

# City of Ione General Plan

August 2009





# **City of Ione** **General Plan**

**August 2009**

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# 1. INTRODUCTION





# INTRODUCTION



## INTRODUCTION

The City of Ione General Plan lays out the framework for all future growth and development within the City. The community, the City's elected leaders, and city staff created the General Plan to guide all future land use and growth decisions for the City. Any actions, projects, and decisions must be consistent with the goals, policies, and land use map contained in this document. The General Plan serves as the primary planning and regulatory tool of the City. The General Plan is the expression of resident values, what Ione will become, and how it will get there.

Please turn to Page 1-2 for a complete listing of contents covered in this Element, with page number references.

Located at the base of the Sierra Nevada foothills in the Ione Valley, the City of Ione has a rich past steeped in agriculture, railway transport and general goods. Throughout the years, the City has made a name for itself as a quaint, harmonious town that thrives on tradition and community togetherness. Incorporated in 1953, Ione is a social and economic hub in Amador County. The community remains focused on preserving its high quality of life while facilitating the City's future growth and development.



# INTRODUCTION

## IN THIS SECTION

- Introduction (Page 1-1)
- Purpose (Page 1-2)
- General Plan Law (Page 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)
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## PURPOSE

### THE PLANNING DOCUMENT – IONE’S FUTURE DEFINED

The General Plan is a long-range planning document that provides the City a policy framework for land-use planning based on the City’s long-term vision for growth. The General Plan contains the community’s desires and visions of Ione through 2030. The General Plan achieves the community’s vision by setting Goals, Policies, and Actions to preserve Ione’s history and create a viable and flourishing community that current and future generations will be glad to call home.

The General Plan is the City’s constitution for future development. Its policies and goals guide both government and private development of land, and informs residents of the City’s intentions for how the community will look and feel in the future. It establishes a vision for the City to work towards, and delineates key policies and actions to implement that vision. All cities and counties in the State of California are required to adopt a General Plan.

Through a long visioning and public outreach process, the community has chosen the following priority and focus areas for this General Plan, including:

- Managing Growth
- Business Viability in the Historic Sections of Ione
- Maintaining a Small Town Character
- Family Focused Activities
- Education
- Recreation
- Open Space
- Farmland
- Economic Development
- Housing
- Historical Downtown and Restored Preston Castle
- Infrastructure
- Mining Industry

# INTRODUCTION



## GENERAL PLAN LAW

California law requires each city to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated city and land outside city boundaries that bears a relationship to its planning activities. As such, the plan contains policies and programs designed to provide decision makers with a solid foundation for land use and development decisions. The General Plan organizes the desires of Ione residents with respect to the physical, social, economic, and environmental character of the City.

The City may adopt a general plan in the format that best fits its unique circumstances in an integrated, internally consistent, and compatible statement of development policies. In accordance with California Government Code Section 65302, this General Plan addresses the issues of land use, circulation, housing, noise, safety, conservation, and open space. Together, the seven mandated elements of a general plan form a comprehensive set of planning policies.

- The Land Use Element designates the general distribution and intensity of land uses within the planning area.
- The Circulation Element identifies the general location and extent of existing and proposed transportation facilities.
- The Housing Element is a comprehensive assessment of current and future housing needs for all segments of the City population, as well as a program for meeting those needs.
- The Open-Space Element describes measures for the preservation of open space for the protection of natural resources, the managed production of resources, and for public health and safety.
- The Conservation Element addresses the conservation, development, and use of natural resources.
- The Safety Element establishes policies to protect the community from risks associated with natural and man-made hazards such as seismic, geologic, flooding, wildfire hazards, and air quality.
- The Noise Element identifies major noise sources and contains policies intended to protect the community from exposure to excessive noise levels.

The General Plan also addresses additional topics of special and unique interest, including community character, economic development, historic and cultural resources, and municipal services. These topics reflect additional issues that are important to the community. The City of Ione has chosen to adopt a General Plan that consolidates some of the mandatory elements and includes two optional elements (Economic Development and Public Facilities). While optional elements are not required by State law, once they are adopted by a City, optional elements are as legally binding and valid as the required elements.



## INTRODUCTION

By law, the General Plan is the primary document the City utilizes to regulate land use. It provides the City with a consistent framework for land use decision-making. Once a general plan is adopted, its maps, diagrams, and development policies form the basis for City zoning, subdivision, and public works actions. Therefore, the Zoning Ordinance, Specific Plans, Planned Development Master Plans, and individual public and private development proposals must be consistent with the General Plan goals, policies, and standards. Under California law, no specific plan, area plan, zoning, subdivision map, nor public works project may be approved unless the City finds that it is consistent with the adopted General Plan.

### THE PLANNING AREA

The General Plan for the City of Ione addresses all land both within the City limits and an area beyond the City that bears relation to the City's planning efforts. This area is referred to as the General Plan Planning Area and is illustrated in Figure 1-1. Roughly speaking, the General Plan Planning Area is defined as the City plus the area south of the City just beyond Highway 88, west to the Amador County/San Joaquin County/Sacramento County boundaries, and roughly two miles north and east of the City.

