



**NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION**

November 13, 2009

Lead Agency and Address: City of Ione
City Planning Department
1 E. Main Street
Ione, CA 95640

Contact Person: Christopher Jordan, AICP, City Planner, (916) 274-2412 X104

Project Title: Howard Park Master Plan Update

Project Location: Howard Park ("Park"; "project"; "project site") is located in the City of Ione ("City"; "Ione") in western Amador County (County) at the juncture of the Sierra Nevada foothills and the Sacramento Valley. The park is in the southern portion of Ione bordered by State Route (SR) 124 (Church Street) on the west, residential development, a cemetery, and an elementary school on the north, undeveloped land on the east planned for residential development, and undeveloped unincorporated land and railroad tracks on the south. (Assessor's Parcel Numbers: 053-012-068 & 053-013-016 through 019)

Project Latitude/Longitude: 38.343046/-120.930555

Project Description:

Howard Park (Park) currently encompasses about 89 acres. It was previously owned by the Howard Family as part of a land grant received over 110 years ago. It had been leased to the City of Ione since 1967 but was purchased outright in 1990. The Park is currently operated by the City as a public, multi-use recreational complex. Access to the Park is via two entrances located off SR 124. Park hours are generally sunrise to sunset with some uses permitted 24 hours, with special permits.

The majority of the project site consists of large wooded areas, with groups of large shade trees. Existing facilities are located towards the western and northern portions of the Park. Currently, the Park only has lighting on the exterior of the baseball and soccer fields snack shack buildings, and on the exterior of the Evalynn Bishop Hall Community Center (Community Center), the Ed Hughes Memorial Arena (Arena), and the horse stables. The various existing facilities and amenities of the Park are summarized in **Table 1** below.

Runoff from the project site and the adjacent residential subdivision to the east is conveyed via a system of drainage inlets, open drainage swales, and underground drainage conduits located throughout the site that generally convey drainage to the existing onsite detention pond located south of the soccer fields. Peak or excess flows are also routed to a recently constructed detention basin located within the baseball field area. Ultimately, all drainage is conveyed west to underground drainage lines located along SR 124 and eventually discharge to Sutter and Dry Creeks. The existing drainage infrastructure is inadequate in some areas resulting in localized flooding. Several of the onsite drainages are considered wetlands.

TABLE 1: EXISTING CHARLES HOWARD PARK FACILITIES AND AMENITIES

Facility	Description
Evalynn Bishop Hall Community Center	Main hall, side room, kitchen facilities
Ed Hughes Memorial Arena	200 feet by 250 feet covered equestrian/multi-purpose arena used for year round events such as equestrian, dog and car shows
Horse Track	Historic horse track surrounding playfields open only part of the year
Soccer Fields	Four large soccer fields
Softball/Baseball Fields	Four softball, baseball and little league diamonds and outfields
Snack Shacks	Two snack shacks located near baseball dugouts and soccer fields
Play Structures	Three children’s play structures located west of baseball fields and south of soccer fields
Pond and Nature Trails	Pond in the southeastern portion of the Park used for drainage detention. Several informal nature trails in the southeastern portion of the Park
Picnic Areas	Compact areas with picnic benches and facilities located throughout Park
Bathrooms	Four bathroom facilities located north of baseball fields near parking area, within baseball field snackbar and soccer field snackbar, and within the Evelyn Bishop Hall
Theater	Small theater used for performances and events located north of Evelyn Bishop Hall
Crafts and Fair Area	Open area located west of baseball fields including event booths used periodically for craft programs and fair events
Wine and Beer Garden	Open area located immediately southeast of the Evelyn Bishop Hall used periodically for social events
Carnival Area	Southern portion of parking area west of Evelyn Bishop Hall used periodically for carnivals
Event Booths	Nine event booths scattered throughout park used for various purposes such as ticket sales and carnival games
Horseshoe Pits	Two outdoor play areas consisting of a pitchers box and pit with stake used for playing the game “horsehoes.” One existing area is old and not currently in use located adjacent to the north side of the track. The newer area is adjacent to the Beer and Wine Garden area.
Skate Park	An outdoor area intended for use by rollerbladers and skateboarders and consisting of concrete objects such as half-pipes, handrails, stairsets and banked ramps.
Horse Stables	Stalls, tack room and walking area
Parking Areas	Two formal, unpaved areas used for parking located north of play fields and west of the Evelyn Bishop Hall. Numerous other informal, unpaved areas used periodically for parking located throughout Park.

The Park has an existing Master Plan (Plan) that was prepared by the City and adopted by its Park and Recreation Commission in 1996. The Master Plan describes the conditions of the Park as they existed in 1996 and lists the goals for improving the Park and its facilities that were identified at three public workshops conducted for the 1996 master planning process. The Plan also provides estimates of the costs of the planned improvements and identifies available funding sources.

