

4.13 PUBLIC SERVICES AND UTILITIES

4.13 PUBLIC SERVICES AND UTILITIES

This section of the Draft Environmental Report ("Draft EIR"; "DEIR") describes the public services and utilities that would serve the proposed City of Ione General Plan Planning Area (Planning Area), if the Planning Area were annexed to the City of Ione (City). Specifically, this section includes an examination of fire protection and emergency medical services, police services, water infrastructure, wastewater service, solid waste, schools, parks, and electrical, natural gas, and telephone services. Each subsection includes descriptions of existing facilities, service standards, potential environmental impacts resulting from implementation of the proposed project, mitigation measures where appropriate, and cumulative impacts.

4.13.1 FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

EXISTING CONDITIONS

The City of Ione Fire Department (IFD) provides fire prevention, fire protection, fire suppression, basic life support (BLS), low-angle rescue, and water rescue services. Other services include storm operations (e.g., flood watch and sandbags), building inspections, and public education. For calls involving emergency medical services, IFD provides BLS response until American Legion Ambulance Service arrives to perform advanced life support and ambulance transport.

IFD serves within the 4.75 square miles in the city limits plus a primary response area defined through an automatic aid agreement with Amador Fire Protection District. The primary response area covers approximately 37 square miles and extends in all directions from the city limits. It extends south to the intersection of State Route (SR) 124 and SR 88, east to the Amador-Sacramento county line, west to Sunnybrook, and north to Carbondale.

The Mule Creek State Prison Fire Department is responsible for protecting property belonging to the California Department of Corrections, including the Preston School (California Youth Authority). The Mule Creek State Prison Fire Department and California Department of Forestry and Fire Protection (CAL FIRE) also provide response within the City's primary response area. CAL FIRE responds throughout the Planning Area. Mule Creek State Prison Fire Department does not respond to incidents within city limits unless specifically requested.

TABLE 4.13.1-1
EXISTING CITY OF IONE FIRE DEPARTMENT FACILITIES AND LOCATIONS

Name of Facility	Address	Location
Station 161 (AKA Station 1)	22 Jackson St. Ione, CA	City
Station Facility 162 (AKA Station 2)		City
Station Facility 162*	600 Preston Avenue Ione, CA	City
*Station 162 was replaced with a new station on Preston Avenue in March 2009		

Source: Background Report, Amador County MSR

Fire Suppression Fleet

According to the 2008 Master Service Review (MSR) prepared for all service providers within Amador County, IFD has three type 1 engines, a type 2 water tender, a type 3 engine/water tender, and a telesquirt at the fire station. At Station 162, the IFD has a 55-foot ladder truck, two engines, a water rescue unit with two boats, and a type 4 grass unit. The IFD will likely purchase additional equipment in order to provide service from the new station.

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Staffing

The City has 33 paid call firefighters and 12 support staff. Personnel work an average of 20 hours per month, depending on position. The chief, captain, and assistant chief receive monthly stipends. IFD has plans to hire a full-time fire engineer, but the FY 07-08 City budget indicates that this will not take place unless and until funding is assured and IFD is restructured (Burr Consulting, 2008a).

IFD requires 40 hours of training of each firefighter prior to any firefighting activities. IFD holds weekly drills and sub-drills. All IFD fire suppression personnel are certified Firefighter Level 1 by the end of 18 months with IFD. By way of medical training, three firefighters are paramedics, although they only perform basic Emergency Medical Service (EMS) services through IFD. IFD reports that the City has no problems recruiting paid call firefighters; there is a five-person waiting list for positions. In 2007 the turnover rate was 12 percent and in 2006 it was 9 percent. Over these two years, there was no net change in sworn officer staffing.

Call Dispatch

All 911 calls made from land lines in Amador County (County) are automatically routed to the Amador County Sheriff's communication center in Jackson (the Public Safety Answering Point, PSAP). Cell phone 911 calls are answered by the California Highway Patrol in Stockton and then are routed to the Sheriff. Fire and EMS calls are routed from the PSAP to CalFire's Camino Interagency Command Center, which in turn dispatches a CalFire unit as well as the appropriate local jurisdiction responder. IFD is dispatched to all calls within its primary response area.

All fire providers in Amador County, including IFD, communicate through the same radio systems. Due to shared radio frequencies, IFD is able to communicate with other providers. When multiple service providers respond to an incident, the first unit to arrive on scene is responsible for incident command. The first responder notifies other providers whether and when sufficient personnel have arrived on scene. For incidents such as vehicle accidents, law enforcement becomes responsible for incident coordination once it arrives on scene through universal command protocols; prior to law enforcement arriving on scene, the first responder fire provider remains responsible for incident command.

Funding Mechanisms

The City finances its general government, police, fire, and community development operations primarily with vehicle license fees and property taxes. Capital needs are funded by assessments and development impact fees. The City reports that financing is adequate but is not ample enough to provide the fire protection levels the City desires, which include the need for full-time paid firefighters.

Service Standards

The Insurance Services Office (ISO) rating is the recognized classification for a fire department or district's ability to defend against major fires. The ISO classifies fire service in communities from 1 to 10, indicating the general adequacy of coverage. According to the ISO, newly developing urban areas should have a fire station opened within 1½ miles of all commercial development and 2½ miles from all residential development when "build-out" exceeds 20 percent of the planning area. A rating of 10 generally indicates no protection, whereas an ISO rating of 1 indicates high firefighting capability. The Lone Fire Department has an ISO rating of 5. The rating

was last updated in 2007. The City of Lone is urban, whereas unincorporated areas within the IFD primary response zone are classified as wilderness. IFD's 90th percentile response time is 9.6 minutes throughout its entire service area. The fire response time within the urban area is likely faster due to proximity to the fire station. The median response time in the service area is 5.8 minutes.

The primary service challenges reported by the City relate to financing constraints. The dispatch system needs improvement to reduce the time involved in transfer of calls from the PSAP (Sheriff) to the CAL FIRE dispatch system.

IFD collaborates with other fire service providers in the county through the Amador Fire Protection Authority (AFPD). AFPD pays Lone \$2,200 annually to compensate the City for increased insurance costs for its primary response area, which includes land in AFPD bounds, and also for costs of furnishing and maintaining a rescue squad vehicle operated by the City. This agreement expires June 30, 2011. In addition, IFD hosts 90 percent of regional fire training events.

Structural Fires and Wildland Fires

The city is located in an area susceptible to risk of wildland fires. The entire county is classified as moderate to very high fire hazard severity based on CalFire analysis of fuels, terrain, and weather. The rural setting coupled with hot, dry summers and dense clusters of trees as well as dry grasses present the potential for wildland fire. Fire season typically occurs from early spring to late fall when the rainy season ends and moisture content diminishes causing vegetation to dry. Wildland fires are primarily associated with the wildland-urban interface (i.e., areas where development is placed next to wildlands). As Lone grows, greater potential for exposure to wildland fires could occur. Additionally, several of the proposed developments in the Planning Area are abundant in natural vegetation, which have the potential to ignite and pose safety risks to adjacent and surrounding developments. The California Building Code contains specific regulations for construction in order to prevent damages related to wildfires.

Current Planned Fire Facilities

IFD operates primarily out of one fire station (Station 1). A second station (Station 2), a covered open-side warehouse, primarily served as a storage facility but was also used to respond with the fire apparatus from this location as needed. This facility was recently replaced by a new station on Preston Avenue in March 2009. Department management is now run out of this new station and will accommodate anticipated increases in service demand (Jordan, 2009).

All developed areas in the city have fire hydrants spaced 300 feet apart. Non-developed areas have hydrants no more than 0.5 miles apart. IFD's water reserves are five million gallons in tanks and domestic water within the city; in addition, Preston School has an independent water system from a pond and Howard Park has its own "dirty water" source. The pressure is acceptable 95 percent of the time; there are occasional problems in areas east of Main Street. This issue should be resolved through several planned infrastructure projects targeting water reserves. Specifically, the City plans to install an additional one to two million gallon aboveground storage tank, to replace all 4-inch water mains, to replace wharf hydrants with steamer hydrants, and to finish cross-connections of water mains.

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Projected Fire Department Needs

The Fire Department Master Plan projects the following personnel, station, and equipment needs for IFD.

Immediate needs (0-1 years):

- Build and place into full operation Fire Station #2
- Replace/upgrade aerial ladder truck
- Part-time firefighter position
- Part-time fire prevention officer/marshal
- Upgrade all old/smaller than 6-inch mains
- Upgrade old wharf hydrants to steamer hydrants
- Install new steamer hydrants in uncovered areas of the city

Short-term needs (1-5 years):

- Full-time firefighter/operator
- Replace/upgrade apparatus with developer fees
- Upgrade water lines
- Office of Emergency Services (OES) apparatus
- Fire prevention officer/marshal

Medium-range needs (5-10 years):

- 3 full-time fire engineers
- Establish hazardous materials/confined space team
- Continued water system upgrades and apparatus replacement
- Advanced Life Support (ALS) engines

Long-range needs (10-20 years):

- 6-9 full-time firefighters/engineers/captain

4.13.1.2 REGULATORY FRAMEWORK

STATE

California Occupational Safety and Health Administration

In accordance with California Code of Regulations Title 8 Sections 1270 "Fire Prevention" and 6773 "Fire Protection and Fire Equipment," the California Occupational Safety and Health Administration (Cal-OSHA) has established minimum standards for fire suppression and emergency medical services (EMS). The standards include, but are not limited to, guidelines on the handling of highly combustible materials, fire hose sizing requirements, restrictions on the use of compressed air, access roads, and the testing, maintenance and use of all firefighting and emergency medical equipment.

City Emergency Response/Evacuation Plans

The State of California passed legislation authorizing the Office of Emergency Services (OES) to prepare a Standard Emergency Management System (SEMS) program, which sets forth

measures by which a jurisdiction should handle emergency disasters. Non-compliance with SEMS could result in the State withholding disaster relief from the non-complying jurisdiction in the event of an emergency disaster.

California Fire Code

The California Fire Code (CFC) contains regulations relating to construction, maintenance, and use of buildings. Topics addressed in the code include fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, provisions intended to protect and assist fire responders, industrial processes, and many other general and specialized fire-safety requirements for new and existing buildings and the surrounding premises. The CFC also contains specialized technical regulations related to fire and life safety.

California Health and Safety Code

State fire regulations are set forth in Sections 13000 et seq. of the California Health and Safety Code, which includes regulations for building standards, fire protection and notification systems, fire protection devices such as extinguishers, smoke alarms, high-rise buildings, childcare facility standards, and fire suppression training.

LOCAL

Amador County Multi-Hazard Mitigation Program

The Amador County Multi-Hazard Mitigation Plan is a multi-jurisdictional plan that includes the County and the incorporated communities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek. The purpose of the hazard mitigation plan is to reduce or eliminate long-term risk to people and property from natural hazards and their effects in Amador County. The plan and planning process lay out the strategies that will enable Amador County to become less vulnerable to future disasters. The plan acknowledges that Amador County is vulnerable to several natural hazards, including wildfires, floods and drought, and these hazards are identified, profiled, and analyzed in the plan. The plan has been formally adopted by each participating party and is updated a minimum of every five years (Amador County, 2006).

City of Lone Fire Department Master Plan

The City of Lone is currently developing a Fire Department Master Plan, which is being created for the Fire Department in order to set goals and objectives and to outline the future for the organization. It is intended to plan for the future building and direction of IFD and the city in order to provide the citizens of the City of Lone with the highest levels of service and protection.

Measure M (2008)

Measure M established a one-half cent sales tax in Amador County for fire protection and emergency medical response services, with the proceeds allocated to local fire districts in the county. The Amador Fire Protection Authority (AFPA), a Joint Powers Authority, provides oversight of the program.

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4.13.1.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The following threshold standards are based on State California Environmental Quality Act (CEQA) Guidelines (2009) Appendix G. A significant impact to fire protection and emergency services would occur if implementation of the proposed project:

- 1) Would result in substantial adverse physical impacts associated with the provision of new or physically altered fire-related facilities or services, the construction and/or provision of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection and emergency services.
- 2) Expose people or structures to significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

METHODOLOGY

Evaluation of potential fire service impacts was based on consultation with Lone Fire Department staff and review of the proposed City of Lone General Plan, the Amador County General Plan, applicable emergency response and evacuation plans, and other relevant documents. The impact analysis considers the development capacity of the proposed project.

The City of Lone General Plan is intended to be a “self-mitigating” document, in that the General Plan policies are designed to mitigate or avoid impacts on the environment resulting from implementation of the proposed project. To that end, the relevant General Plan policies providing mitigation have been identified for each significant impact in this section. If the applicable General Plan policies were determined not to fully mitigate or avoid impacts, then additional mitigation measures have been provided. These additional mitigation measures have been written as policy statements that can be incorporated into the final General Plan. Each impact discussion includes a determination as to whether the impacts would be mitigated to a less than significant level or would remain significant and unavoidable after implementation of the updated General Plan policies.

Fire Protection and Emergency Medical Services

Impact 4.13.1.1 Implementation of the project would result in the need for additional fire protection and emergency medical staff, equipment, and facilities that could result in physical environmental impacts. This would be a **less than significant** impact.

General Plan Land Use Map

Areas Within and Outside Existing City Limits

Implementation of the proposed project would include development of new residential, commercial, industrial, public services, and recreational uses within the Planning Area. Given the projected population of 18,182, this would lead to an estimated additional 7,475 dwelling units. As population and other development in the Planning Area increases, demands for fire protection and emergency medical services will also increase.

A new fire station (Fire Station #162, also known as #2) was recently constructed at 600 Preston Avenue and was opened in March 2009. The Fire Department Master Plan projects that three additional stations will be needed over the next 25 years to meet projected commercial and residential growth in the Planning Area: (1) in the SR 104/Irish Hill Road area, (2) in the SR 104/124 area at the south end of the city, and (3) in the area of SR 124 east end of the city. If the city boundaries are further extended beyond the current Sphere of Influence, additional facilities will be necessary. If significant development occurs prior to the addition of the necessary facilities, the potential exists for simultaneous multiple calls for service, which could result in a need to prioritize calls, resulting in delays and increased response times. Development of the three (or more) additional fire stations needed to serve new development could result in physical environmental impacts (for example, disturbance of cultural resources, biological resources, etc.) depending on the stations' ultimate location and design. Until such time that the fire stations are designed and located, it is not possible to assess the specific environmental effects which will be addressed in the appropriate environmental documents prepared at that time. Moreover, there are numerous available sites in the city that can be developed with fire stations with no significant environmental effects.

The environmental effects of the development of additional facilities in the Planning Area have been programmatically considered in this Draft EIR as part of overall development identified in the General Plan Update Land Use Map (see Sections 4.1 through 4.13).

Sphere of Influence Amendment/Annexations

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

The proposed SOI amendment and annexations are policy actions that would not directly increase demand for fire protection or emergency medical services. However, these actions would allow for the future development of these areas. Such development would not be expected to significantly increase demand for fire protection or emergency medical services as the service demands for these annexation actions were included in the Fire Department Master Plan projections that three additional stations will be needed over the next 25 years. No additional personnel, facilities, or equipment would be required beyond those addressed in the Fire Department Master Plan, and this impact is considered to be **less than significant**.

Zoning Code Update

The City is also planning several updates to its Zoning Code as part of the proposed project. These updates involve the addition of new zoning districts as well as amendments to development standards for several existing zoning districts (see Section 3.0, Project Description, for more details). The proposed updates are largely administrative to further clarify the types and forms of uses that are permitted under particular General Plan land use designations and would not create significant additional demand for fire protection or emergency medical services beyond what has been addressed in the Fire Service Master Plan. This impact is considered to be **less than significant**.

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West Ione Roadway Improvement Strategy

The proposed West Ione Roadway Improvement Strategy (WIRIS) would consist of various improvements to existing roadways and the construction of new roadway segments in order to create a bypass to provide traffic relief through downtown. The construction and operation of a new major roadway within the Planning Area could incrementally increase demand for emergency medical services to respond to vehicle collisions but is not expected to be of the magnitude to require the demand for another fire station. This impact is considered to be **less than significant**.

Proposed General Plan Policies and Action Items that Provide Mitigation

The following General Plan policy and action item, identified in the General Plan Public Facilities Element, address impacts related to fire protection and emergency medical services:

Policy PF-13.1: The City shall strive to maintain a firefighting capability sufficient to maintain a proper fire response time as a general guideline for service provision and locating new fire stations.

Action PF-13.1.3: Establish a threshold based on population growth for when a transition from “paid call” to full-time fire protection service is necessary. The threshold may include a mix of “paid call” and full-time firefighters.

Continued implementation of City Fire Code provisions and implementation of the General Plan policies would ensure that adequate fire protection and emergency medical services are provided. Policies PF-12.1 and Action PF-13.1.3 specifically require that public facilities be identified and financed and that public services and facilities be available on time to maintain desired service levels. The environmental effects of the development of additional fire protection facilities in the Planning Area have been programmatically considered in this Draft EIR as part of overall development identified in the General Plan Update Land Use Map (see Sections 4.1 through 4.13). As such, this impact is considered **less than significant**.

Mitigation Measures

None required.

Wildland Fire

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. This is considered a **potentially significant** impact.

As described previously in the existing settings of this section, the Planning Area is located in an area susceptible to risk of wildland fires. The entire county is classified as moderate to very high fire hazard severity based on CAL FIRE analysis of fuels, terrain, and weather. The rural setting coupled with hot, dry summers and dense clusters of trees as well as dry grasses present the potential for wildland fire. Fire season typically occurs from early spring to late fall when there is minimal rain and moisture content diminishes causing vegetation to dry.

General Plan Land Use Map

Areas Within and Outside Existing City Limits

Wildland fires are primarily associated with the wildland-urban interface (i.e., areas where development is placed next to wildlands). As the Planning Area develops in accordance with the proposed General Plan, greater potential for exposure to wildland fires could occur. Additionally, several of the proposed developments in the Planning Area are abundant in natural vegetation, which have the potential to ignite and pose safety risks to adjacent and surrounding developments. The California Fire Code (CFC) contains specific regulations to prevent wildland fires and damage related to such fires. However, potential risks associated with wildland fire still exist, and this impact is considered to be **potentially significant**.

Sphere of Influence Amendment/Annexations

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

The proposed SOI amendment and annexations are policy actions that would allow for the future development of these areas. Such development could significantly increase the existing risk of wildland fire at these locations. This impact is considered to be **potentially significant**.

Zoning Code Update

The City is also planning several updates to its Zoning Code as part of the proposed General Plan update. These updates involve the addition of new zoning districts as well as amendments to development standards for several existing zoning districts (see Section 3.0, Project Description, for more details). The proposed updates are largely administrative to further clarify the types and forms of uses that are permitted under particular General Plan land use designations and would not create significant additional wildland fire impacts beyond what has been addressed in the Fire Service Master Plan. This impact is considered to be **less than significant**.

West Lone Roadway Improvement Strategy

The proposed WIRIS would consist of various improvements to existing roadways and the construction of new roadway segments in order to create a bypass to provide traffic relief through downtown. Implementation of this project would reroute a significant number of vehicles from the urbanized downtown area to rural, undeveloped land outside of the city, thereby exposing motorists to greater risks associated with wildland fire. However, in the event of a fire, emergency services would re-route traffic away from such a fire. This impact is considered **less than significant**.

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Proposed General Plan Policies and Action Items that Provide Mitigation

The following General Plan policies and action items, identified in the General Plan Public Facilities and Noise and Safety Elements, address impacts related to fire hazards:

Noise and Safety Element

- Action NS-2.2.1: Participate in State mutual aid agreements with neighboring cities and counties; State and federal emergency relief agencies; and private enterprises such as Red Cross, Salvation Army and local medical institutions to assist in shelter, relief and first aid operations. Encourage cooperation among adjacent communities to provide backup fire suppression and law enforcement assistance in emergency situations.
- Action NS-7.1.1: Continue to review new development for adequate water supply and pressure, fire hydrants, and access to structures by fire fighting equipment and personnel.
- Action NS-7.1.2: Continue to review projects for compliance with the Fire Code as part of the building permit process.
- Action NS-7.1.3: The Fire Department shall develop high visibility fire prevention programs, including those that provide voluntary home inspections and increase awareness of home fire prevention measures.
- Action NS-7.1.4: Require on-site fire suppression systems for new commercial and industrial development, as well as multi-family residential development with five or more units, to reduce the dependence on fire department equipment and personnel.
- Action NS-7.1.5: Continue to maintain, periodically update, and test the effectiveness of the City's Emergency Management Plan.
- Action NS-7.1.6: Require the installation of earthquake-triggered automatic gas shut-off sensors in high-occupancy facilities and in industrial and commercial structures.
- Action NS-7.1.7: Continue to enforce all codes and ordinances regarding fire protection, including building inspection and vegetation management.
- Action NS-7.1.8: Coordinate the design and installation of traffic control and calming measures to minimize impacts on emergency vehicle responses.
- Action NS-7.1.9: The City shall require that future projects are not initiated without assurance from the Fire Department that sufficient service capacity exists for fire protection and emergency medical services. Service capacity considers the proximity of fire stations, availability of personnel and equipment, water flow and pressure to the site, and adherence to Fire District construction and design requirements. Mitigation as part of the CEQA process is an acceptable method of providing service capacity upgrades to meet fire department needs.

- Policy NS-7.2: All new development shall provide adequate improvements to meet fire flow requirements established by the City.
- Policy NS-7.3: Ensure adequate and appropriate mitigation fees to fund fire protection and emergency medical response facilities.
- Action NS-7.4.1: Establish fire safe regulations for all new housing developments in areas with high potential for wildfires; to be applied to all such development. Measures shall include brush clearing, planting guidelines, and other measures to reduce the risk of person or property damage in the event of wildfires.
- Action NS-7.4.2: Set standards for commercial development within areas of Urban Wildland Interface in order to reduce the potential for loss, damage, or personal injury in the event of wildfires. Standards will include appropriate vegetation, brush clearing and other measures.

Public Facilities Element

- Policy PF-13.2: The City shall require all new developments to provide adequate emergency access features, including secondary access points, as determined by the Lone Fire Department.

Implementation of the above General Plan policies and action items, coupled with compliance with the California Health and Safety Code, Amador County Multi-Hazard Mitigation Program, and Measure M policies, would reduce fire safety hazards to **less than significant** levels.

Mitigation Measures

None required.

4.13.1.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative setting for fire protection and emergency medical services includes the current service area boundaries of the City of Lone Fire Department, as well as the full development of the Planning Area, which is expected to occur after 2030. The reader is referred to Section 4.0 regarding the cumulative setting and buildout under the proposed project.

Cumulative Fire Protection and Emergency Medical Services Impacts

- 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. However, this impact is considered **less than cumulatively considerable**.

Under proposed project conditions, IFD would provide firefighting services to the Planning Area. As discussed under Impact 4.13.1.1 above, the proposed project would not significantly impact fire protection services provided by IFD. All new facilities are subject to their own CEQA review

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at such time as the facilities are designed and locations are considered. In addition, implementation of the proposed project would not impact IFD's ability to participate in a mutual aid program with CalFire or other agencies. Since the proposed project would have no significant impact on fire protection services provided by IFD and regional fire service agencies, it would not contribute significantly to cumulative impacts on these services. Therefore, the impacts of the proposed project would be **less than cumulatively considerable**.

Proposed General Plan Policies and Action Items that Provide Mitigation

The proposed General Plan update contains several goals, policies and actions that would assist in addressing fire protection and emergency service impacts. The following list contains those policies and actions that contain specific, enforceable requirements and/or restrictions and corresponding performance standards that assist in reducing this impact. Since these policies and actions have been described in detail in prior impact discussions for this section, the following is limited to only listing the policy and action numbers.

