
2.0 EXECUTIVE SUMMARY

This section provides an overview of the environmental analysis of the proposed project. For additional detail regarding specific issues, please consult the appropriate chapter of Sections 4.1 through 4.13 (Environmental Setting, Impacts, and Mitigation Measures).

2.1 PURPOSE AND SCOPE OF THE ENVIRONMENTAL IMPACT REPORT

This Environmental Impact Report (EIR) will provide, to the greatest extent possible, an analysis of the potential environmental effects associated with the implementation of the project, pursuant to the California Environmental Quality Act (CEQA).

This EIR analysis focuses upon potential environmental impacts that could arise from implementation of the project through development of the land uses within the General Plan Planning Area (Planning Area) as regulated and guided by General Plan policies and action items, through updates to the Zoning Code, through implementation of the two proposed annexation areas and two proposed Sphere of Influence (SOI) amendments, as well as through implementation of the proposed alignment for the Western Lone Roadway Improvement Strategy (WIRIS) project. The EIR adopts this approach in order to provide a credible worst-case scenario of the impacts resulting from project implementation.

2.2 PROJECT CHARACTERISTICS

The City of Lone 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 currently proposed General Plan update project includes updates to the existing General Plan, an update to the city's Zoning Code, two proposed annexation areas, two proposed SOI amendments, and a proposed alignment for the WIRIS project.

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. The city currently occupies approximately five square miles, or approximately 2,903.68 acres of land and the existing General Plan Map shows the current SOI to contain an additional 856.22 acres. The updated General Plan Planning Area (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). It is anticipated that the proposed General Plan will build out to full development capacity by 2030. The proposed General Plan has capacity for 7,475 housing units (6,038 single-family units and 1,437 multi-family units) and a total population of 18,182 within the Planning Area.

The SOI amendments would expand the SOI toward the southwest to include 33.32-acres of land currently developed as the Castle Oaks Water Reclamation Plan (COWRP) and City Corporation Yard and 81.89-acres of land currently designated for Surface Mining (SM) to be added to the Old Stockton Road and Industrial Park Policy Areas.

In addition, the project proposes annexation of the following three parcels which are already located within the City's SOI: Wastewater Treatment Plant Annexation – Annexation to the south west to include the COWRP, the Corporation Yard, the proposed park site, the existing Wastewater Treatment Plan (WWTP) and two existing single-family homes located between the

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existing corporate boundaries and the COWRP and WWTP; Collins Road Annexation – Annexation to the north-west to include a one-acre parcel (APN 005-070-013) at the north east corner of Collins Road and SR 104; and State Property Annexation (“The Tail”) – Annexation to the northeast to include a 3.7-acre parcel (APN 011-090-010) just northwest of the intersection of Waterman Road and SR 124.

Proposed updates to the Zoning Code include the addition of new zoning districts, as well as amendments to development standards for several existing zoning districts. The proposed Zoning Code updates are largely administrative and are intended to clarify the types of uses that are permitted under a particular General Plan land use designation.

The West Ione Roadway Improvement Strategy (WIRIS), formerly referred to as the “Interim West Bypass,” consists of a series of improvements to existing roadways and construction of new roadways in the western area of Ione to improve the circulation system for the benefit of both local and regional traffic. Principally, the improvements will provide greater access to the bridge over Sutter Creek at Five Mile Drive/Old Stockton Road for residents living on the western side of the city. Upon completion, the roadway improvements will provide for a new backbone roadway on the western side of the city. This new backbone roadway could serve as a new route for State Route 104.

PROJECT OBJECTIVES

The City of Ione has identified certain objectives to be met through completion of the General Plan Update and the associated EIR:

- Facilitate structured growth and economic development while preserving the small-town feel historically associated with Ione.
- Provide a safe transportation system including roadways, transit, walking and bicycle routes.
- Protect open space, providing trails, parkland and a wide range of recreational opportunities.
- Minimize noise and safety risks associated with natural and human caused noise and safety hazards.
- Encourage businesses to thrive and expand.
- Provide public facilities and infrastructure with sufficient capacity to adequately serve the demands of the community.

LAND USE ELEMENT

The Land Use Element focuses on the distribution of land uses within the City and the General Plan Planning Area, including residential, commercial, industrial, public facilities, agricultural, and open space. Topics addressed include the density, minimum lot sizes, and location of each type of development allowed. Goals identified in the Land Use Element are as follows:

- Establish growth patterns that enhance the quality of life in Ione and contribute to a balanced community;

- Achieve a balanced and integrated land use pattern throughout the community; and
- Preserve and regenerate lone's historic Downtown.

Land Use Map

The proposed General Plan includes the updated Land Use Map which is a detailed land use plan for the City of lone, and assigns land use designations to all lands within the Planning Area. Those areas located within the City's Sphere of Influence (SOI) but outside the City limits are also assigned land use designations by the updated General Plan, and are pre-zoned accordingly.

Land use designations proposed under the updated General Plan Land Use Map are shown in Table 3.0-2 and include:

- Downtown Transition;
- Central Business District;
- General Commercial;
- Office Commercial;
- Heavy Industrial;
- Light Industrial;
- Open Space;
- Parks and Recreation;
- Public Services;
- Rural Residential (0.1 - 2.0 units per acre);
- Low Density Residential (2.1 - 7.0 units per acre);
- Medium Density Residential (7.1 - 15 units per acre);
- High Density Residential (15.1 - 25.0 units per acre);
- Special Planning Area;
- General Agriculture;
- Surface Mining; and
- Future Growth Area.

CIRCULATION ELEMENT

The Circulation Element identifies the components of the City-wide circulation system and their general location and role within the community. Goals identified in the Circulation Element are as follows:

- Develop a roadway system that:
 - 1) Accommodates future land uses at the City's desired level of service;
 - 2) Coexists with other travel modes, includes biking, walking, and golf carts;
 - 3) Protects residential areas from excessive traffic; and
 - 4) Contributes to the quality, safety, and connectivity of the City's residential, Downtown, commercial, office, and industrial areas.
- Establish an extensive, complete, smooth, interconnected, and continuous pedestrian and bicycle network that is a safe and attractive option for local trips or recreation and

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that connects to the City's neighborhoods, parks and schools, employment areas, and retail centers.

- Fund the vehicular and the bicycle and pedestrian circulation systems adequately to provide all desired services and meet required level of service standards.
- Provide a circulation system that is properly maintained and maximizes safety for all users.

CONSERVATION AND OPEN SPACE ELEMENT

The Conservation and Open Space Element provides for the protection, maintenance, and enhancement of existing natural resources, open space and natural recreational areas, as well as the creation of additional areas for the enjoyment of residents and the protection of the environment. Goals identified in the Conservation and Open Space Element:

- Protect and preserve diverse wildlife and plant habitats, including habitat for special-status species.
- Preserve and maintain creek corridors and wetland preserves with useable buffer zones throughout new development areas.
- Preserve high-quality trees throughout the City.
- Protect the quantity and quality of the City's water resources.
- Support the environmentally sensitive extraction of minerals and the subsequent reclamation of mined areas.
- Conserve the natural resources and quality of life within the community by reducing local and global air quality impacts.
- Promote waste reduction, reuse, recycling, and composting.
- Create a system of public parks and recreation facilities and programs including a network of trails that meets the needs of all residents.
- Protect open space areas, including preservation of scenic views.
- Conserve agricultural resources within and around the City and promote development which does not interfere with ongoing agricultural operations.

NOISE AND SAFETY ELEMENT

The purpose of this Noise and Safety Element is to identify and remedy both present and anticipated concerns regarding major sources of noise and safety issues within and surrounding the City. The Noise and Safety Element identifies viable solutions to minimize annoyance, potential risk of death, injuries, property damage, economic hardship, and social displacement resulting from noise and safety hazards. Goals identified in the Noise and Safety Element are as follows:

- New development will reduce unnecessary noise disturbances.
- Maintain a safe community and environment.

- Reduce the possibility of flooding or drainage issues.
- Reduce the risk of adverse effects to residents or businesses as a result of geologic or seismic instability.
- Reduce serious harm to residents, employees, or the environment as the result of an accidental release o Design neighborhoods and buildings in a manner that prevents crime and provides security and safety for people and property f toxic or hazardous substances.
- Design neighborhoods and buildings in a manner that prevents crime and provides security and safety for people and property.
- Reduce the probability of fire damage to structures.
- Reduce risks associated with local surface mining.

ECONOMIC DEVELOPMENT ELEMENT

This Element is an optional element included in the General Plan so the City's officials can continue to improve the City's prosperity, maintain competitiveness, ensure accessibility to its assets, make sure the market is aware of the City's opportunities, and set fair and equitable rules for development. Goals identified in the Economic Development Element are as follows:

- Diversify lone's economy by facilitating and encouraging land uses providing substantial and sustainable fiscal benefits to the City and residents.
- Encourage expansion of retail and services to meet local demands and generate tax revenues for the City.
- Revitalize downtown and other existing businesses with a mix of uses and gathering places and attractions for daytime and nighttime activities.
- Attract and retain a balance of businesses that provide a full range of quality career choices, serving entry-level as well as highly trained workers.
- Promote the City as a regional destination with a recognizable City identity and brand, while retaining the small town quality of life.

PUBLIC FACILITIES ELEMENT

The Public Facilities Element identifies the types and levels of service necessary to support a healthy and viable community. Goals identified in the Public Facilities Element are as follows:

- Ensure the development of public infrastructure that meets the long-term needs of the community and ensure infrastructure is available at the time such facilities are needed.
- Promote efficiency, agency collaboration, and community design in the provision, location, and operation of public facilities and services.
- Promote the efficient use of limited water resources.

