to annex parcels currently located within the City's SOI, including one parcel to the northwest and one parcel to the northeast. The northwest parcel (Collins Road Annexation Area) will be rezoned C-3 Heavy Commercial, while the 3.7-acre parcel to the northeast (State Property Annexation Area) will be rezoned PF Public Facilities (**Figure 4.1-6**).

The proposed SOI amendments and annexations are policy actions that would allow for the future development of the annexation areas and land proposed under the SOI amendments with various urban uses according to their individual General Plan land use and zoning designations, and would not physically divide an established community. Instead, the annexation of these lands and development with a park and expansion of the WWTP would provide additional recreational and public services for the City. Therefore, this impact is considered **less than significant** relative to dividing an established community.

City Zoning Code Update

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Updates to the City's Zoning Code (Title 17 of the City's Municipal Code) include revisions to the General Plan Land Use Designation Implemented by Zoning District in Table 17.20.020-1 (Zoning Districts), Table 17.22.040-2 (Agricultural and Residential Zoning Districts Development Standards), and Table 17.24.040-2 (Commercial and Industrial Zoning Districts Development Standards) as well as the addition of several new districts: C-T, Commercial Transition; BP, Business Professional; M-2, Heavy Industrial and Mining; Parks and Community Services (PCS) Zoning District; and Public Facilities (PF) Zoning District. Zoning is intended to provide parcel-specific direction regarding development within each General Plan land use designation. No division of an established community would occur in association with the Zoning Code update. Therefore, this impact is considered to have **no impact**.

West Lone Roadway Improvement Strategy

The proposed WIRIS would consist of various improvements to existing roadways and the construction of new roadway segments in order to create a bypass around the southern portion of the city to provide traffic relief through downtown. The general alignment of the proposed bypass is shown on **Figure 4.1-5** and would most likely consist of one travel lane in each direction. As shown on this figure, the bypass will align immediately adjacent to or through several areas designated for agriculture in the southern portion of the SOI and lands designated Light Industrial, Office Commercial, and General Commercial in the southern portion of the city. The alignment for the most part avoids existing developed areas as well as areas proposed for development, with the exception of bypass alignment through the General Commercial area in the southeastern portion of the city. Current state policy requires bypasses of existing state highways to generally be constructed to freeway standards, with restricted or limited access in order to ensure smooth traffic operations. This will be achieved by securing the access rights from the adjoining property owners and designing specific access points, spaced standard distances apart (Dokken, 2008). Overall, the WIRIS project would divert traffic away from development and would not result in division of established communities in the city. Therefore, this impact is considered **less than significant**.

Proposed General Plan Policies and Action Items that Provide Mitigation

Compliance with applicable proposed General Plan Update policies will protect against division of established communities. The following policies apply to this issue.