Public Facilities Element

PF-13.1; PF-13.1.3; PF-13.2

Noise and Safety Element

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

As described under Impacts 4.13.1.1 and 4.13.1.2, continued compliance with California Fire Code provisions and implementation of the policies and actions listed above would ensure that adequate fire protection and emergency medical services are provided. Therefore, the proposed project would not contribute to cumulative fire protection and emergency service impacts, and this impact is considered **less than cumulatively considerable**.

Mitigation Measures

None required.

4.13.2 LAW ENFORCEMENT

EXISTING CONDITIONS

Ione City Police Department

The Ione City Police Department (ICPD) provides law enforcement services, including traffic enforcement, patrol, and investigation. ICPD relies on the Amador County Sheriff for specialized team services. ICPD formerly shared a school resource officer with Jackson and Sutter Creek police departments, but the City of Ione no longer participates due to financial constraints.

The Ione City Police Department serves within the city's boundaries and also provides mutual aid to the Amador County Sheriff's Office for the unincorporated area within the City's SOI. As areas are annexed into the City, they will be served by the City Police Department.

The City is considering relocating the Ione City Police Department services into a new or remodeled facility.

Staffing

ICPD has five sworn officers plus three reserve officers. ICPD added a vacant officer position in fiscal year (FY) 2006-07. At this staffing level, ICPD reports that it is able to provide 24-hour service. In addition to the sworn officers, ICPD has two non-sworn civilian personnel (Burr Consulting, 2008a).

Serious crime rates in the City of Ione increased every year from 2000 through 2005, peaking at nearly ten crimes per 1,000 residents in 2005. The crime rate decreased in 2006 with 14 violent crimes and 88 property crimes reported in the City in 2006. The serious crime rate in Ione is lower than in the unincorporated areas and in the state as a whole, which averaged 28 crimes per 1,000 residents in 2006 (Burr Consulting, 2008a).

Service Standards

ICPD reports it responded to a large number of incidents in 2007 without entering them into the computer system that tracks service response. The chief indicated that he suspects that the number of service calls was actually two to four times the total service calls logged and noted that corrective measures have been taken to rectify this problem.

Amador County Sheriff's Office is the Public Safety Answering Point for all of Amador County and provides most dispatch services for all police departments and ambulance services. All 911 calls made from land lines in Amador County are automatically routed to the Amador County Sheriff's communication center in Jackson (the Public Safety Answering Point, PSAP). Cell phone 911 calls are answered by the California Highway Patrol in Stockton and then are routed to the Sheriff. The average response time for ICPD for all calls in 2007 was 11 minutes. For priority one calls (calls with the highest priority), the response time average was 6 minutes.

The number of sworn officers per capita is also a service level indicator. The average California city has 1.5 paid sworn officers per 1,000 residents. Ione has 1.4 paid sworn officers per 1,000 residents. ICPD does not have a preferred ratio for staffing. According to Mike Johnson (2008), City of Ione Chief of Police, the number of officers, when up to full staff with reserve assistance, is adequate to provide police protection to the City (Burr Consulting, 2008b).

Funding Sources

ICPD receives funding through the Community Oriented Policing Services (COPS) grant, which pays for one position. Additional funding comes from public safety assessments placed on new homes built within the city. However, the majority of ICPD's funding comes from the City's General Fund (Burr Consulting, 2008a).

There is a Police Services Impact Fee that is collected per equivalent dwelling unit (EDU) at the time of building permit issuance. This fee recovers costs for new facilities and equipment in support of new development. There is also a Community Facilities District (CFD) within parts of the Castle Oaks subdivision and there will be a CFD within the Wildflower subdivision. These CFDs will provide additional annual funding (between \$300 and \$500 per EDU) for fire operations in support of new development. This fund is shared between fire and police services. In some areas, the CFD is indexed to the Consumer Price Index.

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Infrastructure

The Lone City Police Department conducts operations from offices located within City Hall. The offices were remodeled in 1994, but only limited space was added. ICPD has indicated that a separate police station is needed. The City has established a capital projects fund to construct a new police building, which would provide additional office space, a briefing room, holding facilities, and a locker room. Construction is dependent on obtaining adequate funding and may begin in 2010. As new development occurs, the need for additional staff requires additional vehicles and facilities. ICPD currently operates with eight police vehicles (Burr Consulting, 2008b).

Amador County Sheriff's Office

The Sheriff's Office serves areas outside of the city and is also responsible for responding to law enforcement calls within their jurisdiction. The Sheriff's Office provides patrol, investigative, and dispatch services in unincorporated Amador County and contractual cities, provides emergency 911, law enforcement, and ambulance dispatch services throughout Amador County, operates the Amador County Jail, and provides oversight to the Director of the Office of Emergency Services, among other duties (Burr Consulting, 2008b).

California Highway Patrol

The California Highway Patrol (CHP) provides services throughout Amador County on state highways and unincorporated roadways. The CHP provides traffic control, investigation, and law enforcement related to vehicles on state highways, freeways, and unincorporated roads. CHP has primary jurisdiction on roads used for hazardous materials transport. Amador County is one of 16 areas served by the CHP Valley Division. This division maintains several specialized units, including two helicopters and two fixed-wing aircraft assigned to traffic regulation. CHP officers patrol Amador County from the area office in the City of Jackson. Four patrol cars are used to patrol the county during each shift. Division-wide, CHP employs 785 uniformed officers and 250 non-uniformed personnel.

As noted above, all 911 calls within Amador County are routed through the Amador County Sheriff's communications center. If it is determined that a call requires CHP response, the call is relayed to the CHP dispatch office. Cell phone calls are automatically routed to CHP.

The number of property crimes reported by CHP in Amador County increased by 96 percent from 1996 to 2006; there were 45 property crimes in 2006. This number peaked at 80 in 2004. The number of arrests in the same area has shown no relationship to the incidence of crimes. The number of arrests was generally stable through 2003, and then increased in each year since, with the highest number of arrests in 2006.

4.13.2.2 REGULATORY FRAMEWORK

STATE

Emergency Response/Evacuation Plans

The State of California passed legislation authorizing the Office of Emergency Services (OES) to prepare a Standard Emergency Management System (SEMS) program, which sets forth measures by which a jurisdiction should handle emergency disasters. Non-compliance with

SEMS could result in the State withholding disaster relief from the non-complying jurisdiction in the event of an emergency disaster.

LOCAL

Amador County

Radio Amateur Civil Emergency Services (RACES) is a communications reserve that provides Amador County government with a variety of professional, unpaid (volunteer) skills including administrative, technical, and operational services, for emergency, tactical, and logistical communications with its agencies, cities within the county, neighboring governments, and the state. This program is administered under the guidance of the Amador County Sheriff's Office of Emergency Services (OES) through the Emergency Services Coordinator (Amador County, 2004b). The City of Ione is a participant in the operational area for the RACES program with the City's chief of police serving as the contact for the program.

4.13.2.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The following standards are based on State CEQA Guidelines (2009) Appendix G. A significant impact to police protection would occur if implementation of the proposed GPU:

- 1) Would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services.

METHODOLOGY

Evaluation of potential law enforcement impacts was based on consultation with staff from the Amador County Sheriff's Department and the City of Ione Police Department and on a review of other relevant literature such as the Agreement for Law Enforcement Services between the County of Amador and the City of Ione. The following evaluation focuses on the proposed project's specific police protection and law enforcement related impacts and whether these impacts would have a significant effect on the physical environment. The impact analysis considers the development capacity of the proposed project.

The City of Ione General Plan is intended to be a "self-mitigating" document, in that the General Plan policies are designed to mitigate or avoid impacts on the environment resulting from implementation of the proposed project. To that end, the relevant General Plan policies providing mitigation have been identified for each significant impact in this section. If the applicable General Plan policies were determined not to fully mitigate or avoid impacts, then additional mitigation measures have been provided. These additional mitigation measures have been written as policy statements that can be incorporated into the final General Plan. Each impact discussion includes a determination as to whether the impacts would be mitigated to a less than significant level or would remain significant and unavoidable after implementation of the updated General Plan policies.

4.13 PUBLIC SERVICES AND UTILITIES

Law Enforcement Services and Facilities

Impact 4.13.2.1 Implementation of the proposed project would increase the Planning Area population and would result in additional 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. This would be a **less than significant** impact.

General Plan Land Use Map

Areas Within and Outside Existing City Limits

Implementation of the proposed project would include new residential, commercial, industrial, and recreational development, which would contribute to an increased demand for law enforcement and related services. Implementation of the proposed General Plan would include approximately 7,475 dwelling units as well as approximately 77 acres developed for commercial uses, 292 acres for industrial uses, 1,347 acres for public services uses, and 350 acres for recreational uses in the Planning Area. Development that would occur under the proposed project could result in increases in criminal activity, medical emergency calls, and traffic-related problems throughout the city and the Planning Area. This would result in the need to add additional full-time officers, modify the police rank structure, and hire more dispatch/clerical personnel. Increased police protection needs may also result in the expansion of the current police building, relocation to a significantly larger building, or the addition of substations.

Based on the current staffing ratio goal of 1.4 officers per every 1,000 persons, development proposed over the life of the proposed project would result in the need for approximately 15 additional officers and additional facilities and equipment to accommodate the increased growth.

The proposed General Plan Land Use Map does not identify any locations for new facilities to meet future law enforcement needs nor does it include any policies requiring future development projects to dedicate a site for a police station. The expansion of the existing facility or the construction of new facilities would be determined at a future date based on the location and rate of development. The City should consider the possibility of requiring dedication of land for new facilities for fire protection or law enforcement as a part of larger development proposals coming before the City. Environmental impacts for new facilities to be located in a larger development area would be addressed within the environmental documents for that project. Typical environmental effects regarding the construction and operation of these types of facilities may involve issues with noise (sirens), air quality (during the construction phase), biological resources (depending on location), cultural resources (depending on location), and public utilities (demand for electric, water, and wastewater service).

The environmental effects of constructing such facilities within the Planning Area have been programmatically evaluated in the technical analyses of this EIR as part of overall development of the city. A project-level CEQA document would analyze the potential environmental impacts of a police facility project at the time that the location and design of the facility are known. Since specific projects have not been identified at this time, potential impacts are addressed at a programmatic level only. This impact is considered **less than significant**.

Sphere of Influence Amendment/Annexations

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

The proposed SOI amendment and annexations are policy actions that would not directly increase demand for fire protection or emergency medical services. However, these actions would allow for the future development of these areas. Such development would not be expected to significantly increase demand for law enforcement services as they would not include residential uses or otherwise attract groups of people. No additional personnel, facilities, or equipment would be required, and this impact is considered to be **less than significant**.

Zoning Code Update

The City is also planning several updates to its Zoning Code as part of the proposed project. These updates involve the addition of new zoning districts as well as amendments to development standards for several existing zoning districts (see Section 3.0, Project Description, for more details). The proposed updates are largely administrative to further clarify the types and forms of uses that are permitted under particular General Plan land use designations and would not create significant additional demand for law enforcement services beyond what has been addressed under the General Plan update discussion above. This impact is considered to be **less than significant**.

West Lone Roadway Improvement Strategy

The proposed WIRIS would consist of various improvements to existing roadways and the construction of new roadway segments in order to create a bypass to provide traffic relief through downtown. The construction and operation of a new major roadway within the Planning Area could increase demand for regular patrol and enforcement duties along the bypass, thereby also contributing to the need for additional law enforcement facilities. However, the environmental effects of such increases have been programmatically evaluated in the technical analyses of this EIR as part of overall development of the city and this impact is considered **less than significant**.

Proposed General Plan Policies and Action Items that Provide Mitigation

The following General Plan policies and actions, contained in the General Plan Public Facilities Element, address law enforcement services and safety concerns:

- | | |
|-------------------|--|
| Action PF-13.3.1: | Establish and maintain funding mechanisms for planned additional space needs of the Police Department. |
| Action PF-13.3.2: | Require new development to provide adequate fair-share funding for the design, construction, and operation of a new Police facility and for officers through a funding mechanism such as an assessment district, community facilities district, or other similar program. If financing districts |

4.13 PUBLIC SERVICES AND UTILITIES

are to be established, they shall done concurrently with Final Map recordation.

Action PF-13.5.1: Establish a minimum police response time as a standard.

Action PF-13.5.2: By 2015, compile a Police Department Master Plan to formally assess the needs of the Police Department and to estimate and plan for future service demands.

Implementation of the proposed policies and action items listed above, coupled with adherence to state and local standards and regulations and payment of required impact fees, would ensure that implementation of the proposed project would result in law enforcement that is appropriately funded. A project-level CEQA document would analyze the potential environmental impacts of a police facility project at the time that the location and design of the facility are known. Since specific projects have not been identified at this time, potential impacts are addressed at a programmatic level only. Adequate sites exist in Lone to locate the facility such that environmental impacts can be adequately avoided or mitigated, and the impacts are considered **less than significant**.

Mitigation Measures

None required.

4.13.2.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative setting for law enforcement services includes the current service area boundaries of the City of Lone Police Department, as well as the full development the full buildout of the Planning Area, which is expected to occur after 2030. The reader is referred to Section 4.0 regarding the cumulative setting and buildout under the proposed project.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Law Enforcement Services 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. This is a **less than cumulatively considerable** impact.

ICPD would provide police services to portions of the Planning Area that were annexed to the City or within the City's SOI. As discussed under Impact 4.13.2.1 above, the proposed project would not significantly impact law enforcement services, and numerous locations are available that could be developed with no significant physical impact. All new facilities are subject to their own CEQA review at such time as the facilities are designed and locations are considered. In addition, implementation of the proposed project would not impact the Police Department's ability to participate in a mutual aid program with other agencies. Since the project would have no significant impact on law enforcement services provided by the ICPD and other law enforcement service agencies, it would not contribute significantly to cumulative impacts on

these services. Therefore, the impacts of the proposed project would be **less than cumulatively considerable**.

Proposed General Plan Policies and Action Items that Provide Mitigation

The proposed General Plan update contains several goals, policies, actions that would assist in reducing law enforcement service impacts. The following list contains those policies and actions that contain specific, enforceable requirements and/or restrictions and corresponding performance standards that assist in reducing this impact. Since these policies and action items have been described in detail in prior impact discussions for this section, the following is limited to only listing the policy and action numbers.

Public Facilities Element

PF-13.3.1; PF-13.3.2; PF-13.5.1; PF-13.5.2

The environmental effects of the development of additional law enforcement facilities in the Planning Area have been programmatically considered in this Draft EIR as part of overall development identified in the General Plan update Land Use Map (see Sections 4.1 through 4.13). Therefore, the proposed General Plan update would not contribute to cumulative law enforcement service impacts, and this impact is considered **less than cumulatively considerable**.

Mitigation Measures

None required.

4.13.3 WATER SERVICE

4.13.3.1 EXISTING SETTING

AMADOR WATER AGENCY (AWA)

The Amador Water Agency (AWA) was formed in 1959 as an independent district for the conservation, development, control and use of water for the public good in Amador County. Currently, AWA conveys wholesale and retail treated and untreated surface water to water systems throughout much of Amador County, as well as raw water to agricultural users. AWA provides treated water directly to four distinct service areas identified below (Burr Consulting, 2008a, p. 72-73):

- **Amador Water System (AWS)** – AWS is the largest service area served by AWA and includes the City of Lone, Amador City, Drytown, Jackson, Sutter Creek, and Martell. The AWS service area was previously served by Pacific Gas & Electric (PG&E) prior to purchase by AWA in 1985. Plymouth will become part of the AWS service area once a pipeline project is completed. Within the AWS service area, the City of Jackson and Drytown County Water District purchase water wholesale from AWA and distribute it themselves.
- **Central Amador Water Project (CAWP)** – The CAWP service area encompasses 19 up-country communities, including Mace Meadows, Pine Grove, Gayla Manor, Jackson Pines, Pioneer, Sunset Heights, and Ranch House Estates. Pine Grove CSD, Rabb Park CSD

4.13 PUBLIC SERVICES AND UTILITIES

and Mace Meadows Water Association purchase water wholesale from AWA and distribute it themselves.

- **Lake Camanche Village service area** – In this service area, AWA serves treated groundwater to 723 connections.
- **La Mel Heights service area** – This service area is located northwest of Volcano and serves treated groundwater to 59 connections.

Although not classified as water purveyors, Mule Creek State Prison and the Preston Youth Correctional Facility also purchase water from AWA. Mule Creek State Prison purchases treated water and the Preston Youth Correctional Facility purchases raw and treated water from AWA.

As shown in **Table 4.13.3-1** below, AWA served a total of 6,909 water connections in June of 2008, an increase of 2,313 connections since June of 2000. The AWS, which includes the City of Ione, served 3,485 connections in June of 2008.

TABLE 4.13.3-1
AMADOR WATER AGENCY WATER CONNECTIONS

Service Area	Number of Connections	
	June 2008	June 2000
Amador Water System	3,485	2,874
Central Amador Water Project	2,630	1,669
La Mel Heights	59	53
Lake Camanche	735	-
Total AWA Connections	6,909	4,596

Source: AWA, 2008-09 Budget, p.71.

The remainder of Amador County, including the proposed Planning Area outside of the AWS, is served by private wells and minor drinking water systems, such as those at various mobile home parks for domestic water. There were approximately 7,100 residences in 2008 in Amador County that were not served by public water systems. Those homes rely on groundwater for their water supply. In addition, many agricultural users are reliant on their own private groundwater wells and surface water rights for irrigation (Burr Consulting, 2008a, p. 76).

Water Supplies

A majority of AWA's water comes from the Mokelumne River watershed, which supplies both the AWS and CAWP systems. AWA relies on groundwater for the La Mel Heights and Lake Camanche service areas (Burr Consulting, 2008b, pp. II-203 through II-204).

Surface Water Supplies

Surface water constitutes approximately 98 percent of AWA's water production. AWA has rights to a total of 16,150 acre-feet (af) of surface water from the Mokelumne watershed, including 15,000 af through a contractual agreement with PG&E for its pre-1914 water rights and 1,150 af

of post-1914 appropriative water rights from three tributaries to the Mokelumne River, including the Bear River, North Fork River and Antelope Creek (Burr Consulting, 2008b, p. II-203). The Mokelumne River water originates in Amador, Alpine and Calaveras counties. With a watershed encompassing approximately 660 square miles, the annual average flows of the Mokelumne River at Pardee Reservoir is 753,000 af, with most flow from Sierra snowmelt (Burr Consulting, 2008a, p. 83).

In 1985, AWA acquired the AWS system from PG&E, along with the rights to 15,000 af, or a maximum diversion rate of 30 cubic feet of water per second (cfs), of water stored at Lake Tabeaud from the Mokelumne River. The water is transferred into the AWS via the recently completed Amador Transmission Pipeline (Burr Consulting, 2008b, p. II-203).

Water from the post-1914 appropriative water rights from the Bear River, North Fork River, and Antelope Creek is diverted from the Tiger Creek Afterbay and used to serve the CAWP system. AWA is currently reaching the diversion limits of this water right and has therefore applied for an increase in its water rights to a total of 2,200 af from the Tiger Creek Afterbay diversion. If transferred, the rights would be used by AWA to permit storage at Lower Bear Reservoir, a PG&E facility. In addition, AWA is considering substitution of recycled water for a portion of Jackson Valley Irrigation District's (JVID) Mokelumne River water rights. AWA proposes to discharge tertiary treated effluent in Jackson Creek during winter months (Burr Consulting, 2008b, p. II-203).

Groundwater Supplies

Groundwater accounts for approximately 2 percent of AWA's water supply and is only used in the La Mel Heights service area and the Lake Camanche Village service area. The majority of available groundwater is transient and found in fractured rock.

The AWA operates two wells in the La Mel Heights service area. The wells pump water from a groundwater aquifer that is not defined by the Department of Water Resources (DWR). These wells have a pumping capacity of 76 gallons per minute (gpm) (Burr Consulting, 2008b, II-205).

AWA operates three wells in the Lake Camanche Village service area. These wells have a combined pumping capacity of 835 gpm (Burr Consulting, 2008b, II-205). Well 6 has a safe yield of 161 acre-feet per year (af/y) (100 gpm), Well 9 has a safe yield of 500 af/y (310 gpm), and Well 12 has a safe yield of 145 af/y (90 gpm) (RMC, 2005, 3-1). The Lake Camanche wells pump groundwater from the Cosumnes Subbasin, which is approximately 439 square miles and is bounded on the north and west by the Cosumnes River, on the east by the bedrock of the Sierra Nevada, and on the south by the Mokelumne River. The groundwater storage capacity of the Cosumnes Subbasin is estimated at approximately 6,000,000 af. Basin inflows are estimated to be about 269,500 af/y. Water leaves the subbasin through subsurface flow (144,600 af/y), urban extraction (35,000 af/y), and agricultural extraction (94,200 af/y). Based on this water balance, the subbasin is in overdraft by about 4,300 af/y, which means that the subbasin is losing approximately 4,300 af annually. Due to concerns about growth, basin overdraft, and water quality, AWA is planning to phase out the use of groundwater in the Lake Camanche Village service area and change to surface water by 2015 (Burr Consulting, 2008b, p. II-204).

Recycled Water

Water recycling is the reuse of treated wastewater for beneficial purposes such as agricultural and landscape irrigation, industrial processes, toilet flushing, and groundwater recharge (EPA, 2009). The use of recycled water is presently limited in Amador County but is expected to increase in the future. The City of Ione operates a tertiary treatment facility, the Castle Oaks

4.13 PUBLIC SERVICES AND UTILITIES

Wastewater Reclamation Plant, which treats Amador Regional Sanitation Agency (ARSA) effluent from the City of Sutter Creek plant and produces a Title 22 effluent suitable for unrestricted reuse. The treated tertiary effluent is currently used to irrigate the Castle Oaks Golf Course (RMC, 2005, 8-3). The golf course uses an average of 557 af/y of recycled water (Burr Consulting, 2008a, p. 89).

Water Service Infrastructure

AWA infrastructure for water service includes 3 treatment plants, 177 miles of distribution mains, 24 miles of canals, 6 wells, 36 storage tanks, and 3 reservoirs.

Water Treatment

The AWA owns, operates and maintains three treatment plants for surface water—two in the AWS and one in the CAWP. In addition, there are currently plans for a joint surface water treatment plant project between East Bay Municipal Utility District (EBMUD), AWA, and Calaveras County Water District to supply surface water to the Lake Camanche area.

Tanner Water Treatment Plant

The Tanner Water Treatment Plant (TWTP) serves the AWS. The TWTP has a treatment capacity of 6.1 million gallons per day (mgd), but is nearing capacity during periods of maximum day demand. AWA plans to expand the plant in 2011. The expansion will be constructed with 8 mgd of treatment capacity and will be expandable up to 20 mgd.

Ione Water Treatment Plant

The Ione Water Treatment Plant (IWTP) is located in the City of Ione and serves the City of Ione, as well as Eagles Nest (northwest of Ione in Amador County), the Mule Creek State Prison, the Preston Youth Correctional Facility, and the CalFire Academy (Griffin, 2009b). The IWTP has a treatment capacity of 3.3 mgd and must use stored water to meet maximum day demands. At this time, based on existing demands and commitments (in the form of will-serve or conditional will-serve letters), all remaining capacity (approximately 0.6 mgd) at the IWTP is either utilized or reserved (Griffin, 2009b). The Ione treatment plant is scheduled to be replaced by the Tanner plant after its expansion.