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- Ensure adequate, efficient, and reliable water service to meet the needs of existing and future development.
- Provide adequate wastewater treatment capacity to accommodate the needs of existing and future development.
- Ensure adequate stormwater drainage facilities to meet the needs of existing and future development.
- Ensure that the City's solid waste disposal needs are met while maximizing opportunities for waste reduction and recycling.
- Ensure the highest possible level of education to students in lone including re-establishing a high school in the community.
- Provide opportunities for higher education in the City of lone that support professional development and workforce training.
- Ensure that adequate library services and facilities are provided to the City's residents.
- Ensure that adequate electricity and gas services are provided to the City's residents and businesses.
- Ensure that adequate access to telecommunication services is available to all residents and businesses in lone.
- Maintain sufficient levels of fire protection and police services to protect public safety and property.

HOUSING ELEMENT

The Housing Element is a comprehensive statement by the City of lone of its current and future housing needs at all income levels. Goals identified in the Housing Element are as follows:

- Promote decent, safe, adequate, and affordable housing in sufficient quantities for all economic segments of the community.
- Maintain adequate land within the various land use categories to allow development of housing to meet projected demand for residential units.
- Maintain and preserve the City's existing housing stock.
- Promote affordability of housing of all types to meet the present and projected needs of households of all income levels.
- Ensure availability of adequate housing for special needs groups including elderly, disabled, large families, female heads of households, and the homeless.
- Ensure that discrimination is not a factor in the ability of households to obtain housing.
- Promote the conservation of natural resources and energy in housing design requirements.

2.3 PROJECT ALTERNATIVES SUMMARY

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 the environmental effects of the project. Further, the CEQA Guidelines Section 15126.6(e) requires that a “no project” alternative be evaluated in an EIR. The alternatives analysis provides a comparative analysis between the project and the selected alternatives. In conjunction with the proposed project, the EIR qualitatively evaluates the following other land use alternatives, which include:

- Alternative 1 – No Project Alternative
- Alternative 2 – Reduced Planning Area Alternative
- Alternative 3 – Reduced Planning Area with Future Growth Area Alternative
- Alternative 4 – West Lone Roadway Improvement Strategy Segments Alternative
- Alternative 5 – Q Ranch Alternative

2.4 AREAS OF CONTROVERSY

The City of Lone was identified as the Lead Agency for the proposed project. In accordance with Section 15082 of the State CEQA Guidelines, the City of Lone prepared and distributed a Notice of Preparation (NOP) for the lone General Plan that was circulated for public review on January 16, 2009. The NOP included a summary of probable effects on the environment from the implementation of the project. Written comments received in response to the NOP were considered in the preparation of the EIR. Section 1.0 (Introduction) provides a summary of issues and areas of concern related to the proposed General Plan and the Draft EIR, presented to the City by agencies and the public during the NOP review period. The complete text of the NOP and NOP comments are included as **Appendix 1.0** to this EIR. The issues raised included:

- Potential Cumulative Transportation Impacts;
- Water and Wastewater Treatment Impacts;
- Potential Impacts to Biological Resources;
- Rail Safety; and
- Fire Hazards.

2.5 SUMMARY OF ENVIRONMENTAL IMPACTS

Table 2.0-1 displays a summary of impacts for the proposed General Plan Land Use Policy Map, City of Lone General Plan policies and action items, and proposed mitigation measures that would avoid or minimize potential impacts. In the table, the level of significance is indicated both before and after the implementation of each mitigation measure.

For detailed discussions of all mitigation measures and of proposed General Plan policies and action items that would provide mitigation for each type of environmental impact addressed in this EIR, refer to the appropriate environmental topic section (i.e., Sections 4.1 through 4.13.)

| Impact | | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|---------------------|--|--|--|--|---------------------------------|
| 4.1 Land Use | | | | | |
| Impact 4.1.1 | Implementation of the proposed project would not physically divide an established community. | Policy LU-1.3, Action LU-1.3.1 | LS | None required. | LS |
| 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. | Action LU-1.4.1, Policy LU-1.8, Policy LU-1.12, Policy LU-1.14, Policy LU-1.17 | PS | <p>MM 4.1.2a The following policy shall be incorporated into the Land Use Element of the General Plan:</p> <p>Development located adjacent to lands designated for Public Services shall include appropriate setbacks, fencing, and landscaping to avoid land use conflicts.</p> <p>MM 4.1.2b The following policy shall be incorporated into the Land Use Element of the General Plan:</p> <p>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.</p> | LS |
| 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 of the Planning Area, including Amador County. | Policy LU-2.5, Action LU-2.5.1, Action LU-2.5.2 | PS | <p>MM 4.1.3a The following policy shall be added to the Land Use Element:</p> <p>Require an urban/agriculture buffer between development and existing agricultural uses. Design each buffer area to match the specific needs of each urban/agriculture interface, and to take into account the specific urban and agricultural uses. Buffers may be established through the use of increased setbacks, roadways, barriers,</p> | SU |

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| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|--|---|--|--|---------------------------------|
| | | | landscaping or other appropriate methods to avoid conflicts. Development of this buffer must be done in consultation with Amador County and will not require the taking of existing agricultural land nor impede existing agricultural uses. | |
| 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. | 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 | CC | None feasible. | CC, SU |
| 4.2 Agricultural Resources | | | | |
| Impact 4.2.1 Implementation of the proposed General Plan update and its associated project components would result in the loss of Important Farmlands (Prime Farmland, Unique Farmland, Farmland of Statewide Importance, Farmland of Local Importance, and Grazing Land) as designated by the Farmland Mapping and Monitoring Program. | Policy CO-10.2 | SU | MM 4.2.1 The following actions shall be added to the Conservation Element of the lone General Plan: 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 | SU |

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| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|--|---|--|---|---------------------------------|
| | | | existing agricultural land nor impede existing agricultural uses. | |
| Impact 4.2.2 Implementation of the proposed project could result in the placement of urban uses adjacent to agricultural uses within and adjacent to the city. | Policy CO-10.2, Policy LU-2.4, Action LU-2.4.1, Action LU-2.4.2,m Action LU-2.4.3, Policy NS-1.2, Action NS 1.2.1, Action NS-1.2.2, Action NS-1.3.1, Action NS-1.4.1, Action NS-1.4.2 | SU | No additional feasible mitigation is available. | SU |
| Impact 4.2.3 Implementation of the proposed General Plan could result in a conflict with active Williamson Act contracts. | Policy CO-10.2 | S | MM 4.2.3 The following policy shall be added to the Conservation Element of the City of Lone General Plan: The City shall not support the development or conversion of any parcel subject to a Williamson Act contract until said contract has been terminated through the nonrenewal method pursuant to Government Code Section 51245. | SU |
| Impact 4.2.4 Implementation of the proposed project, along with other proposed development in Amador County, would contribute to the cumulative conversion of Important Farmlands to other uses and may increase agriculture/urban interface conflicts. | Policy CO -10.2, Policy LU-2.4, Action LU-2.4.1, Action LU-2.4.2, Action LU-2.4.3, Policy NS-1.2, Action NS 1.2.1, Action NS-1.2.2, Action NS-1.3.1, Action NS-1.4.1, | CC, SU | Implementation of the above proposed General Plan policies and actions, as well as mitigation measures MM 4.2.1 and MM 4.2.3 would reduce the proposed project's contribution to cumulative impacts to agricultural resources. However, implementation of the proposed project would still substantially contribute to cumulative losses of farmland and urban/agriculture conflicts that could result in further losses. | CC, SU |

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| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance | |
|----------------------------|---|--|--------------------|---------------------------------|----|
| | Action NS-1.4.2 | | | | |
| 4.3 Population and Housing | | | | | |
| Impact 4.3.1 | Implementation of the proposed General Plan Land Use Map and other project components would result in land uses that promote an increase in population, housing, and employment in the Planning Area and thus induce substantial growth. Development associated with substantial growth could result in significant impacts on the environment. | Policy LU-1.3, Action LU-1.3.1, Policy LU-1.4, Action LU-1.4.1, Policy LU-1.5, Policy LU-2.4, Policy CON-10.3, Policy CON-10.4, Policy H-3.1, Action H-3.1.1, Policy H-4.4, Action H-4.4.1, Policy H-4.5, Action H-4.5.1 | S | None available. | SU |
| Impact 4.3.2 | Implementation of the proposed project may result in the displacement of housing and/or persons due to the construction of infrastructure necessary to serve new development or revitalization efforts. | | LS | None required. | LS |
| Impact 4.3.3 | Implementation of the proposed project would create numerous new jobs within the Planning Area, potentially resulting in an unbalanced jobs-to-housing ratio. | Policy LU-2.2, Action LU-2.2.1, Policy LU-2.3, Action LU-2.3.1, Policy ED-1.5, Policy ED-2.3, Policy ED-4.1, Policy ED-4.2, Action ED-4.2.1, Action Ed-4.2.2, Goal H-2, Policy H- | S | None available. | SU |