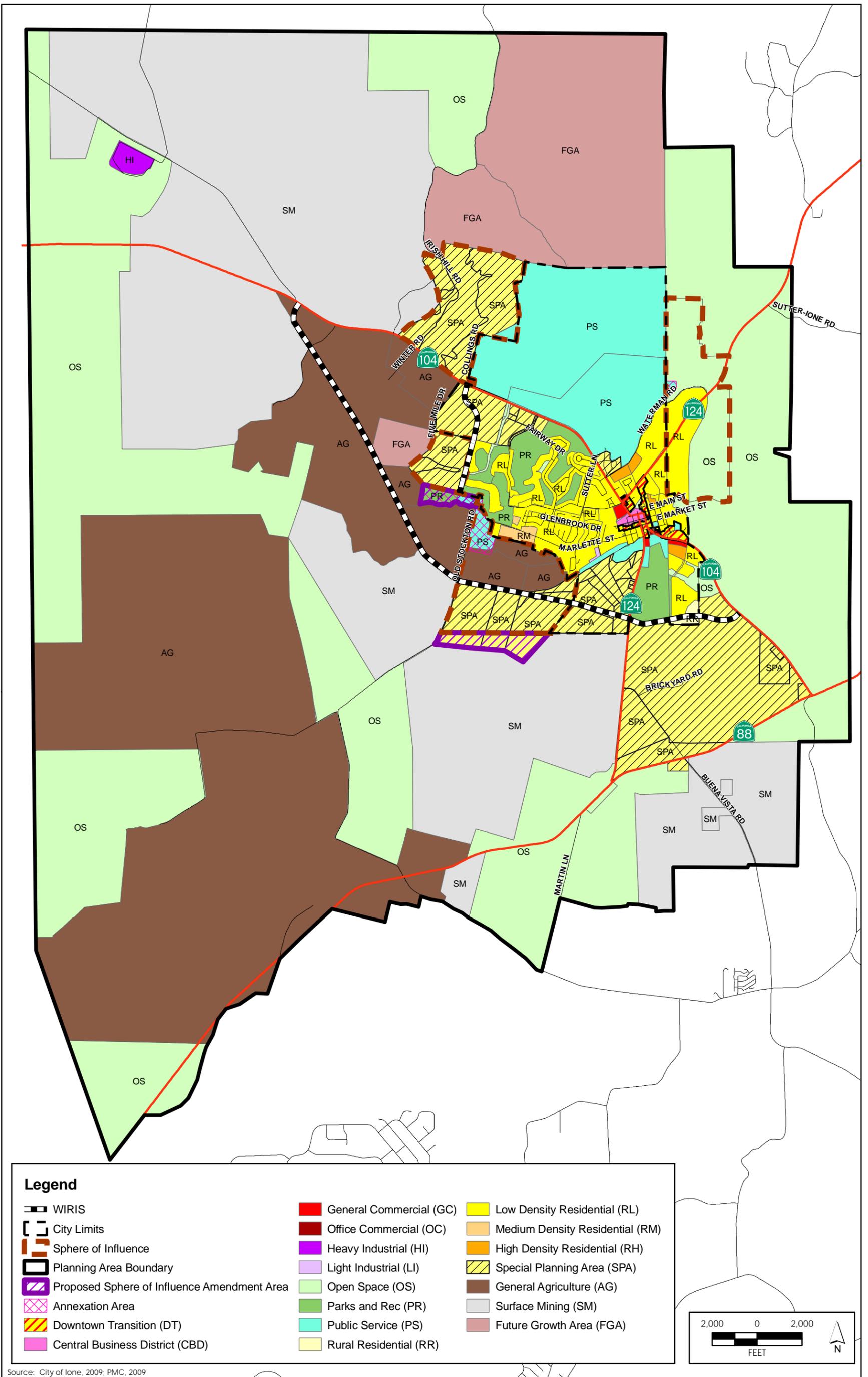
Land Use Element

- Policy LU-1.3: Phase growth based on infrastructure capacity, infrastructure financing, and the timing of the design, approval/permitting, and construction of transportation facilities and other infrastructure.
- Action LU-1.3.1: Require market studies, financing plans, phasing plans, and other associated studies, as needed, for all new major development applications in order to evaluate the need for these projects, their compliance with established City policies, and the impact of the development on the City and service providers.

Implementation of the proposed General Plan policies and actions listed above would reduce impacts to the division of established communities to **less than significant**.

Mitigation Measures

None required.



Incompatibilities between Land Uses

Impact 4.1.2 Implementation of the General Plan update and its associated project components has the potential to result in incompatibilities or conflicts between existing and future land uses in the Planning Area, including land located outside the existing city limits. This is considered a **potentially significant** impact.

General Plan Land Use Map

Areas Inside and Outside Existing City Limits

Figure 4.1-5 shows the proposed Land Use Map of the City of Lone. The Land Use Map includes the existing city limits. The proposed Planning Area includes existing urbanized development, generally located primarily within the city limits. Downtown Lone is located along Main Street and includes the junction of SR 124 and SR 104. The downtown is surrounded by a mix of residential, commercial, and industrial land uses. The majority of the existing residential developments are located to the north, east, and west of downtown Lone, while open space and heavy industrial uses are located to the south of the downtown.

The proposed General Plan Land Use Map was developed with the intent to designate areas for the most appropriate type of land use based on existing land uses, the existing and planned circulation system, the specific needs of the community, environmental constraints, and other factors. As such, implementation of the proposed Land Use Map would not be expected to result in many significant land use incompatibilities. However, incompatibilities may still occur in some places (i.e., where industrial or commercial uses abut residential uses and where active agricultural operations abut any type of urban development). Land use designations in the existing city limits are largely unchanged (from the 1982 General Plan Land Use Map) with the updated General Plan Land Use Map. Most of the areas in the city do not have areas of significant potential land use incompatibility. Areas that could pose potential land use incompatibility include locating residential development such as Castle Oaks and Special Planning Areas (Castle Oaks Gateway, Ringer Ranch, Preston Reuse, and 124 Corridor) adjacent to the Mule Creek State Prison and CAL FIRE facilities.

Other potential land use conflicts include the proximity of the Castle Oaks Gateway Policy Area to Mule Creek. Tree preservation throughout the Planning Area presents another land use incompatibility for multiple SPAs including the Industrial Park Policy Area, Old Stockton Policy Area, Q Ranch Policy Area, Ringer Ranch Policy Area, Silva Policy Area, and the State Route 124 Corridor. Incompatibility with agricultural operations and conflicts with the Circulation Plan are potential issues for the Ringer Ranch Policy Area. Lack of existing infrastructure and existing development to the north present potential land use incompatibilities for the Triangle Policy Area.

Possible environmental effects of land use incompatibilities include excessive noise, the use, storage or transport of hazardous materials, toxic air emissions and odors, and light pollution and undesirable views in close proximity to sensitive receptors such as residences, schools, hospitals, and libraries. Each of these issues is addressed in detail in the appropriate sections of this Draft EIR (see sections 4.2 through 4.13).

The proposed General Plan policies listed above would reduce the potential for land use incompatibilities and associated environmental effects to occur within the Planning Area by concentrating future development within a defined growth boundary. This will allow all development within the Planning Area to be guided by one land use authority, the City, which

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will lead to more cohesive planning and avoid potential incompatibilities. Therefore this impact is considered to be **less than significant**.

Sphere of Influence Amendment/Annexation

As part of the proposed project, the City plans to amend its Sphere of Influence (SOI) to include the site of the Castle Oaks Water Reclamation Plant (COWRP), the City Corporation Yard and adjacent land and to expand the Old Stockton Road and Industrial Park Special Planning Areas. In addition, the City is proposing to annex three areas currently located outside the city limits. These areas are identified on Figure 3.0-6 in Section 3.0 and are referred to as (1) the Collins Road Annexation Area consisting of about 1 acre; (2) the Wastewater Treatment Plant Annexation Area consisting of about 9.7 acres; and (3) the State Property Annexation Area consisting of about 3.7 acres. The northwest parcel (Collins Road Annexation Area) will be rezoned C-3 Heavy Commercial, while the 3.7-acre parcel to the northeast (State Property Annexation Area) will be rezoned PF Public Facilities.

The Collins Road Annexation Area is located adjacent to the north side of SR 104 and is surrounded on the north and east by the CAL FIRE property and to the west by the Mule Creek State Prison property. This site is designated for General Commercial but would be surrounded by Public Service uses with the Ringer Ranch SPA located to the south. The site's General Commercial designation is intended to accommodate large retail stores, entertainment, indoor recreational facilities, lodging, warehousing, wholesale trade, gas stations, and automobile sales and service. Office uses may also be allowed but are not the predominant use. Many of the types of development that could be located on General Commercial would be beneficial for tourists or visitors to the prison or CAL FIRE. Therefore, development of commercial uses at the Collins Road Annexation site is not anticipated to conflict with surrounding uses.