Buckhorn Treatment Plant

The Buckhorn Water Treatment Plant serves the CAWP system and has a treatment capacity of 2.6 mgd. Construction of the plant was completed in 2005, and the plant is in excellent condition according to AWA.

Water Distribution System

The AWA water distribution system includes 177 miles of distribution mains in the four service areas—65 in the AWS, 93 in CAWP, 19 in Lake Camanche, and 1.4 in La Mel Heights. The distribution system has been constructed of a variety of materials, including cast iron, cement lined steel, galvanized steel, PVC, and asbestos cement.

The AWS delivery system consists of approximately 100 miles of water main piping and 23 miles of conveyance canals and was reported as being in fair to good condition during an annual inspection in 2007 (RMC, 2005, p. 2-1; Burr Consulting, 2008b, pp. II-205 through II-206). AWA

previously used the 24-mile Amador Canal to transfer raw water from Lake Tabeaud to the TWTP. The canal was recently replaced with the 8.8-mile Amador Transmission Pipeline in order to eliminate significant transmission loss and vulnerabilities to contamination from livestock/wild animals and septic tanks along its course. The Amador Transmission Pipeline is anticipated to eliminate 3,000 to 6,000 af/y in seepage losses from the prior earthen ditch canal. Until AWA needs its full 15,000 af of entitlement, which is currently estimated to be in approximately 2030, the conserved water will be available to PG&E and EBMUD for additional hydropower generation and as additional inflow to Pardee Reservoir (Burr Consulting, 2008b, pp. II-205 through II-206). In the City of Ione, the Ione pipeline transports raw water from the Tanner Reservoir to the Ione Water Treatment Plant where it is treated for use by customers of Ione (RMC, 2006, p. 3-7).

Water Storage

AWA owns and maintains 36 water storage facilities and 3 raw water reservoirs. The storage tanks have a combined storage of 8.8 million gallons (mg) of water—4.5 mg in AWS, 3.4 mg in the CAWP, 0.7 mg in Lake Camanche, and 0.1 mg in La Mel Heights. According to the Department of Public Health (DPH), the AWS tanks are in good condition (Burr Consulting, 2008b, p. II-205).

Demand for Water Services and Supplies

Within Amador County, water demand is predominantly agricultural, with other demand resulting from residential, commercial and institutional uses and unaccounted water, such as losses associated with leaky canals. Urban uses are expected to increase in future years and irrigation demand to decrease, as a result of urbanization and development (Burr Consulting, 2008a, p. 78). Urban development tends to reduce overall water needs when it takes place on formerly irrigated lands. Urban residential uses average 2.2 af per acre in water demand, and urban commercial developments require less than 2 af per acre. By contrast, irrigated pastureland uses more than 4 af per acre. However, urbanization tends to rely on surface water sources, whereas there is substantial reliance on groundwater on irrigated lands, particularly agricultural uses in much of the Ione Valley and in vineyards in the Plymouth vicinity. Hence, urbanization will tend to increase surface water use and decrease groundwater use (Burr Consulting, 2008a, p. 82).

In Amador County, the average residence used 323 gallons of water per day in 2006, which equates to 143 gallons per capita per day (gpcd). Water usage varies significantly across providers and service areas, with residential water usage per home being greatest in the Tanner and Ione retail service areas within the AWS and the Drytown Community Water District (CWD) (Burr Consulting, 2008a, p. 79). Average daily demand within the AWS is 400 gallons per day (gpd), with peak daily demand being 800 gpd (Griffin, 2009a).

The major industry supplied with treated water by AWA (via the AWS) is the Mule Creek Prison, including the Preston Youth Correctional Facility. The historical consumption at these facilities is approximately 764 af/y. The water demand by the facilities has been fairly uniform throughout the years and is not expected to change significantly in the foreseeable future (RMC, 2005, p. 4-1).

The AWA Urban Water Management Plan (UWMP), which seeks to identify water supply sources sufficient to meet the demands of its various categories of customers during normal, dry, and multiple dry years, assumes an annual growth rate of 2.9 percent for Amador County as a whole. The 2.9 percent growth rate is on the high end of various population projections for the county,

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but is used for future water demand projections in order to ensure AWA plans for the highest reasonable demands. Due to past experiences during dry years and the priority of AWA's water rights, the supply and demand projections do not change between normal and dry years. **Table 4.13.3-2** compares AWA's projected water supply and demand for 2010 to 2030 in both normal and dry years. Projected demand is based on a 2.9 percent growth scenario. As shown, AWA expects to be able to meet water demands associated with a 2.9 percent growth rate in both normal and dry years through at least 2030 (RMC, 2005, pp. 9-1 through 9-3).

TABLE 4.13.3-2
AMADOR WATER AGENCY
PROJECTED NORMAL AND DRY1 YEAR WATER SUPPLY AND DEMAND

Year	AWS (Surface Water)		CAWP (Surface Water)		Lake Camanche Village ¹ (Surface Water)		Groundwater ² (La Mel Heights & Lake Camanche)	
	Supply	Demand (including sales and raw water)	Supply	Demand (sales and retail)	Supply	Demand	Supply	Demand
2010	15,000	7,562.5	2,200	1,286.1	0	0	323.4	323.4
2015	15,000	8,724.6	2,200	1,483.7	343.8	343.8	26.4	26.4
2020	15,000	10,065.1	2,200	1,711.6	396.7	396.7	26.4	26.4
2025	15,000	11,611.7	2,200	1,974.7	457.6	457.6	26.4	26.4
2030	15,000	13,396	2,200	2,278.1 ³	527.9	527.9	26.4	26.4

Notes: ¹ Based on the assumption that Lake Camanche Village will change from groundwater to surface water use by the year 2015.

² Due to past experiences during dry years and the priority of AWA's water rights, the supply and demand projections do not change between normal and dry years.

³ AWA recognizes that this projection exceeds the projected surface water diversions that will be available for the CAWP system in 2030..

Source: RMC, 2005, p. 9-1 through 9-3.

In 2007, AWA estimated that it could serve an additional 16,000 water connections through the AWS and an additional 3,138 through CAWP. Recently completed water supply assessments for pending developments suggest AWS' existing raw water contractual supplies could be fully allocated by 2030 (Burr Consulting, 2008b, p. II-198).

Funding

AWA finances its water and wastewater operations primarily with rates and secondarily with service charges, assessments, and interest income. Capital projects are financed with bonded debt, grants, and connection fees paid by new development. New development pays connection fees ranging from \$4,190 to \$11,310 per dwelling unit for water to finance capacity expansion needed to serve the new growth (Burr Consulting, 2008, p. II-200). For all development projects, the applicant is billed for all time and materials spent working on review of the application. Within the AWS, rate payers cover all costs associated with operation and maintenance of the AWS. All rates and fees are based on costs of performing the functions required (Griffin, 2009b).

4.13.3.2 REGULATORY FRAMEWORK**FEDERAL****Safe Drinking Water Act**

The Safe Drinking Water Act (SDWA) was originally passed by Congress in 1974 to protect public health by regulating the nation's public drinking water supply. The law was amended in 1986 and 1996 and requires many actions to protect drinking water and its sources: rivers, lakes, reservoirs, springs, and groundwater wells. The SDWA applies to every public water system in the United States but does not regulate private wells which serve fewer than 25 individuals.

The SDWA authorizes the United States Environmental Protection Agency (EPA) to set national health-based standards for drinking water to protect against both naturally-occurring and man-made contaminants that may be found in drinking water. Originally, the SDWA focused primarily on treatment as the means of providing safe drinking water at the tap. The 1996 amendments changed the existing law by recognizing source water protection, operator training, funding for water system improvements, and public information as important components of safe drinking water. This approach is intended to ensure the quality of drinking water by protecting it from source to tap (EPA, 2009).

STATE**Urban Water Management Planning Act**

In 1983, the California Legislature enacted the Urban Water Management Planning Act (Water Code Sections 10610–10656). The act states that every urban water supplier that provides water to 3,000 or more customers, or that provides over 3,000 acre-feet of water annually, should make every effort to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple dry years. The act describes the contents of the Urban Water Management Plans as well as how urban water suppliers should adopt and implement the plans. It is the intention of the act to permit levels of water management planning commensurate with the numbers of customers served and the volume of water supplied (DWR, 2009b).

Senate Bill (SB) 610

SB 610 makes changes to the Urban Water Management Planning Act to require additional information in Urban Water Management Plans if groundwater is identified as a source available to the supplier. Required information includes a copy of any groundwater management plan adopted by the supplier, a copy of the adjudication order or decree for adjudicated basins, and if non-adjudicated, whether the basin has been identified as being overdrafted or projected to be overdrafted in the most current California Department of Water Resources publication on that basin. If the basin is in overdraft, that plan must include current efforts to eliminate any long-term overdraft. A key provision in SB 610 requires that any project subject to the California Environmental Quality Act supplied with water from a public water system be provided a specified water supply assessment, except as specified in the law (DWR, 2009a).

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Assembly Bill (AB) 901

AB 901 requires Urban Water Management Plans to include information relating to the quality of existing sources of water available to an urban water supplier over given time periods and the manner in which water quality affects water management strategies and supply (DWR, 2009a).

Senate Bill (SB) 221

SB 221 prohibits approval of subdivisions consisting of more than 500 dwelling units unless there is verification of sufficient water supplies for the project from the applicable water supplier(s). This requirement also applies to increases of 10 percent or more of service connections for public water systems with less than 500 service connections. The law defines criteria for determining “sufficient water supply” such as using normal, single-dry, and multiple-dry year hydrology and identifying the amount of water that the supplier can reasonably rely on to meet existing and future planned uses. Rights to extract additional groundwater, if groundwater is to be used for the project, must be substantiated (DWR, 2009a).

REGIONAL

Mokelumne, Amador, and Calaveras Integrated Regional Water Management Plan

In 2002, the voters in California passed Proposition 50 (Prop 50), the Water Security, Clean Drinking Water, Coastal and Beach Protection Act. Central to Prop 50 is the preparation of Integrated Regional Water Management Plans (IRWMPs). IRWMPs define the region and identify the strategies that allow for regional management of water resources in at least four main areas: water supply, groundwater management, ecosystem restoration, and water quality. The IRWMP summarizes regional goals and objectives and identifies strategies, projects, and programs intended to fulfill those goals and objectives. The IRWMP also serves as a comprehensive approach to determine the appropriate mix of demand and supply management options that provide long-term, reliable water supply at the lowest reasonable cost and with the highest possible benefits to customers, economic development, and the environment.

This Integrated Regional Water Management Plan for the Mokelumne, Amador, and Calaveras (M/A/C) region was completed in 2006 and encompasses the majority of the Mokelumne and Calaveras river watersheds, Amador County, and parts of Alpine, Calaveras, and San Joaquin counties. The IRWMP reflects the region’s goals for ensuring a reliable water supply, reduction in flood-related impacts, and preservation of water quality and the environment (RMC, 2006, 1-1). Participants in the IRWMP included AWA, Amador County, Amador Regional Sanitation Authority, Calaveras County Water District, East Bay Municipal Utility District, and the cities of Jackson, Plymouth, and Sutter Creek.

LOCAL

Amador Water Agency Urban Water Management Plan

AWA completed an update to its 2004 Urban Water Management Plan in 2005. The AWA UWMP sets forth a plan to manage AWA’s water supplies and water demands over a range of normal and emergency conditions. The UWMP also sets forth water conservation practices to be implemented to mitigate identified shortfalls caused by drought-induced water shortages (RMC, 2005, 1-1).

4.13.3.3 IMPACTS AND MITIGATION MEASURES**STANDARDS OF SIGNIFICANCE**

The impact analysis provided below is based on the following State CEQA Guidelines Appendix G thresholds of significance. A water service impact is considered significant if implementation of the proposed GPU would:

1. Result in the need for new systems or a substantial expansion or alteration to the local or regional water treatment or distribution facilities that would result in a physical impact to the environment; or
2. Not have sufficient water supplies available to serve the project from existing entitlements and resources, thus resulting in the need for new or expanded entitlements.

This impact analysis focuses on impacts on supply and infrastructure needs to provide water service to the Planning Area. The analysis of water quality impacts is included in Section 4.10, Hydrology and Water Quality, of this Draft EIR.

METHODOLOGY

The analysis of water supply and infrastructure impacts contained in this subsection is based primarily on review of AWA's 2005 Urban Water Management Plan and the Municipal Services Review completed for the Amador Local Agency Formation Commission (LAFCo) in 2008. Water supply and demand projections, as well as infrastructure conditions and needs, discussed in these documents were compared to potential impacts resulting from growth anticipated in association with the proposed project and whether those impacts would have a significant effect on the physical environment. Proposed General Plan policies that would reduce identified impacts are listed, as are mitigation measures that would further lessen impacts.

The City of Lone General plan is intended to be a "self-mitigating" document, in that the General Plan policies are designed to mitigate or avoid impacts on the environment resulting from implementation of the proposed project. To that end, the relevant General Plan policies providing mitigation have been identified for each significant impact in this section. If the applicable General Plan policies were determined not to fully mitigate or avoid impacts, then additional mitigation measures have been provided. These additional mitigation measures have been written as policy statements that can be incorporated into the final General Plan. Each impact discussion includes a determination as to whether the impacts would be mitigated to a less than significant level or would remain significant and unavoidable after implementation of the updated General Plan policies.

Increased Demand for Water Supplies

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. This impact is considered **less than significant**.

The entirety of the City of Lone General Plan Planning Area is within the Amador Water System (AWS) (Griffin, 2009b). AWA estimates the water available from the existing water rights discussed under the Existing Setting subsection above are sufficient to meet demands within the AWS

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through approximately 2030, assuming a 2.9 percent growth rate in the AWA service area. In addition, existing water supplies can be extended via conservation and reclamation (replacing existing raw or treated water use with reclaimed water) (Griffin, 2009b).

General Plan Land Use Map

Areas Within and Outside Existing City Limits

As shown in **Table 4.13.3-2** above and in the UWMP, AWA projects water demand to be 13,396 af/y by 2030. Assuming General Plan growth of 6 EDUs per 10,000 square feet of finished commercial and industrial (for 21,745,597 square feet) and 7,475 residential EDUs, water demand under 2030 conditions would be 9,050 acre-feet per year. Therefore, the GPU projected demand does not exceed projected demand accounted for in the UWMP. In addition (also in the UWMP and in **Table 4.13.3-2**), the water supplies available to the AWS are 15,000 af/y, which exceeds both the 9,050 af/y projected under the GPU and the 13,396 projected in the UWMP. Because the GPU water demands do not exceed the projected supply under 2030 conditions, this impact is considered **less than significant**.

Sphere of Influence Amendment/Annexation

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

Annexation of the parcels would not result in a significant increase in the demand for water supply over that considered for the General Plan update. Future projects associated with any annexation would be subject to further project-level CEQA review, which would address the project's potential to result in the need for additional water supplies. Therefore, impacts associated with the SOI amendment/annexation would be considered **less than significant**.

Zoning Code Update

The City is also planning to update its Zoning Code as part of the proposed General Plan update. The updates are primarily administrative and involve the addition of new zoning districts as well as amendments to development standards for several existing zoning districts (see Section 3.0, Project Description, for more details). The proposed updates are largely administrative and are intended to clarify the types of uses that are permitted under a particular land use designation. These changes would not result in increased development or population in the Planning Area. Therefore, the proposed Zoning Code updates would have **no impact** associated with increased demand for water supplies.

West Lone Roadway Improvement Strategy

The proposed WIRIS would consist of various improvements to existing roadways and the construction of new roadway segments in order to create a bypass to provide traffic relief through downtown. The WIRIS bypass project has been planned in response to existing traffic congestion in the city's downtown area and to reroute heavy trucks that pose hazards to

pedestrians, motor vehicles, and structures in the downtown. The WIRIS consists of roadway improvements that would not result in an increase in the demand for water supplies. Therefore, impacts would be **less than significant**.

Proposed General Plan Policies and Action Items that Provide Mitigation

The following General Plan policies and action items, contained in the Public Facilities Element of the General Plan update, address issues related to increased demand for water supplies:

- Action PF-3.1.1: The City shall implement a water conservation program to reduce future water demand by establishing requirements for new construction that encourage conservation.
- Action PF-3.1.2: The City shall allow the use of reclaimed water for landscape irrigation at existing parks and the Castle Oaks golf course, when permitted by state regulations. If available, the City shall use reclaimed water for landscape irrigation at all new: parks, non-residential landscaped areas, multifamily landscaped areas, and subdivisions for single-family homes. The City shall consider use of reclaimed water for landscape irrigation for non-residential landscaped areas.
- Action PF-3.1.3: The City shall work with property owners, farmers, mining companies, and other public agencies to assess the feasibility of providing reclaimed water to lands around the City, when permitted by state regulations. This shall include agricultural operations, existing mining sites, former mine sites, and to other public water agencies. Expansions of the wastewater treatment facilities and infrastructure shall be consistent with RWQCB requirements.
- Action PF-4.1.1: The City shall coordinate with AWA by providing growth forecast information to ensure adequate supply needed to accommodate anticipated growth.
- Action PF-4.1.2: The City shall work with AWA to facilitate the construction, expansion, and/or rehabilitation of water treatment facilities in lone.
- Action PF-4.1.3: The City shall coordinate with state agencies and AWA to integrate surrounding land uses into the water service network as appropriate. The City shall work with AWA to consider expanding potable water service to areas outside of the city boundary for those lands concurrently being considered for annexation into the city. This action shall not be interpreted to limit AWA and the City's desires to provide and expand non-potable, including recycled water service to properties near lone.
- Policy PF-4.2: The City shall proactively work with AWA to ensure sufficient water supply for affordable housing projects, consistent with State law requirements.
- Policy PF-4.3: The City shall require that water flow and pressure be provided at sufficient levels to meet domestic, commercial, industrial, and firefighting needs. At a minimum, the water distribution system shall meet all pressure requirements outlined in the California Department of Public Health/Waterworks Standards.

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Implementation of the above General Plan policies and action items would require the city to implement various water conservation programs, as well as ensure sufficient water supply and distribution levels are met for residential, commercial, and industrial demands. Furthermore, the proposed project's projected water supply demand does not exceed projected demand accounted for in AWA 2005 UWMP. Therefore, water supply impacts would be considered **less than significant**.

Mitigation Measures

None required.

Additional Water Supply Infrastructure

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 would require that water supply infrastructure be provided at the same time as development. This is considered a **less than significant** impact.

General Plan Land Use Map

Areas Within and Outside Existing City Limits

Implementation of the proposed General Plan Land Use Map would allow for increased development in areas currently not served by AWA water supply infrastructure, particularly in land within the SOI and Planning Area that is outside the existing city limits. Development of these areas would require the extension of new water conveyance pipelines.

In addition, all treatment capacity at the lone Water Treatment Plant is either utilized or reserved by will-serve letters for future development. Tanner Water Treatment Plant has a treatment capacity of 6.1 mgd, but is nearing capacity during periods of maximum day demand. AWA plans to expand the plant in 2011. The expansion will be constructed to provide 8 mgd of treatment capacity and be expandable up to 20 mgd. The lone Treatment Plant is scheduled to be replaced by the Tanner plant, following its expansion. Future development consistent with the proposed General Plan Land Use Map would require timely expansion of the Tanner Water Treatment Plant in order to maintain adequate treatment service. Timing of the expansion will be determined by AWA.

Water supply infrastructure will be expanded in areas of new development as that development is proposed. The timing and specific location of that development is not yet known. The site-specific environmental impacts associated with the water supply infrastructure improvements needed to serve new development would be determined through project-level CEQA analysis at such time as they are proposed for development and their design and alignment are known. However, the potential programmatic environmental impacts that could be associated with expansion of such facilities have been identified and disclosed in this Draft EIR as part of overall development of the Planning Area. Impacts resulting from implementation of the proposed project are therefore considered **less than significant**.

Sphere of Influence Amendment/Annexation

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

Annexation of these parcels would not result in a significant increase in the demand for water supply infrastructure over that considered for the General Plan update. Future projects associated with any annexation would be subject to further project-level CEQA review, which would address the project's potential to result in the need for additional water conveyance, storage, and treatment infrastructure. Therefore, impacts would be considered **less than significant**.

Zoning Code Update

The proposed Zoning Code updates are primarily administrative changes intended to clarify the types of uses that are permitted under a particular land use designation. These changes would not result in increased development or population in the Planning Area and would thus not result in the need for additional water conveyance, storage, and treatment infrastructure. Therefore, the proposed Zoning Code updates would have **no impact** associated with increased water supply infrastructure.

West Lone Roadway Improvement Strategy

The proposed WIRIS would consist of various improvements to existing roadways and the construction of new roadway segments in order to create a bypass to provide traffic relief through downtown. The WIRIS bypass project has been planned in response to existing traffic congestion in the city's downtown area and to reroute heavy trucks that pose hazards to pedestrians, motor vehicles, and structures in the downtown. As the WIRIS consists of roadway improvements, it would not result in the need for additional water conveyance, storage, and treatment infrastructure. Therefore, impacts would be **less than significant**.

Proposed General Plan Policies and Action Items that Provide Mitigation

The following General Plan policies and associated action items are included in the Public Facilities Element of the General Plan and would provide partial mitigation of this impact:

- | | |
|------------------|---|
| Policy PF-1.1: | Require sufficient capacity in all public facilities to maintain desired service levels and avoid capacity shortages or other negative effects on safety and quality of life. |
| Action PF-1.1.1: | The City shall adopt a phasing plan for the development of public facilities in a logical manner that encourages the orderly development of roadways, drainage, sewer, and other public facilities. |
| Policy PF-1.2: | Ensure adequate funding for public facilities maintenance, capital improvement projects, and redevelopment efforts. |

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- Action PF-1.2.1: Ensure new development pays for long-term maintenance costs associated with infrastructure needed to support such development, such as through development impact fees and establishment of a financing district or mechanism. If financing districts are to be established, they shall be done concurrently with Final Map recordation.
- Policy PF-1.3: The City shall require new development to provide adequate facilities and services or pay its fair share of the cost for facilities needed to provide services to accommodate growth, except for special circumstances when the City grants an impact fee reduction or waiver, such as to promote low-income housing programs or infill development projects.
- Action PF-1.3.1: During the development review process, the City shall not approve new development unless the following conditions are met:
- The applicant can demonstrate that all necessary infrastructure will be installed or adequately financed;
 - Proposed infrastructure improvements are consistent with City infrastructure plans; and
 - Proposed infrastructure improvements incorporate all feasible measures to maintain or increase public safety and/or reduce environmental impacts associated with the construction, operation, or maintenance of any required improvement.
- Action PF-1.3.2: The City's Development Impact Fee Schedule shall either be updated at least every five years or tied to the Consumer Price Index (CPI) to account for increasing costs for facilities and services.
- Policy PF-1.4: The City shall not allow 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. Backbone infrastructure is defined as public services and facilities, such as roadway and circulation improvements, including lighting, signage, landscaping, bikeways, and other public services and facilities.
- Policy PF-4.1: The City shall work collaboratively with Amador Water Agency to ensure efficient delivery of potable water and address water capacity issues in Ione.
- Action PF-4.1.1: The City shall coordinate with AWA by providing growth forecast information to ensure adequate supply needed to accommodate anticipated growth.
- Action PF-4.1.2: The City shall work with AWA to facilitate the construction, expansion, and/or rehabilitation of water treatment facilities in Ione.
- Action PF-4.1.3: The City shall coordinate with state agencies and AWA to integrate surrounding land uses into the water service network as appropriate. The City shall work with AWA to consider expanding potable water service to areas outside of the city boundary for those lands concurrently being

considered for annexation into the city. This action shall not be interpreted to limit AWA and the City's desires to provide and expand non-potable, including recycled water service to properties near lone.