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| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|--|---|--|---|---------------------------------|
| | 2.2, Action H-2.2.1 | | | |
| Impact 4.3.4 Development under the proposed General Plan update and associated project components would include substantial population, housing unit, and employment increases. | Policy LU-1.3, Action LU-1.3.1, Policy LU-1.4, Action LU-1.4.1, Policy LU-1.5, Policy LU-2.4, Policy CON-10.3, Policy CON-10.4, Policy H-3.1, Action H-3.1.1, Policy H-4.4, Policy H-4.5, Action H-4.5.1 | CC | No further feasible mitigation is available. | CC, SU |
| 4.4 Traffic and Circulation | | | | |
| Impact 4.4.1 Implementation of the proposed project would result in an increase in traffic volumes beyond traffic volumes associated with the existing General Plan that would result in deficient level of service conditions and conflict with Amador County and Caltrans standards for level of service. | Policy CIR-1.1, Action CIR-1.1.1, Action CIR-1.1.2, Action CIR-1.1.3, Action CIR-1.1.5, Policy CIR-1.2, Action CIR-1.2.1, Action CIR-1.2.2, Policy CIR-1.3, Policy CIR-1.4, Action CIR-1.4.1, Policy CIR-1.5, Action CIR-1.5.4, Policy CIR-1.13, Action CIR-1.13.1, Policy CIR-3.1, Action CIR-3.1.1, Policy CIR-3.3, Policy CIR-3.4, Policy CIR-3.5, | S | MM 4.4.1a The Circulation Element of the General Plan shall be revised to include the following policy: Coordinate with ACTC on the RTP update to revise the LOS policies consistent with proposed Policies CIR-1.3 and CIR-1.4. MM 4.4.1b The Circulation Element of the General Plan shall be revised to include the following policy: Coordinate with Caltrans on the update to the SR 104 and SR 124 Transportation Concept Reports to acknowledge the limitations of widening SR 104 and SR 124 through the City of Lone reflected by a lower LOS policy consistent with proposed Policies CIR-1.3 and CIR-1.4. MM 4.4.1c The Circulation Element of the General Plan shall be revised to include the | SU |

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| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|--|---|--|--|---------------------------------|
| | Policy CIR-3.6 | | following policy: The City's Capital Improvement Plan (CIP) shall be updated to include costs to widen of SR 124 between Washington Street and WIRIS, and SR 124 between WIRIS and Buena Vista Road, to four-lanes to provide LOS E or better operations. | |
| Impact 4.4.2 Implementation of the proposed project would result in an increase in traffic volumes, which could increase the potential opportunities for safety conflicts as well as potential conflicts with emergency access. | Policy CIR-1.1, Action CIR-1.1.1, Action CIR-1.1.2, Action CIR-1.1.3, Action CIR-1.1.4, Action CIR-1.1.5, Policy CIR-1.5, Action CIR-1.5.1, Action CIR-1.5.2, Policy CIR-1.6, Policy CIR-1.7, Policy CIR-1.10, Action CIR-1.10.1, Action CIR-1.10.2, Policy CIR-2.8, Action CIR-2.8.1, Action CIR-2.8.2, Action CIR-2.8.3, Action CIR-2.8.4, Action CIR-2.8.5, Action CIR-2.8.6, Action CIR-2.8.7, Policy CIR-4.1, Action CIR-4.1.1, Policy PF-13.2 | LS | None required. | LS |

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| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|--|--|--|---|---------------------------------|
| Impact 4.4.3 Implementation of the proposed project would result in an increase in the demand for public transit service (e.g., bus service). | Policy CIR-1.12 | PS | MM 4.4.3a The Circulation Element of the General Plan shall be revised to include the following policy: Coordinate with ACTC as regular updates to the Amador County Short Range Transit Plan are conducted to determine whether there are unmet transit needs in the City of Lone. Reasonable transit enhancements could include additional busses to existing transit routes or new routes to serve future development. MM 4.4.3b The Circulation Element of the General Plan shall be revised to include the following policy: Establish a mechanism to fund additional transit service within the City of Lone as unmet needs are identified by the Amador County Short Range Transit Plan and a subsequent Transit Master Plan. | LS |
| Impact 4.4.4 Implementation of the proposed project would result in an increase in the demand for bicycle and pedestrian infrastructure. | Policy CIR-1.1, Action CIR-1.1.4, Action CIR-1.1.5, Policy CIR-2.1, Policy CIR-2.2, Action CIR-2.2.1, Action CIR-2.2.2, Action CIR-2.2.3, Action CIR-2.2.4, Policy CIR-2.3, Policy CIR-2.4, Action CIR-2.4.1, Action CIR-2.4.2, Action CIR-2.4.3, | LS | None required. | LS |

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| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|--|--|--|--|---------------------------------|
| | Policy CIR-2.5, Action CIR-2.5.1, Policy CIR-2.6, Action CIR-2.6.1, Policy CIR-2.7, Policy CIR-2.8, Action CIR-2.8.1, Action CIR-2.8.2, Action CIR-2.8.3, Action CIR-2.8.4, Action CIR-2.8.5, Action CIR-2.8.6, Action CIR-2.8.7, Policy CIR-2.9, Policy CIR-3.1, Policy CIR-3.3, Policy CIR-3.5, Policy CIR-3.6, Policy CIR-3.7 | | | |
| Impact 4.4.5 When considered with existing, proposed, approved and planned development in the region, implementation of the proposed project has the potential to contribute to an increase in traffic volumes that would result in deficient level of service conditions under cumulative conditions (including buildout of the Planning Area) resulting in significant impacts to the physical environment. | Policy CIR-1.1, Action CIR-1.1.1, Action CIR-1.1.2, Action CIR-1.1.3, Action CIR-1.1.5, Policy CIR-1.2, Action CIR-1.2.1, Action CIR-1.2.2, Policy CIR-1.3, Policy CIR-1.4, Action CIR-1.4.1, Policy CIR-1.5, Action CIR-1.5.4, Policy CIR-1.13, Action CIR-1.13.1, Policy CIR-3.1, | CC | Implementation of the proposed General Plan Policies and Action items in addition to mitigation measures MM 4.4.1a , MM 4.4.1b , and MM 4.4.1c would ensure that a long-term solution is developed to eliminate the conflicting LOS policies. For example, MM 4.4.1a requires the City of Lone to coordinate with ACTC to minimize inconsistencies between the City's proposed LOS policies (CIR 1.3 and CIR 1.4) and those contained in future updates to the Regional Transportation, MM 4.4.1b requires the City of Lone to coordinate with Caltrans to minimize inconsistencies between the City's proposed LOS policies (CIR 1.3 and CIR 1.4) and those contained in future Transportation Concept Reports for SR 104 and SR 124, MM 4.4.1c requires the City to revise its CIP to widen SR 124 between Washington Street and | CC, SU |

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| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|---|---|--|---|---------------------------------|
| | Action CIR-3.1.1, Policy CIR-3.3, Policy CIR-3.4, Policy CIR-3.5, Policy CIR-3.6 | | WIRS to four-lanes, and SR 124 between WIRS and Buena Vista Road to four-lanes, in coordination with Caltrans. Although the proposed mitigation measures would require the City to work with Amador County, ACTC, and Caltrans, there is no guarantee that the respective policies will be modified. Additionally, the feasibility of these mitigation measures is uncertain because the Transportation Concept Report (TCR) for SR 124 identifies a concept facility limited to two-lanes. However, the TCR does acknowledge the fact that the next TCR should investigate upgrading SR 124 to four-lanes. SR 124 is outside of the City's jurisdiction and the City cannot ensure the timely implementation of these improvements. | |
| Impact 4.4.6 When considered with existing, proposed, approved and planned development in the region, implementation of the proposed project has the potential to contribute to an increase in the demand for public transit service (e.g., bus service). | Policy CIR-1.12 | LCC | Implementation of mitigation measures MM 4.4.3a and MM 4.4.3b would create a funding mechanism and ensure that the continued transit service would meet the increasing demand resulting from implementation of the proposed General Plan Update. Therefore, the proposed project would contribute towards maintenance and operational requirements of public transit service in the same way as existing development. | LCC |
| 4.5 Air Quality and Greenhouse Gas Analysis | | | | |
| Impact 4.5.1 The proposed project would accommodate future growth in population, housing, commercial development, and jobs in the City of Lone. These activities would result in the emission of non-attainment pollutants within Amador County. Specific to the production of the pollutant, ozone, | Policy LU-1.3, Policy LU-1.5, Policy LU-2.3, Action LU-3.1.2, Action LU-3.1.3, Action CIR-1.1.3, Policy CIR-1.3, Policy CIR-1.6, Policy CIR-1.11, | PS | MM 4.5.1 The following policies shall be incorporated into the Conservation Element of the General Plan: The City of Lone shall suggest the AAPCD incorporate the updated growth forecasts from the 2030 General Plan in development of the region's ozone and particulate matter attainment plans. | SU |

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| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|---|--|--|---|---------------------------------|
| implementation of the General Plan and its associated project components would allow for population growth that may exceed projections assumed in the 2004 Amador County Regional Transportation Plan. Although there presently is no ozone attainment standard, traffic congestion in excess of projections may impair compliance with any ozone attainment plan adopted in the future. The traffic congestion could also increase particulate matter (PM10 and PM2.5) emissions in excess of State and federal standards. | Policy CIR-1.12, Policy CIR-1.13, Policy CIR-2.3, Policy CIR-2.6, Policy CIR-2.7, Policy CIR-2.9, Policy CO-6.1, Policy CO-6.2, Action CO-6.2.2, Action CO-6.2.3, Action CO-6.2.4, Action CO-6.2.5, Policy CO-6.3, Policy CO-6.4, Policy CO-10.4, Policy ED-2.2, Policy ED-3.4 | | | |
| Impact 4.5.2 The project would allow continued growth in population, housing, and jobs in the City of Ione that would increase traffic volumes on local roadways over time. This could result in elevated CO emissions from motor vehicle congestion that violates federal CO standards. However, based on the projections of traffic congestion, this is not expected to exceed CO standards. | Action CIR-1.1.3, Policy CIR-1.3, Policy CIR-1.6 | LS | None required. | LS |
| Impact 4.5.3 Implementation of the proposed project may result in future siting of land uses that create objectionable odors or expose future sensitive receptors to | Policy LU-2.4 | PS | MM 4.5.3a The following policy shall be incorporated into the Land Use Element of the General Plan: <i>Residential development projects and projects categorized as sensitive</i> | LS |