The State Property Annexation includes a 3.7-acre parcel (APN 011-090-010) just northwest of the intersection of Waterman Road and State Route 124. This site was part of a previous annexation of the city but the annexation was never formally completed. This site will be rezoned Public Facilities (PF). The site is adjacent to lands on the west designated for Public Services and lands to the east designated for Open Space. The proposed annexation would not result in any conflicts as it would merely extend existing uses within the city into the annexation area.

The Wastewater Treatment Plant Annexation is located south of the Silva SPA and the Castle Oaks development. The 33.32-acre annexation area is surrounded by General Agriculture to the west, south, and east. The Castle Oaks development has Parks and Recreation uses adjacent to the annexation site rather than residential uses. While a specific plan has not been developed for the Silva SPA, setbacks should be incorporated to avoid conflicts between urban uses and the wastewater treatment plant site.

The proposed SOI amendment to expand the Old Stockton Road and Industrial Park SPAs would merely add 81.89-acres combined to these two SPAs and would add in land that is currently designated for Surface Mining.

Annexation of these lands could potentially result in land use conflicts. Therefore, this impact is considered **potentially significant**.

City Zoning Code Update

Updates to the City's Zoning Code (Title 17 of the City's Municipal Code) include revisions to the General Plan Land Use Designation Implemented by Zoning District in Table 17.20.020-1 (Zoning

Districts), Table 17.22.040-2 (Agricultural and Residential Zoning Districts Development Standards), and Table 17.24.040-2 (Commercial and Industrial Zoning Districts Development Standards) as well as the addition of several new districts: C-T, Commercial Transition; BP, Business Professional; M-2, Heavy Industrial and Mining; Parks and Community Services (PCS) Zoning District and Public Facilities (PF) Zoning District. Zoning is intended to implement the General Plan at a parcel level and provide more specific direction regarding development within each land use designation. No incompatibilities between land uses are anticipated in association with the Zoning Code update beyond what has been addressed for the General Plan. Therefore, the update to the Zoning Code is considered to have **no impact**.

West Lone Roadway Improvement Strategy

The WIRIS project proposes an alignment south of the city core within the Planning Area and SOI. The alignment would be located through lands designated as agriculture in the Planning Area as well as some lands designated for agriculture in the southern portion of the SOI and lands designated Light Industrial, Office Commercial, and General Commercial in the southern portion of the city (**Figure 4.1-5**). Since the alignment would not require any relocation of existing development or disrupt existing development patterns, no impacts would occur relative to land use incompatibilities with the WIRIS project. Therefore, this impact is considered **less than significant**.

Proposed General Plan Policies and Action Items that Provide Mitigation

The following General Plan Land Use policies and action items would serve to mitigate impacts associated with potential incompatibilities between land uses.

Land Use Element

Action LU-1.4.1: All applications for annexations, including but not limited to Policy Areas and Future Growth Areas (FGA), shall include a comprehensive land use plan for the affected territory, including pre-zoning and a plan for infrastructure financing and phasing. In considering applications for annexation, the City shall consider whether the annexation will accomplish all of the following:

- Constitute fiscally sound additions to the existing City;
- Be consistent with state law and Local Agency Formation Commission policies, standards, and criteria;
- Preserve neighborhood identities;
- Ensure both land use and circulation connections to the City so as to avoid isolated development with little land use and circulation relationship to the City;
- Ensure the provision of adequate municipal services; and
- Be consistent with General Plan land use policies.

Policy LU-1.8: Implement the Castle Oaks Gateway Policy Area Land Use Vision and Policy, which is as follows:

4.1 LAND USE

The Castle Oaks Gateway Policy Area is located along existing State Route 104 across from Mule Creek State Prison. The total property is approximately 52 acres in size. On the west side is Mule Creek; on the south and east are developed areas of the Castle Oaks subdivision and the Castle Oaks Golf Course. The property is nearly flat with few trees. It is located within the City limits.

The land use policy and vision for Castle Oaks Gateway Policy Area is for commercial and residential uses, with a maximum capacity of 210 residential units and 70,000 square feet of commercial retail and office uses. Commercial development shall be consistent with the General Commercial land use category. The residential units shall be a mix of Residential Low Density (RL) in the range of 2.1 to 7.0 units per acre; Medium Density Residential (RM) in the range of 7.1 to 15 units per acre; and High Density Residential (RH) in the range of 15.1 to 25 units per acre.

Future land planning through amendment to the existing Castle Oaks Planned Development Master Plan is necessary in order to develop the property. The final land plan shall recognize the impact of development along and proximate to Mule Creek through the use of an open space preserve and/or additional development setbacks. The land plan should provide for easy public access to open space around Mule Creek (preferably full public access), accommodate a trail along the creek for pedestrians and bicycles, and provide linkages (pedestrian and bicycle) between the development and the creek trail and open space. The land plan shall also provide such linkages to the Castle Oaks golf course to the south.

Policy LU-1.12: Implement the Preston Reuse Policy Area Land Use Vision and Policy, which is as follows:

The Preston Reuse Policy Area is located north of the intersection of State Route 104 and Waterman Road. The Policy Area is approximately 17 acres in size. To the north of the Policy Area is the Preston Youth Correctional Facility and the CAL FIRE Academy. To the southeast of the Policy Area is future high-density housing and to the southwest is existing low-density residential. The property is owned by the State of California and has some existing residences historically used by staff of the Preston Youth Correctional Facility. The Policy Area has a slight slope up toward the north. The Policy Area is located within the City limits.

