
1.0 INTRODUCTION

This Draft Environmental Impact Report ("Draft EIR"; "DEIR") was prepared in accordance with the California Environmental Quality Act (CEQA) (Cal. Pub. Resources Code Sections 21000, et seq.) and the State CEQA Guidelines (14 Cal. Code Regs., Section 15000, et seq.). The City of Lone (City) is the lead agency for the environmental review of the proposed project evaluated herein and has the principal responsibility for approving the project. This DEIR assesses the expected environmental impacts resulting from adoption of the proposed project and associated impacts from subsequent development under the General Plan update and its associated project components. It should be noted that the City's proposed General Plan update project includes not only the updated to its existing General Plan, but also an update to its Zoning Code, two proposed annexation areas and two proposed Sphere of Influence (SOI) amendments, as well as a proposed alignment for the Western Lone Roadway Improvement Strategy (WIRIS) project.

This DEIR utilizes technical information and analyses from previous studies which are supported by State CEQA Guidelines (Section 15148 (Citation) and 15159 [Incorporation by Reference]). By utilizing these provisions of the CEQA Guidelines, the City, in preparing this DEIR, has been able to make maximum feasible and appropriate use of the available technical information.

1.1 PURPOSE OF THE EIR

The City, acting as the lead agency (pursuant to Public Resources Code section 21607), has prepared this Draft EIR to provide the public and responsible and trustee agencies with information about the potential environmental effects of the proposed update to the Lone General Plan. The City's current General Plan was originally adopted in 1963 and subsequently updated in 1974 and 1982. The Land Use Map was amended in 1989, and 1992. The Circulation Element was updated in 1991 and 2003, and the Housing Element was updated in 2005. The proposed General Plan update involves all seven mandatory elements: Land Use, Circulation, Housing, Conservation, Noise, Open Space, and Safety. Noise and Safety have been combined into one element as have Conservation and Open Space. In addition, the Lone General Plan update includes two optional elements: Public Facilities and Economic Development.

As described in Public Resources Code section 21061 and CEQA Guidelines Section 15121(a), an EIR is a public informational document that assesses potential environmental effects of the proposed project, as well as identifies mitigation measures and alternatives to the proposed project that could reduce or avoid its adverse environmental impacts. Public agencies are charged with the duty to consider and, where feasible, minimize environmental impacts of proposed development, and an obligation to balance a variety of public objectives, including economic, environmental, and social factors.

CEQA requires the preparation of an environmental impact report prior to approving any project which may have a significant effect on the environment. For the purposes of CEQA, the term "project" refers to the whole of an action which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (Publ. Res. Code, § 21065 and CEQA Guidelines Section 15378[a]). With respect to the proposed City of Lone General Plan, the City has determined that the proposed plan is a "project" within the definition of CEQA.

1.2 KNOWN RESPONSIBLE AND TRUSTEE AGENCIES

For the purpose of CEQA, a "trustee" agency has jurisdiction by law over natural resources that are held in trust for the people of the State of California (Pub. Res. Code, § 21070 and CEQA Guidelines

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Section 15386). For example, the California Department of Fish and Game is a trustee agency with regard to the fish and wildlife of the state and designated rare or endangered native plants.

The term “responsible agency” includes all public agencies other than the Lead Agency that have discretionary approval power over the project or an aspect of the project (Public Resources Code section 21069 and CEQA Guidelines Section 15381), such as implementation of aspects of the project. The following agencies are identified as potential responsible agencies:

- Amador County Local Agency Formation Commission (Amador County LAFCo)
- Amador County Air Pollution Control District (Amador County APCD)
- Amador Water Agency (AWA)
- Amador County Regional Sanitation Agency
- Amador County Office of Emergency Services
- California Environmental Protection Agency (CAL-EPA)
- Amador County Unified School District
- Central Valley Regional Water Quality Control Board (CVRWQCB)
- State Water Resources Control Board (SWRCB)
- California Department of Transportation (Caltrans District 10)
- California Department of Fish and Game (CDFG)
- California Department of Conservation (DOC)
- California Department of Toxic Substances Control (DTSC)
- Native American Heritage Commission (NAHC)
- State Office of Emergency Services (OES)
- Occupational Safety and Health Administration (OSHA)
- Office of Surface Mining Reclamation (OMR)
- United States Army Corps of Engineers (ACOE)
- U.S. Fish and Wildlife Service (USFWS)
- United States Environmental Protection Agency (USEPA)