The portion of the Planning Area outside of the current City limits represents lands whose uses and character affect the City of Ione. Currently, Amador County has jurisdiction and land use authority over land outside of the City limits that is within the General Plan Planning Area. Through policy direction and implementation of this General Plan, it is the City's intent to cooperatively set goals for land use and circulation planning for areas outside of the City's jurisdiction which impact the City of Ione.

The City's boundaries also include a large portion of State-owned lands, including the Mule Creek State Prison, Preston Youth Correctional Facility, and the CalFire training facility. The State has jurisdiction and land use authority over these State-owned lands. It is the City's intent to cooperatively work with the State to conduct proper land use planning with relation to these facilities.

### SPHERE OF INFLUENCE AND ANNEXATIONS

This General Plan addresses all land both within the City limits and an area beyond the City that bears relation to the City's planning efforts - the General Plan Planning Area. It is intended to be an area that the City has an interest in guiding land use decisions by the County of Amador and is envisioned as the area that remains part of the community's identity.

Included within the Planning Area, but outside the City limits, is the City's Sphere of Influence. The Sphere of Influence is the probable physical boundaries and service area for the City, as determined by a separate government agency, the Amador Local Agency Formation Commission (LAFCo). The Sphere of Influence boundary includes all City lands and unincorporated lands that may be annexed as part of the ultimate development of the City. Figure 1-1 shows the boundaries of the Planning Area, the City Limits, and the Sphere of Influence.







# INTRODUCTION

Any annexation of land into the City of Ione would need to be consistent with the policies of this General Plan and approved by LAFCo. As part of the process of annexation the land in question will be pre-zoned. Any pre-zoning applied to an annexation area needs to be consistent with this General Plan.

## ORGANIZATION AND USE

State law requires that certain topics and elements be covered in the General Plan. These include land use, circulation, housing, open space, conservation, safety, and noise. Additional topics may be covered at the discretion of the City, provided that all topics are elements are consistent with one another. Ione has elected to include additional elements and topics in the General Plan. Table I-1 lists these elements and shows how they relate to the State requirements.

Each of the City's Elements includes the following components:

- **Introduction.** This section briefly explains what the Element is intended to do and the reason for the particular Element.
- **Vision.** The Vision statement reflects the community's desires for the City's future relative to each individual element.
- **Related Plans and Programs.** This section highlights significant plans and programs related to a particular element and explains their relationship to the City's General Plan.
- **Issues and Considerations.** This section briefly explains the local conditions relevant to the element and outlines those real and perceived problems and concerns identified by the community, as well as opportunities for change or growth.
- **Goals, Policies, and Actions.** Goals are overall statements of community desires and are comprised of broad statements of purpose or direction. Policies serve as guides to the decision makers in reviewing development proposals and making other decisions that affect the future growth and development of the City. Actions are the implementation steps necessary to ensure the goals and policies are carried out.

The General Plan also includes several maps and tables that help to express and describe the vision, objectives, or key components of the plan. The Glossary provides a set of definitions for technical terms used in the General Plan. The organization of the General Plan allows users to easily locate issues of interest and quickly obtain a perspective on the City's policies on the subject.

In addition, the General Plan includes a summary of background information to provide a wide variety of information to provide a context of when the General Plan was being prepared. The background information includes population and housing, cultural resources, economic and fiscal conditions, and other information relating to and affecting the City. This information is found in a separate document, entitled the *General Plan Background Report*.

# INTRODUCTION



The City uses the General Plan as part of its decision making process. Every decision must be consistent with the General Plan policies. This affects decisions such as reviewing requests for new development during the planning and entitlement process. Examples include the land use map, which designates which types of land uses are allowed in a certain area. The City may also use the General Plan to protect open space and agricultural lands, set emergency response service standards, encourage and support economic development, and define the community's character.

The General Plan also indirectly affects the City's various decisions by requiring other policies and standards to be consistent with the General Plan. The City must use the General Plan as the policy guide during the development of new or updating of existing regulations in the Municipal Code, Improvement Standards, and other documents. This way, these other regulations are how the General Plan's policies are actually implemented and provide more specific detail.

## COMMUNITY PARTICIPATION

Over a four-year period, the General Plan Team has engaged the community and its decision makers in multiple workshops, stakeholder meetings, study sessions, and public hearings to understand the vision and desires for Ione and to develop the blueprint to build that future City. Hundreds of residents, employees, business owners, and other stakeholders have spent countless hours sharing ideas, expressing views, debating policies, and making hard decisions with the intent of creating a General Plan that is right for Ione. For additional details, see the Vision Chapter for a full explanation of public outreach and processes involved in the creation of this General Plan.

## ELEMENTS INCLUDED IN THE IONE GENERAL PLAN

Ione's General Plan contains seven elements. The following table displays the name, chapter number, and a brief discussion on the focus of the element, and a brief listing of the important topic areas that the City considered.

Chapter	Element	Description
Chapter 3	Land Use (LU)	This element focuses on the distribution of land uses within the City and the larger General Plan Planning Area, including residential, commercial, industrial, public services, agricultural, and open space. Topics addressed include the density, minimum lot sizes, and location of each type of development allowed.
Chapter 4	Circulation (CIR)	This element focuses on all transportation improvements and related infrastructure needed to support the distribution of land uses in the Land Use Element. Topics include roadway service standards, adequacy of the roadway system, and future roadway improvement strategies, as well as infrastructure issues.





