

TABLE OF CONTENTS



1. INTRODUCTION

Introduction.....	1-1
Purpose.....	1-2
General Plan Law.....	1-3
The Planning Area	1-4
Sphere of Influence and Annexations	1-4
Organization and Use.....	1-6
Community Participation.....	1-7
Elements Included in the Ione General Plan	1-7
CEQA Compliance.....	1-9

2. PUBLIC OUTREACH AND VISION

A Vision for Ione.....	2-1
Establishing a Community Vision.....	2-2
Achieving the Vision	2-13

3. LAND USE

Introduction.....	3-1
Vision.....	3-1
Purpose.....	3-2
Related Plans and Programs	3-2
Relationship to Other General Plan Elements.....	3-3
Setting, Issues, and Considerations	3-3
Issues This Element Attempts to Solve	3-4
Land Use Principles.....	3-6
The Land Use Plan	3-8
Land Use Classifications	3-27
Goals, Policies, and Actions	3-36



TABLE OF CONTENTS

4. CIRCULATION

Introduction.....	4-1
Vision.....	4-2
Purpose.....	4-2
Related Plans and Programs	4-2
Relationship to Other General Plan Elements	4-4
Setting, Issues, and Considerations	4-4
Issues This Element Attempts to Solve	4-5
The Circulation Plan.....	4-6
Goals, Policies, and Actions	4-12

5. CONSERVATION AND OPEN SPACE

Introduction.....	5-1
Vision.....	5-2
Purpose.....	5-2
Related Plans and Programs	5-3
Relationship to Other General Plan Elements	5-5
Setting, Issues, and Considerations	5-6
Issues This Element Attempts to Solve	5-10
Goals, Policies, and Actions	5-10

6. NOISE AND SAFETY

Introduction.....	6-1
Vision.....	6-2
Purpose.....	6-2
Related Plans and Programs	6-2
Relationship to Other General Plan Elements	6-8
Setting, Issues, and Considerations	6-8
Issues this Element Attempts to Solve.....	6-13
Goals, Policies, and Actions	6-14

TABLE OF CONTENTS



7. ECONOMIC DEVELOPMENT

Introduction.....	7-1
Vision.....	7-2
Purpose.....	7-2
Related Plans and Programs	7-3
Relationship To Other General Plan Elements	7-3
Setting, Issues, and Considerations	7-4
Issues this Element Attempts to Solve.....	7-6
Goals, Policies, and Actions	7-6

8. PUBLIC FACILITIES

Introduction.....	8-1
Vision.....	8-2
Purpose.....	8-3
Related Agencies, Plans and Programs	8-3
Relationship to Other General Plan Elements	8-6
Setting, Issues, and Considerations	8-6
Issues this Element Attempts to Solve.....	8-11
Goals, Policies, and Actions	8-11

9. HOUSING

Introduction.....	9-1
Vision.....	9-2
Purpose.....	9-2
Related Agencies, Plans and Programs	9-3
Relationship to Other General Plan Elements	9-3
Setting, Issues, and Considerations	9-4
Issues this Element Attempts to Solve.....	9-8
Goals, Policies, and Actions	9-8



TABLE OF CONTENTS

10. IMPLEMENTATION

Introduction.....	10-1
Implementing the Plan.....	10-1
The Implementation Matrix	10-2

11. GLOSSARY

APPENDICES

Appendix A: General Plan Update Background Report
Appendix B: Housing Needs Assessment

LIST OF TABLES

Table 3-1: Policy Area Development Potential.....	3-26
Table 3-2: Land Use Development Standards	3-33
Table 3-3: Summary of Development Potential	3-34
Table 3-4: Summary of General Plan Land Use Designations (In Acres)	3-34
Table 3-5: General Plan/Zoning Consistency	3-35
Table 5-1: Summary of Parks and Facilities in the City of Ione.....	5-6
Table 6-1: City of Ione Exterior Noise Level Performance Standards For Non-Transportation Noise For New Projects	6-14
Table 6-2: City of Ione Noise Level Performance Standards For All Noise Sources, Including Transportation Noise, For New Projects.....	6-14
Table 9-1: Affordable Housing Need and Production, January 2007–June 2014.....	9-6
Table 9-2: Quantified Objectives Summary (2009-2014)	9-7
Table 10-1: Implementation Matrix.....	10-3

TABLE OF CONTENTS



LIST OF FIGURES

Figure 3-1:	Planning Area Boundaries	3-5
Figure 3-2:	General Plan Land Use Map	3-9
Figure 3-3:	General Plan Policy Areas	3-11
Figure 3-4:	Castle Oaks Gateway Policy Area	3-12
Figure 3-5:	Downtown Policy Area	3-13
Figure 3-6:	Industrial Park Policy Area	3-14
Figure 3-7:	Old Stockton Policy Area	3-15
Figure 3-8:	Preston Reuse Policy Area	3-16
Figure 3-9:	Q Ranch Policy Area	3-17
Figure 3-10:	Ringer Ranch Policy Area	3-18
Figure 3-11:	Silva Policy Area	3-19
Figure 3-12:	State Route 124 Corridor Policy Area	3-20
Figure 3-13:	Triangle Policy Area	3-21
Figure 4-1:	Circulation Map	4-8
Figure 4-2:	Roadway Sizing	4-9
Figure 4-3:	Bikeway and Trails Map	4-11
Figure 4-4:	Vehicular Level of Service Map	4-20
Figure 4-5:	Pedestrian (Sidewalks, Crosswalks, and Other Non-Trail Pedestrian Facilities) Level of Service Map	4-21
Figure 4-6:	Bicycle LOS For Class II Facilities	4-22
Figure 4-7:	Off-Street Trails and Class I Facilities Level of Service Map	4-23
Figure 5-1:	Agricultural Lands	5-8
Figure 5-2:	Waterways and Flood Plains	5-9
Figure 6-1:	Regional Fault Zones	6-7
Figure 6-2:	Existing Noise Contours	6-25
Figure 6-3:	Future Noise Contours	6-27
Figure 8-1:	Public Facilities	8-7