1.3 TYPE OF DOCUMENT

The State CEQA Guidelines identify several types of EIRs, each applicable to different project circumstances. This EIR has been prepared as a Program EIR pursuant to CEQA Guidelines Section 15168. According to Section 15168:

A program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:

- 1) *Geographically,*
- 2) *As logical parts in the chain of contemplated actions,*
- 3) *In connection with issuance of rules, regulations, plans or other general criteria to govern the conduct of a continuing program, or*
- 4) *As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.*

The program-level analysis considers the broad environmental effects of the proposed General Plan update, including seven mandatory elements and two optional elements. This EIR will be used to evaluate subsequent projects and activities that occur during the planning horizon as proposed under the General Plan. Additional environmental review under CEQA may be required and would be generally based on the subsequent projects’ consistency with the updated General

Plan and the analysis in this EIR, as required under CEQA. When individual projects or activities under the General Plan are proposed, the City would be required to examine the projects or activities to determine whether their effects were adequately analyzed in the program EIR (CEQA Guidelines Section 15168). If such subsequent projects or activities are found to have no effects beyond those analyzed in this EIR, no further CEQA compliance would be required.

In addition, the program-level General Plan EIR analysis addresses the cumulative impacts of development of the proposed General Plan and analyzes a reasonable range of alternative land use maps, at an equal level of detail.

1.4 INTENDED USES OF THE EIR

This EIR is intended to evaluate the environmental impacts of the project to the greatest extent possible. This EIR should be used as the primary environmental document to evaluate all subsequent planning and permitting actions associated with projects in the City. Subsequent actions that may be associated with the proposed General Plan are identified in Section 3.0, Project Description of this document.

1.5 ORGANIZATION AND SCOPE

Sections 15122 through 15132 of the State CEQA Guidelines identify the content requirements for Draft and Final EIRs. An EIR must include a description of the environmental setting, an environmental impact analysis, mitigation measures, alternatives, significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. Discussion of the environmental issues addressed in the Draft EIR was established through review of environmental and planning documents developed for the project, environmental and planning documentation prepared for recent projects located within the City of Lone General Plan Planning Area (Planning Area), environmental documentation developed for the County of Amador and cities and counties adjacent to the Planning Area, and public agency responses to the Notice of Preparation (NOP). For purposes of this EIR, the General Plan Planning Area includes the current City limits, the existing Sphere of Influence (SOI), and a larger study area including the unincorporated area extending west to the San Joaquin County line, south beyond State Route (SR) 88, and east beyond the intersection of SR 104 and SR 88, as described in Section 3.0, Project Description.

This Draft EIR is organized in the following manner:

SECTION 1.0 – INTRODUCTION

Section 1.0 provides an introduction and overview describing the purpose, type, and intended use of the EIR, responsible agencies, organization and scope of the EIR, the review and certification process, and a summary of comments received on the Notice of Preparation.

SECTION 2.0 – EXECUTIVE SUMMARY

This section summarizes the characteristics of the proposed project, known areas of controversy and issues to be resolved, and provides a concise summary matrix of the project's environmental impacts, General Plan policies, and possible mitigation measures, and identification of alternatives that reduce or avoid at least one environmental effect of the proposed General Plan.

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SECTION 3.0 – PROJECT DESCRIPTION

This section provides a detailed description of the proposed project, including the location, intended objectives, background information, the physical and technical characteristics including the decisions subject to CEQA and a list of related environmental review and consultation requirements.

SECTION 4.0 – ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Section 4.0 contains an analysis of environmental topic areas as identified below. Each subsection contains a description of the existing setting pertinent to that topical subject, identifies environmental impacts of the General Plan update, and recommends appropriate General Plan policies and mitigation measures.

This section also includes an introduction to the environmental analysis that describes the general assumptions used to evaluate project-specific and cumulative environmental impacts. However, issue-specific analyses are provided in each environmental issue area section.

The following major environmental topics are addressed in this section:

- Land Use
- Agricultural Resources
- Population/Housing/Employment
- Traffic and Circulation
- Noise
- Air Quality
- Hazards and Human Health/Risk of Upset
- Biological Resources
- Cultural and Paleontological Resources
- Geology and Soils
- Hydrology and Water Quality
- Visual Resources
- Public Services and Utilities

SECTION 5.0 – CUMULATIVE IMPACTS SUMMARY

This section summarizes all identified cumulative impacts associated with the proposed project. As required by State CEQA Guidelines Section 15130, an EIR shall discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable, as defined in CEQA Guidelines Section 15065(a)(3).