## INTRODUCTION

Chapter	Element	Description
<b>Chapter 5</b>	<b>Conservation and Open Space (CO)</b>	This element addresses the conservation and protection of natural resources and open space, including parklands and recreational areas, agriculture, endangered species, water, and air quality. Topics addressed include mitigation requirements, protection methods, development requirements, and priority areas for the City to focus its efforts.
<b>Chapter 6</b>	<b>Noise and Safety (NS)</b>	This element addresses natural hazards and noise problems the City is vulnerable to and establishes ways to reduce their negative impact on the community. Topic issues include wildfire hazards, roadway issues, adjacent industrial and mining operations, and the adjacent state facilities.
<b>Chapter 7</b>	<b>Economic Development (ED)</b>	This element addresses economic development opportunities within and around the City. Topic issues include the downtown revitalization and expansion, significant business potential, retail shopping opportunities, and professional office space and industrial growth.
<b>Chapter 8</b>	<b>Public Facilities (PF)</b>	This element identifies the existing publicly owned and operated facilities in Ione and includes potential upgrades and expansions to serve the community. Topic issues include water, wastewater, fire, police, prisons, parks, and schools.
<b>Chapter 9</b>	<b>Housing (H)</b>	This element identifies the existing housing stock, housing needs, and provides a strategy for providing housing stock for all income levels. Topics include affordable housing, growth standards, housing needs, and the adequacy of housing provided.

The following table illustrates how the elements of the Ione General Plan relate to the seven mandatory elements set forth in the state law. In addition it also identifies the optional topic elements the City has chose to use. “X” represent topics directly related to that specific topic. “O” represents related information that is contained in that topic.

# INTRODUCTION



		Topics Required by State Law						
		Land Use	Cir-culation	Housing	Con-servation	Open Space	Noise	Safety
Elements of the Ione General Plan	Land Use	X	O	O	O	O		
	Circulation	O	X	O				
	Conservation & Open Space	O			X	X		
	Noise & Safety			O			X	X
	Economic Development							
	Public Facilities		O		O			
	Housing	O	O	X			O	O

Notes:

X - Indicates that this element directly addresses the State required topic

O - Indicates that information in this element is related to the State required topic

## CEQA COMPLIANCE

The City has prepared an Environmental Impact Report (EIR) to provide information about the potential environmental effects of implementing the City's General Plan. The EIR is a public informational document that assesses potential environmental effects of the General Plan, as well as identifies mitigation measures and alternatives to the proposed project that could reduce or avoid its adverse environmental impacts. The City is charged with the duty to consider and, where feasible, minimize environmental impacts of proposed development, and an obligation to balance a variety of public objectives, including economic, environmental, and social factors.

The EIR analysis focuses on potential environmental impacts that could arise from implementation of the General Plan through development of the land uses within the Planning Area, as regulated and guided by General Plan policies and action items.

The EIR has been prepared on a program-level analysis, which considers the broad environmental effects of the overall proposed General Plan. The EIR will be used to evaluate subsequent projects and activities under the proposed General Plan. Additional environmental review under CEQA will be required and would be generally based on the subsequent project's consistency with the General Plan and the analysis in this EIR, as required under CEQA. When individual projects or activities under the General Plan are proposed, the City would be required to examine the projects or activities to determine whether their effects were adequately analyzed in the program EIR. The EIR should be used as the primary environmental document to evaluate all subsequent planning and permitting actions associated with projects in the City.





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## 2. PUBLIC OUTREACH AND VISION







### A VISION FOR IONE

Today and in the future, Ione will maintain its friendly small-town feel, steeped in its rich history. The City's unique character, quality of life, and general appeal are all reinforced by longstanding commitments to its residents, agricultural protection, resource conservation, cultural resources, and mining. While Ione has experienced significant development and expansion over the past two decades, Ione's citizens have conscientiously preserved the strong, friendly small-town character that is most treasured.

Please turn to Page 2-2 for a complete listing of contents covered in this Element, with page number references.

In maintaining the community's vision for the City, this General Plan provides policies and direction that support the vision. Ione will continue to grow and this vision must continue to guide local decision making. Changes will include the expansion of the existing business base to serve the greater needs of its residents, management of growth, preservation of Ione's unique character and the surrounding setting, revitalization and enhancement of the downtown area and the provision of greater entertainment and recreation options.



## PUBLIC OUTREACH & VISION

### IN THIS SECTION

- A Vision for Ione (Page 2-1)
- Establishing a Community Vision (Page 2-2)
- Achieving the Vision (Page 2-13)

### ESTABLISHING A COMMUNITY VISION

To gauge the community's desires and its ultimate vision, the City distributed community surveys, facilitated workshops, and led a public outreach campaign to gain a sense of resident's desires and the community's vision. This outreach and input initiated the City's public outreach process, and provided residents, business owners, developers, and visitors a chance to voice their opinions on the future of the community. The public input gained through these means was combined with existing information and resources to create a land use scenario for City leaders to consider. After significant deliberation and additional community input at public hearings, the Planning Commission and City Council established a final land use scenario on which this General Plan is based. The Vision for the City, as laid out in this section, is the result of this public process and the decisions set forth by the Planning Commission and City Council.