The land use policy and vision for the Preston Reuse Policy Area is to maintain low density residential units within the Policy Area while adding office development with a maximum residential capacity of 25 units and a maximum office capacity of 760,000 square feet. Residential uses within the Policy Area shall be consistent with the Low Density Residential (RL) General Plan designation, which has a density range of 2.1 to 7.0 units per acre. Office development in this area shall be consistent with the Office-Commercial (OC) General Plan designation, with floor area ratios in the range of 0.35 to a maximum of 1.5. Future land planning, either as a Specific Plan or Planned Development Master Plan, is necessary in order to develop the Policy Area.

Policy LU-1.14: Implement the Ringer Ranch Policy Area Land Use Vision and Policy, which is as follows:

The Ringer Ranch Policy Area is located along existing State Route 104 across from the entrance to Mule Creek State Prison. The total Policy Area is approximately 139 acres in size. On the east side is Mule Creek; on the south is the Castle Oaks golf course and subdivision and the Silva Policy Area; on the west is Five Mile Drive. The Policy Area is wooded on the west side, with few trees on the rest of the Policy Area. The Policy Area is fairly flat and has historically been used for grazing and agricultural uses. It is located within the City limits.

The land use policy and vision for the Ringer Ranch Policy Area is for a predominant development pattern of residential uses in the Low Density Residential (RL) range of 2.1 to 7.0 units per acre and a maximum residential capacity of 670 units; however, higher density residential uses may be allowed, provided the capacity of 670 units is not exceeded. Additional commercial retail and office opportunities along Highway 104 exist, consistent with the General Commercial land use category with a potential development capacity of 50,000 square feet.

Future land planning, either as a Specific Plan or Planned Development Master Plan, is necessary in order to develop the Policy Area. Such a land plan shall recognize the impact of development along and proximate to Mule Creek through the use of an open space preserve and/or additional development setbacks. The land plan shall provide for easy public access to open space areas around Mule Creek, accommodate a trail along the creek for pedestrians and bicycles, and provide linkages (pedestrian and bicycle) between the development and the creek trail and open space. The land plan shall also provide such linkages to the Castle Oaks golf course to the southeast.

The land plan shall be designed to protect heritage trees within the Policy Area pursuant to the City's tree preservation ordinance.

The land plan shall also recognize the proximity to existing agricultural operations to the west that are identified in the General Plan as continued operations in perpetuity through decreases in development density and intensity, special setbacks, and/or notifications in subsequent property deeds about the proximity of agricultural operations and the right of these operations to continue.

The land plan and circulation planning shall also reflect the connection of Golf Links Drive to existing State Route 104. The City's Circulation Plan calls for this connection to be made at the intersection of Collins Road and Highway 104; however, the City may consider relocating the connection to align with the entrance to Mule Creek State Prison based upon further circulation study, consultation with Caltrans, future improvements to Five Mile Drive, and the results of land planning of adjacent policy areas.

Policy LU-1.17: Implement the Triangle Policy Area Land Use Vision and Policy, which is as follows:

4.1 LAND USE

The Triangle Policy Area is bounded by State Route 124 to the west, State Route 104 to the east and Brickyard Road to the north. The southern boundary is generally State Route 88, with the exception of an area south of SR 88 at Buena Vista Road that is part of the Policy Area. The Policy Area is approximately 990 acres in size. To the north of the Policy Area is Howard Park and residential uses; to the west are mining operations; to the east is open space; and to the south is mining and open space. The Policy Area has rolling hills, with some steep slopes, and is heavily wooded in areas. A rail line cuts through the Policy Area's northern area, running east-west. Some of the Policy Area has been used for mining operations and as the County dump. The Policy Area is located outside of the City limits and the Sphere of Influence, within the General Plan Planning Area.

The land use policy and vision for the Triangle Policy Area is to maintain mining operations while establishing industrial, office, and commercial uses within the Policy Area, with a maximum industrial capacity of 4.17 million square feet, a maximum office capacity of 2.45 million square feet, and a maximum retail capacity of 610,000 square feet. Office development in this area shall be consistent with the Office-Commercial (OC) General Plan designation, with floor area ratios in the range of 0.35 to a maximum of 1.5. Industrial development in this area shall be consistent with the Light Industrial (LI) and Heavy Industrial (HI) General Plan designations, with Floor Area Ratios in the range of 0.25 to 0.75 for LI and 0.10 to 0.75 for HI. Commercial development in this area shall be consistent with the General Commercial (GC) General Plan designation, with floor area ratios in the range of 0.25 to 1.0.

Future land planning, either as a Specific Plan or Planned Development Master Plan, is necessary in order to develop the Policy Area due to the intensive infrastructure planning needs, and annexation is required. Future land planning should take into consideration the residential area to the north of the Policy Area through decreases in development density and intensity and special setbacks to avoid land use conflicts.

Land planning should provide for pedestrian and bicycle linkages between future uses on the site and Howard Park to the north, maximizing public access to the park from the Triangle Area.

Land planning should take into consideration the proposed Buena Vista Casino several miles to the south of the Triangle Policy Area. Commercial opportunities exist along the State Routes, particularly at the intersections of SR 88 and Buena Vista Drive.

The land plan shall be designed to protect heritage trees within the Policy Area pursuant to the City's tree preservation ordinance and other sensitive habitat.

Policy LU-1.8 requires that the final land plan address the impact of development along and proximate to the creek through the use of an open space preserve and/or additional development setbacks. The land plan should provide for easy public access to open space around Mule Creek (preferably full public access), accommodate a trail along the creek for pedestrians and bicycles, and provide linkages (pedestrian and bicycle) between the development and the creek trail and open space. The land plan shall also provide such linkages to the Castle Oaks golf course to the south.