Under the proposed project, or the update to the existing Master Plan, the City is anticipating a number of improvements to the Park, including field improvements for general landscaping, brush cleaning and grading; improvements to bathroom areas, bleachers, backstops, and picnic tables; drainage, pond, lighting, and parking lot improvements; refurbishment of the existing stables and horse riding track; internal and external remodeling of the existing Arena; construction of a new Community Hall; and the re-establishment of BMX tracks. The proposed

improvements would be made by the City over a period of time and are detailed in an updated Master Plan for the Park. It is anticipated that the proposed update to the Park's Master Plan would also establish criteria and standards for site selection, design and management; and recommend an approach to selection, financing and implementation of improvements. The intent of the updated Master Plan would be to provide a comprehensive approach to the usage, improvements, and maintenance of Howard Park. The proposed project would also include a review of existing rates and establishment of new rates. Each of the proposed improvements is described in detail in **Table 2** below and indicated conceptually on **Figure 5**.

TABLE 2: PROPOSED IMPROVEMENTS

Facility/Equipment	Proposed Improvements
Evalynn Bishop Hall Community Center	Demolish and rebuild entire facility at existing location increasing building size by approximately 10 percent. Improvements will include an enlarged kitchen, a stage and bar in big room, upgraded lighting and heating, ventilation, and air condition (HVAC) system, new bathrooms, and transfer of park equipment to onsite storage area.
Ed Hughes Memorial Arena	Extend roof on east side, install payment system for access to arena for better security, enforce new payment system, add livestock corrals, and expand warm up area
Horse Stables	Construct new building and remodel existing building for stables and storage
Sports Fields	Remove weeds and reseed fields, install gravel walkways between fields, replace infields, anchor dugouts
Horse Track	Refurbish track for recreational horseback riding and walking
Skate Park	Install cement band and new landscaping
Horseshoe Pits	Relocate horseshoe pits
Open Areas	Perform brush and dirt removal, grubbing and grading in the area between the Ed Hughes Memorial Arena and the Evalynn Bishop Hall Community Center, from the soccer field to the track area, from the Ed Hughes Memorial Arena to the horse stables, and the area around the horse stables
Pond and Drainage System	Improve pond, create second pond, and install and/or improve drainage facilities throughout Park
Parking Facilities and Internal Circulation	Improve existing or construct new parking facilities to provide parking opportunities at the soccer fields, baseball/softball fields, the Ed Hughes Memorial Arena, the Evalynn Bishop Hall Community Center, and the skate park. Pave internal roadways.
Bathrooms	Construct new bathroom facilities at Ed Hughes Memorial Arena, the horse stables, and the picnic area near the Evalynn Bishop Hall Community Center and improve existing bathroom facilities
Lighting	Install exterior lighting fixtures at the Evalynn Bishop Hall Community Center parking area, Beer Garden area, Carnival area, Ed Hughes Memorial Arena, baseball/softball fields, soccer fields, and horse stables
Fencing	Repair fencing around entire Park
Access/Driveways	Construct driveway from Park east to the proposed Foothill Boulevard and south to Brickyard Road; implement vehicle controls at skate park and adjacent path; implement driveway improvements near the Ed Hughes Memorial Arena
Bleachers	Construct new bleachers at the Ed Hughes Memorial Arena, at the Evalynn Bishop Hall Community Center adjacent to the horseshoe pits, at the baseball/softball fields, and at the soccer fields
Picnic Tables	Install new picnic tables at the Ed Hughes Memorial Arena, soccer field snack shack, baseball/softball fields snack shack, and the Evalynn Bishop Hall Community Center carnival/beer garden area
Drinking Fountains	Install new drinking fountains throughout park
Retaining Wall	Install retaining wall at base of proposed maintenance facility
Signage	Install new signage at all park entrances

Irrigation Infrastructure	Install new or improve existing irrigation infrastructure as necessary to utilize recycled water for park irrigation
Water Line	Relocate Unimin water line along internal roadway
Maintenance Facility	Construct new maintenance area
Wetlands	Create wetlands along existing stream near Ed Hughes Memorial Arena

NOTICE IS HEREBY GIVEN that the City of Lone has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of the California Environmental Quality Act (CEQA), for the above described project.

The project is not listed on the Hazardous Waste and Substances Sites List as set forth in Government Code Section 65962.5.

PUBLIC REVIEW PERIOD: A **30** day public review period for the Draft Mitigated Negative Declaration will commence on **November 13, 2009** through **December 14, 2009** for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received at the above address within the public review period. Comments can also be made during the public hearing. Copies of the Mitigated Negative Declaration and Initial Study are available for review at the City at the above address.

PUBLIC MEETING: This matter has been **tentatively** set for public hearing before the Parks Commission on **December 9, 2009**.

For reviewing agencies: The City of Lone requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. If applicable and in accordance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Department if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

- No Comments provided
- Comments noted below
- Comments provided in separate letter

COMMENTS:

Return to: City of Lone
Department of Planning
Attn.: Christopher Jordan, AICP, City Planner
1 E. Main Street
Lone, CA 95460

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

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9. Amador County Air Pollution Control District