### COMMUNITY VISIONING PROCESS

The City conducted a visioning conference in September 2006, designed to set forth an identity and direction for the future growth and development of the community. Residents identified their ideas for the historical downtown, a restored Preston Castle, business viability, outstanding governance, infrastructure, mining industry, education, trails and recreation, visual corridors, open space, farmland, growth levels, and housing.

This initial vision process also identified the key strategies to be used in the General Plan update. The conference members sought to utilize all forms of communication for public outreach and engage citizens in becoming part of the visioning process. The conference members focused on developing partnerships with private, non-profit, and other public agencies to achieve goals together.





## COMMUNITY SURVEY

In September and early October of 2008, the City conducted a public survey of residents, business owners, and visitors to identify people's thoughts and goals for the future of Ione. The public survey was aimed at gathering resident input and views outside of a public workshop setting. The surveys were mailed out as part of the September 2008 sewer bill and were also available for pickup at a number of locations throughout town. Over 230 responses were received.

Through the survey and workshop polling, people identified the following as their most important and somewhat important priorities for the City:

### Important Priorities

- Manage growth
- Preserve open space and agricultural land
- Maintain small town character
- Enhance recreational facilities
- Revitalize downtown
- More activities for families and children

### Somewhat Important Priorities

- Alternative transportation to cars
  - Better/increased public transit
  - Better bicycle access, lanes, paths
  - Better trails
- Encourage more entertainment opportunities
  - festivals, nightlife, etc



**City of Ione**  
General Plan Update

**Express Your Opinion  
About the Future of Ione**

The City of Ione is preparing an update to its General Plan document, which will map out the future of the City for the next 20 years. An important part of preparing the General Plan is finding out which issues are important to Ione residents and businesses, including:

- What would you like to maintain in the community?
- What would you like to change?
- Are the community facilities adequate?
- Should the document be revisited?

Contribute your ideas about these and other topics and be a part of shaping Ione's future. Let the City know what issues are important to you by completing this survey and mailing it back to or dropping it off at City Hall.

Please return the survey by September 30th.

More information on the City's planning process is available at: [www.ionegeneralplan.com](http://www.ionegeneralplan.com)

Thank you for taking part in our survey!

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**Part 1: Participant Information**

Please circle your responses:

1. How long have you lived in Ione?
  - ☐ 0-5 years
  - ☐ 6-10 years
  - ☐ 11-20 years
  - ☐ more than 20 years
2. Is the city of Ione your primary residence?
  - ☐ Yes
  - ☐ No
3. Do you own or rent your home?
  - ☐ Own
  - ☐ Rent
4. If you are currently renting, do you plan to buy a home in Ione?
  - ☐ Yes
  - ☐ No
5. For the person filling out this survey, what is your age?
  - ☐ younger than 25
  - ☐ 25-35
  - ☐ 36-55
  - ☐ 56-65
  - ☐ over 65
6. Why do you choose to live in Ione? (Select all that apply)
  - ☐ Job
  - ☐ Retirement
  - ☐ Economic Opportunities
  - ☐ Family Connections
  - ☐ Cost of Living
  - ☐ Outdoor Amenities (golf, recreation, golf course, etc.)
  - ☐ Small Town / Rural Atmosphere
  - ☐ Safe Community
  - ☐ Housing
  - ☐ Other: Please list here \_\_\_\_\_

*Community Survey*



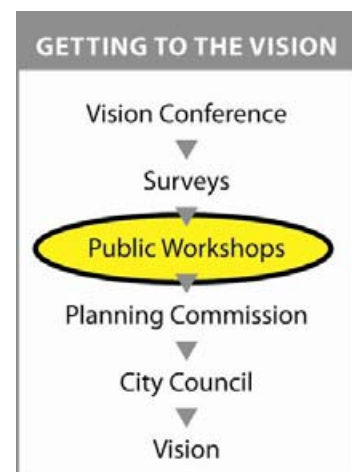
## PUBLIC OUTREACH & VISION

### Community Characteristics and Concerns

- More than half of respondents have lived in Ione for less than 10 years
- Majority of respondents own their homes
- Top reasons people choose to live in Ione:
  - Small Town
  - Safe Community
  - Family Connections
  - Retirement
  - Business/Job
- Major community concerns:
  - Increased Traffic
  - Lack of Shopping
  - Age/Appearance/Quality of Buildings/Downtown
  - Development Pressures
  - Lack of Community Resources
- Half walk and half drive to work
- Many residents regularly shop outside of Ione

### PUBLIC WORKSHOPS

The City conducted three public workshops at Evalynn Bishop Hall in Howard Park. The workshops provided the public with an introduction to the General Plan process and were a forum for the public to express their ideas and concerns about the future of Ione. During all three workshops, staff conducted informal polling as part of the presentation.







## General Plan 101 Workshop

The first workshop was an introduction to the General Plan. It provided residents an overview of the General Plan Update process, and asked attendees general questions about the community. The second and third workshops gathered information about residents' ideas on development, housing, downtown, open space, and many other parts of community identity. Below is a description of the second and third workshops used to guide the City's vision.