Policy LU-1.14 pertains to development of the Ringer Ranch SPA and specifies that the land use plan be designed to protect heritage trees on the property pursuant to the City's tree preservation ordinance. Policy LU-1.14 also requires that the land plan recognize the SPA's proximity to existing agricultural operations to the west that are identified in the General Plan as continued operations in perpetuity through decreases in development density and intensity, special setbacks, and/or notifications in subsequent property deeds about the proximity of agricultural operations and the right of these operations to continue. Likewise, Policy LU-1.14 requires that the land plan and circulation planning reflect the connection of Golf Links Drive to existing State Route 104. The City's Circulation Plan calls for this connection to be made at the intersection of Collins Road and Highway 104; however, the City may consider relocating the connection to align with the entrance to Mule Creek State Prison based upon further circulation study, consultation with Caltrans, future improvements to Five Mile Drive, and the results of land planning of adjacent policy areas.

Policy LU-1.17 requires that future land planning, either as a Specific Plan or Planned Development Master Plan, is necessary in order to develop the property and that residential development to the north be taken into consideration through decreases in development density and intensity and special setbacks to avoid land use conflicts. The Triangle Policy Area's context should be considered with regard to Howard Park. Again Policy LU-1.17 specifies that land planning should provide for pedestrian and bicycle linkages between future uses on the site and Howard Park to the north, maximizing public access to the park from the Triangle Policy Area. Finally, development of the Triangle Policy Area requires sensitivity with regard to its location in proximity to the proposed Buena Vista Casino several miles to the south. Potential development of the casino could result in commercial opportunities along the state routes, particularly at the intersections of SR 88 and Buena Vista Drive, which should be given consideration to avoid conflicts.

Mitigation Measures

MM 4.1.2a The following policy shall be incorporated into the Land Use Element of the General Plan:

Development located adjacent to lands designated for Public Services shall include appropriate setbacks, fencing, and landscaping to avoid land use conflicts.

MM 4.1.2b The following policy shall be incorporated into the Land Use Element of the General Plan:

Ensure that public facilities located adjacent to areas designated for development include proper setbacks and landscape screening to avoid incompatibilities and provide shielding between uses.

Implementation of the above policies and mitigation measures would avoid potential land use compatibilities between land uses within the Planning Area, including areas proposed for annexation, to **less than significant**.

Conflicts with Relevant Land Use Plans, Policies, or Regulations

Impact 4.1.3 Implementation of the project has the potential to conflict with applicable land use plans, policies, or regulations of agencies with jurisdiction over parts

4.1 LAND USE

of the Planning Area, including Amador County. This is considered a **potentially significant** impact.

General Plan Land Use Map

Areas Inside and Outside Existing City Limits

The Planning Area includes existing and planned urbanized development within the city limits and areas planned for development within the SOI, as well as land for ultimate expansion outside the SOI but within the Planning Area. The downtown core is located at the junction of SR 104 and SR 124 and is surrounded by a mix of residential, commercial, and public land uses. The majority of the existing residential developments are located to north, west, and east of downtown lone. The city's boundaries also include a large portion of State-owned lands, including the Mule Creek State Prison, Preston Youth Correctional Facility, and CAL FIRE training facility. The State has jurisdiction and land use authority over these lands. They are currently designated as Public Service – Open Space and Public Service – Agricultural Transition – Mineral. The proposed General Plan Land Use map identifies these areas as Public Service.

The proposed General Plan Land Use Map does not differ dramatically from the existing land use map. However, more land use designations are identified as part of the General Plan Land Use Map update. The existing and proposed land use designations are summarized in **Table 4.1-3**.

**TABLE 4.1-3
EXISTING AND PROPOSED GENERAL PLAN LAND USES**

Existing	Proposed
Residential Suburban (RS)	Downtown Transition
Residential Low Density (RL)	Central Business District (CBD)
Residential Medium Density (RM)	General Commercial (GC)
Commercial (C)	Office Commercial (OC)
Commercial - Central Business District (C-CBD)	Heavy Industrial (HI)
General Commercial (C-G)	Light Industrial (LI)
Neighborhood and Highway Commercial (C-N)	Open Space (OS)
Heavy Industrial (I-H)	Parks and Recreation (PR)
Light Industrial (I-L)	Public Service (PS)
Special Planning (SP)	Rural Residential (RR)
Open Space (OS)	Low Density Residential (RL)
Agricultural Transition (AT)	Medium Density Residential (RM)
Agricultural/Mineral Resources (A/MR)	High Density Residential (RH)
Public Service (PS)	Special Planning Area (SPA)
Recreational (R)	General Agriculture (AG)
Designated Floodway (DF)	Surface Mining (SM)
Waste Disposal Facilities (WDF)	Future Growth Area (FGA)

The major differences between existing and proposed land uses include the addition of several new land use designations including DT, LI, PR, RR, RH, AG, SM, and FGA and the elimination of some land use designations such as C-N. However, the additional land use designations would not be incompatible or conflict with existing land use designations and have been created for the General Plan update specifically because current uses are now more varied than previously envisioned under the City's existing General Plan and can be better categorized by the new designations.

Amador County General Plan

The Amador County General Plan currently applies to the unincorporated portion of the proposed Planning Area, designating this land primarily Agricultural – Transition and Mineral Resource Zone. The County General Plan land use plans and policies currently apply to the General Plan Planning Area outside of the lone city limits, consistent with the County's policies to direct future growth toward areas specifically designated for urbanization.

As the City envisions its growth scenario under a 30-year period, it is appropriate for lone to consider expansion into adjacent county land that is outside the current SOI. Applications to annex land to the city are presented to LAFCo, which then approves, approves with conditions, or denies the applications. A sphere of influence is defined in the California Government Code Section 56076 as "a plan for the probable ultimate physical boundaries and service area for a local agency as determined by" LAFCo. Annexations to the City of lone must be located within its SOI in order to be approved by LAFCo.