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2.0 EXECUTIVE SUMMARY

| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|---|--|--|--|---------------------------------|
| existing odor sources. | | | <p>receptors shall be located an adequate distance from existing and potential sources of toxic emissions such as freeways, major arterials, industrial sites, and hazardous material locations. "Adequate distance" will be based on site-specific conditions, on the types and amounts of potential toxic emissions, and other factors.</p> <p>MM 4.5.3b The following policy shall be incorporated into the Land Use Element of the General Plan:</p> <p><i>The City shall require new air pollution point sources (such as, but not limited to, industrial, manufacturing, and processing facilities) to be located an adequate distance from residential areas and other sensitive receptors. "Adequate distance" will be based on site-specific conditions, the type and location of sensitive receptors, on the types and amounts of potential toxic emissions, and other factors.</i></p> | |
| <p>Impact 4.5.4 Implementation of the proposed project may result in the siting of future land uses that emit TACs or expose future sensitive receptors to existing TAC sources.</p> | Policy LU-2.4 | S | <p>As recommended in Section 4.11, mitigation measure MM 4.11.6 would require an Asbestos Hazard Dust Mitigation Plan that addresses the handling and remediation for NOA sites in accordance with all local, state, and federal regulations for potential hazardous materials. The Asbestos Hazard Dust Mitigation Plan shall include practices to eliminate, to the greatest extent possible, the emission of fugitive dust from grading, excavation, and construction</p> | LS |

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| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|--------|--|--|--|---------------------------------|
| | | | <p>activity in order to protect workers and area residents.</p> <p>Implementation of the mitigation measure MM 4.11.6 would minimize the amount of asbestos fiber emissions into the atmosphere during grading and construction, and reduce exposure of construction workers to asbestos. Mitigation would notify future residents to hazards posed by potential NOA.</p> <p>In addition to the above referenced mitigation measures future development projects in areas containing potential sources of NOA would be subject to ARB's ATCM for naturally-occurring asbestos. The applicant for development would be required to notify the AAPCD before any work could begin. For construction and grading projects that would disturb one acre or less, the regulation requires several specific actions to minimize emissions of dust such as vehicle speed limitations, application of water prior to and during the ground disturbance, keeping storage piles wet or covered, and track-out prevention and removal. Construction projects that would disturb more than one acre are required to prepare and obtain district approval for an asbestos dust mitigation plan. The plan must specify how the operation will minimize emissions and must address specific emission sources. Regardless of the size of the disturbance, activities must not result in emissions that are visible crossing the property line.</p> <p>Implementation of mitigation measure MM 4.11.6, along with compliance with ARB's ATCM for naturally-occurring asbestos, would reduce impacts to a less than significant level after mitigation.</p> | |

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2.0 EXECUTIVE SUMMARY

| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|---|--|--|---|---------------------------------|
| Impact 4.5.5 Implementation of the proposed project will lead to development that may expose sensitive receptors to short-term emissions of particulates and contribute to the region's non-attainment status for the PM10 standard. | | PS | MM 4.5.5a The following policy shall be incorporated into the Conservation Element of the General Plan: The City shall ensure that construction projects incorporate the following good housekeeping and/or work practices, as applicable, pursuant to AAPCD Rule 218: <ul style="list-style-type: none"> • Application of water and/or approved chemicals to control emissions in the demolition of existing buildings or structures, construction operations, solid waste disposal operations, the grading of roads and/or the clearing of land. • Application of asphalt, water and/or approved chemicals to road surfaces. • Application of water and/or suitable chemicals to material stockpiles and other surfaces that may generate fugitive dust emissions. • Paving and/or re-paving roads. • Maintenance of roadways in a clean condition by washing with water or sweeping promptly. • Covering or wetting material | LS |

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| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|--------|--|--|--|---------------------------------|
| | | | <p>stockpiles and open-bodied trucks, trailers, or other vehicles transporting materials that may generate fugitive dust emissions when in motion.</p> <ul style="list-style-type: none"> • Installation and use of paved entry aprons or other effective cleaning techniques to remove dirt accumulating on a vehicle's wheels on haul or access roads to prevent tracking onto paved roadways. • For process equipment, the installation and use of hoods, fans, and filters to enclose, collect, and clean the emissions prior to venting. • Ceasing operations until fugitive emissions can be reduced and controlled. • Using vegetation and other barriers to contain and to reduce fugitive emissions. • Using vegetation for windbreaks. • Instituting good housekeeping practices by regularly removing piles of material that have accumulated in work areas and/or are generated from equipment | |

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2.0 EXECUTIVE SUMMARY

| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|---|--|--|--|---------------------------------|
| | | | <p>overflow.</p> <ul style="list-style-type: none"> Maintaining reasonable vehicle speeds while driving on unpaved roads in order to minimize fugitive dust emissions. Other precautions not specifically listed in this rule but have been approved in writing by the APCO prior to implementation. <p>MM 4.5.5b The following policy shall be incorporated into the Conservation Element of the General Plan:</p> <ul style="list-style-type: none"> Prohibit the idling of work vehicles for sustained periods. | |
| <p>Impact 4.5.6 Implementation of the proposed project, in combination with cumulative development in the Air Basin, would contribute to a cumulative air quality impacts and could conflict with ozone and particulate matter attainment efforts.</p> | <p>Policy LU-1.3, Policy LU-1.5, Policy LU-2.3, Action LU-3.1.2, Action LU-3.1.1, Action CIR-1.1.3, Policy CIR-1.3, Policy CIR-1.6, Policy CIR-1.11, Policy CIR-1.12, Policy CIR-1.13, Policy CIR-2.3, Policy CIR-2.6, Policy CIR-2.7, Policy CIR-2.9,</p> | CC | <p>While implementation of the above policies and action items would include measures to reduce particulate matter and ozone emissions, buildout anticipated under the proposed project would exceed growth protections used in attainment plan development as well as result in substantial increase in emissions. There are no feasible mitigation measures to offset the proposed project's increase in emissions. Thus, this impact is cumulatively considerable and significant and unavoidable.</p> | CC/SU |

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| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|--|---|--|---|---------------------------------|
| | Policy CO-6.1, Policy CO-6.2, Action CO-6.2.2, Action CO-6.2.3, Action CO-6.2.4, Action CO-6.3.5, Policy CO-6.3, Policy CO-6.4, Policy CO-10.4, Policy ED-2.2, Policy ED-3.4 | | | |
| Impact 4.5.7 Implementation of the proposed project would increase emissions of CO ₂ e in 2030 over existing (2008) conditions. This increase in GHG emissions is inconsistent with AB 32's goal of reducing 2020 greenhouse gas emissions to 1990 levels. | Policy CO-6.5, Action CO-6.5.1, Action CO-6.5.2, Policy CO-6.6, Policy LU -1.1, Policy LU-1.3, Policy LU-1.5, Policy LU-2.3, Action LU-3.1.1, Action LU-3.1.2, Action LU-3.1.3, Action CIR-1.1.3, Policy CIR-1.3, Policy CIR-1.6, Policy CIR-1.11, Policy CIR-1.12, Policy CIR-1.13, Policy CIR-2.3, Policy CIR-2.6, Policy CIR-2.7, Policy CIR-2.9, Policy CIR-3.7, Policy CO-3.1, Policy CO-3.3, | CC | No further feasible mitigation available. | CC/SU |

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2.0 EXECUTIVE SUMMARY

| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|--|---|--|---|---------------------------------|
| | Policy CO-4.1, Policy CO-6.1, Policy CO-6.2, Action CO-6.2.2, Action CO-6.2.3, Action CO-6.2.4, Action CO-6.2.5, Policy CO-6.3, Policy CO-6.4, Policy CO-10.4, Policy ED-2.2, Policy ED-3.4, Policy PF-3.1, Action PF-4.1.3, Policy PF-4.3, Policy PF-5.1, Action PF-6.1.2, Action PF-6.1.4, Action PF-6.1.5, Policy PF-7.1, Action PF-7.1.1, Action PF-7.1.2, Policy PF-8.3, Policy PF-11.3, | | | |
| Impact 4.5.8 Projected growth in the City of lone could contribute to global increases in temperature that could increase exposure of future development to risk related to significant storm events, sea level rise and flooding resulting from global climate change. | | CC | MM 4.5.8a The following policies shall be incorporated into the Conservation & Open Space Element of the General Plan: The City of lone shall work with ACTC and other partners to address vulnerability of the city's infrastructure and appropriate adaptation strategies to protect those resources that are likely to be impacted by adverse effects associated with global climate change. MM 4.5.8b The following policies shall be | LCC |

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| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance | |
|--------------|---|--|---|---------------------------------|----|
| | | | incorporated into the Conservation & Open Space Element of the General Plan: The City shall consider including mitigation measures to reduce impacts related to significant storm events and flooding resulting from global climate change, as applicable. | | |
| 4.6 Noise | | | | | |
| Impact 4.6.1 | Activities associated with construction resulting from the project could result in elevated noise levels at noise-sensitive land uses. Increases in ambient noise levels, particularly during the nighttime hours, could result in increased levels of annoyance and potential sleep disruption. | Policy NS-1.4 Action NS-1.4.1 Policy NS-1.5 Action NS-1.5.1 | LS | None required. | LS |
| Impact 4.6.2 | The proposed General Plan update and other project components would result in increased traffic noise levels along area roadways that could adversely affect noise-sensitive land uses. In addition, future development of industrial uses within the southern portion of the city could result in resumed railroad traffic and increased noise levels along the existing UP Railroad corridor. Increases in surface transportation noise could result in increased noise levels at noise-sensitive land uses in excess | Policy NS-1.1 Policy NS-1.2 Action NS-1.2.1 Action NS-1.2.2 Policy NS-1.6 Policy NS-1.7 | S | None available. | SU |