## Guiding Principles Workshop

At the second public workshop on September 8, 2008, a mapping exercise was conducted with members of the community. The intent of this exercise was to get attendees thinking about the possible locations for future growth in and around the City. Residents were asked to place a dot on a map of Ione to represent a location for future development of residences and businesses.

In the dot mapping exercise, residents identified that the preferred locations for new residential development would be along State Route 124 east of the existing City, northwest of the Castle Oaks development (Q Ranch north of State Route 104 and Ringer Ranch south of State Route 104), and south of West Marlette Street. Preferred locations for new commercial development were identified in the Downtown area and at the State Route 88 and Buena Vista, and the State Route 88 and State Route 104 intersections. Infill development opportunities were seen in the Downtown and along Five Mile Drive near the Tertiary Treatment Plant.

The input collected from participants was used to create three separate land use alternatives maps for consideration during the third public workshop.



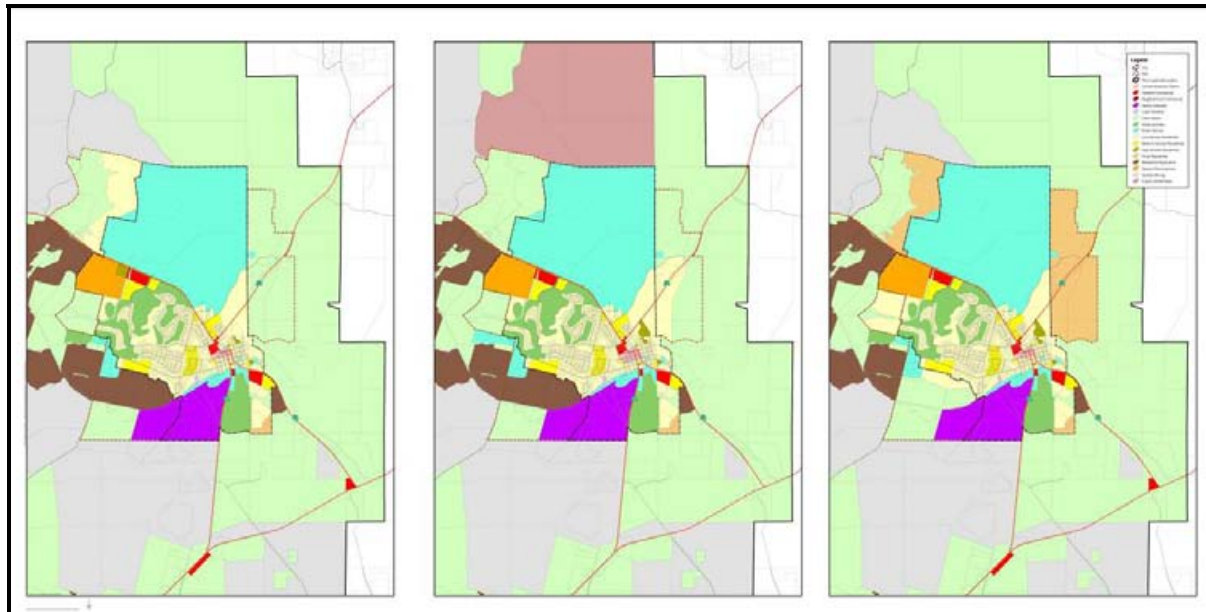
*Dot Mapping Exercise at 2<sup>nd</sup> Workshop*

## General Plan Alternatives Workshop

The third workshop, held on November 19, 2008, focused on review and the consideration of three land use alternatives. Based upon the input gathered during public workshop 1 and 2, along with the direction of the General Plan Executive Committee, staff generated three land use alternative scenarios for the future of Ione. These scenarios characterized future growth of the community based upon location. The public workshop was used to gather input on the three alternative land use scenarios to begin to define the preferred land use plan for the future of Ione.



## PUBLIC OUTREACH & VISION



*Alternative 1*  
*Western Growth*

*Alternative 2*  
*Eastern Growth*

*Alternative 3*  
*Southern Growth*

Participants selected one of the three alternatives presented that night that best represented what they envisioned Ione to be in 20 years. In combination with the live polling and community survey results, ideas and concepts from the other alternatives were taken to be incorporated as part of the preferred alternative. For instance, a community park was added into the preferred alternative. The highlights of the public input results are illustrated below:

- The eastward focused growth alternative (Alternative 2) was identified as the overall preferred alternative
- Development in the Q Ranch area should be at a rural residential density level
- The area along State Route 124 east of the City is appropriate for accommodating significant future residential growth.
- The southern area of the City (south of West Marlette along the railroad tracks) is not appropriate for development
- Higher density housing (e.g., apartments) is best located along State Route 124 east of the City
- The Downtown should be expanded to include additional areas
- Commercial development should not be established along the State Route 88 corridor, but rather focused within the City limits



- A community park should be located in the west side of the City
- A Future Growth Area is not supported north of the Prison
- Open space preservation should be supported north of the City
- Development of the Triangle Area between State Routes 124, 104, and 88 is appropriate

### GENERAL PLAN EXECUTIVE COMMITTEE INPUT

The City Council established a General Plan Executive Committee to provide direction to staff on the process of updating the General Plan. The Executive Committee composed of two Council members, two Planning Commissioners, and two Parks Commissioners, all of which are representatives from the elected officials and appointed boards of the community. The Executive Committee met twice a month throughout the update and provided regular input during the creation of this General Plan.