Action PF-4.1.4: The City shall work with AWA to protect the quality and quantity of groundwater resources and establish groundwater management planning.

Policy PF-4.3: The City shall require that water flow and pressure be provided at sufficient levels to meet domestic, commercial, industrial, and firefighting needs. At a minimum, the water distribution system shall meet all pressure requirements outlined in the California Department of Public Health/Waterworks Standards.

Mitigation Measures

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 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**.

4.13.3.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative water supply setting consists of the AWS and CAWP water service areas of AWA, along with the Mokelumne River watershed that supplies these service areas with water. AWA currently has rights to a total of 16,150 acre-feet of surface water from the Mokelumne watershed, including 15,000 af through a contractual agreement with PG&E for its pre-1914 water rights and 1,150 af of post-1914 appropriative water rights from three tributaries to the Mokelumne River, including the Bear River, North Fork River, and Antelope Creek (Burr Consulting, 2008b, p. II-203). The cumulative setting includes the full buildout of the Planning Area, which is expected to occur after 2030, as well as all existing, planned, proposed, approved, and reasonably foreseeable development within the AWA service area that currently places demand on these water supplies or is expected to place demand on them in the future. The reader is referred to Section 4.0 regarding the cumulative setting and buildout under the proposed General Plan Update as well as Section 4.9, Hydrology and Water Quality, regarding cumulative water supply conditions associated with groundwater usage.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Water Service Impacts

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

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same time as development. This is considered **less than cumulatively considerable** impact.

As stated above, AWA estimates the water available from existing water rights is sufficient to meet demands within the AWS through approximately 2030, assuming a 2.9 percent growth rate in AWA service area. The proposed project is expected to result in an average annual growth rate of 3.9 percent in the City of Lone, which slightly exceeds AWS projections. However, existing water supplies can be extended via conservation and reclamation (replacing existing raw or treated water use with reclaimed water) (Griffin, 2009b). In addition, as stated in Impact 4.13.3-1, water supplies available to the AWS are 15,000 af/y, which far exceeds the 9,050 af/y projected under the proposed project. Given the abundant supply of water available to AWS, an adequate water supply is expected under cumulative conditions as well.

Development in areas under cumulative conditions would require the extension of new water conveyance pipelines. In addition, the Tanner Water Treatment Plant will be constructed with 8 mgd of treatment capacity and be expandable up to 20 mgd. The Lone Treatment Plant is scheduled to be replaced by the Tanner plant after its expansion. Development under cumulative conditions would require timely expansion of the Tanner Water Treatment Plant in order to maintain adequate treatment service. Timing of the expansion will be determined by AWA.

The site-specific environmental impacts associated with these water supply infrastructure improvements would be determined through project-level CEQA analysis at such time as they are proposed for development.

Proposed General Plan Policies and Action Items that Provide Mitigation

The proposed General Plan update contains several goals, policies, and actions that would assist in reducing this water service impact. The following list contains those policies and actions that contain specific, enforceable requirements and/or restrictions and corresponding performance standards that assist in reducing this impact. Since these policies and actions have been described in detail in prior impact discussions for this section, the following is limited to only listing the policy and action numbers.

Public Facility Element

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

Implementation of the General Plan policies and actions listed above would require the City to implement various water conservation programs, as well as ensure that the new development under the proposed project would not proceed without adequate water supply infrastructure. Implementation also requires that the City work 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.

However, the proposed project would contribute to environmental impacts associated with planned water service infrastructure projects as well as environmental effects from other potential future water service infrastructure projects. In addition, as stated in Impact 4.13.3-2, adequate treatment capacity is not currently available to serve new development and timing

of the expansion of the Tanner Water Treatment Plant is dependent upon AWA. Given these conditions, cumulative water infrastructure impacts are **less than cumulatively considerable**.

Mitigation Measures

None feasible.

4.13.4 WASTEWATER SERVICE

4.13.4.1 EXISTING SETTING

CITY OF LONE

The City of Lone provides wastewater collection, treatment, and disposal services to residents and businesses within the city limits and wastewater treatment and disposal services to Mule Creek State Prison, the Preston Youth Correctional Facility, and the CAL FIRE Academy within city limits (Burr Consulting, 2008b, II-31). The City provides wastewater treatment and disposal services to effluent from the Sutter Creek wastewater treatment plant via the Amador Regional Sanitation Authority, which is a joint powers authority consisting of Amador County, Sutter Creek, and Amador City formed with the primary purpose of transporting effluent from the Sutter Creek WWTP to the lone secondary WWTP (RMC, 2006, p. 2-1).

Wastewater collection, treatment and disposal in lone are complex. The existing facilities in the wastewater system are shown schematically in **Figure 4.13.4-1** and discussed in more detail under Wastewater Infrastructure below. The wastewater from the City of lone is primarily of residential origin. Wastewater from the City's sanitary sewer users, in addition to the backwash water from AWA-owned water treatment plant, enters the City's sewer system and is treated at the City's secondary WWTP for disposal in the percolation ponds. The secondary WWTP also accepts secondary effluent from the Sutter Creek WWTP via ARSA and effluent from the Mule Creek State Prison treatment plant. Secondary treated ARSA effluent flows by pipeline along Sutter Creek and Jackass Creek initially through Henderson Reservoir (unincorporated) to Preston Reservoir (at Preston Youth Correctional Facility). Between April and September, Preston Reservoir also accepts flows from the Mule Creek Prison WWTP, which in turn treats flows from the prison, the Youth Correctional Facility, and the CalFire Academy. From Preston Reservoir, ARSA effluent flows to City of lone wastewater treatment facilities, specifically to Castle Oaks Water Reclamation Plant (COWRP) during the dry season and to the lone secondary WWTP (crossing Sutter Creek) during the wet season (Burr Consulting, 2008b, p. II-33). The COWRP, which is also owned and operated by the City of lone, treats the wastewater to Title 22 standards and then uses it for irrigation of the Castle Oaks Golf Course (Lee and Ro, 2007, pp. 2-3). The existing facilities are shown schematically on **Figure 4.13.4-1** below.

Wastewater Infrastructure

Wastewater infrastructure includes the tertiary Castle Oaks Water Reclamation Plant, the lone secondary WWTP, 25 miles of sewer pipes, and four City-owned lift stations.

Wastewater Treatment

The City of lone operates two wastewater treatment plants: a secondary plant (the lone secondary WWTP) and a tertiary plant (Castle Oaks Water Reclamation Plant). The City does not have a primary wastewater treatment plant. Primary treatment is not a common treatment method for small plants which have secondary treatment as it is easier and more cost efficient

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to treat high biological oxygen demand sewage in the secondary system rather than incur the expense of constructing a primary treatment system (Godwin, 2008a).

lone Secondary WWTP

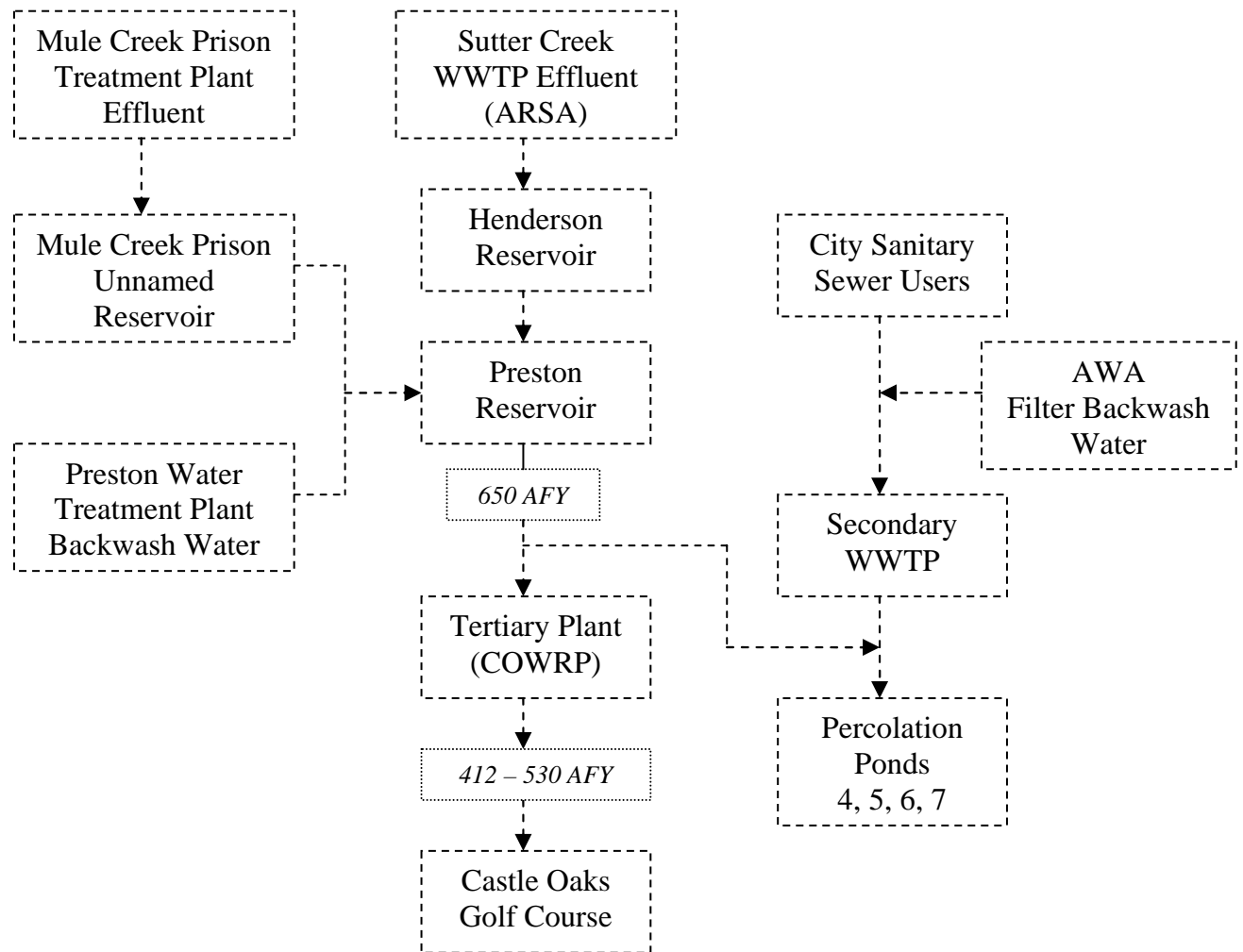
The lone secondary WWTP is located at the corner of Old Stockton Road and Marlette Street. This plant currently treats city wastewater as well as the backwash water from AWA in seven ponds with aerated biological treatment in Ponds 1, 2, and 3 and a combination of evaporation-percolation disposal in Ponds 4, 5, 6, and 7 (Pond 4 serves both as a treatment and percolation pond). Two aerators are located in Pond 1 and one aerator is located in Pond 2. The gross area of Ponds 1, 2, and 3 is approximately 5 acres. The gross area of Ponds 4, 5, 6, and 7 is substantially larger at 22.5 acres (Lee & Ro, 2007, p. 2). Solids are disposed in the ponds where they are partially digested by bacteria, over a period of months or years. The ponds are occasionally drained and dewatered with the sludge removed for disposal in a landfill (Burr Consulting, 2008b, p. II-33). The average daily flow at the lone secondary WWTP is shown in **Table 4.13.4-1**.

TABLE 4.13.4-1
TREATMENT PLANT DAILY FLOW (MGD)

Treatment Plant	Average Dry Weather Flow (mgd)
lone Secondary WWTP	0.35

Source: Burr Consulting, 2008b

The hydraulic, treatment, and disposal capacity of the lone secondary WWTP is 0.55 million gallons a day (mgd). The actual disposal capacity of the percolation ponds is higher than the treatment capacity at approximately 0.78 mgd, but the excess capacity is reserved for effluent from ARSA (Lee & Ro Inc, 2007, p. 3). However, this capacity is only valid in the context of the current permit from the Regional Water Quality Control Board (RWQCB). The City's permit is currently under review and the existing facilities will not likely be adequate for the new permit requirements. At a minimum, RWQCB has concerns about potential leakage of water from the treatment ponds into the shallow groundwater and leakage from the percolation ponds into Sutter Creek. New requirements will likely be predicated on the outcome of an Anti-degradation Analysis being conducted by the City, as well as actual, definitive resolution of final disposal options. More specifically, the existing plant facilities do not include final clarifiers which will be needed to significantly reduce suspended solids and biological oxygen demand (BOD) in the plant effluent. Finally, the existing facilities are not capable of consistently reducing the concentrations of nitrogen compounds in the plant effluent (Lee & Ro, 2007, pp. 3-4).



Note: A volume of one million gallons is equivalent to 3.07 acre-feet (AF)

Source: Lee & Ro, 2009e:



City of Ione
Planning Department

Figure 4.13.4-1
Existing Wastewater System

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Cease and Desist Order

Cease and Desist Order No. R5-2003-0108 (CDO) for the City of Ione was adopted by RWQCB on July 11, 2003, due to violations of the waste discharge requirements and failure to comply with staff enforcement letters. RWQCB expressed concerns with the seepage along the southern creek bank of Sutter Creek to the immediate north of the Ione secondary WWTP ponds and concluded that the seepage amounted to a discharge of WWTP effluent into Sutter Creek. Also, RWQCB staff believed that the percolation ponds at the Ione secondary WWTP were impacting the groundwater quality underlying the plant (Lee & Ro, 2007, p 5).

The CDO recommends installation of liners in the percolation ponds within 200 feet of the Sutter Creek channel. This would effectively eliminate all percolation capacity of Pond 4 and portions of the percolation capacity in Ponds 5 and 6. If this recommendation is implemented, the percolation capacity of the ponds could potentially be reduced to approximately 0.05 to 0.13 mgd. The actual reduction in percolation capacity would not be known until the liner is designed and implemented. However, a conservative estimate is that the disposal capacity would be reduced by 0.13 mgd (Lee & Ro Inc, 2007, p 5).

Amador Water Agency Backwash Water

The Ione secondary WWTP also treats the filter backwash water from the Ione Water Treatment Plant (IWTP) which is owned and operated by AWA. Backwashing a drinking water system filter means reversing and increasing the water's flow to flush out accumulated debris and particles (Satterfield, 2005, p. 1). The backwash water averages approximately 87,000 gallons per day (gpd), with a flow pattern that increases during winter periods due to the impact of precipitation on surface runoff. While the backwash water represents approximately 20 percent of the volumetric portion of the total water treated at the Ione secondary WWTP, it is not a strong waste stream in terms of contaminant levels. Therefore, the backwash water's main adverse impact on the secondary WWTP is related to the percolation and evaporation disposal capacity of the plant and the hydraulic limitations of the pumps and piping at the plant (Lee & Ro, 2007, p. 4).

AWA has proposed to expand the Tanner Water Treatment Plant site located on Ridge Road in Martell. Once this project is completed, the IWTP will be decommissioned and backwash water from this plant will no longer enter the City of Ione sewer system. Construction of the new Tanner facility and decommissioning of the IWTP is scheduled for 2011, but timing is controlled by AWA and not the City of Ione.

Castle Oaks Water Reclamation Plant

The COWRP is located on Five Mile Road in the Castle Oaks subdivision along the north bank of Sutter Creek and was constructed in 1994 by the original Castle Oaks subdivision developer to treat ARSA effluent previously disposed on the Preston Youth Correctional Facility farmlands. The COWRP treats secondary effluent from Sutter Creek WWTP via ARSA and the Mule Creek State Prison. The treatment system includes screening, flocculation, mixing basin, and sand filters; effluent is disinfected with chlorine. Sludge is pumped to drying beds and hauled off-site to a landfill for disposal. Tertiary effluent is pumped to the Castle Oaks Golf Course for irrigation during the dry season, which is typically April through November. The effluent flows through an underground pipe to a series of interconnected ponds used to store reclaimed water. Irrigation is conducted by the golf course operator, Portlock International, through a pump station and sprinkler system (Burr Consulting, 2008b, p. II-32).

The Castle Oaks Golf Course covers approximately 200 acres. Most water reclamation at the golf course is seasonal during periods of high irrigation demand. Seasonal disposal capacity at the golf course is estimated to be between 410 and 540 af/y, which is equivalent to between 0.37 and 0.40 mgd averaged over an entire year. The ability of the golf course to accept effluent depends on the season, the amount of rainfall, and the timing of that rainfall. For example, during the winter, the golf course accepts almost no effluent. On the other hand, the peak demand during the hottest parts of the summer has reached as high as 1.2 mgd. The capacity of the COWRP is 1.2 mgd, which means that there is no excess capacity in the tertiary plant during portions of high irrigation demand (Lee & Ro, 2007, p. 5). There currently are no facilities that would make it possible to send the City's secondary effluent to the COWRP (Lee & Ro, 2007, p. 2).

Disposal of wastewater on the Castle Oaks Golf Course must comply with Title 22 "unrestricted" requirements for irrigation of areas with public access such as golf courses, school yards, and parks. Title 22 requirements are regulated by California Department of Public Health (DPH) and are discussed in more detail under Regulatory Framework below.

City of Lone/Mule Creek/ARSA Agreement

In the spring of 2007, the City entered into a three party agreement with the State of California and ARSA. This agreement replaced an earlier court settlement between ARSA and the City in 1990, as well as subsequent amendments, the most recent of which was in 2004. As part of the new agreement, the City's current obligation to accept 900 af/y of ARSA effluent will be permanently reduced to a maximum 650 af/y (equivalent to an approximate daily average flow of 0.58 mgd). Discharge of effluent from the Mule Creek State Prison is included in the 650 af/y limit. In the near term, 650 af/y will continue to be disposed of either at Castle Oaks Golf Course or in the City percolation ponds, with all requirements for the City of Lone to dispose of ARSA water in the percolation ponds being discontinued in 2011. This will result in a further reduction in the City's disposal obligation by limiting the obligation to the disposal capacity of Castle Oaks Golf Course. Also, the agreement includes an additional clause, invocable by either party, which provides that disposal of ARSA flows at Castle Oaks may be discontinued following five years notice by either ARSA or the City (Lee & Ro, 2007, p. 4).

Wastewater Collection System

The City of Lone wastewater collection system consists of approximately 24 miles of gravity sewer lines, 1 mile of pressure sewer, four sewage lift stations, and two utility bridge crossings over Sutter Creek. The older portion of the city, primarily south of Sutter Creek, is served by a gravity sewer that carries flows down Marlette Street to the secondary WWTP. Flows from the Castle Oaks subdivision, located north of Sutter Creek, are conveyed to the tertiary plant during dry periods and to the secondary WWTP during wet periods (Burr Consulting, 2008b, p. II-34).

A 15-inch PVC gravity sewer line known as the South Valley Trunk was constructed in 2001. The South Valley Trunk was sized both to accommodate flows from the area south of the existing city to the east of Howard Park and south of SR 104 and to provide relief to the existing Marlette Trunk. The South Valley Trunk intercepts high flows from the Marlette Trunk in a structure constructed in Marlette Street, then runs south to the Union Pacific Railroad right-of-way and enters the lone secondary WWTP site at its southeastern boundary. The South Valley Trunk then proceeds in a westerly direction along the southern WWTP boundary to a pump station (the South Valley Pump Station) which lifts the flow to the plant's existing headworks (ECOLOGIC, 2005, p. 4-16).

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Flows from the existing Marlette Trunk are conveyed directly to the headworks from the north, along the access road which serves as the WWTP entrance off West Marlette Street. A small area north of Sutter Creek, accessed off of Edgebrook Drive, is collected and pumped across a utility bridge over Sutter Creek in a 6-inch line. This line ties into the Marlette Trunk before being conveyed to the lone secondary WWTP. The area west of Sutter Lane and north of Sutter Creek is served by a pump station located on Fairway Drive. The pump station lifts the wastewater to a 12-inch gravity line that flows across a second utility bridge near the northeast corner of the WWTP, into the West Marlette Trunk (ECOLOGIC, 2005, p. 4-16).

The sewer collection system dates back to 1955. Approximately 35-40 percent of the sewers were constructed in 1955 and 20 percent were constructed between 1960 and 1990. These sewers are described by the City as in fair condition. The remaining 20 percent of the sewers were constructed since 1990 and are described by the City as in good to excellent condition (Burr Consulting, 2008b, p. II-34). Many of the older portions of the sewer collection system are inadequate, subject to infiltration and inflow, and prone to overflows during heavy rain events.

Demand for Wastewater Services

As of July 2007, the City had a service obligation of 1,275 equivalent dwelling units that generated approximately 0.32 mgd of municipal flow. A summary of the City's wastewater service obligations is presented in **Table 4.13.4-2**, based on the July 2007 municipal flow. In addition to obligations shown, the City had issued "notices of service" for an additional 1,200 unbuilt wastewater EDUs, mostly for residential housing. Increases in wastewater flows are projected to occur as sewer connections are added. A treatment capacity of approximately 0.60 mgd is estimated to be required to meet the existing service obligation of 1,275 units plus the 1,200 unbuilt EDUs. The 0.60 mgd capacity does not include AWA backwash water, which is expected to stop in 2011. Additional treatment capacity will be required if discharge of AWA backwash water continues (Lee & Ro, 2007, p. 6).

TABLE 4.13.4-2
WASTEWATER SERVICE OBLIGATIONS

Type	Daily Flow (mgd)	Yearly Flow (af/y)
lone Municipal Flow (July 2007)	0.32	359
AWA Backwash Flow	0.087	97
ARSA Effluent Disposal Commitment	0.58	650

Source: Lee & Ro, 2007.

As previously discussed, disposal of Mule Creek State Prison and ARSA secondary effluent in the City percolation ponds will cease in 2011. The elimination of ARSA effluent will reduce disposal requirements at the lone WWTP percolation ponds by approximately 0.20 mgd or an equivalent of 950 to 1,050 EDUs. The combined decrease in the disposal of effluent in the percolation ponds from the elimination of both AWA backwash and the ARSA wastewater will be approximately 0.29 mgd or equivalent to 1,400 to 1,550 EDUs. However, future disposal and percolation capacity at the lone secondary WWTP is uncertain due to potential measures taken to comply with the RWQCB CDO and any conclusions made by the Anti-degradation Analysis.

As shown in **Table 4.13.4-3**, the existing capacity of the wastewater treatment facilities in lone are insufficient to handle peak flows in a wet year, to meet the City's maximum obligation to ARSA (650 af presently), or to accommodate the anticipated growth discussed above. Therefore, the City is currently conducting CEQA review on an updated Wastewater Master Plan

intended to meet current wastewater needs and to comply with the CDO issued by the RWQCB. The Master Plan is discussed in more detail below.

**TABLE 4.13.4-3
WASTEWATER SERVICE OBLIGATIONS VS. CAPACITY**

Type	Flow Obligations (mgd)	lone Secondary WWTP Capacity	Difference
lone Municipal Flow (July 2007), AWA Backwash Flow, and ARSA Effluent Disposal Commitment	0.987	0.78 ¹	-0.198

Note: ¹ Including capacity reserved for ARSA flows.

Source: Lee & Ro, 2007.

SEPTIC SYSTEMS

Areas within Amador County that do not lie within the service area of a wastewater service provider, including portions of the Planning Area outside of the city limits of lone, rely on septic systems. There are approximately 9,700 residential septic systems throughout Amador County. Within the City of lone, there were 22 homes on septic systems according to the 1990 Census, which was the most recent census to inquire about residential sewage disposal (Burr Consulting, 2008b, p. II-31). Septic systems are located on individual properties and provide treatment of wastewater, collect sludge, and discharge effluent into a leach field. Property owners are responsible for septic system maintenance and sludge disposal. Septic systems are allowed in most areas of the county only if there is no nearby public sewer system. Generally, a public sewer system is considered available if a sewer system or a building connection to a sewer system is within 200 feet of the building, in accordance with Section 713.4 of the Uniform Plumbing Code of the International Association of Plumbing and Mechanical Officials (Burr Consulting, 2008a, p. 115).