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2.0 EXECUTIVE SUMMARY

| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|---|---|--|--------------------|---------------------------------|
| of City noise standards. | | | | |
| Impact 4.6.3 As additional development occurs throughout the city, the potential exists for new noise-sensitive land uses to encroach upon existing or proposed stationary noise sources. | Policy NS-1.1, Policy NS-1.2, Action NS-1.2.1, Policy NS-1.3, Action NS-1.3.1, Policy NS-1.4, Action NS-1.4.2, Policy NS-1.6, Policy NS-1.7 | S | None available. | SU |
| Impact 4.6.4 As additional development occurs throughout the city, the potential exists for noise-sensitive land uses to be exposed to construction-generated sources of groundborne vibration resulting from the project. | Policy NS-1.4, Action NS-1.4.1, Policy NS-1.5, Action NS-1.5.1 | LS | None required. | LS |
| Impact 4.6.5 Implementation of the proposed project along with potential development of the Planning Area could result in increased noise conflicts. | Policy NS-1.1, Policy NS-1.2, Action NS-1.2.2, Policy NS-1.5, Action NS-1.5.1, Policy NS-2.2, Action NS-2.2.1, Action NS-2.2.2 | CC | None available. | CC/SU |
| 4.7 Hazards and Human Health | | | | |
| Impact 4.7.1 Implementation of the proposed project could include the routine transportation, use, or disposal of hazardous materials on the Planning Area transportation network. | Action NS-5.4.2, Action NS-5.5.2, Action NS-5.5.3, Action NS-5.6.1, Action NS-5.6.2 | LS | None required. | LS |

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| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|---|--|--|--------------------|---------------------------------|
| Impact 4.7.2 The Planning Area contains land uses that have the potential to result in an increased risk of release of hazardous materials. | Policy NS-2.5, Action NS-5.2.1, Action NS-5.3.1, Action NS-5.3.2, Policy NS-5.4, Action NS-5.5.1 | LS | None required. | LS |
| Impact 4.7.3 The Planning Area consists of land uses having the potential to result in an increased risk of release of hazardous materials. | Policy NS-2.5, Action NS-5.2.1, Action NS-5.3.1, Action NS-5.3.2, Policy NS-5.4, Action NS-5.5.1, Action NS-5.5.3 | LS | None required. | LS |
| Impact 4.7.4 Implementation of the proposed General Plan update and associated project components could impair implementation of or physically interfere with the Amador County Multi-Hazard Mitigation Plan (ACMHMP). | Action NS-2.3.1, Action NS-2.3.3, Action NS-2.3.4 | LS | None required. | LS |
| Impact 4.7.5 Implementation of the proposed project would not cumulatively contribute to regional hazards. | Action NS-2.3.1, Action NS-2.3.3, Action NS-2.3.4, Policy NS-2.5, Action NS-5.2.1, Action NS-5.3.1, Action NS-5.3.2, Policy NS-5.4, Action NS-5.4.2, Action NS-5.5.1, Action NS-5.5.2, Action NS-5.5.3, Action NS-5.6.1, | LCC | None required. | LCC |

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2.0 EXECUTIVE SUMMARY

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|--|--|--|--|---------------------------------|
| | Action NS-5.6.2 | | | |
| 4.8 Biological Resources | | | | |
| Impact 4.8.1 Implementation of the proposed General Plan and associated project components would result in direct and indirect loss of habitat and individuals of endangered, threatened, rare, proposed, and candidate status, as well as plant species identified by the California Native Plant Society with a rating of List 1A or 1B (i.e., rare, threatened, or endangered plants). | Action CO-1.1.1, Action CO-1.1.2, Action CO-1.1.3, Policy CO-2.1, Action CO-2.1.1, Action CO-2.1.2, Policy CO-2.2, Policy CO-2.4, Action CO-2.4.1, Action CO-2.4.2, Action CO-2.4.3, Policy CO-3.1, Policy CO-3.2, Policy CO-4.3, Action CO-4.3.1, Action CO-4.3.2, Action CON-4.3.3, Action CO-4.3.4, Policy CO-4.4, Action CO-4.4.1, Action CO-4.4.2, Action CO-4.4.3, Action CO-4.4.4, Policy CO-4.5, Policy CO-4.6 | PS | MM 4.8.1a The following shall be added to the Conservation and Open Space Element as an action item: The City shall require a biological resources evaluation for private and public development projects in areas identified to contain or possibly contain listed plant and/or wildlife species based upon the City's biological resource mapping provided in the General Plan EIR or other technical materials. This evaluation shall be conducted prior to the authorization of any ground disturbance. MM 4.8.1b The following shall be added to the Conservation and Open Space Element as an action item: For proposed private and public projects in which special-status species are found, likely to occur, or where the presence of species can be reasonably inferred, a biological resources inventory shall be conducted prior to the project application being deemed as complete. Feasible mitigation shall be coordinated with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG), and shall emphasize a multi-species approach to the maximum extent feasible. This may include development or participation in | LS |

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| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|--|---|--|--|---------------------------------|
| | | | a habitat conservation plan. MM 4.8.1c The following shall be added to the Conservation and Open Space Element as an action item: Adopt and maintain a Noxious Weed Ordinance. The Noxious Weed Ordinance shall include regulatory standards for construction activities that occur adjacent to natural areas to inhibit the establishment of noxious weeds through accidental seed import. | |
| Impact 4.8.2 Implementation of the proposed General Plan and associated project components would result in direct and indirect loss of habitat and individuals of animal and plant species of concern, listed as “fully protected” in the Fish and Game Code of California (Sections 3511, 4700, 5050, and 5515), migratory birds protected under the Migratory Bird Treaty Act, and other non-listed special-status species including plant species identified by the California Native Plant Society with a rating of List 2. | Action CO-1.1.1, Action CO-1.1.2, Action CO-1.1.3, Policy CO-2.1, Action CO-2.1.1, Action CO-2.1.2, Policy CO-2.2, Policy CO-2.4, Action CO-2.4.1, Action CO-2.4.2, Action CO-2.4.3, Policy CO-3.1, Policy CO-3.2, Policy CO-4.3, Action CO-4.3.1, Action CO-4.3.2, Action CON-4.3.3, Action CO-4.3.4, Policy CO-4.4, Action CO-4.4.1, Action CO-4.4.2, Action CO-4.4.3, Action CO-4.4.4, | PS | Implementation of the General Plan policies and action items listed under Impact 4.8-1, in addition to mitigation measures MM 4.8.1a through MM 4.8.1c would mitigate any direct or indirect impacts to non-listed special-status species in the Planning Area by requiring surveys for special-status species and appropriate mitigation for impacts to special-status species. | LS |

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|---|---|--|---|---------------------------------|
| | Policy CO-4.5, Policy CO-4.6, | | | |
| Impact 4.8.3 Implementation of the proposed project would result in disturbance, degradation, and removal of sensitive biological communities. | Action CO-1.1.1, Action CO-1.1.2, Action CO-1.1.3, Policy CO-2.1, Action CO-2.1.1, Action CO-2.1.2, Policy CO-2.2, Policy CO-2.4, Action CO-2.4.1, Action CO-2.4.2, Policy CO-4.3, Policy CO-4.4, Action CO-4.4.4, Policy CO-4.6 | PS | Adoption of the proposed General Plan goals CO-1, CO-2, CO-3, and CO-4 and associated policies and action items as well as implementation of the General Plan policies and action items listed under Impact 4.8-1, in addition to mitigation measures MM 4.8.1a through MM 4.8.1c would reduce potential impacts to a less than significant level. These mitigation measures would mitigate impacts to sensitive biological communities by requiring a biological resources evaluation, preserving vernal pool complexes, preserving riparian habitat, discouraging planting of and actively removing invasive species, mitigating and preserving wetland habitats, and buffering sensitive areas. | LS |
| Impact 4.8.4 Implementation of the proposed project would interfere substantially with the movement of several special-status and common wildlife species. | Action CO-1.1.1, Action CO-1.1.3, Action CO-2.1.2, Policy CO-2.4, | PS | MM 4.8.4a The following action item shall replace action item CO-1.1.1: Continuous wildlife habitat, including corridors free of human disruption, shall be preserved and where feasible, created by interconnecting open spaces and wildlife habitat and corridors. The City shall consider loss of wildlife habitat and connectivity when evaluating new projects as feasible to the characteristics of the proposed development, project location, and environmental conditions, incorporate habitat preserves and interconnected wildlife corridors in new development areas. The City shall strive to retain and connect existing wildlife habitat within the city limits and areas of infill development through open spaces, | LS |

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|---|--|--|---|---------------------------------|
| | | | trails, or other corridors. MM 4.8.4b The following shall be added to the Conservation and Open Space Element as an action item:: Coordinate with Amador County and adjoining jurisdictions, as well as with federal and state agencies such as Caltrans, to assure regional connectivity of open space and wildlife corridors. | |
| Impact 4.8.5 Implementation of the proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any adopted biological resources recovery or conservation plan of any federal or state agency. | | N | None required. | N |
| Impact 4.8.6 Implementation of the proposed General Plan and associated project components, together with past, present, and probable future projects in the Planning Area and larger regional context, would result in a cumulatively significant loss of biological resources in the region. | Action CO-1.1.1, Action CO-1.1.2, Action CO-1.1.3, Policy CO-2.1, Action CO-2.1.1, Action CO-2.1.2, Policy CO-2.2, Policy CO-2.4, Action CO-2.4.1, Action CO-2.4.2, Policy CO-3.1, Policy CO-3.2, Policy CO-4.3, Action CO-4.3.1, Action CO-4.3.2, Action CO-4.3.3, Action CO-4.3.4, | CC | Implementation of the above General Plan policies, associated action items, and mitigation measures MM 4.8.1a through 4.8.1c , MM 4.8.4a , and MM 4.8.4b would reduce the proposed project's contribution to cumulative biological impacts in the region. However, the proposed project's contribution to cumulative and significant biological resource impacts for the region would still be cumulative considerable and is considered a significant and unavoidable impact. The only mitigation for such impacts – restricting the majority of development proposed under the General Plan and its associated project components– is not considered feasible, given that it would fundamentally conflict with the objectives of the General Plan identified in Section 3.0 of this document. | CC/SU |