The Executive Committee established a General Plan Planning Area for the new General Plan. The Planning Area represents the area within which the City has a vested interest in guiding land use and circulation decisions. The Planning Area established by the Executive Committee extends from the Amador- Sacramento and Amador-San Joaquin County lines on the west, north along a series of property lines that pass near the intersection of Ione-Michigan Bar Road and Carbondale Road, south along parcels lines in a stepped pattern to just beyond State Route 88, then following parcels lines along the south side of Highway 88.

### LANDOWNER COORDINATION

During the General Plan process, the City encouraged and continually received input from landowners regarding their property. City staff received numerous comments and met with many landowners throughout the course of the update process, especially during the land use alternatives recommendation. In addition, both the Planning Commission and the City Council considered each landowner's specific request for changes that would affect their parcels.

### AGENCY COORDINATION

Throughout the entire preparation of the General Plan, City staff met with various interested and affected agencies to ensure their input and considerations were included in the process. The City met extensively with County staff, ensuring that both the City's and County's objectives were discussed and addressed in a collaborative process, as both the City and County were updating their General Plan at the same time. While the City and County General Plans may include different land use designations for properties within the Planning Area, both Plans contain policies to encourage collaboration and coordination on any potential development within the City's Sphere of Influence.

In addition, City staff consulted with all of the public service providers that are essential for providing services to residents, including the Amador Water Agency for water, Amador County



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Recreation Agency for parks and recreation, the California Department of Transportation (Caltrans) for roadways, and the California Department of Forestry and Fire Protection (Cal Fire) for wildfire protection.

Staff also consulted with officials from the Cal Fire Training Academy, Mule Creek State Prison, Preston Youth Correctional Facility, which are located within and have a large impact on the City.

### PLANNING COMMISSION INPUT

The Planning Commission provided input on the preferred land use alternative and on various goals and policies. During the hearing, the Commission received the results of the public workshops and community survey, along with specific landowner requests, and provided staff with further directions and provided recommendations to the City Council. The Planning Commission recommendations included a number of changes from the original scenario brought forth for consideration, and included specific direction on issues involving growth areas, inclusion of property owners in the land use process, and other changes.



### Preferred Land Use Plan

On December 9 and December 15, 2008, the Planning Commission discussed the three base land use alternatives and a fourth alternative prepared by staff based upon public workshop comments. The Commission ultimately recommended Alternative 4, with modifications, as the Commission's draft preferred Land Use Plan. The Commission's input and recommendation include the following:

- Include comprehensive map revisions of existing developed properties to accurately reflect current uses and neighborhood identity;
- Consideration of each of the landowner requests and their inclusion in the preferred Land Use Plan;
- Establish the Downtown definition to include both Main Street and Jackson Street between Sacramento and Ione Streets;
- The western two-thirds of the Old Stockton Road Property South of the Railroad Tracks be designated for Rural Residential and that the eastern one-third be designated for Open Space as a buffer to the industrial uses to the east;
- the Silva Property and Ringer Ranch be designated Special Planning Areas;
- the portion of the Q Ranch property that is outside of the 100-year floodplain be designated for Rural Residential, while the portion within the floodplain is to be designated as Open Space, with the existing agricultural operations area to be designated as General Agriculture;

## PUBLIC OUTREACH & VISION



- the residential area of the Preston School of Industry (home sites) designated for Low Density Residential uses;
- Designate a Future Growth Area north of the Mule Creek State Prison property, but limit the development capacity and define the type of development consistent with the overall vision for the area.

The Planning Commission's recommendations formed the basis for a revised land use map taken to the City Council for consideration. The Planning Commission's recommendations, while advisory, established the framework for the maps and exhibits provided to the Council.

### CITY COUNCIL INPUT

The City Council, as the primary decision-making group in the City, has provided direction and strategy to City staff and participants in the General Plan Update process since its beginning. The Council maintains responsibility for the General Plan, as well as the contents of each of its Elements. Following recommendations from the Planning Commission, the City Council directed staff on the preferred land use alternative and on various goals and policies. During the hearing, the Council received the results of the public workshops and community survey, along with specific landowner requests and recommendations from the Planning Commission. The City Council then approved a preferred land use plan.



### Preferred Land Use Plan

On January 6, 2009, the City Council discussed the three base land use alternatives and a fourth alternative recommended by the Planning Commission. The City Council ultimately approved the Planning Commission's recommendations with modifications, as the City's preferred Land Use Plan. The City Council's recommendations include the following changes from the Planning Commission's preferred land use plan:

- The Triangle Area be designated as a Special Planning Area;
- The existing residential properties near downtown be allowed to retain their existing rights to convert to commercial uses via a new land use category, Downtown Transition;
- A mix of light and heavy industrial, office, and commercial in the industrial park area; and
- Removal of the Future Growth Area north of the Mule Creek State Prison property, but retaining the Future Growth Area land use designation for further usage.