4.13.4.2 REGULATORY FRAMEWORK

FEDERAL

Clean Water Act

The Clean Water Act (CWA) is the primary federal legislation governing surface water quality protection. The statute employs a variety of regulatory and nonregulatory tools to sharply reduce direct pollutant discharges into waterways, finance municipal wastewater treatment facilities, and manage polluted runoff. These tools are employed to achieve the broader goal of restoring and maintaining the chemical, physical, and biological integrity of the nation's waters so that they can support "the protection and propagation of fish, shellfish, and wildlife and recreation in and on the water." Pollutants regulated under the CWA include "priority" pollutants, including various toxic pollutants; "conventional" pollutants, such as biochemical oxygen demand (BOD), total suspended solids (TSS), fecal coliform, oil and grease, and pH; and "non-conventional" pollutants, including any pollutant not identified as either conventional or priority. The CWA regulates both direct and indirect discharges (EPA, 2009).

National Pollutant Discharge Elimination System

The National Pollutant Discharge Elimination System (NPDES) program, Section 402 of the CWA, controls direct discharges into navigable waters. Direct discharges or "point source" discharges

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are from sources such as pipes and sewers. NPDES permits, issued by either EPA or an authorized state/tribe, contain industry-specific, technology-based and/or water-quality-based limits, and establish pollutant monitoring and reporting requirements. (EPA has authorized 40 states to administer the NPDES program.) A facility that intends to discharge into the nation's waters must obtain a permit before initiating a discharge. A permit applicant must provide quantitative analytical data identifying the types of pollutants present in the facility's effluent and the permit will then set forth the conditions and effluent limitations under which a facility may make a discharge (EPA, 2009).

General Pretreatment Regulations

Another type of discharge that is regulated by the CWA is discharge that goes to a publicly owned treatment works (POTW). POTWs collect wastewater from homes, commercial buildings, and industrial facilities and transport it via a collection system to the treatment plant. Here, the POTW removes harmful organisms and other contaminants from the sewage so it can be discharged safely into the receiving stream. Generally, POTWs are designed to treat domestic sewage only. However, POTWs also receive wastewater from industrial (non-domestic) users. The General Pretreatment Regulations establish responsibilities of federal, state, and local government, industry, and the public to implement pretreatment standards to protect municipal wastewater treatment plants from damage that may occur when hazardous, toxic, or other wastes are discharged into a sewer system and to protect the quality of sludge generated by these plants. Discharges to a POTW are regulated primarily by the POTW itself, rather than the state/tribe or EPA (EPA, 2009).

STATE

Porter-Cologne Water Quality Act

In 1969, the California Legislature enacted the Porter-Cologne Water Quality Control Act to preserve, enhance, and restore the quality of the state's water resources. The act established the State Water Resources Control Board and nine Regional Water Quality Control Boards as the principal state agencies with the responsibility for controlling water quality in California. Under the act, water quality policy is established, water quality standards are enforced for both surface water and groundwater, and the discharges of pollutants from point and nonpoint sources are regulated. The act authorizes the State Water Resources Control Board to establish water quality principles and guidelines for long-range resource planning including groundwater and surface water management programs and control and use of recycled water (DOE, 2009).

State Water Resources Control Board

Created by the State Legislature in 1967, the five-member State Water Resources Control Board (SWRCB) allocates water rights, adjudicates water right disputes, develops statewide water protection plans, establishes water quality standards, and guides the nine Regional Water Quality Control Boards located in the major watersheds of the state. The joint authority of water allocation and water quality protection enables SWRCB to provide comprehensive protection for California's waters (SWRCB, 2009).

SWRCB is responsible for implementing the CWA and issues NPDES permits to cities and counties through Regional Water Quality Control Boards. The Planning Area is located within a portion of the state that is regulated by the RWQCB's Central Valley Region.

Waste Discharge Requirements Program

In general, the Waste Discharge Requirements (WDR) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDR Program also includes the discharge of wastes classified as inert, pursuant to Section 20230 of Title 27. Several SWRCB programs are administered under the WDR Program, including the Sanitary Sewer Order and recycled water programs (SWRCB, 2009).

Sanitary Sewer Order

A sanitary sewer overflow (SSO) is any overflow, spill, release, discharge, or diversion of untreated or partially treated wastewater from a sanitary sewer system. SSOs often contain high levels of suspended solids, pathogenic organisms, toxic pollutants, nutrients, oil, and grease and can pollute surface and ground waters, threaten public health, adversely affect aquatic life, and impair the recreational use and aesthetic enjoyment of surface waters. To provide a consistent, statewide regulatory approach to address SSOs, SWRCB adopted Statewide General Waste Discharge Requirements for Sanitary Sewer Systems, Water Quality Order No. 2006-0003 (Sanitary Sewer Order) on May 2, 2006. The Sanitary Sewer Order requires public agencies that own or operate sanitary sewer systems to develop and implement sewer system management plans and report all SSOs to the State Water Resources Control Board's online SSO database. All public agencies that own or operate a sanitary sewer system that is comprised of more than one mile of pipes or sewer lines which conveys wastewater to a publicly owned treatment facility must apply for coverage under the Sanitary Sewer Order (SWRCB, 2009).

Recycled Water Policy

To establish uniform requirements for the use of recycled water, SWRCB adopted a statewide Recycled Water Policy on February 3, 2009. The regulatory provisions of the policy will go into effect only after approval by the Office of Administrative Law. The purpose of the policy is to increase the use of recycled water from municipal wastewater sources that meets the definition in Water Code Section 13050(n), in a manner that implements state and federal water quality laws. The policy describes permitting criteria that are intended to streamline the permitting of the vast majority of recycled water projects. The intent of this streamlined permit process is to expedite the implementation of recycled water projects in a manner that implements state and federal water quality laws while allowing the Regional Water Quality Control Boards to focus on projects that require substantial regulatory review due to unique site-specific conditions (SWRCB, 2009).

Statewide General Permit for Landscape Irrigation Uses of Recycled Water

SWRCB is also developing a statewide general permit for landscape irrigation uses of recycled water (General Permit). The intent of the new law is to develop a uniform interpretation of state standards to ensure the safe, reliable use of recycled water for landscape irrigation uses, consistent with state and federal water quality law, and for which the California Department of Public Health has established uniform statewide standards. The new law is also intended to reduce costs to producers and users of recycled water by streamlining the permitting process for using recycled water for landscape irrigation.

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Assembly Bill 885

AB 885 was enacted in September of 2000 to address inconsistencies in the on-site wastewater system requirements of local jurisdictions and to provide uniform requirements related to minimum acceptable operation of on-site wastewater systems, including standards for the protection of beneficial uses of potentially affected water. AB 885 requires the State Water Resources Control Board to develop statewide requirements, including:

- Minimum operating requirements;
- Requirements for on-site wastewater treatment systems adjacent to waters listed as impaired under Section 303(d) of the Clean Water Act;
- Requirements authorizing local agency implementation;
- Corrective action requirements;
- Minimum monitoring requirements;
- Exemption criteria; and,
- Requirements for determining when an existing onsite wastewater treatment system is subject to major repair.

AB 885 also requires the Regional Water Quality Control Boards to incorporate the new statewide regulations into their basin plans. Neither the legislation nor the proposed regulations preempt the RWQCBs or any local agency from adopting or retaining performance requirements for on-site wastewater treatment systems that are more protective of public health or the environment than the new statewide regulations (EDAW, 2005).

Department of Public Health

The California Department of Public Health (DPH), formerly the Department of Health Services, is responsible for establishing criteria to protect public health in association with recycled water use. The criteria issued by DPH are found in the California Code of Regulations, Title 22, Division 4, Chapter 3, entitled Water Recycling Criteria. Commonly referred to as Title 22 Criteria, the criteria contain treatment and effluent quality requirements that vary based on the proposed type of water reuse. Title 22 sets bacteriological water quality standards on the basis of the expected degree of public contact with recycled water. For water reuse applications with a high potential for the public to come into contact with the reclaimed water, Title 22 requires disinfected tertiary treatment. For applications with a lower potential for public contact, Title 22 requires three levels of secondary treatment, basically differing by the amount of disinfectant required (South Bay Water Recycling, 2009).

Title 22 also specifies the reliability and redundancy for each recycled water treatment and use operation. Treatment plant design must allow for efficiency and convenience in operation and maintenance and provide the highest possible degree of treatment under varying circumstances. For recycled water piping, DPH has requirements for preventing backflow of recycled water into the public water system and for avoiding cross-connection between the recycled and potable water systems (South Bay Water Recycling, 2009).

DPH does not have enforcement authority for the Title 22 criteria; instead the RWQCBs enforce them through enforcement of their permits containing the applicable criteria (CWRTF, 2003, p. 17).

REGIONAL

Regional Water Quality Control Board, Central Valley Region

The Central Valley RWQCB provides planning, monitoring, and enforcement techniques for surface and ground water quality in the Central Valley region, including the Planning Area. The primary duty of the RWQCB is to protect the quality of the waters within the region for all beneficial uses. This duty is implemented by formulating and adopting water quality plans for specific ground or surface water basins and by prescribing and enforcing requirements on all agricultural, domestic and industrial waste discharges (SWRCB, 2009).

Water Reuse Requirements (Permits)

The Central Valley RWQCB issues water reuse requirements (permits) for projects that reuse treated wastewater. These permits include water quality protections as well as public health protections by incorporating criteria established by DPH in Title 22. The Central Valley RWQCB may also incorporate requirements into the permit in addition to those specified in Title 22. These typically include periodic inspection of recycled water systems, periodic cross-connection testing, periodic training of personnel that operate recycled water systems, maintaining a database and/or permitting individual use sites, periodic monitoring of recycled water and groundwater quality, and periodic reporting.

Waste Discharge Requirements

The Central Valley RWQCB typically requires a Waste Discharge Requirement (WDR) permit for any facility or person discharging or proposing to discharge waste that could affect the quality of the waters of the state, other than into a community sewer system. Those discharging pollutants (or proposing to discharge pollutants) into surface waters must obtain an NPDES permit from the Central Valley RWQCB. The NPDES serves as the WDR. For other types of discharges, such as those affecting groundwater or in a diffused manner (e.g., erosion from soil disturbance or waste discharges to land), a Report of Waste Discharge must be filed with the Central Valley RWQCB in order to obtain WDRs. For specific situations, the Central Valley RWQCB may waive the requirement to obtain a WDR for discharges to land or may determine that a proposed discharge can be permitted more effectively through enrollment in a general NPDES permit or general WDR (SWRCB, 2009).

LOCAL

City of Ione Wastewater Master Plan

The City of Ione Wastewater Master Plan (WWMP) was adopted in 2004, and the City is currently conducting CEQA analysis on an update to the WWMP. The updated WWMP anticipates a three-phase increase in services. Phase 1 would bring the WWTP capacity to 0.8 to 0.9 mgd and treat water to tertiary standards. Phase 2 would increase WWTP capacity to approximately 1.2 to 1.35 mgd. Phase 3 would increase capacity to approximately 1.8 to 2.0 mgd. Improvements would be timed based upon demand.

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The City of Ione issued a Notice of Preparation (NOP) to prepare the environmental impact report (EIR) for the WWMP on November 25, 2008. The EIR project includes four parts:

1. Part 1 includes the existing project elements that require additional CEQA review: the construction of Pond 7, the intended construction of Pond 8, and the action to allow ARSA's secondary treated effluent to be sent to Pond 7 for percolation in the wet months of the year.
2. Part 2 is Phase I Treatment, which involves the expansion of the City's secondary and tertiary treatment facilities to provide more treatment capacity to the city. All elements of Phase I of the Master Plan are addressed at the project level.
3. Part 3 is Phase II Disposal, which involves the disposal of the City's treated wastewater. Most of the project elements in Phase II are addressed at a project level, and these project elements would be sufficient to meet the objectives of the Master Plan. Additional elements that provide options for additional disposal have been identified in a general manner and will be addressed at a programmatic level of the EIR.
4. Part 4 is Phase III Storage which involves the storage of the City's treated effluent. Phase III would occur at a much later time in the implementation of the Master Plan. Details of this project phase are not well defined at this time, but conceptual plans are available. The EIR will address the elements of Phase III at a programmatic level, meaning the analysis will be preliminary based upon conceptual plans. Further environmental review would be required prior to implementation of Phase III of the WWMP when the project is further along in its design, with the upcoming EIR as the first tier document.

4.13.4.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The following standards are based on State CEQA Guidelines (2005) Appendix G. A significant impact to wastewater service would occur if implementation of the proposed project would:

- 1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- 2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; or,
- 3) Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

METHODOLOGY

The analysis of wastewater service and impacts contained in this subsection is based primarily on review of the Amador County Regional Wastewater Management Plan, the Municipal Services Review completed for Amador LAFCo in 2008, and a Wastewater Treatment Option Technical Memorandum prepared by Lee & Ro, Inc. in 2007. Wastewater demand projections, as well as infrastructure conditions and needs, discussed in these documents were compared to potential impacts resulting from growth anticipated in association with the proposed project and whether

those impacts would have a significant effect on the physical environment. Proposed General Plan policies that would reduce identified impacts are listed, as are mitigation measures that would further lessen impacts.

The City of Lone General Plan is intended to be a “self-mitigating” document, in that the General Plan policies are designed to mitigate or avoid impacts on the environment resulting from implementation of the updated General Plan. To that end, the relevant General Plan policies providing mitigation have been identified for each significant impact in this section. If the applicable General Plan policies were determined not to fully mitigate or avoid impacts, then additional mitigation measures have been provided. These additional mitigation measures have been written as policy statements that can be incorporated into the final General Plan. Each impact discussion includes a determination as to whether the impacts would be mitigated to a less than significant level or would remain significant and unavoidable after implementation of the updated General Plan policies.

IMPACTS AND MITIGATION MEASURES

Increased Demand for Wastewater Services

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 time as development. This impact is considered **less than significant**.

As shown in **Table 4.13.4-3** above, the existing capacity of the wastewater treatment facilities in Lone are currently insufficient to handle peak flows in a wet year, to meet the city's maximum obligation to ARSA (650 af presently), or to accommodate anticipated growth within the current city limits. Furthermore, much of the existing wastewater collection system in the City is inadequate, subject to inflow and infiltration, and prone to overflows during heavy rain events. The proposed project would further increase the demand for wastewater services.

General Plan Land Use Map

Areas Within and Outside Existing City Limits

Implementation of the proposed General Plan Land Use Map would allow for increased development both within the city limits and in the Planning Area outside of the city limits. The proposed General Plan update allows for the intensification of retail, office, and residential uses in the downtown core area, as well as new residential and commercial development in the undeveloped areas within the existing city limits. Increased development would require improvements and modifications to existing wastewater treatment facilities that are nearing capacity, and potential upgrades to the existing wastewater collection system in order to ensure sufficient capacity.

Land within the Planning Area that is outside the existing city limits is largely undeveloped, with some agricultural land (primarily grazing lands) and three mining operations. The proposed project would, to a significant extent, maintain current land uses in this area. However, to the north of the city limits, the proposed project allows for new residential and public facility

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development, as well as a small portion of heavy industrial uses to the northwest. In addition, the Triangle Policy area in the southeast is proposed for designation as a Special Planning Area (SPA), which would allow for the development of new industrial, office, and commercial uses in addition to the existing mining operations. Development of these areas would require the extension of new wastewater collection system infrastructure including collectors, trunks, and interceptor sewer lines and appurtenances. Increased treatment and disposal capacity would also be required to handle the increase in wastewater flows.

Wastewater flow estimates and the proposed project's capacity wastewater service demands are calculated using equivalent single-family dwelling units per acre, with one EDU representing the effluent generated by one single-family residence. Projected wastewater generation at proposed project capacity is estimated to be between 4.10 and 7.18 mgd. These two ranges are based on the City's two different demand factors of 200 gpd per EDU and 350 gpd per EDU. For the Wastewater Master Plan, the engineer used a demand factor of 200 gpd to estimate future demand, while the City's Improvement Standards used to size the City's sewers use a demand factor of 350 gpd per EDU. It is likely that the 350 gpd per EDU factor is not as accurate, as the City's Improvement Standards for City sewers are over ten years old and do not reflect the low-flow fixture requirements that the State Building Code requires. **Tables 4.13.4-4 and 4.13.4-5** below show projected wastewater flows using each demand factor.

TABLE 4.13.4-4
PROJECTED WASTEWATER FLOW AT BUILDOUT OF THE GPU BASED ON 200 GPD PER EDU

	Square Feet at Buildout of GPU	EDUs ¹	Projected Wastewater Flows (gpd)
Housing Units (at buildout of GPU)		7,475.00	1,495,000.00
Commercial and Industrial	21,745,597.00	13,047.36	2,609,471.64
Total		20,522.36	4,104,471.64

Note: ¹ Equivalent dwelling units for non-residential land uses are calculated as 6 EDUs for every 10,000 sf of non-residential development. This approach is consistent with the water demand calculations in this Draft EIR.

TABLE 4.13.4-5
PROJECTED WASTEWATER FLOW AT BUILDOUT OF THE GPU BASED ON 350 GPD PER EDU

	Square Feet at Buildout of GPU	EDUs ¹	Projected Wastewater Flows (gpd)
Housing Units (at buildout of GPU)		7,475.00	2,616,250.00
Commercial and Industrial	21,745,597.00	13,047.36	4,566,575.37
Total		20,522.36	7,182,825.37

Note: ¹ Equivalent dwelling units for non-residential land uses are calculated as 6 EDUs for every 10,000 sf of non-residential development. This approach is consistent with the water demand calculations in this Draft EIR.

The City of Ione Secondary WWTP currently has a hydraulic, treatment, and disposal capacity of 0.55 mgd. The actual disposal capacity of the percolation ponds is higher than the treatment capacity and is approximately 0.78 mgd, but the excess capacity is reserved for ARSA. At present, the city is in the process of updating its Wastewater Master Plan in order to accommodate growth projected in association with the updated General Plan. Planned expansions at the Ione Secondary WWTP would increase capacity to approximately 1.8 to 2.0 mgd, which would not accommodate the wastewater generation of 4.10 to 7.18 mgd projected at project capacity. However, the improvements identified in the Wastewater Master Plan would be timed based on demand and the currently planned expansion is not intended to serve buildout conditions.

The Wastewater Master Plan also addresses wastewater system infrastructure needed to serve the anticipated demand and growth areas identified by the proposed project. Wastewater infrastructure will be expanded in areas of new development as that development is proposed. The timing and specific location of development is not yet known. The site-specific environmental impacts associated with the wastewater infrastructure improvements needed to serve new development would be determined through project-level CEQA analysis at such time as they are proposed for development and their design and alignment are known. However, the potential programmatic environmental impacts that could be associated with expansion of these facilities have been identified and disclosed in this Draft EIR as part of overall development of the Planning Area. Impacts resulting from implementation of the proposed project are therefore considered **less than significant**.

Sphere of Influence Amendment/Annexation

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

The proposed SOI amendment and annexations are policy decisions that would not directly increase the generation of wastewater. Future projects associated with any annexation would be subject to further project-level CEQA review, which would address the project's potential to result in the need for additional wastewater treatment capacity and facilities. Therefore, the proposed SOI amendment, annexations, and future expansion of the WWTP would have a **less than significant** impact.

Zoning Code Update

The City is also planning to update its Zoning Code as part of the proposed General Plan update. The updates are primarily administrative and involve the addition of new zoning districts as well as amendments to development standards for several existing zoning districts (see Section 3.0, Project Description, for more details). The proposed updates are intended to clarify the types of uses that are permitted under a particular land use designation. These changes would not result in increased development or population in the Planning Area. Therefore, the proposed Zoning Code updates would have **no impact** associated with increased demand for wastewater services.

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West Lone Roadway Improvement Strategy

The proposed WIRIS would consist of various improvements to existing roadways and the construction of new roadway segments in order to create a bypass to provide traffic relief through downtown. The WIRIS bypass project has been planned in response to existing traffic congestion in the City's downtown area and to reroute heavy trucks that pose hazards to pedestrians, motor vehicles, and structures in the downtown. As the WIRIS consists of roadway improvements, it would not result in an increase in the demand for wastewater services. Therefore, this impact is considered **less than significant**.

Proposed General Plan Policies and Action Items that Provide Mitigation

The following General Plan policies and associated action items are included in the Public Facilities Element of the General Plan and would provide partial mitigation of this impact:

- | | |
|------------------|--|
| Policy PF-1.1: | Require sufficient capacity in all public facilities to maintain desired service levels and avoid capacity shortages or other negative effects on safety and quality of life. |
| Action PF-1.1.1: | The City shall adopt a phasing plan for the development of public facilities in a logical manner that encourages the orderly development of roadways, drainage, sewer, and other public facilities. |
| Policy PF-1.2: | Ensure adequate funding for public facilities maintenance, capital improvement projects, and redevelopment efforts. |
| Action PF-1.2.1: | Ensure new development pays for long-term maintenance costs associated with infrastructure needed to support such development, such as through development impact fees and establishment of a financing district or mechanism. If financing districts are to be established, they shall be done concurrently with Final Map recordation. |
| Policy PF-1.3: | The City shall require new development to provide adequate facilities and services or pay its fair share of the cost for facilities needed to provide services to accommodate growth, except for special circumstances when the City grants an impact fee reduction or waiver, such as to promote low-income housing programs or infill development projects. |
| Action PF-1.3.1: | During the development review process, the City shall not approve new development unless the following conditions are met: <ul style="list-style-type: none">• The applicant can demonstrate that all necessary infrastructure will be installed or adequately financed;• Proposed infrastructure improvements are consistent with City infrastructure plans; and• Proposed infrastructure improvements incorporate all feasible measures to maintain or increase public safety and/or reduce environmental impacts associated with the construction, operation, or maintenance of any required improvement. |

- Action PF-1.3.2: The City's Development Impact Fee Schedule shall either be updated at least every five years or tied to the Consumer Price Index (CPI) to account for increasing costs for facilities and services.
- Policy PF-1.4: The City shall not allow 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. Backbone infrastructure is defined as public services and facilities, such as roadway and circulation improvements, including lighting, signage, landscaping, bikeways, and other public services and facilities.
- Policy PF-3.1: Increase efficiencies in water use, wastewater generation and the handling of storm water runoff through best practices in sustainable water management.
- Action PF-3.1.2: The City shall allow the use of reclaimed water for landscape irrigation at existing parks and the Castle Oaks golf course, when permitted by state regulations. If available, the City shall use reclaimed water for landscape irrigation at all new: parks, non-residential landscaped areas, multifamily landscaped areas, and subdivisions for single-family homes. The City shall consider use of reclaimed water for landscape irrigation for non-residential landscaped areas.
- Action PF-3.1.3: The City shall work with property owners, farmers, mining companies, and other public agencies to assess the feasibility of providing reclaimed water to lands around the City, when permitted by state regulations. This shall include agricultural operations, existing mining sites, former mine sites, and to other public water agencies. Expansions of the wastewater treatment facilities and infrastructure shall be consistent with RWQCB requirements.
- Policy PF-5.1: The City will maintain sufficient sewer capacity to accommodate future development that has been entitled or could be entitled under the land use patterns adopted in this General Plan.
- Action PF-5.1.1: The City will seek out public/private partnerships and design build options to upgrade, combine, and/or expand sewer treatment facilities as needed to provide sufficient sewer capacity.
- Action PF-5.1.2: As part of the Wastewater Master Plan, the City will establish a phasing plan to address planning, timing, and construction of new treatment facilities and expansion of existing facilities as new development occurs so no one development or home triggers the need for expanded services and adequate "buffer" capacity is available.
- Policy PF-5.2: The City requires all improved properties to be served by municipal sewer service. Independent community sewer systems may not be established for new development unless such systems meet all City standards.
- Policy PF-5.4: The City shall ensure sufficient wastewater treatment capacity for affordable housing projects, consistent with State law requirements, by

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reserving a portion of future wastewater treatment commitments sufficient for the next seven years of affordable housing required.