Following approval by LAFCo of annexation to the city, the City General Plan land use designations and zoning will be applicable and neither the County General Plan nor the County Zoning Code would apply any longer. However, until such time that these lands are annexed to the city, development must be consistent with the County General Plan and Zoning. By state law, the City must be notified of any proposed land use changes within its SOI and provided an opportunity to comment on the changes.

As indicated in **Table 4.1-4** below, the proposed General Plan Update includes an increase in the Planning Area, which encompasses approximately 28,867 acres within Amador County (1,536 acres within the SOI + 27,331 acres in the areas beyond the SOI but within the Planning Area). Since the Planning Area includes such a vast amount of acreage within the county, the potential exists for development to proceed under the land use authority of the County that is in conflict with the land use vision reflected in the City of lone designations. However, both the County General Plan and the proposed General Plan Land Use Map identify lands within the SOI and outside the SOI but within the Planning Area, for similar uses, which are non-urban in nature (i.e., mining, agriculture, and open space). Existing and proposed General Plan Land Uses are depicted in **Figure 4.1-2** and **Figure 4.1-5**. A breakdown of existing and proposed land use designations within the SOI is depicted in **Figure 4.1-3** and summarized in **Table 4.1-4** below.

4.1 LAND USE

**TABLE 4.1-4
SUMMARY OF EXISTING AND PROPOSED GENERAL PLAN LAND USES IN SOI
(IN ACRES)**

Existing County Designations		Proposed General Plan Designations	
Designation	SOI	Designation	SOI
Agricultural – Improved	415.7	Downtown Transition	--
Agricultural – Vacant	520.2	Central Business District	--
Industrial – Improved	84.1	General Commercial	2
Miscellaneous – Improved	1.1	Office Commercial	16
Miscellaneous – Vacant	113.2	Heavy Industrial	76
Residential – Improved	39.5	Light Industrial	14
Residential – Vacant	172.8	Open Space	577
Other	172.7	Parks and Recreation	1
		Public Services	52
		Rural Residential	325
		Low Density Residential	136
		Medium Density Residential	--
		High Density Residential	--
		Special Planning Area	111
		General Agriculture	225
		Surface Mining	1
		Future Growth Area	--
Total	1,519.3¹		1,536^{2,3}

Source: Amador County, 2008; City of Ione, 2009

¹ Differences in totals due to rounding

² Proposed acreages exclude right-of-way, but include annexation acreages.

Areas outside of the SOI but within the Planning Area under the jurisdiction of Amador County are designated primarily as Vacant and Agricultural with a small amount designated for Residential, Industrial, and Miscellaneous uses.

As shown in **Figure 4.1-2** and **Figure 4.1-5**, urban uses occur primarily within the city and to a lesser extent within the SOI. As more urban development occurs outside the existing city limits, individual projects may be placed adjacent to Williamson Act lands, lands designated for agricultural use, or agricultural operations, which could create conflicts between these land uses. (Agricultural and urban land use conflicts are addressed further in Section 4.2, Agricultural Resources.) Lands designated for urban uses such as residential or parks and recreation within the city could be inconsistent with existing county lands identified for agricultural and industrial uses if the City were to attempt to annex the land and change the designation. Therefore this impact could be considered a **potentially significant** impact.

Amador County LAFCo

Amador County LAFCo policies encourage orderly development while seeking to preserve agricultural and open space resources. The proposed Lone General Plan Land Use Map sets forth general locations for certain types of land use. Urban land uses are primarily focused in and around the city and SOI with the exception of the Triangle Policy Area, which is located in the southeastern corner of the Planning Area. The remainder of the Planning Area is not designated for urban development but is limited to OS, SM, and AG. The proposed project, therefore, would preserve large amounts of open space as well as surface mining and agricultural resource areas consistent with LAFCo policies. The City will apply to LAFCo for an amendment to the SOI to increase the boundaries from 856.22 acres to 1,533.70 acres. Any requests by the City of Lone for future annexation of land or amendments to the SOI, beyond those applications included with the proposed project discussed in the next section, must be reviewed and approved by LAFCo and would be accompanied by a Master Services Review that identifies the necessary expansion of service areas, any necessary additional environmental review, and public notification. Therefore, **no impact** is anticipated to occur with regard to the following LAFCo goals (Amador LAFCo, 2008b):

- Planned, well-ordered, and efficient development patterns.
- Governmental services are delivered efficiently and effectively.
- The need to provide for urban development is balanced with the conservation of open space and prime agricultural lands.
- Urban land use patterns maximize the opportunity for local jurisdictions to provide their fair share of regional housing needs for all income levels.

Sphere of Influence Amendment/Annexation

As part of the proposed project, the City plans to amend its Sphere of Influence (SOI) to include the site of the Castle Oaks Water Reclamation Plant (COWRP), the City Corporation Yard and adjacent land and to expand the Old Stockton Road and Industrial Park Special Planning Areas. In addition, the City is proposing to annex three areas currently located outside the city limits. These areas are identified on Figure 3.0-6 in Section 3.0 and are referred to as (1) the Collins Road Annexation Area consisting of about 1 acre; (2) the Wastewater Treatment Plant Annexation Area consisting of about 9.7 acres; and (3) the State Property Annexation Area consisting of about 3.7 acres. The northwest parcel (Collins Road Annexation Area) will be rezoned C-3 Heavy Commercial, while the 3.7-acre parcel to the northeast (State Property Annexation Area) will be rezoned PF Public Facilities.

The Collins Road Annexation is surrounded by lands within the city on the north and east designated Public Service – AG Transitional – Mineral and on the south designated Special Planning (**Figure 4.1-5**). The area to the east is currently in the SOI and designated Residential Improved by the Amador County General Plan. Amador LAFCo contains policies regarding LAFCo actions.