With the land use plan in place, the preparation of the General Plan Update moved into the phase of policy creation. Goals, policies, and programs in this General Plan are based on the Vision and





## PUBLIC OUTREACH & VISION

Guiding Principles set forth below. These principles are the result of the public input process described in this section, as well as City Council direction for the future of the community.

### GUIDING PRINCIPLES – THE VISION

Guiding principles provide the framework and benchmarks to direct Ione's future, consistent with community values and desires. They provide broad statements of purpose, intent and/or direction to achieve the community vision. The principles are used to guide the General Plan update, mapping and land use alternatives process. Additionally, the guiding principles establish a set of guidelines and benchmarks for the writing and implementation of General Plan goals, policies and actions.

The guiding principles will set the overall tone/focus for the General Plan and each of the subsequent elements of the General Plan will further guide and plan for implementation of the community development. The guiding principles are outlined below.



#### **Maintain Small Town Character**

The primary desire and vision of the community is to maintain Ione's unique and friendly small town character. Ione has a rich past steeped in agriculture, railway transport and general goods. Throughout the years, the City has established itself as a quaint, harmonious town that thrives on tradition and community togetherness. Residents have expressed their desire to preserve its high quality of small town life. Such characteristics include a local downtown core, community events, low level of development, and surrounding open space and agricultural land. The City has experienced recent growth and physical expansion with additional homes and businesses and has still been able maintain its desired small town character. It is expected that future growth, if properly managed and coordinated, can continue to maintain this much desired aspect of Ione.

This guiding principle is addressed in all seven elements of the General Plan.

#### **Manage Growth**

Residents recognize the demand and pressures for the City to expand and continue to develop. Residents have expressed their desires to accommodate new development, but in a manner that does not negatively affect their way of life and the character of Ione that makes the City so attractive. In the past two decades, Ione has experienced rapid growth of several new neighborhoods and developments. Housing growth between 1980 and 1990 in Ione was approximately four percent annually, with fluctuations year to year. Growth between 1990 and 2000 was less, at about one percent annually. Growth between 1990 and 2007 averaged approximately two percent per year.

The City and residents recognize that there are development pressures within Amador County, and that development limitation in other parts of the County could place significant pressures on Ione to

## PUBLIC OUTREACH & VISION



significantly expand. A reasonable growth rate, as determined through public input and local decision makers, is approximately four percent annually. Since new development is necessary to the long term sustainability of the community, residents have indicated the desire for a significant portion of the new housing development to occur towards the east, along Highway 124, and a significant portion of the industrial growth towards the south of the City, also along Highway 124. Other smaller housing and commercial growth would occur through the City.

This guiding principle is addressed in the Land Use, Housing, Public Facilities, and Economic Development Elements of the General Plan.

### **Preserve Open Space and Agricultural Land**

With a rich past steeped in agriculture and mining, preserving surrounding farmland and open space is a critically important factor in community growth. Local farmers help set the tone of the City, forming a unique bond and relationship that is important to the community and residents. In addition, the aesthetic benefits of the surrounding agricultural lands and the economic benefits they bring to the community are part of our quality of life. The views of large open natural space, scenic countryside, the gentle rolling hills surrounding the community, cattle ranches, and fruits of the nearby agriculture are part of the identity of Ione.



*Agricultural Land*

This guiding principle is addressed in the Land Use and the Conservation and Open Space Elements of the General Plan.

### **Enhance Recreational Facilities**

Residents and visitors from the region enjoy the range of recreational choices available here, including various equestrian and golfing opportunities. Residents especially enjoy the soccer fields, skate park, baseball fields, and other park facilities. Little league sports, tournaments, and special events are part of the available programs in the community. Howard Park and other city facilities will continue expansions and upgrades as needed to support the expected demand for additional services. Given the growth and extensive usage, residents have expressed great interest in the creation of another large park and recreational facility, along with more neighborhood parks.

This guiding principle is addressed in the Land Use, Public Facilities, and the Conservation and Open Space Elements of the General Plan.



## PUBLIC OUTREACH & VISION

### Revitalize Downtown

Ione recognizes that the Downtown area serves as a central community gathering place, where residents and visitors can enjoy and patronize local businesses. The charm of the downtown area is its historical character, locally-owned businesses, friendly feel, and convenience of being centrally located within the Ione area.

The community strongly desires revitalization and improvement of the downtown area. Revitalization envisioned by business owners, residents, and property owners includes the expansion of the downtown area, the addition of newer buildings, available parking space, and a variety of different types of businesses. Besides increasing downtown's economic development potential, downtown should be safe from potential traffic hazards.



This guiding principle is addressed in the Land Use, Safety and Noise, and Economic Development Elements of the General Plan.

### Improve Roadways and Traffic

At the time of the preparation of this General Plan, two state highways run directly through the City and Downtown, causing traffic, congestion, safety, noise, and quality of life issues. One of the key issues is truck traffic going through the Downtown area, with heavy trucks having a difficult time legally navigating the three separate 90-degree turns at key intersections with on-street parking. Residents have continually called for improvements to the roadways in and around the City.