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| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|---|---|--|---|---------------------------------|
| | Policy CO-4.4, Action CO-4.4.1, Action CO-4.4.2, Action CO-4.4.3, Action CO-4.4.4, Policy CO-4.6 | | | |
| 4.9 Cultural and Paleontological Resources | | | | |
| Impact 4.9.1 Adoption of the City of Lone General Plan update and associated project components could result in the potential disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated prehistoric/historic artifacts and features) and human remains. | Policy CO-9.3 | PS | MM 4.9.1a The following policies shall be incorporated into the Conservation Element: When historic architectural resources that are either listed in or determined eligible for inclusion in the NRHP or the CRHR, or the local historical registry, are proposed for demolition or modification, require an evaluation of the proposal to determine whether the project proposal would result in an adverse impact on the historic resource. If an adverse impact to the resource is identified, feasible measures shall be identified to mitigate the impact, which may include modification of the design, reuse of the structure, or avoidance of the structure. MM 4.9.1b The following policies shall be incorporated into the Conservation Element: The Planning Department shall be notified immediately if any prehistoric, archaeologic, or fossil artifact or resource is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional | LS |

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| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|--|--|--|--|---------------------------------|
| | | | <p>Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.</p> <p>MM 4.9.1c The following policies shall be incorporated into the Conservation Element:</p> <p>All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.</p> | |
| <p>Impact 4.9.2 Future development to implement the proposed project could potentially cause a direct substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines Section 15064.5.</p> | <p>Policy ED-1.2, Action ED-1.2.1, Policy ED-5.2, Action ED-5.2.1, Action ED-5.2.2, Action ED-5.2.3, Action ED-5.2.4</p> | PS | <p>MM 4.9.2a Policy ED-5.2 in the Economic Development Element shall be modified as follows:</p> <p>The city shall protect and enhance the historic character of the downtown and historic properties in order to preserve archaeologically significant resources (including Native American remains) in place if feasible, or provide mitigation (avoidance, excavation, documentation, curation, data recovery, or other appropriate measures prior to further disturbance.</p> <p>MM 4.9.2b The following policies shall be incorporated into the Conservation Element:</p> <p>Develop and regularly update a comprehensive historic resources survey, in compliance with guidelines of</p> | LS |

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| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
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| | | | <p>the State Office of Historic Preservation. The survey shall include a historic context and inventory containing a list of all historically significant (contributing) properties and non-contributing buildings within the District and a map depicting their locations.</p> <p>MM 4.9.2c The following policies shall be incorporated into the Conservation Element:</p> <p>Promote community participation in the preservation of historic resources in the City.</p> | |
| <p>Impact 4.9.3 Adoption of the proposed project could result in the potential disturbance of paleontological resources.</p> | | PS | <p>Even though only one known paleontological resources exists in the Planning Area, the potential exists for future projects being approved within the Planning Area to disturb paleontological resources. Implementation of mitigation measures MM 4.9.1a through 4.9.1c and 4.9.2a would reduce impacts to paleontological resources to a less than significant level.</p> | LS |
| <p>Impact 4.9.4 Adoption of the proposed project, its associated subsequent projects and specific plans within the Planning Area, in combination with all other foreseeable development projects within lone and the surrounding areas of Amador County, has the potential to disturb cultural resources (i.e., prehistoric sites, historic sites, historic buildings, and isolated artifacts and features) and human</p> | Policy CO-9.3 | CC | <p>Mitigation measures MM 4.9.1a through 4.9.1c as proposed, would add a policy and associated action items to the Conservation Element of the City of lone General Plan update that would outline procedures and methods for the identification, avoidance, protection, and preservation of cultural resources. Implementation of the policy and action items would reduce any impacts to cultural resources associated with development under the General Plan update to a less than significant level. Therefore, implementation of the mitigation measures proposed would reduce the contribution of development under the General Plan to cumulative impacts on cultural resources and</p> | LCC |

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| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
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| remains. | | | human remains to a less than cumulatively considerable level. | |
| Impact 4.9.5 Adoption of the proposed project, its associated subsequent projects and specific plans within the Planning Area, in combination with all other foreseeable development projects within lone and Amador County, has the potential to cause a direct substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines Section 15064.5. | Policy ED-1.2, Action ED-1.2.1, Policy ED-5.2, Action ED-5.2.1, Action ED-5.2.2, Action ED-5.2.3, Action ED-5.2.4, | CC | Mitigation measures MM 4.9.1a-c and MM 4.9.2a as proposed, would revise Policy ED-5.2 and add action items to the Economic Development Element of the City of lone General Plan update that would outline procedures and methods for the protection and preservation of historic properties. Implementation of these mitigation measures would reduce this impact to a less than cumulatively considerable level. | LCC |
| Impact 4.9.6 Adoption of the proposed project, its associated subsequent projects and specific plans within the Planning Area, in combination with all other foreseeable development projects within lone and Amador County has the potential to disturb paleontological resources (i.e., fossils and fossil formations). | | CC | Implementation of mitigation measures MM 4.9.1a through 4.9.1c and 4.9.2a though 4.9.2c would outline procedures and methods for the identification, avoidance, protection, and preservation of paleontological resources. Implementation of these policies would reduce any impacts to paleontological resources associated with development under the proposed project to a less than significant level. Therefore, implementation of these mitigation measures would reduce the contribution of development under the General Plan Land Use Map to cumulative impacts to paleontological resources to a less than cumulatively considerable level. | LCC |
| 4.10 Hydrology | | | | |
| Impact 4.10.1 New development associated with implementation of the General Plan update and its associated project components would | Policy CO-2.2, Policy CO-2.3, Policy CO-4.3, Action CO-4.3.1, | PS | MM 4.10.1a The Conservation and Open Space Element of the General Plan shall be revised to include the following policy: <i>The City shall not permit new</i> | LS |

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2.0 EXECUTIVE SUMMARY

| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
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| increase stormwater runoff rates and volumes when compared with existing conditions. | Action CO-4.3.2, Action CO-4.3.3, Action CO-4.3.4, Policy CO-4.4, Action CO-4.4.1, Action CO-4.4.2, Action CO-4.4.3, Action CO-4.4.4, Policy CO-4.6, Policy CO-5.1, Action CO-5.1.1, | | <p><i>development projects to result in new or increased flooding impacts on adjoining parcels in either upstream or downstream areas.</i></p> <p>MM 4.10.1b The Conservation and Open Space Element of the General Plan shall be revised to include the following policy:</p> <p><i>The City shall seek to minimize toxic runoff from such sources as homes, businesses, public facilities and recreation areas, and roadways. Examples of potential programs include:</i></p> <ul style="list-style-type: none"> <i>• The use of “bioswales” and similar features (such as infiltration trenches, filter trips, and vegetated buffers) to trap contaminants;</i> <i>• Installation of grease/oil separators to keep these contaminants out of storm runoff;</i> <i>• Regular street sweeping programs to prevent the buildup of oil, grease, and other contaminants and keep them from being swept into creeks and rivers;</i> <i>• Minimizing pesticide use and promoting the use of natural</i> | |

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|--|--|--|--|---------------------------------|
| | | | <p><i>pest controls;</i></p> <ul style="list-style-type: none"> • <i>Encouraging the installation of "gray water" systems.</i> <p>MM 4.10.1c General Plan Policy CO-2.3 shall be revised as follows: Applications for new development projects shall have been coordinated with local, state, and federal agencies in order to determine when natural creek corridors can handle <u>projected storm flows</u> and when separate stormwater facilities should be constructed. <u>Applicants shall demonstrate that agency consultations have been undertaken that that projects will take into account issues including flow velocity, sediment load, and volume.</u></p> | |
| Impact 4.10.2 New development associated with implementation of the proposed project may result in adverse impacts to water quality from construction activities. | Policy CO-4.4, Action CO-4.4.1, Action CO-4.4.2, Action CO-4.4.3, Action CO-4.4.4, Policy CO-4.6 | PS | <p>MM 4.10.2 General Plan Action Item CO-4.4.4 shall be revised as follows: <u>New development projects shall be required to incorporate</u> Require the use of <u>best management practices (BMPs) in order to protect receiving waters from the adverse effects of construction activities, sediment and urban runoff. BMPs shall be developed and incorporated in the project prior to approval by the City.</u></p> | LS |
| Impact 4.10.3 Installation of storm drainage facilities serving future development per the proposed General Plan update and its | Policy CO-2.2, Policy CO-2.3, Action CO-4.3.1, Action CO-4.3.2, | PS | MM 4.10.3 The Conservation and Open Space Element of the General Plan shall be revised to include the following policy: | LS |

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| associated project components could affect the water quality of underlying aquifers. Also, surface runoff discharged to downstream creeks from new development may contain pollutants that may infiltrate to shallow underlying groundwater. | Action CO-4.3.3, Action CO-4.3.4, Policy CO-4.4, Action CO-4.4.1, Action CO-4.4.2, Action CO-4.4.3, Action CO-4.4.4, Policy CO-4.6, Policy CO-5.1, Action CO-5.1.1, | | As a part of mitigating for increases in runoff and mitigating for potential introduction of pollutants to surface water associated with new development, projects may be required to incorporate detention facilities, retention facilities, LID measures, or other measures into the project design. If such a facility is proposed to be located in a low-lying area having high percolation rates and a shallow depth to groundwater, measures (such as an impermeable liner or facility relocation) that will mitigate this impact shall be incorporated into the design of said facilities when warranted. The potential for introducing pollutants carried in stormwater to the groundwater shall be addressed via technical and soils investigations prepared by a California Registered Professional Engineer and submitted (along with remedial solutions) to the City for review and approval. | |
| Impact 4.10.4 Implementation of the proposed project could expose structures and facilities to flood hazards and potential damage. | Policy CO-2.1, Action CO-2.1.1, Action CO-2.1.2, Action CO-2.1.3 | PS | MM 4.10.4a The Conservation and Open Space Element of the General Plan shall be revised to include the following policy: Development shall adhere to regulations set forth in the City's Floodplain Management Ordinance. When development is proposed to occur near an area where only approximate 100-year floodplain mapping exists, a hydrologic and hydraulic analysis shall be performed to more accurately determine base flood elevations and | LS |