The Collins Road Annexation is small and would be consistent with the City's General Plan which designates the site for General Commercial uses. Therefore, the proposed Collins Road Annexation would not result in any conflicts with relevant land use plans, policies, or regulations and **no impact** would occur.

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The State Property Annexation Area is located adjacent to the eastern boundary of the city within an area of the county designated as Agricultural – Transition. This site was part of a previous annexation of the city but the annexation was never formally completed. This site will be rezoned Public Facilities (PF). The annexation is consistent with City plans and no conflicts were identified relative to the State Property Annexation Area and agricultural uses discussed in Section 4.2, Agricultural Resources. No conflicts would occur with regard to relevant land use plans, policies, or regulations in association with annexation of the State Property Annexation Area. Therefore, **no impact** would occur.

The Wastewater Treatment Plant Annexation Area is immediately south of the Silva Special Planning Area as well as the Castle Oaks development. Currently the site is located on lands designated for Agricultural – General and Public Services on the Amador County Land Use Map. Amador LAFCo contains policies regarding LAFCo actions.

The proposed annexation does not conflict with the Public Services designation and represents an expansion of wastewater treatment plant consistent with City plans. No conflicts were identified relative to the Wastewater Treatment Plant Annexation and agricultural uses discussed in Section 4.2, Agricultural Resources. No conflicts would occur with regard to relevant land use plans, policies, or regulations in association with annexation of the Wastewater Treatment Plant Annexation Area. Therefore, **no impact** would occur.

The proposed SOI amendment to expand the Old Stockton Road and Industrial Park SPAs would merely add 81.89-acres combined to these two SPAs and would add in land that is currently designated for Surface Mining. The SOI amendments would allow for the amendment area to be developed with various urban uses consistent with the SPAs. Therefore, **no impact** would occur.

City Zoning Code Update

Updates to the City's Zoning Code (Title 17 of the City's Municipal Code) include revisions to the General Plan Land Use Designation Implemented by Zoning District in Table 17.20.020-1 (Zoning Districts), Table 17.22.040-2 (Agricultural and Residential Zoning Districts Development Standards), and Table 17.24.040-2 (Commercial and Industrial Zoning Districts Development Standards) as well as the addition of several new districts: C-T, Commercial Transition; BP, Business Professional; M-2, Heavy Industrial and Mining; Parks and Community Services (PCS) Zoning District and Public Facilities (PF) Zoning District. Zoning is intended to provide direction regarding development within each land use designation.

State planning law requires the Zoning Code to be consistent with the General Plan. Each General Plan land use category must have one or more corresponding zoning districts, and the development standards and land use regulations contained in the Zoning Code must reflect the policy statements in the Land Use Element. **Table 4.1-5** identifies the relationships between land use categories and zoning districts.

**TABLE 4.1-5
GENERAL PLAN/ZONING CONSISTENCY**

General Plan Land Use Category	Zoning Code Designation¹
General Agriculture (GA)	Agricultural (A)
Public Service (PS)	Public Facilities (PF)
Parks and Rec (PR)	Parks and Community Services (PCS); public parks may also be allowed in residential zoning districts
Open Space (OR)	Open Space (O-S)
Rural Residential (RR)	One-family dwelling (R-1c)
Low Density Residential (RL)	One-family dwelling (R-1a, R-1b); limited multiple-family dwelling (R-2)
Medium Density Residential (RM)	Limited multiple-family dwelling (R-2); multiple-family dwelling (R-3)
High Density Residential (RH)	High density multiple-family dwelling (R-4)
Downtown Transition (DT)	Limited multiple-family dwelling (R-2); Commercial-Transition (C-T)
Central Business District (CBD)	Central Business District (C-2)
General Commercial (GC)	Light commercial (C-1)
Office Commercial (OC)	Business professional (BP)
Special Planning Area (SPA)	All
Future Growth Area (FGA)	All
Light Industrial (LI)	Limited manufacturing and industrial (M-1)
Heavy Industrial (HI)	Heavy industrial and mining (M-2)
Surface Mining (SM)	Heavy industrial and mining (M-2)

Source: City of Lone, Land Use Element, 2009

Table 4.1-5 includes proposed zoning designations which would be consistent with proposed land use designations thereby avoiding any conflicts between the Land Use Map and the Zoning Code. This impact is considered **less than significant**.

West Lone Roadway Improvement Strategy

The WIRIS project proposes an alignment south of the city core within the Planning Area and SOI. The alignment would be located through lands designated by the County as Agricultural – General and Mineral Resources in the Planning Area as well as some lands designated for Agricultural and Light Industrial in the southern portion of the SOI and lands designated Light Industrial, Office Commercial, and General Commercial in the southern portion of the city (**Figure 4.1-5**). The alignment would not be through lands that are currently developed, but would align immediately adjacent to or through several areas classified as Important Farmland south and west of the City’s existing SOI. In these areas, the proposed WIRIS would have the potential to result in a significant loss of Important Farmland as discussed in Section 4.2, Agricultural Resources. Therefore, conflicts with relevant land use plans, policies, or regulations would be considered **potentially significant** as discussed further in Section 4.2, Agricultural Resources.

4.1 LAND USE

Proposed General Plan Policies that Provide Mitigation

The following General Plan Land Use Policies would serve to mitigate impacts associated with consistency between the General Plan and the Zoning Ordinance.

Land Use Element

- Policy LU-2.5: Maintain consistency between the land use categories of this General Plan and the City Zoning Code.
- Action LU-2.5.1: Update the Zoning Code Text and Map to reflect new land use designations and distributions throughout the City as established in this General Plan.
- Action LU-2.5.2: Regularly audit, and update as necessary, any provisions of the Code that may be inconsistent with the General Plan and its subsequent amendments.