SECTION 6.0 – ALTERNATIVES TO THE PROJECT

State CEQA Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the project which could feasibly attain the basic objectives of the project and avoid and/or lessen any significant environmental effects of the project. This alternatives analysis provides a comparative analysis between the merits of the project and the selected alternatives.

SECTION 7.0 – LONG-TERM IMPLICATIONS OF THE PROJECT

This section contains discussions and analysis of various topical issues mandated by CEQA. These include significant environmental effects that cannot be avoided if the project is implemented, significant irreversible environmental changes and growth-inducing impacts.

SECTION 8.0 – REPORT PREPARERS

This section lists all authors and agencies that assisted in the preparation of the EIR, by name, title, and company or agency affiliation.

APPENDICES

This section includes all notices and other procedural documents pertinent to the EIR, as well as all technical material prepared to support the analysis.

1.6 ENVIRONMENTAL REVIEW PROCESS

The review and certification process for the EIR has involved, or will involve, the following general procedural steps:

NOTICE OF PREPARATION AND INITIAL STUDY

In accordance with Section 15082 and 15375 of the State CEQA Guidelines, the City prepared a Notice of Preparation (NOP) of an EIR for the proposed project on January 16, 2009. The City was identified as the lead agency for the proposed project. This notice was circulated to the State Clearinghouse and to the public, local, state, and federal agencies, and other interested parties to solicit comments on the proposed project. The NOP was posted on the City's website. A scoping meeting was held on February 10, 2009, to receive additional comments. Concerns raised in response to the NOP were considered during preparation of the Draft EIR. The NOP and responses by interested parties are presented in **Appendix 1.0**.

DRAFT EIR

This document constitutes the Draft EIR. The Draft EIR contains a description of the project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. Upon completion of the Draft EIR, the City will file the Notice of Completion (NOC) with the Governor's Office of Planning and Research to begin the public review period (Cal. Pub. Resources Code §§ 21161 and 21091).

PUBLIC NOTICE/PUBLIC REVIEW

Concurrent with the NOC filing, the City will provide public notice of the availability of the Draft EIR for public review and invite comment from the general public, agencies, organizations, and other interested parties. Consistent with CEQA, the review period for this Draft EIR is forty-five (45) days. Public comment on the Draft EIR will be accepted both in written form and orally at public hearings. Although no public hearings to accept comments on the EIR are required by CEQA, the City expects to hold a public comment meeting during the 45 day review period. Notice of the date, time and location of the hearing will be published prior to the hearing pursuant to the

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statutory requirements of the Brown Act. All comments or questions regarding the Draft EIR should be addressed to:

Christopher Jordan, AICP, City Planner
City of Lone
P.O. Box 398
Lone, CA 95640

RESPONSE TO COMMENTS/FINAL EIR

Following the public review period, a Final EIR will be prepared. The Final EIR will respond to written comments received during the public review period and to oral comments made at any public hearing during such review period.

CERTIFICATION OF THE EIR/PROJECT CONSIDERATION

The City will review and consider the Final EIR. If the City finds that the Final EIR is "adequate and complete," the City Council will certify the Final EIR. Upon review and consideration of the Final EIR, the City of Lone City Council may take action to approve, revise, or reject the project. A decision to approve the proposed General Plan, for which this EIR identifies significant environmental effects, could only be made if accompanied by written findings in accordance with State CEQA Guidelines Section 15091 and Section 15093. A Mitigation Monitoring Program, as described below, would also be adopted for mitigation measures that have been incorporated into or imposed upon the project to reduce or avoid significant effects on the environment. This Mitigation Monitoring Program will be designed to ensure that these measures are carried out during project implementation, in a manner that is consistent with the EIR.

MITIGATION MONITORING

Public Resources Code, section 21081.6(a) requires lead agencies to adopt a reporting and mitigation monitoring program (MMRP) to describe measures that have been adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. The specific "reporting or monitoring" program required by CEQA is not required to be included in the EIR; however it will be presented to City Council for adoption. Throughout the EIR, however, mitigation measures have been clearly identified and presented in language that will facilitate establishment of a monitoring and reporting program. The MMRP for the proposed project will identify timing and implementation for each mitigation measure to ensure the measures are implemented.