Policy PF-5.5: The City shall consider the use of best available control technology appropriate to dispose of treated effluent based upon factors of reliability, economic feasibility, and the ability to meet discharge permit requirements.

As discussed above, adequate capacity to accommodate wastewater demands resulting from the proposed project does not currently exist and is not currently planned for any such increased wastewater demands. However, implementation of the proposed General Plan policies listed above would mitigate this impact by ensuring that adequate wastewater facilities would be available to serve new development. In particular, Policy PF.1-3 precludes the approval of new development unless the applicant can demonstrate that all necessary infrastructure will be installed or adequately financed, infrastructure improvements are consistent with City infrastructure plans, and infrastructure improvements incorporate all feasible measures to reduce public safety and/or environmental impacts associated with the construction, operation, and maintenance of any required improvement. As such, this impact is considered **less than significant**.

Mitigation Measures

None required.

Waste Discharge Requirements

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. This impact is considered **potentially significant**.

As previously discussed, the lone secondary WWTP is currently operating under Cease and Desist Order No. R5-2003-0108. The CDO was adopted by the Central Valley RWQCB due to concerns with the seepage along the southern creek bank of Sutter Creek to the immediate north of the lone secondary WWTP ponds. It was concluded that the seepage amounted to a discharge of WWTP effluent into Sutter Creek. In addition, the Central Valley RWQCB identified that the percolation ponds were potentially impacting the groundwater quality underlying the plant. As identified under Impact 4.13.4.1 above, the proposed project would increase wastewater flows. Disposal of these flows into the percolation ponds would further exacerbate seepage and groundwater impacts identified in the CDO. Therefore, this impact is **potentially significant**.

The city is currently conducting CEQA review on an updated Wastewater Master Plan intended to meet current and future wastewater needs, but also to bring wastewater facilities in the city into compliance with the CDO issued by the Central Valley RWQCB. The Wastewater Master Plan has the objective of meeting the requirements for remedial action specified in the CDO and ensuring that the treatment and disposal of wastewater is performed in a manner that meets all pertinent regulations. Phase I of the Master Plan project would result in wastewater being treated to tertiary standards prior to disposal. The project-level impacts of upgrades and/or expansions identified in the Wastewater Master Plan will be identified as part of the CEQA review being conducted for the Master Plan. The programmatic impacts of potential expansion of wastewater facilities are identified under Impact 4.13.4.1 above.

Proposed General Plan Policies and Action Items that Provide Mitigation

The following General Plan policies and associated action item are included in the Public Facilities Element of the General Plan and would provide partial mitigation of this impact:

- Policy PF-1.3: The City shall require new development to provide adequate facilities and services or pay its fair share of the cost for facilities needed to provide services to accommodate growth, except for special circumstances when the City grants an impact fee reduction or waiver, such as to promote low-income housing programs or infill development projects.
- Action PF-1.3.1: During the development review process, the City shall not approve new development unless the following conditions are met:
- The applicant can demonstrate that all necessary infrastructure will be installed or adequately financed;
 - Proposed infrastructure improvements are consistent with City infrastructure plans; and
 - Proposed infrastructure improvements incorporate all feasible measures to maintain or increase public safety and/or reduce environmental impacts associated with the construction, operation, or maintenance of any required improvement.
- Policy PF-5.3: The City shall continue to take actions necessary to meet water quality discharge standards in the operation of its wastewater treatment facilities.
- Policy PF-5.4: The City shall ensure sufficient wastewater treatment capacity for affordable housing projects, consistent with State law requirements, by reserving a portion of future wastewater treatment commitments sufficient for the next seven years of affordable housing required.
- Policy PF-5.5: The City shall consider the use of best available control technology appropriate to dispose of treated effluent based upon factors of reliability, economic feasibility, and the ability to meet discharge permit requirements.

Implementation of the above General Plan update policies, along with actions identified in the City's Wastewater Plan, would ensure that the City would meet water quality discharge standards in the operation of its wastewater treatment facilities. Therefore, this impact would be reduced to a **less than significant** level.

Mitigation Measures

None required.

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4.13.4.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative setting for wastewater services includes the service area of the City of Lone secondary WWTP and COWRP, which includes the current city limits of Lone, along with the entirety of the proposed Planning Area which is expected to occur after 2030, as future development in these areas would require wastewater services from the City. The reader is referred to Section 4.0 regarding the cumulative setting and buildout under the proposed project.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Wastewater Service Impacts

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. This is considered a **less than cumulatively considerable** impact.

Under cumulative conditions, the City of Lone would provide wastewater services to the General Plan Planning Area. As discussed under Impact 4.13.4.1 above, the City is in the process of updating its Wastewater Master Plan in order to increase capacity at the Lone secondary WWTP to approximately 1.8 to 2.0 mgd. However, this increase would not accommodate the wastewater generation of 4.10 to 7.18 mgd projected at General Plan capacity. Implementation of proposed General Plan Policy PF.1-3 would preclude the approval of new development unless the applicant can demonstrate that all necessary infrastructure will be installed or adequately financed. In addition, the Wastewater Master Plan addresses wastewater system infrastructure needed to serve the anticipated demand and growth areas identified by the proposed project. While the specific environmental impacts associated with these facilities have not been determined as project-level design and CEQA analysis is not within the scope of this Draft EIR, the programmatic environmental impacts associated with these facilities will result in impacts to the environment as discussed under Impact 4.13.4.1. This impact is therefore considered **less than cumulatively considerable**.

Proposed General Plan Policies and Action Items that Provide Mitigation

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

Public Facilities Element

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

The above-mentioned General Plan policies specifically require that public facilities be identified and financed and that public services and facilities be available on time to maintain desired service levels, and would also require that wastewater treatment and infrastructure capacity be available at the same time as development occurs. Therefore, the proposed General Plan Update would not contribute to cumulative wastewater infrastructure impacts, and this impact is considered **less than cumulatively considerable**.

Mitigation Measures

None required.

4.13.5 SOLID WASTE

4.13.5.1 EXISTING SETTING

Solid waste collection services are provided to lone residents by Amador Disposal Service as well as by Amador County Environmental Services (ACES). Garbage collection is currently contracted on a voluntary basis. However, the Amador County Board of Supervisors is considering making garbage service collection mandatory. ACES provides all customers within its service area boundaries with bins and carts for the collection of solid waste and recyclable materials. ACES uses a combination of pickup trucks equipped with large rear-mounted bins and regular front loader garbage trucks to collect waste within the service area. The pickup trucks are used mostly for single-family residences and low-density areas, while the front loaders are used in commercial and multi-family areas.

Funding for ACES solid waste collection services are generated from collection fees imposed on all residential, commercial, and industrial customers. Collection occurs on a weekly basis. The rates are based on ACES contract with the City of lone and are increased according to the Consumer Price Index.

Solid Waste Diversion

Waste that is collected by the Amador Disposal Service is taken to the Western Amador Recycling Facility (WARF) located at 6500 Buena Vista Road in lone. WARF has a permitted capacity of 330 tons of solid waste per day (CIWMB, 2009a). Recyclable materials are sorted out at the WARF and residual waste is disposed of at the Forward Landfill in Manteca. Waste collected by ACES is disposed of at the Kiefer Landfill in eastern Sacramento County.

The Amador County Integrated Waste Management Agency (ACIWMA), which includes lone, Amador City, Jackson, Plymouth, Sutter Creek, and unincorporated Amador County, had a diversion rate (percentage of solid waste recycled) of 62 percent in 2006. The 2004 household waste generation rate for the Waste Management Agency was 24,728 tons per year, and the 2004 business disposal rate was 16,458 tons per year (CIWMB, 2008). Using CIWMB's per capita waste generation rate of 0.25 tons per resident per year in Amador County, lone produced approximately 1,854 tons of waste in 2008.

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Landfill Capacity

Solid waste generated from the Planning Area is ultimately disposed of at two facilities: the Kiefer Landfill in Sacramento County and the Forward Landfill in Manteca. The Forward Landfill has approximately 40 million cubic yards of remaining capacity (CIWMB, 2008). The Kiefer Landfill is operating below permitted capacity and has approximately 112.9 million cubic yards of capacity remaining (CIWMB, 2008).

The Kiefer Landfill is located at 12701 Kiefer Boulevard, approximately 20 miles northwest of the Planning Area. The Kiefer Landfill comprises approximately 1,084 acres and is the only landfill within Sacramento County that is permitted to accept nonhazardous solid waste and treated medical waste for disposal. The Kiefer Landfill is classified as a major landfill, which is defined as a facility that receives more than 50,000 tons of solid waste per year, and is the only facility in Sacramento County that accepts solid waste from the public. The maximum tons per day (tpd) allowed at the Kiefer Landfill is 10,815 tpd, with an average intake of 6,362 tpd. The landfill has a total capacity of 117 million cubic yards (58 million tons). Currently, the Kiefer Landfill is operating below permitted capacity and, with approximately 112.9 million cubic yards (56 million tons) of capacity remaining, will have capacity for the next 30 to 40 years based on current disposal rates (CIWMB, 2008).

The Forward Landfill is a Class I, II, and III landfill, which accepts hazardous wastes, variance wastes, and designated wastes, in addition to nonhazardous solid waste and treated medical waste. The Forward Landfill encompasses 567 acres in San Joaquin County and is located at 9999 S. Austin Road in the City of Manteca, which is approximately 60 miles southwest of the Planning Area. The maximum permitted capacity of this landfill is 8,668 tons per day, with an average intake of 791 tpd, with an ultimate permitted capacity of 50 million cubic yards (25 million tons). This landfill is permitted to operate through 2020 and has approximately 40 million cubic yards (20 million tons) of remaining capacity.

TABLE 4.13.5-1
WASTE GENERATION AND LANDFILL CAPACITY

Year	Waste Generated (tons)	Combined Landfill Capacities (tons)	Combined Landfill Capacities Remaining (tons)	Percentage of Remaining Landfill Capacity
2008	1,854	83 million	76 million	91.5%

Source: CIWMB, 2008

Service Standards

Solid waste is generated at an average per capita rate of 5.9 pounds per person per day, which equals out to 1.08 tons per capita per year (McHargue, 2009). Under AB 939, County Integrated Waste Management Plan will require recycling programs that are expected to result in a 50 percent diversion away from landfills.

SOLID WASTE SOURCE REDUCTION PROGRAMS

In 1989, the California Legislature enacted AB 939, which requires every city and county within the state to prepare a Household Hazardous Waste Element (HHWE) and to provide for management of household hazardous waste generated by the residents within its jurisdiction. The Amador County Integrated Solid Waste Management Agency is an intergovernmental agency that allows Amador County and the cities of Amador City, Jackson, Lone, Sutter Creek,

and Plymouth to meet AB 939 mandates. Now, due to these mandates and increased State regulatory oversight, the Waste Management Agency must implement additional waste reduction programs and services. To fund the required activities and avoid State-imposed financial penalties, the Waste Management Agency has recommended that the County and each city implement a waste reduction surcharge of 50 cents per month for residents with curbside service and \$1.00 per month for commercial curbside subscribers, effective September 1, 2003 (Amador County, 2008).

To achieve compliance with AB 939, ACES and Amador Disposal Service have implemented the following services:

- Residential Recycling;
- Curbside Recycling;
- Home Composting;
- Less Toxic Pest Management;
- Household Toxics;
- Business Recycling;
- Business Resources;
- Business Hazardous Waste;
- Special Events Recycling;
- Business Food Waste Composting; and
- Waste Reduction.

4.13.5.2 REGULATORY FRAMEWORK FOR SOLID WASTE SERVICES

FEDERAL

Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act (RCRA) was enacted in 1976 to address the huge volumes of municipal and industrial solid waste generated nationwide. After several amendments, the act as it stands today governs the management of solid and hazardous waste and underground storage tanks (USTs). RCRA is an amendment to the Solid Waste Disposal Act of 1965. RCRA has been amended several times, most significantly by the Hazardous and Solid Waste Amendments (HSWA) of 1984.

RCRA is a combination of the first solid waste statutes and all subsequent amendments. RCRA authorizes EPA to regulate waste management activities. RCRA authorizes states to develop and enforce their own waste management programs, in lieu of the federal program, if a state's waste management program is substantially equivalent to, consistent with, and no less stringent than the federal program.

STATE

California Integrated Waste Management Act

To minimize the amount of solid waste that must be disposed of by transformation and land disposal, the State Legislature passed the California Integrated Waste Management Act of 1989 (AB 939), effective January 1990. According to AB 939, all cities and counties are required to divert 25 percent of all solid waste from landfill facilities by January 1, 1995, and 50 percent by January 1, 2000, and beyond. Solid waste plans are required to explain how each city's AB 939 plan will be integrated with the respective county plan. They must promote (in order of priority)

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source reduction, recycling and composting, and environmentally safe transformation and land disposal. The City of Lone's refuse and recyclable materials are currently being separated at the WARF as described above.

California Integrated Waste Management Board Model Ordinance

Subsequent to the Integrated Waste Management Act, additional legislation was passed to assist local jurisdictions in accomplishing the goals of AB 939. The California Solid Waste Re-use and Recycling Access Act of 1991 (Sections 42900–42911 of the Public Resources Code) directs the California Integrated Waste Management Board (CIWMB) to draft a "model ordinance" relating to adequate areas for collecting and loading recyclable materials in development projects.

The model ordinance is used by the County as the basis for imposing recycling conditions on new development projects and on existing projects that add 30 percent or more to their existing floor area. The model ordinance requires that any new development project, for which an application is submitted on or after September 1, 1994, include "adequate, accessible, and convenient areas for collecting and loading recyclable materials." For subdivisions of single-family detached homes, recycling areas are required to serve only the needs of the home within that subdivision.

LOCAL

Amador County Integrated Solid Waste Management Agency

The Amador County Integrated Solid Waste Management Agency is an intergovernmental agency that allows Amador County and the cities of Amador City, Jackson, Lone, Sutter Creek, and Plymouth to meet the legal mandates of Assembly Bill 939, which established waste reduction requirements for cities and counties. Now, due to these mandates and increased state regulatory oversight, the Waste Management Agency must implement additional waste reduction programs and services. To fund the required activities and avoid State-imposed financial penalties, the Waste Management Agency has recommended that the County and each city implement a waste reduction surcharge of 50 cents per month for residents with curbside service and \$1.00 per month for commercial curbside subscribers, effective September 1, 2003 (Amador County, 2008).

Amador County Solid Waste Management Plan

The Amador County Department of Waste Management District Board is responsible for implementing and monitoring the Amador County Solid Waste Management Plan (SWMP). The SWMP monitors the operation of recycling centers, a household hazardous materials collection program, and other waste management services, educational programs, licensing, and regulatory activities required by the plan. Additionally, the SWMP ensures Amador County's compliance with federal and state environmental regulations.

4.13.5.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

A solid waste impact is considered significant if implementation of the project would result in any of the following:

- 1) Result in the need for new systems or supplies, or a substantial expansion or alteration to the solid waste materials recovery or disposal.
- 2) Substantially affect the ability to comply with solid waste source reduction programs.

METHODOLOGY

Evaluation of potential impacts on solid waste facilities and services was based on consultation with staff from the Amador Disposal Service and review of the current and proposed lone General Plan as well as other pertinent literature.

The City of lone General plan is intended to be a “self-mitigating” document, in that the General Plan policies are designed to mitigate or avoid impacts on the environment resulting from implementation of the proposed project. To that end, the relevant General Plan policies providing mitigation have been identified for each significant impact in this section. If the applicable General Plan policies were determined not to fully mitigate or avoid impacts, then additional mitigation measures have been provided. These additional mitigation measures have been written as policy statements that can be incorporated into the final General Plan. Each impact discussion includes a determination as to whether the impacts would be mitigated to a less than significant level or would remain significant and unavoidable after implementation of the updated General Plan policies.

Solid Waste Service

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 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. This is considered a **less than significant** impact.

General Plan Land Use Map

Areas Within and Outside Existing City Limits

Development under the proposed General Plan update would generate additional solid waste over existing levels, which would require collection and disposal. In addition, construction and demolition activities that would occur with development would generate wastes requiring disposal.

Using CIWMB’s per capita waste generation rate of 0.25 tons per resident per year in Amador County, lone would produce approximately 4,545.5 tons of waste annually by 2030. The solid waste generated as a result of the proposed GP update would likely continue to be sent to the Kiefer and Forward landfills. The maximum tons per day allowed at the Kiefer Landfill is 10,815 tpd, with an average intake of 6,362 tpd. The landfill has a total capacity of 117 million cubic yards (58 million tons). Currently, the Kiefer Landfill is operating below permitted capacity and, with approximately 112.9 million cubic yards (56 million tons) of capacity remaining, will have capacity for the next 30 to 40 years based on current disposal rates (CIWMB, 2008). The maximum permitted capacity of the Forward Landfill is 8,668 tpd, with an average intake of 791 tpd, with an ultimate permitted capacity of 50 million cubic yards (25 million tons). This landfill is permitted through 2020 and has approximately 40 million cubic yards (20 million tons) of remaining capacity.

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Implementation of the proposed project would have a **less than significant** impact on solid waste service.

Sphere of Influence Amendment/Annexations

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

The proposed SOI amendment and annexations are policy actions that would not directly increase demand for solid waste collection, processing or disposal. However, these actions would allow for the future development of these areas including expansion of the City's WWTP. Expansion of the WWTP would result in an increased capacity to treat wastewater and a subsequent increase in the creation of treated biosolids. As described previously in this section, solids are disposed in the WWTP's percolation ponds where they are partially digested over a period of months or years. The ponds are occasionally drained and dewatered with the sludge removed for disposal in a landfill (Burr Consulting, 2008b, p. II-33). As such, this portion of the proposed project would result in a slight increase in solid waste flow to the landfills that serve the Planning Area. This increase would not significantly impact the ability of the City to collect, process, or dispose of solid waste and would not require any additional or expanded staff, equipment, or facilities. Furthermore, expansion of the WWTP and annexation of the additional parcels would require further, project-level CEQA analysis and documentation which would more precisely determine the potential impacts of these projects on solid waste service in the city and would provide further mitigation if necessary. This impact is considered to be **less than significant**.

Zoning Code Update

The proposed amendments to the City's Zoning Code are largely administrative to further clarify the types and forms of uses that are permitted under particular General Plan land use designations and would not result in the generation of any solid wastes. As such, this portion of the proposed project would have **no impact** on solid waste service within the Planning Area.

West Lone Roadway Improvement Strategy

The proposed WIRIS would consist of various improvements to existing roadways and the construction of new roadway segments in order to create a bypass to provide traffic relief through downtown. Construction of these improvements and new roadway segments would generate a substantial amount of construction-related solid waste. However, the WIRIS project will require further, project-level CEQA analysis and documentation prior to its construction which will more precisely determine the potential impacts of this project on solid waste services and this impact is **less than significant**.

Proposed General Plan Policies and Action Items that Provide Mitigation

The following General Plan policies and action items, identified in the Public Facilities Element, address impacts related to solid waste services:

- Action PF-7.1.1: The City shall encourage the recycling of construction debris.
- Action PF-7.1.2: The City shall encourage businesses to take a more active role in recycling and composting, focusing on businesses that generate a large amount of compostable or recyclable waste.
- Policy PF-7.2: The City shall work with the Amador County Solid Waste Regional Agency to enter into franchise agreements for solid waste collection and disposal, consistent with state law.
- Action PF-7.2.1: The City shall establish regulations in Franchise Agreements for solid waste collection and disposal, as well in municipal operations and programs, to meet the waste diversion requirements of the Integrated Waste Management Act of 1989 (SB 939).

Implementation of the above General Plan policies and associated action items, as well as compliance with all local and state policies and standards, would ensure that impacts related to solid waste services are **less than significant**.

Mitigation Measures

None required.

Solid Waste Source Reduction Programs

Impact 4.13.5.2 The proposed project would not substantially affect the ability to comply with solid waste source reduction programs. This would be a **less than significant** impact.

To fund the required activities, the Waste Management Agency has recommended that the County and each city implement a waste reduction surcharge of 50 cents per month for residents with curbside service and \$1.00 per month for commercial curbside subscribers, effective September 1, 2003. Payment of this surcharge would ensure that the solid waste source reduction program for the county would be properly funded for the expansion proposed under the General Plan update and associated with the proposed SOI amendment/annexation, Zoning Code update, and WIRIS project. This is a **less than significant** impact.

Proposed General Plan Policies and Action Items that Provide Mitigation

The following General Plan action item, identified in the Public Facilities Element, addresses impacts related to solid waste services:

- Action PF-7.2.1: The City shall establish regulations in Franchise Agreements for solid waste collection and disposal, as well in municipal operations and programs, to meet the waste diversion requirements of the Integrated Waste Management Act of 1989 (SB 939).

Implementation of the above General Plan action item and compliance with the Waste Management Agency's waste reduction surcharge would ensure that impacts related to solid waste source reduction programs are **less than significant**.

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Mitigation Measures

None required.

4.13.5.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative setting for solid waste includes the service area of the Amador County Integrated Waste Management Agency, which includes Lone, Amador City, Jackson, Plymouth, Sutter Creek, and unincorporated Amador County. The development associated with the proposed project would result in a population increase and contribute to a cumulative impact on solid waste and related facilities. Full development in the Planning Area (expected to occur beyond 2030) would result in an incremental cumulative demand for solid waste collection and disposal.

The current (2009) populations of each of these jurisdictions is provided in **Table 4.13.5-2** below.

TABLE 4.13.5-2
CURRENT AND PROJECTED POPULATIONS FOR THE SOLID WASTE CUMULATIVE SETTING AREA

Jurisdiction	2009 Population
Lone	7,716
Amador City	209
Jackson	4,319
Plymouth	1,032
Sutter Creek	2,681
Unincorporated Amador County	22,123
Total County	38,080

Source: Department of Finance, 2009

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Solid Waste Service Impacts

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. The proposed project's contribution to this impact would be **less than cumulatively considerable**.

As shown in **Table 4.13.5-2** above, the population of the Amador County Integrated Waste Management Agency service area (Amador County) was estimated to be about 38,080 in 2009. The County's total population is expected to increase to 54,788 by 2030, an increase of 16,708 residents or about 44 percent, as a result of continued development throughout the County. As a result, solid waste generation would correspondingly increase at an assumed per capita rate of about 1.08 tons per year. Based on this rate, solid waste generation in the County would be anticipated to be about 59,171 tons per year by 2030. This additional solid waste could require significant expansion to the collection, transfer and disposal services provided by the Amador County Integrated Waste Management Agency which could result in the need for additional personnel, equipment, and/or facilities as well as the expansion of existing and/or construction of new landfills.