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| | | | floodplain limits, or at least verify that the project will not be impacted by the nearby flooding source. The hydrologic and hydraulic analysis shall be prepared by a California Registered Professional Engineer and submitted to the City for review and approval. | |
| Impact 4.10.5 Future development allowed by the proposed project, along with all planned, proposed, recently approved, and reasonably foreseeable development in the cumulative setting, may result in cumulative impacts on stormwater runoff and surface drainage, stormwater quality, groundwater quality, and exposure to flood hazards. | | LCC | None required. | LCC |
| 4.11 Geology and Soils | | | | |
| Impact 4.11.1 Implementation of the proposed General Plan update and other project components would not result in the exposure of new and/or increased development to seismic hazards, including but not limited to, strong ground shaking and seismically related ground failure. | Policy NS-2.3, Action NS-2.3.1, Action NS-2.3.2, Action NS-2.3.3, Action NS-2.3.4, Policy NS-2.4, Policy NS-4.1, Policy NS-4.2 | LS | None required. | LS |
| Impact 4.11.2 Implementation of the proposed General Plan update could result in new and/or increased development that would result in soil erosion, wind and water | Policy CO-4.4, Action CO-4.4.1, Action CO-4.4.2, Action CO-4.4.3, Action CO-4.4.4 | LS | None required. | LS |

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2.0 EXECUTIVE SUMMARY

| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
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| erosion, and loss of topsoil. | | | | |
| Impact 4.11.3 Implementation of the proposed project could result in new and/or increased development in areas prone to slope instability and landslides. | Policy LU-2.4, Action LU-2.4.1, Action LU-2.4.2, Action LU-2.4.3, Action LU-2.4.4 | PS | <p>MM 4.11.3a The following policy shall be incorporated into the Noise and Safety Element of the General Plan: Slope stability analysis shall be performed by a licensed Geotechnical Engineer for new improvements planned to be built on slopes greater than 30 percent or on or near constructed cut slopes. The purpose of the analysis shall be to develop design parameters for new improvements that will not induce slope failure and subsequently expose people and structures to hazards associated with slope instability.</p> <p>MM 4.11.3b The following policy shall be incorporated into the Noise and Safety Element of the General Plan: Construction activities for all development activities within the city shall comply with OSHA (Occupational Safety and Hazard Administration) requirements for all temporary and permanent cut slopes.</p> | LS |
| Impact 4.11.4 Implementation of the proposed project may result in new development on expansive soils. | Policy NS-4.2, Action NS-4.2.1 | LS | None required. | LS |
| Impact 4.11.5 Implementation of the proposed project could result in the loss of availability of a potentially valuable mineral resource. | Policy CO-5.1, Action CO-5.1.1, Action CO-5.1.2, Policy CO-5.2, Action CO-5.2.1, Action CO-5.2.2, | S | None available. | SU |

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|--|--|--|---|---------------------------------|
| | Policy NS.8-1, Policy NS.8-2, Policy ED.1.3, Action ED.1.3.1, Action ED.1.3.2, Action ED1.3.3 | | | |
| Impact 4.11.6 Trenching, grading, and other excavations resulting from implementation of the General Plan update and other project components could expose zones of asbestos-containing rock and possibly cause airborne releases of fibrous minerals. | | S | MM 4.11.6 The following policy shall be incorporated into the Noise and Safety Element of the General Plan: Projects requiring a grading permit or a building permit that would result in any earth disturbance that is located in an area likely to contain naturally-occurring asbestos (based on mapping developed by the DOC) shall prepare an Asbestos Hazard Dust Mitigation Plan that addresses the handling and remediation for NOA sites in accordance with all local, state, and federal regulations for potential hazardous materials. The Asbestos Hazard Dust Mitigation Plan shall include practices to eliminate, to the greatest extent possible, the emission of fugitive dust from grading, excavation, and construction activity in order to protect workers and area residents. | LS |
| Impact 4.11.7 Implementation of the proposed project, along with other planned, proposed, recently approved, and reasonably foreseeable development within the Planning Area, would not contribute to cumulative geology, soils, and seismicity impacts, as the impacts | Policy NS-2.3, Action NS-2.3.1, Action NS-2.3.2, Action NS-2.3.3, Action NS-2.3.4, Policy NS-2.4, Action NS-2.4.1, Policy NS-4.1, | LCC | None required. | LCC |

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| would be site-specific and not additive in character. | Action NS-4.1.1, Policy NS-4.2, Action NS-4.2.1, Policy CO-4.4, Action CO-4.4.1, Action CO-4.4.2, Action CO-4.4.3, Action CO-4.4.4, Policy LU-1.4 | | | |
| Impact 4.11.8 Implementation of the proposed project, along with other planned, proposed, recently approved, and reasonably foreseeable development in the region, could result in a cumulatively significant loss of mineral resources in the region. | Policy CO-5.1, Action CO-5.1.1, Action CO-5.1.2, Policy CO-5.2, Action CO-5.2.1, Action CO-5.2.2, Policy NS.8-1, Policy NS.8-2, Policy ED.1.3, Action ED.1.3.1, Action ED.1.3.2, Action ED1.3.3 | CC | Implementation of the above-referenced General Plan policies would minimize local impacts to mineral resources. However, development of areas in MRZ-2 zones within the Planning Area, in addition to other planned, proposed, recently approved, and reasonably foreseeable development in the region, creates significant impacts to mineral resources. The City of Ione's contribution to the cumulative loss of availability of mineral resources is cumulatively considerable and the impact is significant and unavoidable . | CC/SU |
| 4.12 Visual Resources | | | | |
| Impact 4.12.1 Implementation of the proposed General Plan update and other project components would not result in substantial damage to scenic resources within a state or county scenic highway. | | N | None required. | N |
| Impact 4.12.2 Implementation of the proposed General Plan update and associated project components would encourage new development and redevelopment | Policy CO 3.4, Action CO 3.4.1, Action CO-5.1.1, Action CO-5.2.1, Action CO-9.2.1, | LS | None required. | LS |

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| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
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| activities that could potentially degrade existing scenic vistas. | Action CO-9.2.2 | | | |
| Impact 4.12.3 Conversion of existing agricultural lands and undeveloped lands to urban uses from implementation of the proposed project would result in a substantial visual change and significant impact to the visual character of the Planning Area. | Policy LU-1.9, Policy LU-1.15, Policy LU-1.16, Policy LU-1.17, Action LU-2.4.1, Action LU-2.4.2, Action LU-3.1.3, Action ED-1.2.1, Action ED-1.3.3, Action ED-5.2.1, Action ED-5.2.2, Action ED-5.2.3, Action ED-5.2.4, Policy CO-2.4, Action CO-2.4.3, Policy CO-3.2, Policy CO-3.4, Action CO-3.4.1, Action CO-5.2.1, Action CO-9.2.2, Action H-3.2.1 | S | Even with the adoption of the above policies and actions, future development within the city limits will irrevocably alter the visual character of lone. Similarly, the proposed project would allow for development in areas outside the current city boundaries, thus allowing for the conversion of existing rural environment to a more urban character. Implementation of the proposed project would therefore still result in significant and unavoidable impacts to the existing visual character of the Planning Area. | SU |
| Impact 4.12.4 Implementation of the proposed project would result in the intensification of land uses within the Planning Area, which has the potential to create new sources of daytime glare and nighttime illumination. | | PS | MM 4.12.4a The following policy shall be added to the Conservation Element of the lone General Plan: As part of planned major roadway improvements identified in the Circulation Element, and particularly for the WIRIS bypass, the City shall require the installation of landscaping in areas identified where vehicle headlights could generate glare on existing residences or areas designated in the | LS |

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| | | | <p>General Plan for future residential development.</p> <p>MM 4.12.4b The following policy shall be added to the Conservation Element of the lone General Plan:</p> <p>Street lighting on City roadways shall be limited to the minimum amount needed for public safety and shall be designed to focus light where it is needed (e.g., intersections). Streetlights shall consist of fixtures that are designed to block illumination of adjoining properties and prohibit light rays emitted from the fixture at angles above the horizontal plane.</p> <p>MM 4.12.4c The following policy shall be added to the Conservation Element of the lone General Plan:</p> <p>As part of the development review process, the City shall require that all nighttime lighting associated with new development be designed to limit upward and sideways spillover of light. Lighting standards shall be developed to be consistent with the most recent update of the "Nonresidential Compliance Manual for California's 2005 Energy Efficiency Standards" or the "Residential Compliance Manual for California's 2005 Energy Efficiency Standards" published by the State of California.</p> <p>MM 4.12.4d The following policy shall be added to the Conservation Element of the lone</p> | |

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| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|---|---|--|--|---------------------------------|
| | | | General Plan: As part of the development review process, the City shall restrict the use of reflective building materials that could cause glare. | |
| Impact 4.12.5 Implementation of the proposed General Plan update and other project components in combination with other reasonably foreseeable development projects within Amador County would result in significant cumulative impacts to the visual character and scenic vistas of the region. | Policy CO-2.4, Action CO-2.4.3, Policy CO-3.2, Policy CO 3.4, Action CO 3.4.1, Action CO-5.1.1, Action CO-5.2.1, Action CO-9.2.1, Action CO-9.2.2, Policy CO-9.3, Policy LU-1.9, Policy LU-1.15, Policy LU-1.16, Policy LU-1.17, Action LU-2.4.1, Action LU-2.4.2, Action LU-4.1.3, Action ED-1.2.1, Action ED-1.3.3, Action ED-5.2.1, Action ED-5.2.2, Action ED-5.2.3, Action ED-5.2.4, Action H-3.2.1 | CC | No further feasible mitigation is available. | CC/SU |
| 4.13 Public Services and Utilities | | | | |
| Impact 4.13.1.1 Implementation of the project would result in the need for additional fire protection and emergency medical staff, | Policy PF-13.1, Action PF-13.1.3 | LS | None required. | LS |