1.7 SCOPE OF THE EIR

The City of Lone determined that the preparation of an EIR was appropriate due to potentially significant environmental impacts that could result from implementing the proposed City of Lone General Plan. This DEIR evaluates the existing environmental resources in the vicinity of the city, analyzes potential impacts on those resources due to the proposed project, and identifies mitigation measures that could avoid or reduce the magnitude of those impacts. This EIR provides a general review of the environmental effects of development of the city, based on proposed land use designations and estimated public service demands that result. This EIR will be used to evaluate the direct and indirect environmental effects of subsequent development under the General Plan (including, but not limited to residential subdivisions, rezonings, commercial structures, park sites, recreation facility development, and infrastructure improvements).

Potentially Significant Environmental Effects

Pursuant to CEQA and the CEQA Guidelines, the scope of this DEIR includes specific issues and concerns identified as potentially significant physical effects on the environment. Environmental issue areas identified for study in this EIR include:

- Land Use (Section 4.1)
- Agricultural Resources (Section 4.2)
- Population, Housing, and Employment (Section 4.3)
- Traffic and Circulation (Section 4.4)
- Air Quality (Section 4.5)
- Noise (Section 4.6)
- Hazardous Materials/Risk of Upset (Section 4.7)
- Biological Resources (Section 4.8)
- Cultural and Paleontological Resources (Section 4.9)
- Hydrology and Water Quality (Section 4.10)
- Geology and Soils (Section 4.11)
- Visual Resources (Section 4.12)
- Public Services and Utilities (Section 4.13)
- Cumulative Impacts (Section 5.0)
- Growth Inducement (Section 7.0)

Effects Not Found to Be Potentially Significant

Typically, an EIR evaluates project or program effects on environmental issues listed in the Environmental Checklist Form, which is in Appendix G of the CEQA Guidelines. The NOP for the DEIR identified potential environmental issues that were generally consistent with those found in the Environmental Checklist. Based on preliminary evaluation associated with preparation of the NOP, the City determined that the proposed General Plan update would have potentially significant effects on all environmental issues mentioned in the Environmental Checklist. No issues were scoped out from analysis in the EIR.

1.8 COMMENTS RECEIVED ON THE NOTICE OF PREPARATION

The City received several comment letters on the NOP for the City of Lone General Plan DEIR. A copy of each letter is provided in **Appendix 1.0** of this DEIR. The City received letters from the following federal, state, and local agencies, and other interested parties:

| Agency | Date |
|---|-------------------|
| Amador Water Agency (AWA) | February 19, 2009 |
| California Department of Fish and Game (CDFG) | February 17, 2009 |
| California Department of Transportation (Caltrans) | February 4, 2009 |
| State of California, Public Utilities Commission (PUC) | February 13, 2009 |
| California Department of Forestry and Fire Protection (CALFIRE) | February 17, 2009 |

The following summarizes the concerns in these letters.

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- **Potential Cumulative Transportation Impacts** – The letter from the California Department of Transportation requests that, in order to maintain acceptable traffic conditions and reduce safety hazards for the traveling public, the City continue to coordinate and consult with Caltrans to identify and address potential cumulative transportation impacts that may occur from this and other development projects near the Project Area. These issues are addressed in Section 4.4 Traffic and Circulation.
- **Water and Wastewater Treatment** – The letter from the Amador Water Agency (AWA) requests that certain water and wastewater issues be considered during the preparation of the Draft EIR for the General Plan. With regard to wastewater recycling, AWA states that the EIR should consider whether areas of potential growth identified by the City Council but not contemplated in the General Plan NOP are suitable for irrigation with reclaimed water. AWA goes on to state that the typical average daily demand within the Amador Water System is 400 gallons per day and peak day demand is 800 gallons per day. Finally, AWA states that expansion of the Tanner Water Treatment Plant (WTP) is required to meet demands contemplated by the General Plan. The letter goes into detail as to what steps will be made to put this WTP into operation. These issues are addressed in Section 4.13 Public Services and Utilities.
- **Potential Impacts to Biological Resources** – The letter from the California Department of Fish and Game (CDFG) recommends that the EIR discuss and provide adequate mitigation for various concerns related to wildlife habitat resources. Such issues include the project's impact upon fish and wildlife and their habitat, vernal pools and riparian habitat avoidance, and impacts to certain special-status species. Furthermore, the CDFG recommends including growth-inducing and cumulative impacts, as well as alternatives to reduce impacts to fish, wildlife, water quality and vegetative resources. CDFG also recommends that the EIR contain a consistency analysis with applicable land use and biological plans. The letter goes on to state that the EIR should analyze whether the project will result in impacts subject to regulation by the CDFG in Section 1600 of the Fish and Game Code. Finally, the letter states that the project will have an impact to fish and/or wildlife habitat, and describes fees associated with this finding. These issues are addressed in Section 4.8 Biological Resources, and Section 4.10, Hydrology and Water Quality.
- **Rail Safety** – The letter from the Public Utilities Commissions (PUC) requests that new development projects adjacent to or near the rail corridor be planned with rail corridor safety in mind. The letter identifies safety factors to consider, including pedestrian circulation patterns/destinations with respect to railroad right-of-way. Specific concerns identified include the suggestion that new development be required to pay its fair share for rail safety mitigation improvements, installation of vandal-resistant fencing adjacent to the rail corridor, and installation of pedestrian improvements at rail crossings where children must cross tracks to reach a new or expanded school. The letter also identifies the PUC as a responsible party under CEQA for proposed new rail crossings and states that modifications to existing crossings and proposed new crossings require authority to construct from the PUC. Rail safety is addressed in Section 4.4, Traffic and Circulation.
- **Fire Hazards** – The letter from the California Department of Forestry and Fire Protection (CALFIRE) recommends that the City of Lone adopt the Lone Very High Fire Hazard Severity Zone map and reference the areas that fall within these zones in the General Plan. The letter goes on to say that CALFIRE has jurisdiction over areas outside city limits, and therefore these areas must meet all CALFIRE regulations prior to annexation. Issues regarding fire hazards are addressed in Section 4.13 Public Services and Utilities.