Future development associated with the proposed project (i.e., all residential, industrial, and commercial development planned for in the proposed General Plan update and construction of the WIRIS project) would contribute to this cumulative increase in solid waste generation and potential need for additional truck trips, equipment, personnel, and facilities to meet the projected demand. Using the per capita solid waste generation rate identified and assuming implementation of mandatory reduction and diversion programs, cumulative development associated with the proposed project would generate approximately 19,637 tons of solid waste per year. This figure is based on the approximate population under 2030 conditions of persons (18,182) x 1.08 tons/capita/yr = tons/yr. All development projects are subject to the Amador County source reduction and recycling programs. The cumulative air quality, traffic, and noise impacts resulting from increased solid waste services are addressed in the appropriate technical sections of this Draft EIR.

As previously discussed, the Kiefer Landfill and Forward Landfill would accommodate the Planning Area solid waste disposal demands and have adequate capacity to accommodate projected population growth and subsequent solid waste generation in the Planning Area under the proposed project. Implementation of the proposed project would not require additional landfill capacity or result in any environmental impacts not evaluated in this section. Implementation of source reduction measures by the City, such as recycling, collection of green waste, and the use of recycled/reusable products, would assist in the mandated source reduction goal. Additionally, landfills and other solid waste facilities must undergo rigorous environmental review prior to the expansion of existing landfills or the opening of new facilities. Therefore, the proposed project's contribution to this impact would be **less than cumulatively considerable**.

Proposed General Plan Policies and Action Items that Provide Mitigation

The proposed General Plan update contains several goals, policies, and actions that would assist in reducing this cumulative solid waste impact. The following list contains those policies and actions that contain specific, enforceable requirements and/or restrictions and corresponding performance standards that assist in reducing this impact. Since these policies and actions have been described in detail in prior impact discussions for this section, the following is limited to only listing the policy and action numbers.

Public Facilities Element

PF-7.1.1; PF-7.1.2; PF-7.2; PF-7.2.1

The proposed policies and actions listed above would ensure that proposed land uses associated with the proposed project do not adversely affect solid waste facilities. Implementation of General Plan Action Item PF 7.2.1, along with compliance with all state and local plans and ordinances, would reduce cumulative solid waste impacts to **less than cumulatively considerable**.

Mitigation Measures

None required.

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4.13.6 PUBLIC SCHOOLS

4.13.6.1 ENVIRONMENTAL SETTING

Amador County Unified School District

The Amador County Unified School District (ACUSD or District) provides educational services to the City of Ione and the Planning Area. One elementary school, Ione Elementary School (located at 415 South Ione Street), and one middle school, Ione Junior High (located at 450 South Mill Street), currently serve the city. Students living in Ione attend high school at Argonaut High School in Jackson (501 Argonaut Lane, Jackson, CA).

Table 4.13.6-1 illustrates the maximum number of students that may be accommodated by the schools serving the Planning Area. As shown, all of the schools are currently within their capacity.

TABLE 4.13.6-1
MAXIMUM SCHOOL CAPACITIES AS OF JUNE 2008

School	Grade Levels	2008 District Capacity	2008 Enrollment	Percent Capacity Surplus/(Deficit)
Ione Elementary	K – 6	600	534	89.0%
Ione Middle	6 – 8	599	445	74.2%
Argonaut High	9 – 12	794	663	83.5%

Source: ACUSD, 2008a

ACUSD's most recent Facilities Master Plan (FMP) was adopted in August 1995 and identified major facility issues and detailed information on future school needs, options, and costs. The District is currently in the process of updating its FMP.

Funding and Financing Mechanisms

Districts typically fund new schools and facilities through a combination of local bonds, developer fees, and state bonds. State bonds pay for almost half the costs of new schools, with local bonds generated from property taxes providing an important source of additional funding. The passage of state bonds is not linked to any increase in property taxes. The principal and interest on state bonds are paid for by the State's general fund, which is made up of mainly personal and corporate income taxes and sales tax revenues. In addition to local bonds, the Kindergarten-University Public Education Facilities Bond Act of 2002 (Prop 47) was approved by voters in November 2002 and provides for a bond issue of \$13.05 billion to fund necessary education facilities to relieve overcrowding and to repair older schools. Funds are determined by the areas of greatest need and must be spent according to strict accountability measures. Under the Leroy F. Greene School Facilities Act (SB 50) and Government Code Section 65995 (refer to Section 4.13.6.2 below), school districts can levy mandatory per square foot fees on new residential development, with the amount determined by the State Board of Education.

Service Standards

All school districts in California are required to prepare a facilities master plan, which include service standards based on student generation rates and school capacities to determine a particular district's

needs through its current plan period. FMPs typically have a planning horizon of ten years (e.g., 2000 through 2010) and provide a detailed forecast of the district's needs and identify strategic plans and actions to fulfill those needs. The FMP addresses how many classrooms are needed, at which grade levels, and the cost and timing of identified improvements. The identified improvements are balanced against the available district resources, existing and ultimate capacity constraints, current and projected revenue sources, and outside funding options. FMPs are influenced by market pressures such as commercial expansion, the phasing and timing and housing developments, availability of state funds, changes in state laws, and the viability and local bond elections. The district selects school sites in accordance with criteria developed by the California Department of Education. The Department of Education must review and approve all sites considered for selection and use by the district.

4.13.6.2 REGULATORY FRAMEWORK

STATE

Leroy F. Greene School Facilities Act of 1998 (SB 50)

The "Leroy F. Greene School Facilities Act of 1998," also known as Senate Bill No. 50 or SB 50 (Stats. 1998, Ch.407), governs a school district's authority to levy school impact fees. This comprehensive legislation, together with the \$9.2 billion education bond act approved by the voters in November 1998 as "Proposition 1A," reforms methods of school construction financing in California. SB 50 instituted a new school facility program by which school districts can apply for state construction and modernization funds. It imposed limitations on the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development and provided the authority for school districts to levy fees at three different levels:

- Level I fees are the current statutory fees allowed under Education Code 17620. This code section provides the basic authority for school districts to levy a fee against residential and commercial construction for the purpose of funding school construction or reconstruction of facilities. These fees vary by district for residential construction and commercial construction and are increased biannually.
- Level II developer fees are outlined in Government Code Section 65995.5, allowing school districts to impose a higher fee on residential construction if certain conditions are met. These conditions include having a substantial percentage of students on multi-track year-round scheduling, having an assumed debt equal to 15 to 30 percent of the district's bonding capacity (percentage is based on revenue sources for repayment), having at least 20 percent of the district's teaching stations housed in relocatable classrooms, and having placed a local bond on the ballot in the past four years which received at least 50 percent plus one of the votes cast. A Facility Needs Assessment must demonstrate the need for new school facilities for unhoused pupils is attributable to projected enrollment growth from the construction of new residential units over the next 5 years.
- Level III developer fees are outlined in Government Code Section 655995.7. If state funding becomes unavailable, this code section authorizes a school district that has been approved to collect Level II fees to collect a higher fee on residential construction. This fee is equal to twice the amount of Level II fees. However, if a district eventually receives state funding, this excess fee may be reimbursed to the developers or subtracted from the amount of state funding.

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The Kindergarten-University Public Education Facilities Bond Act of 2002 (Prop 47)

This act was approved by voters in November 2002 and provides for a bond issue of \$13.05 billion to fund necessary education facilities to relieve overcrowding and to repair older schools. Funds will be targeted at areas of greatest need and must be spent according to strict accountability measures. Funds will also be used to upgrade and build new classrooms in the California Community Colleges, the California State University, and the University of California in order to provide adequate higher education facilities to accommodate growing student enrollment.

California Department of Education

The California Department of Education (CDE) School Facilities Planning Division (SFPD) has prepared a School Site Selection and Approval Guide that provides criteria for locating appropriate school sites in the State of California. School site and size recommendations were changed by the CDE in 2000 to reflect various changes in educational conditions, such as lowering of class sizes and use of advanced technology. The expanded use of school buildings and grounds for community and agency joint use and concern for the safety of the students and staff members also influenced the modification of the CDE recommendations.

Specific recommendations for school size are provided in the publication School Site Analysis and Development. This document suggests a ratio of 1:2 between buildings and land. CDE is aware that in a number of cases, primarily in urban settings, smaller sites cannot accommodate this ratio. In such cases, the SFPD may approve an amount of acreage less than the recommended gross site size and building-to-ground ratio.

Certain health and safety requirements for school site selection are governed by state regulations and the policies of the SFPD relating to:

- Proximity to airports, high-voltage power transmission lines, railroads, and major roadways;
- Presence of toxic and hazardous substances;
- Hazardous facilities and hazardous air emissions within one-quarter mile;
- Proximity to high-pressure natural gas lines, propane storage facilities, gasoline lines, pressurized sewer lines, or high-pressure water pipelines;
- Noise;
- Results of geological studies or soil analyses;
- Traffic and school bus safety issues.

LOCAL

Amador County Unified School District (ACUSD)

ACUSD recorded total revenues of approximately \$28,786,445 and total expenditures of roughly \$28,905,353 for the 2004–2005 fiscal year, leaving the District with a negative balance of approximately \$118,908. The District received a total of \$5,461,450 in state aid and revenue limit transfers. Of the \$5,461,450 received in state aid, \$5,442,413 was from apportionments for the

current year and an additional \$19,037 was received from apportionments from previous years. State aid and revenue limit transfers also included \$94,585 from a PERS Reduction Transfer. Other state revenues for the District totaled \$4,212,224 and came in the form of various programs, which included but were not limited to the Home-to-School Transportation Program, the School Improvement Program, Class Size Reduction programs, state lottery revenue, and various instructional materials (City of Jackson, 2007).

TABLE 4.13.6-2
ACUSD 2004-2005 FISCAL YEAR REVENUES AND EXPENDITURES

Revenues	Expenditures	Balance
\$28,786,445	\$28,905,353	-\$118,908

Source: City of Jackson, 2007

Local sources of funding for ACUSD include property taxes and various fees. These taxes and fees provided approximately \$16,780,694 to the District, which includes all lone public schools. The greatest local revenue for ACUSD was in the form of County/District Secured Roll taxes, which provided approximately \$14,916,669 to ACUSD in fiscal year 2004–2005. Other major local revenue sources included County/District Supplemental Taxes, which yielded approximately \$969,782 in the 2004–2005 fiscal year. Additional local sources of funding for ACUSD include Tax Relief/Homeowners Exemptions and Tax Relief/Timber Yield Taxes, which provided \$939,159 in the 2004–2005 fiscal year. The District also received federal funding in the form of Forest Reserve funds, drug/alcohol/tobacco funds, and various other federal grants and funds which provided \$1,392,918 for fiscal year 2004–2005.

In addition to the funding sources identified above, ACUSD also uses the following fees and sources for District-wide funding:

Developer Fees: State law authorizes school districts to impose school facility fees (developer fees) as a condition of the issuance of building permits to finance certain school facility costs. As of June 23, 2008, ACUSD is currently levying fees against developers at the rate of \$2.97 per square foot of building space for residential development and \$0.46 per square foot of building space for commercial/industrial land uses. In order to establish developer fees, the District is required to develop a justification report which demonstrates the nexus between the fee that is imposed and the need for public facilities created by the new development (ACUSD, 2008b).

Mello-Roos: The Mello-Roos Community Facilities Act was established in 1982 to provide a method for local public agencies to form Community Facilities Districts (CFDs) over specific areas, which need not be contiguous. Mello-Roos may be used to finance the construction, expansion, rehabilitation, or acquisition of any real or other tangible property with an estimated useful life of five years or more and which will be constructed, owned, or operated by a public agency. One method by which a Mello-Roos CFD can be established is on a district-wide basis. The required tax rate and bonding capacity are placed before the voters and require a two-thirds majority vote for approval.

Measure F Funds

In November of 2002, the voters of Amador County voted in favor of Measure F, a general obligation bond that would generate \$11 million in local funds to renovate and upgrade the schools in Amador County. Measure F also made the District eligible for an additional \$11 million

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in state bond funds. Measure F funds have been used throughout the District for specific projects, which included but were not limited to the following:

- Upgrade of inadequate electrical systems to improve efficiency and safety;
- Replacement of old heating and plumbing systems with new, energy-efficient systems;
- Provision of better access to student classroom technology;
- Upgrade of a science lab;
- Construction of a new multipurpose room (cafeteria/classrooms) at Argonaut High and Lone Jr. High; and,
- Improvements to school safety and fire prevention systems.

4.13.6.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The following standards are based on State CEQA Guidelines (2005) Appendix G. A significant impact to public schools would occur if implementation of the proposed project:

- 1) Would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for public school services.

METHODOLOGY

Evaluation of potential public school impacts associated with the implementation of the City of Lone General Plan is based on review of ACUSD's Facilities Master Plan and from consultation with District planning staff.

The City of Lone General Plan is intended to be a "self-mitigating" document, in that the General Plan policies are designed to mitigate or avoid impacts on the environment resulting from implementation of the proposed project. To that end, the relevant General Plan policies providing mitigation have been identified for each significant impact in this section. If the applicable General Plan policies were determined not to fully mitigate or avoid impacts, then additional mitigation measures have been provided. These additional mitigation measures have been written as policy statements that can be incorporated into the final General Plan. Each impact discussion includes a determination as to whether the impacts would be mitigated to a less than significant level or would remain significant and unavoidable after implementation of the updated General Plan policies.

IMPACTS AND MITIGATION MEASURES

Public School Facilities

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. This is considered a **less than significant** impact.

General Plan Land Use Map

Areas Within and Outside Existing City Limits

Projected growth associated with implementation of the proposed project would increase student enrollment, which could result in the need for new school facilities and support personnel. Areas of impact include, but are not limited to, the following:

- Classrooms
- Offices, including corporate offices
- Maintenance and transportation facilities
- Personnel for each department

ACUSD's current development impact mitigation fee is \$2.97 per square foot of building space for residential development and \$0.46 per square foot of building space for commercial/industrial land uses. California Government Code Sections 65995(h) and 65996(b) provide full and complete school facilities mitigation for CEQA purposes. Section 65995(h) states that the payment or satisfaction of a fee, charge, or other requirement levied or imposed pursuant to Section 17620 of the Education Code is deemed to be full and complete mitigation of the impacts for the planning, use, development, or provision of adequate school facilities.

ACUSD's current model of generation rates uses 0.194 grades K–6 students per home, 0.051 grades 7–8 students per home, and .094 grades 9–12 students per home. Using these rates, the projected growth by 2030 of 7,475 dwelling units, as depicted in the proposed project, would generate approximately 1,451 elementary school students, 382 middle school students, and 703 high school students. As shown in **Table 4.13.6-3**, the projected 2030 student enrollments would far exceed the ACUSD's maximum school capacities for all three schools. It should also be noted that the projected 2030 enrollment for Argonaut High would likely be even greater than that shown below due to population growth within the other areas of the schools service area (i.e., the cities of Jackson and Sutter Creek and the communities of Pine Grove and Pioneer). Furthermore, according to the proposed project, future growth within the City of Lone is likely to require the construction of new schools, possibly including a high school.

TABLE 4.13.6-3
SCHOOL ENROLLMENT PROJECTIONS AND CAPACITIES

School	Grade Levels	2008 District Capacity	2008 Enrollment	Additional Enrollment	Projected 2030 Enrollment
Lone Elementary	K – 6	600	534	1,451	1,985
Lone Middle	6 – 8	599	445	382	827
Argonaut High	9 – 12	794	663	703	1,366

Source: ACUSD, 2008a

The City has no direct control over the location and construction of schools. However, it does have approval authority over subdivision maps that may propose school sites. The City also makes decisions on infrastructure projects that may be required to support a new or expanded

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school, such as water and sewer lines and roadways. As identified above, California Government Code Sections 65995(h) and 65996(b) specifically set forth. This impact therefore would be **less than significant**.

The environmental effects of the development of new public school facilities in the Planning Area have been programmatically considered in this Draft EIR as part of overall development identified in the General Plan Update Land Use Map (see Sections 4.1 through 4.13).

Sphere of Influence Amendment/Annexations

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

The proposed SOI amendment and annexations are policy actions that would have no direct impact on public schools within the Planning Area. These actions would allow for the future development of the annexed parcels; however, such developments would be in association with the City's WWTP, as well as commercial and public facilities uses, and would not result in any new public school enrollments. Therefore, this portion of the proposed project would have **no impact** on public schools within the Planning Area.

Zoning Code Update

The proposed amendments to the City's Zoning Code would be largely administrative to further clarify the types and forms of uses that are permitted under certain General Plan land use designations and would not result in any additional public school enrollments. As such, this portion of the proposed project would have **no impact** on public schools within the Planning Area.

West Lone Roadway Improvement Strategy

The proposed WIRIS project consists of various improvements to existing roadways as well as the construction of new roadway segments within the Planning Area. Such improvements would not result in any additional public school enrollments and would have **no impact** on public schools within the Planning Area.

Proposed General Plan Policies and Action Items that Provide Mitigation

Listed below are proposed General Plan policies, identified in the Public Facilities Element, concerning the development and siting of new school facilities in the Planning Area. These policies are designed, in part, to reduce impacts to the natural environment because of school development.

Policy PF-8.1:	Work closely with the Amador County Unified School District to identify needs for public education programs, including developing and expanding extra-curricular recreation and educational programs for primary and secondary education where feasible.
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- Policy PF-8.2: Assist the school district in identifying and acquiring school site(s) as a part of new development.
- Policy PF-8.3: The City shall include the following criteria in assisting the ACUSD in school site selection and provision of utilities: (*Cross reference: CIR 2.3, CIR 2.8.1, CO 8.1.2*)
- Traffic impacts on nearby roadways and effect on City standards for Level of Service.
 - Interrelatedness of school sites with churches, parks, greenways, and off-street paths.
 - Walking distance to the greatest number of students.
 - Safe walking routes to and from school.
 - Joint use potential of new school sites with existing and planned community recreation and parks programs and facilities.
 - Linkages with trails, bikeways, and pedestrian paths.
- Policy PF-8.4: Work with the Amador County Unified School District to facilitate the construction of a high school within Lone.

Implementation of the above General Plan policies, along with payment of state and district fees, would ensure that the proposed project's impacts to public schools would be **less than significant**.

Mitigation Measures

None required.

4.13.6.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

CUMULATIVE SETTING

Cumulative conditions for public school facilities include all proposed, planned, and approved projects within ACUSD boundaries that could potentially occur with development under the proposed General Plan (occurring primarily after 2030). ACUSD covers Amador County and includes schools in the cities of Sutter Creek, Jackson, Pine Grove, Pioneer, Plymouth, and Lone. Under cumulative conditions, it is anticipated that urbanization of the area within ASUCD boundaries and the population in these areas would increase contributing to a cumulative impact on schools and related facilities within ASUCD. In addition, buildout of the Planning Area (beyond year 2030) would result in an incremental cumulative demand for schools and result in additional environmental impacts associated with the development of new sites. The construction of new schools and related facilities would provide additional capacity to accommodate current and future enrollment. However, providing new school sites could result in cumulative environmental impacts on traffic congestion, noise, potential loss of habitat, water, solid waste, etc. The environmental impacts associated with the development of future school sites would be evaluated individually by ACUSD for immediate and cumulative impacts as required by the State Board of Education and CEQA.

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CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Public School Impacts

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. The proposed GPU would have a **less than cumulatively considerable** impact on school facilities.

New schools planned within ACUSD would provide additional capacity to accommodate existing and future enrollment. Additional development would be subject to mitigation consistent with payment of fees as established between the school district, the state, and the local jurisdictions. However, per the Leroy F. Greene School Facilities Act, local jurisdictions are restricted in imposing additional impact fees. Pursuant to state law, payment of statutory fees represents full and complete school facilities mitigation. Per California Government Code Sections 65995(h) and 65996(b), the existing fee mechanisms would fully mitigate the environmental effects of the increased population.

As discussed under Impact 4.13.3.1, the additional capacity to serve growth anticipated by ACUSD has the potential to create environmental effects, including increased traffic, noise, potential loss of habitat, water service, water quality, wastewater, and solid waste. Specific impacts cannot be known at this time as the potential size and location of future school facilities are unknown. Therefore, this DEIR evaluates environmental impacts at a programmatic level. If additional facilities, or expansion of existing facilities, were required as a result of the growth associated with the proposed project, environmental impacts would be evaluated at a project level as required by CEQA. Those impacts would be considered at the time that adequate project information was available and the project was being considered for approval by ACUSD.

Proposed General Plan Policies and Action Items that Provide Mitigation

The proposed General Plan update contains several goals, policies, and actions that would assist in reducing this cumulative public schools impact. The following list contains those policies that contain specific, enforceable requirements and/or restrictions and corresponding performance standards that assist in reducing this impact. Since these policies have been described in detail in prior impact discussions for this section, the following is limited to only listing the policy item numbers.

Public Facilities Element

PF-8.1; PF-8.2; PF-8.3; PF-8.4

The proposed General Plan policies listed above would ensure that proposed land uses associated with the proposed project do not adversely affect school facilities. Implementation of the above General Plan policies and associated action items, along with payment of state and district fees, would ensure that the proposed project's impacts to public schools would be **less than cumulatively considerable**.

Mitigation Measures

None required.

4.13.7 PARKS AND RECREATION

4.13.7.1 EXISTING SETTING

The City of Ione's recreational facilities include four small parks and one major recreation facility. The small parks include Oakridge Park, Train Park at City Hall, Perry Earl Park, and Grover Park (Pioneer Park) (City of Ione, 1982). These smaller parks mainly serve neighborhoods with benches and historical exhibits. Perry Earl Park has a playground. Howard Park is the City's major recreational facility and includes soccer fields; softball, baseball and little league diamonds; half-court basketball courts; tennis courts; a bocce ball court; a playground; and a roller hockey area. In addition, a community center and variety of equestrian facilities are located at this park including stables, corrals, an arena, and a racetrack. The Castle Oaks Golf Course provides an 18-hole championship golf course (City of Ione, 2009.) Heath Knoll serves as a small landscape area.

The City of Ione currently maintains a total of 93.5 acres of park land. This includes six parks of various sizes as discussed above and shown in **Table 4.13.7-1** below.

TABLE 4.13.7.1
SUMMARY OF PARKS AND FACILITIES IN THE CITY OF IONE

Park Site	Acres	Park Type
Grover Park (Pioneer Park)	2.0	Neighborhood Park
Heath Knoll	0.2	Landscape Area
Perry Earl Park	1.0	Neighborhood Park
Howard Park	89.7	Community Park*
Train Park	0.3	Neighborhood Park
Oakridge Park	0.3	Neighborhood Park
Total Acreage	93.5	

Source: ACRA, 2006

* Classified as a Community Park but in terms of size and function acts as a Regional Park.

Total parkland needs are most often expressed in terms of acres per 1,000 population. Most communities average 4 to 8 acres of active parkland per 1,000 population. The City of Ione has established a park requirement of 5 acres of parkland per 1,000 population. Currently, the city has an average occupancy of 2.68 persons per household (City of Ione Housing Element, 2004). According to the Amador County Parks and Recreation Master Plan (2006), the City of Ione has a ratio of 12.3 acres of parkland per 1,000 population (based on a population of 7,613, as identified in the 2006 Amador County Parks and Recreation Master Plan).

Parkland Standards

California Government Code Section 66477, often referred to as the Quimby Act, permits local jurisdictions to require the dedication of land and/or the payment of in-lieu fees for park and recreation purposes. The required dedication and/or fees are based upon the residential density, parkland cost and other factors. Land dedicated and fees collected pursuant to the Quimby Act may only be used for the purpose of developing new or rehabilitating existing park or recreational facilities. The Quimby Act allows for local recreation and park districts to ask for a

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dedication of parkland up to 5 acres per 1,000 projected population. The City of Ione has a parkland-to-population ratio consistent with these standards.