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| equipment, and facilities that could result in physical environmental impacts. | | | | |
| Impact 4.12.1.2 Implementation of the proposed project could result in safety hazards associated with wildland fires in residential, commercial, and industrial areas adjacent to open space and natural areas. | Action NS-2.2.1, Action NS-7.1.1, Action NS-7.1.2, Action NS-7.1.3, Action NS-7.1.4, Action NS-7.1.5, Action NS-7.1.6, Action NS-7.1.7, Action NS-7.1.8, Action NS-7.1.9, Policy NS-7.2, Policy NS-7.3, Action NS-7.4.1, Action NS-7.4.2, Policy PF-13.2 | PS | None required. | LS |
| Impact 4.13.1.3 Implementation of the project in combination with other reasonably foreseeable development could further increase the amount of development into wildland areas and could contribute to the need for expanded fire protection services, thus requiring additional fire stations, the development of which could cause significant physical impacts to the environment. | PF-13.1; PF-13.1.3; PF-13.2, NS-2.2.1; NS-7.1.1; NS-7.1.2; NS-7.1.3; NS-7.1.4; NS-7.1.5; NS-7.1.6; NS-7.1.7; NS-7.1.8; NS-7.1.9; NS-7.2; NS-7.3; NS-7.4.1; NS-7.4.2 | LCC | None required. | LCC |
| Impact 4.13.2.1 Implementation of the proposed project would increase the Planning Area population and would result in additional | Action PF-13.3.1, Action PF-13.3.2, Action PF-13.5.1 | LS | None required. | LS |

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|--|---|--|---|---------------------------------|
| residential, commercial, industrial, and recreational uses in the Planning Area, which may result in additional law enforcement protection facilities that could result in physical environmental impacts. | | | | |
| Impact 4.13.2.2 Implementation of the project and other reasonably foreseeable development in southeastern Amador County would increase the population within the Planning Area and surrounding area and would require additional law enforcement services and related facilities under cumulative conditions. | PF-13.3.1; PF-13.3.2; PF-13.5.1; PF-13.5.2 | LCC | None required. | LCC |
| Impact 4.13.3.1 Implementation of the proposed project could require additional water supply to meet the projected water demands. However, adequate water supplies exist to meet this demand. | Action PF-3.1.1, Action PF-3.1.2, Action PF-3.1.3, Action PF-4.1.1, Action PF-4.1.2, Action PF-4.1.3, Policy PF-4.2, Policy PF-4.3 | LS | None required. | LS |
| Impacts 4.13.3.2 Implementation of the proposed project could increase the demand for water supplies in areas that are currently served by wells and thus result in the need for additional water conveyance, storage, and treatment infrastructure. However, implementation of proposed General Plan Update policies | Policy PF-1.1, Action PF-1.1.1, Policy PF-1.2, Action PF-1.2.1, Policy PF-1.3, Action PF-1.3.1, Action PF-1.3.2, Policy PF-1.4, Policy PF-4.1, Action PF- | LS | Implementation of the above General Plan policies and actions would ensure that the new development under the proposed project would not proceed without adequate water supply infrastructure. Particularly, Policy PF-1.4 precludes development within all areas of the city, including newly annexed areas, until backbone infrastructure is completed that will provide for all phases of the development. In addition Policy PF-4.1 requires the city to work | LS |

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| would require that water supply infrastructure be provided at the same time as development. | 4.1.1, Action PF-4.1.2, Action PF-4.1.3, Action PF-4.1.4, Policy PF-4.3 | | collaboratively with Amador Water Agency to ensure efficient delivery of potable water and address water capacity issues in lone and to work with AWA to facilitate the construction, expansion, and/or rehabilitation of water treatment facilities in lone. This impact is considered less than significant . | |
| Impact 4.13.3.3 Implementation of the proposed project and associated development would contribute to the cumulative demand for water supply and associated infrastructure. However, implementation of proposed General Plan policies and actions would require that water supply infrastructure be provided at the same time as development. | PF-1.1; PF-1.1.1; PF-1.2; PF-1.2.1; PF-1.3; PF-1.3.1; PF-1.3.2; PF-1.4; PF-3.1.1; PF-3.1.2; PF-3.1.3; PF-4.1; PF-4.1.1; PF-4.1.2; PF-4.1.3; PF-4.1.4; PF-4.2; PF-4.3, | LCC | None feasible. | LCC |
| Impact 4.13.4.1 Implementation of the proposed project would increase wastewater flows and require additional treatment and disposal capacity to accommodate anticipated demands. The construction of additional collection system infrastructure would also be required and could result in a physical effect on the environment. However, implementation of proposed General Plan Update policies would require that wastewater conveyance and treatment capacity be provided at the same | Policy PF-1.1, Action PF-1.1.1, Policy PF-1.2, Action PF-1.2.1, Policy PF-1.3, Action PF-1.3.1, Action PF-1.3.2, Policy PF-1.4, Policy PF-3.1, Action PF-3.1.2, Action PF-3.1.3, Policy PF-5.1, Action PF-5.1.1, Action PF-5.1.2, Policy PF-5.4, Policy PF-5.5 | LS | None required. | LS |

S – Significant
PS – Potentially Significant

LS – Less Than Significant
CC – Cumulatively Considerable

SU – Significant and Unavoidable
B – Beneficial

| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|---|--|--|--------------------|---------------------------------|
| time as development. | | | | |
| Impact 4.13.4.2 Implementation of the proposed project could result in wastewater discharge that would exceed wastewater treatment requirements of the Central Valley Regional Water Quality Control Board. | Policy PF-1.3, Action PF-1.3.1, Policy PF-5.3, Policy PF-5.4, Policy PF-5.5 | PS | None required. | LS |
| Impact 4.13.4.3 Implementation of the proposed project, which would include existing, planned, proposed, approved, and reasonably foreseeable development within the City's wastewater service area, would substantially increase wastewater flows and require additional infrastructure and treatment capacity to accommodate anticipated treatment and conveyance demands that would result in a physical effect on the environment. However, implementation of proposed General Plan Update policies would require that wastewater treatment and infrastructure capacity be provided at the same time as development. | PF-1.1; PF-1.1.1; PF-1.2; PF-1.2.1; PF-1.3; PF-1.3.1; PF-1.3.2; PF-1.4; PF-3.1; PF-3.1.2; PF-3.1.3; PF-5.1; PF-5.1.1; PF-5.1.2; PF-5.2; PF-5.3; PF-5.4; PF-5.5 | LCC | None required. | LCC |
| Impact 4.13.5.1 The proposed project would accommodate future development, including residential, commercial, and office, that would result in increased solid waste generation. However, landfill capacities are | Action PF-7.1.1, Action PF-7.1.2, Policy PF-7.2, Action PF-7.2.1 | LS | None required. | LS |

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2.0 EXECUTIVE SUMMARY

| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|---|--|--|--------------------|---------------------------------|
| adequate to serve the population projected under the proposed project, and this increased generation would not exceed landfill capacity or conflict with solid waste reduction measures. | | | | |
| Impact 4.13.5.2 The proposed project would not substantially affect the ability to comply with solid waste source reduction programs. | Action PF-7.2.1, | LS | None required. | LS |
| Impact 4.13.5.3 The proposed project, in combination with proposed and approved projects in the cumulative setting area, would generate solid waste that would require expanded collection and disposal services. | PF-7.1.1; PF-7.1.2; PF-7.2; PF-7.2.1 | LCC | None required. | LCC |
| Impact 4.13.6.1 Implementation of the proposed project would increase student enrollment within the ACUSD and may require new school facilities and related services. However, existing fee programs would mitigate new growth demands for public school services. | Policy PF-8.1, Policy PF-8.2, Policy PF-8.3, Policy PF-8.4 | LS | None required. | LS |
| Impact 4.13.6.2 The proposed GPU, in combination with reasonably foreseeable development proposed in the District, would result in a cumulative increase in student enrollment at ACUSD schools. | PF-8.1; PF-8.2; PF-8.3; PF-8.4 | LCC | None required. | LCC |
| Impact 4.13.7.1 Implementation of the proposed project would increase the | Action CO-8.1.1, Action CO-8.2.1, | LS | None required. | LS |

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| Impact | General Plan Policies and Action Items | Level of Significance Without Mitigation | Mitigation Measure | Resulting Level of Significance |
|---|--|--|--------------------|---------------------------------|
| demand for existing facilities and require additional parks and recreational facilities to accommodate the anticipated growth associated with the proposed project. | Action CO-8.2.2 | | | |
| Impact 4.13.7.2 Implementation of the proposed project in combination with other reasonably foreseeable development would require additional park and recreation facilities within the Planning Area. | CO-8.1.1; CO-8.2.1; CO-8.2.2 | LCC | None required. | LCC |
| Impact 4.13.8.1 Implementation of the proposed project would require additional electric and natural gas supplies, along with conveyance facilities for these and telephone and cable television services. | Policy PF-11.2, Policy PF-11.3, Policy PF-12.1, Policy PF-12.3 | LS | None required. | LS |
| Impact 4.13.8.2 Implementation of the proposed project as well as potential development in the surrounding areas would result in cumulative utility service impacts. | PF-11.2; PF-11.3; PF-12.1; PF-12.3 | LCC | None required. | LCC |

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