1.9 IMPACT TERMINOLOGY

Identified below are common terms used throughout this document. A complete list of acronyms is also provided.

CEQA TERMINOLOGY

Effects: Same as Impacts (see below).

Cumulatively Considerable Impact: A cumulative significant impact would result when the project would contribute considerably to a significant physical impact on the environment expected under cumulative conditions.

Less Than Cumulatively Considerable Impact: A less than cumulatively considerable impact would result when the project would not contribute considerably to a significant physical impact on the environment expected under cumulative conditions.

Less Than Significant Impact: A less than significant impact would cause no substantial change in the environment (no mitigation required).

No Impact: No adverse change to the environment would occur.

Potentially Significant Impact: A potentially significant impact is one that may or may not occur and where a definite determination cannot be made. Feasible mitigation measures and/or project alternatives are identified to avoid or reduce the project's effects on the environment to a less than significant level.

Significant Impact: A significant impact would cause (or would potentially cause) a substantial adverse change in the physical conditions of the environment. Significant impacts are identified by the evaluation of project effects using specified standards of significance. Mitigation measures and/or project alternatives are identified to reduce project effects on the environment.

Significant Unavoidable Impact: A significant and unavoidable impact would result in a substantial change in the environment that cannot be avoided or mitigated to a less than significant level if the project is implemented.

Standards of Significance: A set of criteria used by the lead agency to determine at what level or "threshold" an impact would be considered significant. Significance criteria used in this EIR include the State CEQA Guidelines; factual or scientific information; regulatory performance standards of local, state, and federal agencies; and City goals, objectives, and policies.

GENERAL TERMINOLOGY

City: City of Ione

County: Amador County

General Plan: City of Ione General Plan

Existing City Limits: The existing city limits include 2,903.68 acres (**Figure 3.0-3**).

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Existing Sphere of Influence: The existing SOI is approximately 856.22 acres (**Figure 3.0-3**).

General Plan Planning Area or “Planning Area”: The Planning Area 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 Lone-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. The Planning Area includes a total of approximately 31,769.65 acres (**Figure 3.0-2**).

Proposed Project: The proposed project is the 2009 update of the 1982 General Plan (including subsequent Land Use Element amendments in 1989, 1991, and 1992). The proposed General Plan provides policy direction for land uses within the current city limits, the City’s existing SOI, and Planning Area outside of the city limits within the unincorporated area of Amador County.