Local Standards

The City has a ratio of almost 26.4 acres of parkland per 1,000 residents, excluding inmates at Mule Creek State Prison. This is higher than the current countywide parkland ratio of 7.3 acres per 1,000 residents. The countywide goal for parkland is 13.7 acres per 1,000 residents (Burr Consulting, 2008b).

Funding

The City of Ione receives funding for parks through many sources. Primary funding is through the General Fund, which is an allocation out of the City's collected taxes. Parks are also funded through user fees at Howard Park and the public swimming pool. Development impact fees, as of 2008, are \$2,284 for residential and \$32,183 per acre for commercial (Burr Consulting, 2008b). Other sources of revenue include state and federal revenues, park maintenance charges, and donations and contributions. The golf course is self-sustaining as a private operation.

4.13.7.2 REGULATORY FRAMEWORK

STATE

The Quimby Act states that "the legislative body of a city or county may, by ordinance, require the dedication of land or impose a requirement of the payment of fees in lieu thereof, or a combination of both, for park or recreational purposes as a condition to the approval of a tentative or parcel map." It should be noted that the Quimby Act only applies to the acquisition of new parkland and does not apply to the physical development of new park facilities or associated operations and maintenance costs. The Quimby Act effectively preserves open space needed to develop parkland and recreational facilities. However, the actual development of parks and other recreational facilities is subject to discretionary approval and is evaluated on a case-by-case basis with new residential development.

LOCAL

Amador County Recreation Agency

The Amador County Recreation Agency (ACRA) was formed in response to growth in the county that spurred the need for more park and recreation services. Following its inception, ACRA developed a strategic policy for meeting future park and recreation needs. The outcome of this strategy is the document called the Amador County Park and Recreation Master Plan. The role of the plan, in part, is to define a strategic role for ACRA with regard to park and recreation services. ACRA currently provides limited recreation programs and park maintenance to some of the county park sites. ACRA's primary role with the cities has been to provide professional advice on park operations (ACRA, 2006).

City of Ione

The City of Ione has a Parks and Recreation Commission that is responsible for overseeing matters regarding park and recreation facilities in the city.

4.13.7.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The following standards are based on State CEQA Guidelines (2009) Appendix G. A significant impact to recreational facilities would occur if implementation of the proposed General Plan would result in the following:

- 1) An increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- 2) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

METHODOLOGY

This section was prepared and evaluated based on consultation with City of Lone staff and review of relevant documents, including the Amador LAFCo Municipal Services Review, existing General Plan, and proposed project.

The City of Lone General plan is intended to be a “self-mitigating” document, in that the General Plan policies are designed to mitigate or avoid impacts on the environment resulting from implementation of the proposed project. To that end, the relevant General Plan policies providing mitigation have been identified for each significant impact in this section. If the applicable General Plan policies were determined not to fully mitigate or avoid impacts, then additional mitigation measures have been provided. These additional mitigation measures have been written as policy statements that can be incorporated into the final General Plan. Each impact discussion includes a determination as to whether the impacts would be mitigated to a less than significant level or would remain significant and unavoidable after implementation of the updated General Plan policies.

IMPACTS AND MITIGATION MEASURES

Increased Demand for Park and Recreational Facilities

Impact 4.13.7.1 Implementation of the proposed project would increase the demand for existing facilities and require additional parks and recreational facilities to accommodate the anticipated growth associated with the proposed project. This would be a **less than significant** impact.

General Plan Land Use Map

Areas Within and Outside Existing City Limits

Potential development proposed in association with the proposed project would require additional parkland, facilities, and personnel to accommodate the demand. The staffing and administrative needs for the City’s Recreation Department will increase as a result of the population and additional park and recreational facilities associated with implementing the proposed project. The estimated population in the Planning Area is anticipated to increase by approximately 10,766 persons between 2008 and 2030. Based on the current service standard of 5 acres per 1,000 population, the City would need to add approximately 53.83 acres of parkland

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to meet the anticipated demand. The proposed project designates 350 acres of land for parks and recreation uses. Though a 24-acre community park is planned under the new General Plan along Five Mile Drive, additional new parks and facilities would be developed in response to population growth and as funding allows. Park sites and facilities may require land use permits in some cases, depending on the anticipated uses and character of adjacent developments. However, expanded and additional park services may be required.

Typical environmental effects associated with the construction and operation of parks and recreational facilities may involve issues with noise (during construction and playfields and playgrounds), air quality (during the construction of the facility), biological resources (depending on location), historic/cultural resources (depending on location), public services and utilities (demand for police and fire protection, electric, water and wastewater service), and traffic on a local neighborhood level. The environmental effects of construction of such facilities in the planning area been considered in the technical analyses of this Draft EIR as part of overall development of the Planning Area.

There are various funding measures currently in place for land dedications and basic park development (turf, landscaping, and walkways) in the Planning Area. In order to meet the projected growth within the service boundaries, the City will use new sources of revenue including but not limited to development impact fees, General Fund money, user fees, in-lieu fees, state and federal revenues, park maintenance charges, and donations and contributions. This impact is **less than significant**.

The environmental effects of the development of additional facilities in the Planning Area have been programmatically considered in this Draft EIR as part of overall development identified in the General Plan Update Land Use Map (see Sections 4.1 through 4.13).

Sphere of Influence Amendment/Annexations

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

The proposed SOI amendment and annexations are policy actions that would have no direct impact on parks and recreation within the Planning Area. These actions would allow for the future development of the annexed parcels; however, such development would be in association with the City's WWTP, as well as commercial and public services facilities, and would not result in any population growth or associated increases in demand for parks or recreational services. Therefore, this portion of the proposed project would have **no impact** on parks and recreation within the Planning Area.

Zoning Code Update

The proposed amendments to the City's Zoning Code would be largely administrative to further clarify the types and forms of uses that are permitted under certain General Plan land use designations and would not result in any additional demand for parks or recreational services.

As such, this portion of the proposed project would have **no impact** on parks and recreation within the Planning Area.

West Lone Roadway Improvement Strategy

The proposed WIRIS project consists of various improvements to existing roadways as well as the construction of new roadways segments within the Planning Area. Such improvements would not result in any population growth and would therefore have **no impact** on parks and recreation within the Planning Area.

Proposed General Plan Policies and Action Items that Provide Mitigation

The following General Plan action items, contained in the Conservation and Open Space Element, address impacts related to parks and recreational facilities:

- Action CO-8.1.1: Require developers of all new residential development to dedicate parkland at a rate of at least five acres of land per 1,000 population. When necessary, provide an in-lieu payment option, which allows the developer to fund the acquisition of acceptable land equal to the dedication requirement. Calculate required parkland dedication exclusive of required open space.
- Action CO-8.2.1: Ensure that sufficient funding for maintenance of parks is assured prior to approval of any Final Subdivision Map that includes public parks and/or related facilities.
- Action CO-8.2.2: If required to meet necessary parks and recreation funding needs of the City, the City shall create a fee and assessment program to provide increased funding for existing and planned parks. This could include local or regional bond measures or assessment districts, public or private grants or partnerships, homeowners associations, or other methods deemed appropriate by the City.

Implementation of the above General Plan action items and payment of necessary fees would ensure that impacts under the proposed project related to parks services would be **less than significant**.

Mitigation Measures

None required.

4.13.7.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative setting associated with adoption of the proposed project includes proposed, planned, reasonably foreseeable, and approved projects within the region (see Section 4.0), as well as full development of the Planning Area as proposed in the proposed project, expected to occur in the year 2030 and beyond. Under the General Plan update, the City would operate and maintain the City's parks and recreation facilities.

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Cumulative Parks and Recreation Impacts

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. This would be a **less than cumulatively considerable** impact.

Implementation of proposed and approved projects associated with the proposed project and other reasonably foreseeable development would contribute to the cumulative demand for regional and local recreational facilities. Cumulative parks and recreational facility impacts are anticipated to be **less than cumulatively considerable**.

Proposed General Plan Policies and Action Items that Provide Mitigation

The proposed General Plan update contains several goals, policies, and actions that would assist in reducing this cumulative parks impact. The following list contains those actions that contain specific, enforceable requirements and/or restrictions and corresponding performance standards that assist in reducing this impact. Since these actions have been described in detail in prior impact discussions for this section, the following is limited to only listing the action numbers.

Conservation and Open Space Element

CO-8.1.1; CO-8.2.1; CO-8.2.2

The proposed General Plan actions listed above would ensure that proposed land uses associated with the General Plan do not adversely affect parks and recreational facilities. Implementation of the above General Plan actions would reduce cumulative park and recreation impacts to **less than cumulatively considerable**.

Mitigation Measures

None required.

4.13.8 ELECTRICAL, NATURAL GAS, AND TELEPHONE SERVICES

4.13.8.1 EXISTING SETTINGS

GAS AND ELECTRICITY

Both gas and electric service are provided to the City of Lone and the Planning Area by Pacific Gas & Electric Company (PG&E). PG&E is an independent, investor-owned company focused on retail electricity and natural gas distribution to its customers in Northern and Central California. PG&E is regulated by the California Public Utilities Commission.

PG&E generates power from many hydroelectric powerhouses, a nuclear power plant (Diablo Canyon), and a few small fossil fuel-fired power plants. PG&E also purchases power from independent power producers; generation sources can range from large fossil power plants to smaller renewable and cogeneration plants. After the power is produced or bought, it goes into PG&E's electric transmission and distribution systems to get to the homes and businesses of PG&E's customers.

PG&E currently has both gas and electrical transmission lines in this portion of Amador County. PG&E also owns a gas pipeline that connects the city with county gas sources. Transmission lines generally follow transportation corridors and are routed above ground throughout much of the city and the Planning Area. Pursuant to Public Utility Commission regulations, new development is required to place electricity infrastructure underground (City of Ione, 1982). Industrial users tie directly into major transmission lines adjacent to plant sites. Natural gas lines are typically collocated with other utilities in trenches to reduce construction costs and environmental impacts. All construction and maintenance activities for natural gas facilities are the responsibility of PG&E.

CABLE TELEVISION/INTERNET

The City of Ione and the Planning Area are entirely within the service area of Volcano Vision. A local provider of digital cable, HDTV, DVR, and high speed Internet, Volcano Vision's service area includes portions of Amador and Calaveras counties. Volcano Vision's existing infrastructure in the Planning Area is primarily overhead, with up to 20 percent underground. Volcano Vision provides service to all new developments and works with developers to ensure that trenches are provided by the developer per Volcano Vision's specifications. There is no fee to the developer for this service. Existing service areas receive up to 300 feet of line extension prior to extension fees being imposed. Volcano Vision will fund new infrastructure providing that trenches are built per their specifications. Cable fibers for new development are generally collocated and installed concurrently with other utility infrastructure. This infrastructure is installed underground within new development in order to reduce visual and aesthetic impacts and any potential safety hazards.

TELEPHONE

Telephone service in the City of Ione and the Planning Area is provided by AT&T. Telephone facilities in the Planning Area include both aerial and underground fiber and copper transmission lines. Most of the underground and aerial telephone transmission lines are generally collocated with other utilities on poles or in underground trenches and are constructed in public and roadway rights-of-way to reduce visual and aesthetic impacts and potential safety hazards. The environmental review of providing telephone and cable services is typically handled on a case-by-case basis in conjunction with individual development projects.

4.13.8.2 REGULATORY FRAMEWORK

STATE

California Building Energy Efficiency Standards

Title 24, Part 6 of the California Code of Regulations, known as the Building Energy Efficiency Standards, were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. After adoption of the California Energy Security and Reliability Act of 2000 (AB 970), the California Energy Commission (CEC) produced changes to the Building Energy Efficiency Standards. In November 2003, the CEC adopted these updated standards. The California Building Standards Commission adopted the 2005 changes in July 2003 and the updated standards took effect on October 1, 2005. Included in the update were requirements identified under Senate Bill 5X, part of which requires the CEC to adopt energy efficiency standards for outdoor lighting.

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California Public Utilities Commission

The California Public Utilities Commission (PUC) regulates privately owned telecommunications, electric, natural gas, water, railroad, rail transit, and passenger transportation companies, in addition to authorizing video franchises. Five commissioners are appointed by the Governor and confirmed by the State Senate. Among the PUC's stated goals for energy regulation are to establish service standards and safety rules, authorize utility rate changes, oversee markets to inhibit anti-competitive activity, prosecute unlawful utility marketing and billing activities, govern business relationships between utilities and their affiliates, resolve complaints by customers against utilities, implement energy efficiency and conservation programs and programs for the low-income and disabled, oversee the merger and restructure of utility corporations, and enforce CEQA for utility construction. PUC regulates intrastate telecommunications service and terms and conditions of wireless phone providers not otherwise regulated by federal agencies.

In 2006, the State Legislature passed the Digital Infrastructure and Video Competition Act. Pursuant to this act, PUC was granted limited authority to regulate video service providers via a statewide franchise system. PUC is responsible for licensing video service providers and for enforcing certain antidiscrimination and buildout requirements imposed by the act. Local franchise authorities will continue to regulate rights-of-way used by video providers and to handle consumer complaints and requirements as to public, educational, and governmental channels.

4.13.8.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

A public services or utilities impact is considered significant if implementation of the project would result in the need for new systems or supplies or a substantial expansion or alteration to electricity, natural gas, or telephone that results in a physical impact on the environment or would result in inefficient, wasteful and unnecessary consumption of energy (based on State CEQA Guidelines Appendix F).

METHODOLOGY

Evaluation of potential impacts on electrical, natural gas, and telephone services resulting from the proposed project is based on consultation with the service providers, review of California Energy Commission policies, state standards, the Amador LAFCo MSR, and the current City of Lone General Plan.

The City of Lone General plan is intended to be a "self-mitigating" document, in that the General Plan policies are designed to mitigate or avoid impacts on the environment resulting from implementation of the proposed project. To that end, the relevant General Plan policies providing mitigation have been identified for each significant impact in this section. If the applicable General Plan policies were determined not to fully mitigate or avoid impacts, then additional mitigation measures have been provided. These additional mitigation measures have been written as policy statements that can be incorporated into the final General Plan. Each impact discussion includes a determination as to whether the impacts would be mitigated to a less than significant level or would remain significant and unavoidable after implementation of the updated General Plan policies.

IMPACTS AND MITIGATION MEASURES**Electrical, Natural Gas, and Telephone Service**

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. This is considered a **less than significant** impact.

General Plan Land Use Map**Areas Within and Outside Existing City Limits**

Implementation of the proposed project would result in a greater demand for electric, natural gas, telephone, and cable television services. These increases in demand will result in a need for additional facilities and infrastructure to provide service to future development.

PG&E provides electrical service to the city and would likely serve subsequent development projects. PG&E would need to increase their power supplies to serve development under the proposed project. It is not certain how PG&E would need to increase its power supplies. PG&E provides power generated by a variety of sources, including hydrological, wind, fossil fuel, and nuclear. As growth in the area occurs, it is anticipated that PG&E would need to construct new substations to provide adequate electrical service under project conditions. Additional transmission lines would be necessary to deliver electrical service. All electrical distribution lines, substations, transmission, delivery facilities, and easements required to serve the Planning Area are subject to CEQA review. Potential environmental effects of obtaining more power through the development of power plants include, but are not limited to, air quality, biological resources, cultural resources (depending on location), hazardous materials, land use, noise and vibration, traffic, visual resources, waste management, water and soil resources, and health hazards. Potential environmental effects for the construction of transmission lines include, but are not limited to, air quality (during construction), biological resources (depending on location), cultural resources (depending on location), hazardous materials, land use, noise and vibration (during construction), traffic, visual resources, and health hazards.

As indicated, PG&E provides natural gas service to the city. The existing facilities in the Planning Area consist of pipelines delivering service to all customers that are not served by private propane tanks. PG&E would need to extend its natural gas infrastructure to serve new development. Potential environmental effects for the construction of gas lines include, but are not limited to, air quality (during construction), biological resources (depending on location), cultural resources (depending on location), hazardous materials, land use, noise and vibration (during construction), traffic, and health hazards.

Development under the proposed project would be required to comply with the changes to Title 24 of the California Code of Regulations regarding energy efficiency. These new energy efficiency standards were developed in response to the state's energy crisis as well as AB 970 and SB 5X requirements to improve residential and nonresidential building energy efficiency, minimize impacts to peak energy usage periods, and reduce impacts on overall state energy needs.

Volcano Vision provides cable and internet service to the city, and AT&T provides telephone services. While implementation of the proposed project would result in growth in the city and require the expansion of these services, most of the underground and aerial telephone, cable,

4.13 PUBLIC SERVICES AND UTILITIES

and Internet transmission lines are generally collocated with other utilities on poles or in underground trenches and are constructed in public and roadway rights-of-way to reduce visual and aesthetic impacts and potential safety hazards.

While the environmental effects of necessary infrastructure to serve development accommodated by the proposed project are addressed programmatically in this DEIR, the environmental review of providing electrical, natural gas, telephone, and cable television services is typically handled on a case-by-case basis in conjunction with individual development projects. A project-level CEQA document would analyze the potential environmental impacts of a project involving additional infrastructure at a more specific level and would identify mitigation measures more specific to those impacts. Since specific infrastructure projects have not been identified at this time, potential impacts are addressed at a programmatic level only. This impact is considered **less than significant**.

The environmental effects of the development of additional facilities in the Planning Area have been programmatically considered in this Draft EIR as part of overall development identified in the General Plan Update Land Use Map (see Sections 4.1 through 4.13).

Sphere of Influence Amendment/Annexations

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

The proposed SOI amendment and annexations are policy actions that would not directly increase demand for electrical, natural gas, cable, or telephone services. However, these actions would allow for the future development of these parcels including expansion of the city's WWTP. Development of the WWTP facility would be an expansion of an existing facility that is already provided energy and communications services. Therefore, no new or expanded infrastructure would be required for this facility. While the environmental effects of necessary infrastructure to serve development accommodated by the proposed annexations are addressed programmatically in this Draft EIR, the environmental review of providing electrical, natural gas, telephone, and cable television services is typically handled on a case-by-case basis in conjunction with individual development projects. A project-level CEQA document would analyze the potential environmental impacts of a project involving additional infrastructure at a more specific level and would identify mitigation measures more specific to those impacts. Since specific infrastructure projects have not been identified at this time, potential impacts are addressed at a programmatic level only. This impact is considered **less than significant**.

Zoning Code Update

The proposed amendments to the City's Zoning Code would be largely administrative to further clarify the types and forms of uses that are permitted under certain General Plan land use designations and would not result in any additional demand for energy or communications services. As such, this portion of the proposed project would have **no impact** on electric, natural gas, telephone, or cable television services.

West Lone Roadway Improvement Strategy

The proposed WIRIS project consists of various improvements to existing roadways as well as the construction of new roadway segments within the Planning Area. Such improvements would not result in any additional demand for energy or communications services. As such, this portion of the proposed project would have **no impact** on electric, natural gas, telephone, or cable television services.

Proposed General Plan Policies and Action Items that Provide Mitigation

The following General Plan policies, contained in the Public Facilities Element, address effects related to the provision of electric, natural gas, and cable/television services in the Planning Area:

- Policy PF-11.2: The City shall require undergrounding of utility lines in new commercial development and in new residential development consisting of three or more structures, except where infeasible due to the electrical transmission load or other operational issues, as confirmed by the utility provider.
- Policy PF-11.3: The City shall encourage, support, and evaluate the provision of proven, cost-effective, and feasible alternate forms of energy, including solar and wind power in lone.
- Policy PF-12.1: The City shall work with telecommunication providers to ensure all residents and businesses have access to telecommunications services, including new technologies. To maximize access to inexpensive telecommunications services, the City shall encourage marketplace competition from multiple major service providers.
- Policy PF-12.3: All new major commercial, office, and business developments and redevelopment projects shall ensure that adequate high speed telecommunication is available in the building.

Implementation of the above policies, coupled with adherence to state standards and regulations, would ensure that implementation of the proposed project would result in electric, natural gas, telephone, cable, and Internet-related impacts that are considered **less than significant**.

Mitigation Measures

None required.

4.13.8.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative setting for electrical, natural gas, and cable services encompasses the service areas of the each particular service provider (i.e., PG&E, Volcano Vision, AT&T), under full development of the Planning Area, expected to occur in the year 2030 and beyond. The cumulative setting for electric service and natural gas also includes Northern California, which is currently experiencing a great amount of growth and a subsequent cumulative demand for these services and related infrastructure.

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The California electrical industry was deregulated in March 1998. Since the summer of 2000, the state has been experiencing a shortage of electrical generation. This shortage has been caused by several factors, including but not limited to substantial statewide population and industry growth, complications associated with deregulation, increases in power and natural gas costs, decreases in power generation capacity of the Pacific Northwest (Oregon and Washington), and inadequate power generation capacity within the state. Based on the current situation with the California Energy Commission, it is anticipated that power supplies will be available to serve California in the short term.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Electrical, Natural Gas, and Telephone Service Impacts

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. The proposed project would have a **less than cumulatively considerable** impact on electrical, natural gas, telephone, and cable television services.

There are a number of development projects in the vicinity of the city and Amador County that would be served by PG&E and result in a cumulative demand for electric service. To serve the cumulative development conditions, PG&E's existing transmission lines may need to be reconstructed, substations may need to be upgraded or added, and additional distribution lines would need to be added. It is not expected that the proposed project would trigger the need for transmission upgrades. Detailed electrical demands for the proposed project are not available at this time but would add to the cumulative demand on electrical supplies.

Under cumulative conditions, individual development projects would continue to receive natural gas service from smaller gas lines that connect to the main transmission line. In order for future development areas to receive natural gas service, they would need to tap into the main transmission line and construct separate distribution gas lines that would extend into each development. Additional pressure reduction equipment and pressure regulators would also be required to provide adequate gas pressure to all future PG&E natural gas customers. The environmental effects of necessary improvements for natural gas infrastructure would be limited to temporary construction effects associated with air quality, noise, water quality, and temporary construction traffic control. Mitigation measures identified in Sections 4.5, Air Quality, 4.6, Noise, and 4.10, Hydrology and Water Quality, would reduce these temporary impacts.

The provision of cable and television services would not result in additional cumulative environmental impacts identified for electric or natural gas under Impact 4.13.8.1, as facilities are generally collocated and placed within public rights-of-way to reduce such impacts. The construction of new utility infrastructure is subject to CEQA review and compliance, and the physical effects of extending service and infrastructure will be analyzed on a project-by-project basis as new development proposals are received. Fee-based utilities and services, such as electric, natural gas, and cable/telephone, provide for additional development through capital improvements based on service fees and connection fees, which would ensure adequate funding mechanisms even for cumulative conditions. Cumulative environmental impacts due to construction of facilities and transmission infrastructure to serve the proposed project area have been programmatically considered in this Draft EIR. The proposed project's electric, natural gas, telephone, and cable television impacts are less than significant and **less than cumulatively considerable**.

Proposed General Plan Policies and Action Items that Provide Mitigation

The proposed General Plan update contains several goals, policies, and actions that would assist in reducing this cumulative electric, natural gas and telephone service impact. The following list contains those policies that contain specific, enforceable requirements and/or restrictions and corresponding performance standards that assist in reducing this impact. Since these policies have been described in detail in prior impact discussions for this section, the following is limited to only listing the policy numbers.

Public Facilities Element

PF-11.2; PF-11.3; PF-12.1; PF-12.3

The proposed General Plan policies listed above would assist in addressing cumulative effects related to the provision of electric, natural gas, and cable/television services in the Planning Area.

Mitigation Measures

None required.

4.13 PUBLIC SERVICES AND UTILITIES

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