Mitigation Measures

MM 4.1.3 The following policy shall be added to the Conservation Element:

The City shall require an urban/agricultural buffer between development and existing agricultural uses adjacent to the City limits and SOI. Each buffer area will be designed to match the specific needs of each urban/agricultural interface and to take into account the specific urban and agricultural uses. Buffers may be established through the use or combination of increased setbacks, roadways, barriers, landscaping, or other appropriate methods to avoid conflicts, but may not require the taking of existing agricultural land nor impede existing agricultural uses.

Even with the implementation of the policies referenced above and mitigation measure **MM 4.1.3** no feasible mitigation can fully offset the project's conflict with the Amador County General Plan. This impact would be **significant and unavoidable**.

4.1.4 CUMULATIVE IMPACTS AND MITIGATION MEASURES

CUMULATIVE SETTING

The land use policies in the proposed City of Lone General Plan update would provide direction for growth within the city limits, while the Amador County General Plan policies provides direction for growth outside the city limits, but within the Planning Area boundaries (until land areas are annexed into the City). Thus, the setting for this cumulative analysis includes existing, proposed, approved, and planned projects in the City of Lone General Plan Planning Area and surrounding portions of unincorporated Amador County as well as full buildout of the City of Lone General Plan Planning Area as proposed in the General Plan update (occurring after year 2030). Development in the region identified in Section 4.0 would change the intensity of land uses in the region. In particular, this cumulative development scenario would provide additional housing, employment, shopping, and recreational opportunities.

Environmental effects associated with cumulative land use conditions for the region are considered in Sections 4.2 through 4.13 of this Draft EIR and generally consist of the following:

- *Agricultural Resources* – Continued loss of farmland to urban uses as well as increased conflicts with agricultural operations and urban uses.
- *Air Quality* – Increases in air pollutant emissions potentially conflicting with air quality attainment efforts under state and federal Clean Air Acts. Also increased potential for the exposure to toxic air contaminants.
- *Biological Resources* – Loss of special-status plant and animal species habitats, degradation of habitats, and loss of special-status species.
- *Cultural and Paleontological Resources* – Impacts to known and unknown archaeological and historic resources in the region.
- *Geology and Soils* – Loss of access to known valuable mineral resources.
- *Hydrology and Water Quality* – Additional sources of point and non-point sources of surface water quality pollutants to region waterways. Further demand on groundwater resources and potential overdraft issues.
- *Noise* – Increased transportation noise levels from increased traffic volumes.
- *Public Services and Utilities* – Increased demand for the development and expansion of public services and facilities and associated environmental issues.
- *Transportation and Circulation* – Increased traffic volumes on the region's highways and regional roadways resulting in deficient levels of service of operation.
- *Visual Resources* – Further conversion of rural, agricultural, and natural open space landscape characteristics to urban conditions.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Land Use Effects

Impact 4.1.4 When considered with existing, proposed, planned, and approved development in the region, implementation of the proposed project has the potential to contribute to cumulative land use conditions in the region that result in significant impacts to the physical environment. This is considered a **cumulatively considerable** impact as a result of the increased environmental effects of growth beyond current adopted land use plans.

The land use patterns and development within the Planning Area would contribute to the environmental effects of growth expected to occur in the region over the next 30 years and beyond. There are known development projects in some areas, such as the Buena Vista Casino to the southeast that will contribute to cumulative changes in the landscape and land uses within the region.

Future development in lone under the proposed project would expand development outward from the existing city limits into the SOI, thereby eliminating existing agricultural and open space. At some point in the future, beyond year 2030, additional development outside the SOI and within the Planning Area is anticipated to occur. The proposed land use pattern and development intensity would continue to contribute to agricultural land conversion in Amador

4.1 LAND USE

County, as discussed in Section 4.2, Agricultural Resources. In addition, land use patterns and development intensity allowed under the proposed project would substantially contribute to the conversion of land in the region to more urban uses through the designation of currently vacant lands for residential, commercial, and other development.

Other cumulative impacts of this development may include, but are not limited to, the following:

- Loss of lands providing habitat for special-status plant and wildlife species.
- Increased usage of land for development and roads, including the WIRIS project.

These cumulative impacts would result in significant effects to the environment, which are discussed and analyzed in greater detail in the sections relating specifically to those particular issue areas (see Sections 4.2 through 4.13 of the Draft EIR).

Proposed General Plan Policies that Provide Mitigation

The proposed General Plan update contains several goals, policies, and action items that would assist in reducing cumulative land use impacts. The following list contains those policies and action items that contain specific, enforceable requirements and/or restrictions and corresponding performance standards that assist in reducing (though not eliminating) this impact. Since these policies and action items have been described in detail in prior impact discussions for this section, the following is limited to only listing the policy and action item numbers.

Land Use Element

Action LU-1.4.1, Policy LU-1.8, Policy LU-1.12, Policy LU-1.14, Policy LU-1.17, Policy LU-2.5, Action LU-2.5.1, Action LU-2.5.2

The General Plan update and its project components does provide environmental benefits by accommodating a larger population and employment base within the Planning Area through the intensification and expansion of development within the SOI and Policy Areas. Implementation of the above proposed General Plan update policies would assist in reducing the environmental effects of the proposed development under the General Plan update. However, urban development would still occur under the General Plan, and currently undeveloped lands would still be converted to urban uses. This development would also occur in other parts of the county over which the City has no jurisdiction. Therefore, the anticipated cumulative impacts described previously would take place, although the General Plan update policies would reduce the City's cumulative contribution. This impact is considered **cumulatively considerable** and a **significant and unavoidable** impact.

Mitigation Measures

No additional feasible mitigation is available.

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