ACRONYMS

| | |
|-----------------|--|
| AB | Assembly Bill |
| ACBM | Asbestos-Containing Building Materials |
| ACDEH | Amador County Department of Environmental Health |
| ACMHMP | Amador County Multi-Hazard Mitigation Plan |
| AG | General Agriculture |
| amsl | Above Mean Sea Level |
| APN | Assessed Parcel Number |
| ASPIS | Abandoned Sites Information System |
| AST | Aboveground Storage Tank |
| CAL FIRE | California Department of Forestry |
| CalARP | California Accidental Release Prevention |
| CAL-EPA | California Environmental Protection Agency |
| Cal-OSHA | California Occupational Safety and Health Administration |
| Caltrans | California Department of Transportation |
| CALVEG | Classification and Assessment with Landsat of Visible Ecological Groupings |
| CCR | California Code of Regulations |
| CDBG | Community Development Block Grant |
| CDFG | California Department of Fish and Game |
| CEQA | California Environmental Quality Act |
| CERCLA | Comprehensive Environmental Response, Compensation, & Liability Act |
| CFR | Code of Federal Regulations |
| CHP | California Highway Patrol |
| CKH | Cortese-Knox-Hertzberg |
| CNDDDB | California Natural Diversity Database |
| CNPS | California Native Plant Society |
| COWRP | Castle Oaks Water Reclamation Plan |
| CUPA | Certified Unified Program Agency |
| CWA | Clean Water Act |
| DEIR | Draft Environmental Impact Report |
| DHS | Department of Health Services |
| DMA | Disaster Mitigation Act of 2000 |
| DOF | Department of Finance |
| DTSC | Department of Toxic Substances |

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|-----------------|--|
| EDD | Economic Development Department |
| EIR | Environmental Impact Report |
| EMF | Electromagnetic Field |
| EOC | Emergency Operations Center |
| FAR | Floor Area Ratio |
| FAR | Federal Aviation Regulation |
| FCC | Federal Communications Commission |
| FEMA | Federal Emergency Management Agency |
| FESA | Federal Endangered Species Act |
| FGA | Future Growth Area |
| GEIMS | Geographic Environmental Information Management System |
| GIS | Geographic Information System |
| GP | General Plan |
| GPU | General Plan Update |
| HAPs | Hazardous Air Pollutants |
| HCD | Housing and Community Development |
| HMGP | Hazard Mitigation Grant Programs |
| HMIS | Hazardous Materials Inventory Statement |
| HMMP | Hazardous Materials Management Plans |
| HMPC | Hazard Mitigation Planning Committee |
| HMRRP | Hazardous Materials Release Response Plans and Inventory |
| HSWA | Hazardous and Solid Waste Amendments of 1984 |
| HUD | Housing and Urban Development |
| HWG | Hazardous Waste Generator |
| ISP | International Specialty Productions |
| LAFCo | Local Area Formation Commission |
| LUFT | Leaking Underground Fuel Tank |
| LUST | Leaking Underground Storage Tank |
| MFR | Multi-Family Residential |
| MMRP | Mitigation Monitoring and Reporting Program |
| MRZ | Mineral Resource Zones |
| MSDS | Material Safety Data Sheets |
| NCP | National Contingency Plan |
| NEPA | National Environmental Policy Act |
| NIH | National Institutes of Health |
| NIOSH | National Institute for Occupational Safety & Health |
| NMFS | National Marine Fisheries Service |
| NOP | Notice of Preparation |
| NPL | National Priorities List |
| NTIA | National Telecommunications & Information Administration |
| OES | State Office of Emergency Services |
| OS | Open Space |
| OSHA | Occupational Safety and Health Administration |
| PADS | PCB Activity Database |
| PCBs | Polychlorinated Biphenyls |
| pCi/l | pico-curies per liter |
| PCS | Parks and Community Services |
| PDM | Pre-Disaster Mitigation |
| PF | Public Facilities |
| PG&E | Pacific Gas and Electric |

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| | |
|--------------|---|
| PUC | Public Utilities Commission |
| RCRA | Resource Conservation and Recovery Act |
| RHNA | Regional Housing Needs Assessment |
| RL | Low Density Residential |
| RUP | Restricted Use Pesticide |
| RWQCB | Regional Water Quality Control Board |
| SARA | Superfund Amendments and Reauthorization Act |
| SF | Square Feet |
| SFR | Single Family Residential |
| SM | Surface Mining |
| SMARA | Surface Mining and Reclamation Act |
| SOI | Sphere of Influence |
| SPA | Special Planning Area |
| SPR | Special Planning Residential |
| SR | State Route |
| SWRCB | State Water Resources Control Board |
| TMDLs | Total Maximum Daily Loads |
| TSCA | Toxic Substances Control Act |
| UDAG | Urban Development Action Grant |
| UP | Union Pacific |
| UPR | Union Pacific Railroad |
| USACE | U.S. Army Corps of Engineers |
| USDOT | United States Department of Transportation |
| USEPA | United States Environmental Protection Agency |
| UST | Underground Storage Tank |
| VELB | Valley Elderberry Longhorn Beetle |
| WIRIS | West Ione Roadway Improvement Strategy |
| WWTP | Wastewater Treatment Plant |