The City, in consultation and coordination with the Amador County Transportation Commission, Caltrans, and the County, seek to devise a long-term solution to the City's traffic issues, especially the state highway traffic that passes through the City. The agencies have will continue to plan improvements to address the traffic issues in and around Ione, called the West Ione Roadway Improvement Strategy (WIRIS). The WIRIS solution includes a new major corridor just west of the City, and a potential realignment of Highway 124 that diverts highway traffic around the City west and south of the City's core (previously known as the bypass). This is intended to relieve major truck traffic passing through downtown.

This guiding principle is addressed in the Circulation, Land Use, and Safety and Noise Elements of the General Plan.





## ACHIEVING THE VISION

The goals and policies of this General Plan are collectively intended to achieve this community's vision and guide future decisions related to land use and development. This General Plan ensures that every important land use decision will be scrutinized and assessed for its potential to affect the quality of life, environment, and the small-town feel.

Many issues will become apparent during implementation of this Plan; some can be foreseen now, while others are less clear and will need to be dealt with as part of the ongoing process of implementing the Plan. For example, our efforts to address traffic issues related to highways running through Downtown involve the long-term planning necessary to create a roadway system that redirects this traffic around the City.

In this situation, as in others that may arise, Ione must respond to change and to internal and external factors in proactive ways, identifying issues before they become crises and developing innovative ways to respond on its own and in cooperation with other local and regional governmental agencies. As a result, this General Plan presents a policy framework that can and should be adjusted or adapted as needed over time.

Ensuring that the vision expressed by this General Plan is achieved will require conscientious effort on the part of citizens and City officials. In order to organize this effort, the City government will need to implement the policies of this General Plan and monitor its progress and effectiveness. The policies and actions in the Plan may have to be adjusted from time to time in order to be effective at achieving the community's vision. This process is critical to the long-term success of this Plan.

## LAND USE

Ione will maintain its friendly small-town feel, while accommodating new development and expanding economic development opportunities. Future land uses should not restrict a landowner's existing rights and should give them the option to exercise their rights for development at a later date. Adjacent and nearby properties designated with potentially conflicting land uses should reduce any incompatibilities and nuisances. The supply of residential commercial, office, and industrial land uses should be sufficient to accommodate development demands for the foreseeable future. The Land Use Element contains goals and policies related to the types of development allowed, including the extent and location of land uses, their intensity, development standards, as well as the community's desires for special types of development. This element also contains the official Land Use Map, which shows Land Use Designations for each parcel within the City.

## CIRCULATION

Ione will have a rational transportation system that is safe, efficient, and accommodates new development. The Circulation Element contains goals and policies related to the transportation system, including the extent and condition of the roadway system, roadway safety, alternative modes of travel, as well as the community's desires for major roadway improvements around the City. This element also contains the official Circulation Map, which shows the desired road network within and



## PUBLIC OUTREACH & VISION

around the City. Collectively, the maps, goals, and policies in this element ensure that residents and visitors will have safe transportation choices: regional connections, roadways that will provide the highest level of service feasible while maintaining their rural character, transit, and basic modes such as walking and bicycling will be safe, attractive, and efficient.

### CONSERVATION AND OPEN SPACE

Ione will have an increasing number of parkland, protected open space, trails and a wide variety of recreational opportunities aimed at allowing residents and visitors to experience the area's scenic beauty and proud history and landmarks. The Conservation Element contains goals and policies related to the protection of agriculture, open space, recreation and other related uses, with an emphasis on a new large community park and open space areas.

### NOISE AND SAFETY

Ione will maintain its focus on minimizing safety risks and noise annoyances. The Noise and Safety Element contains information about potential natural and human-caused noise and safety hazards in and around the community. The element contains goals and policies aimed at improving public safety, including policies about traffic noise, mining, wildfires, local prisons and correctional institutions, flooding, and reducing noise impacts, including policies about traffic safety, compatibility of land uses, and major noise generators. Policies recognize the multiple layers of State and regional agencies involved, and highlight the role of intergovernmental coordination to articulate strategies for reducing noise and safety risks.

### ECONOMIC DEVELOPMENT

Ione's businesses will continue to succeed and expand significantly to serve more of its residents. The Economic Development Element contains goals and policies related to the City's economy, the major employers, labor force, retail shopping needs, and Ione in context with the larger region. Collectively these goals and policies are intended to expand Ione's economic potential to serve more of its residents.

### PUBLIC FACILITIES

Ione's public facilities and infrastructure will continue to be able to adequately serve the demands of the community. The Public Facilities Element contains goals and policies related to the public facilities provided in the area, including facilities provided by the City, County, and State-owned facilities. The policies recognize the multiple jurisdictions involved in the management, ownership, and operations, as well as the needs for the facilities to adequately serve and emphasize coordination with other agencies to improve public services. This includes policies related to coordination and planning with private utility providers for television, power, and other services.



### HOUSING

Ione will have a diverse range of housing choices for the community. Existing homes and apartments in the City will be improved through rehabilitation and reuse programs. Implementation of this Housing Element will result in increased housing choice, a rise in homeownership, revitalization of existing housing, and an improvement in housing quality to meet Ione's housing needs.



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### 3. LAND USE





## LAND USE



### INTRODUCTION

Existing land use patterns in Ione began during the Gold Rush era when Ione was mined for gold and later clay. Mining, agriculture, the expansion of rail lines through Ione, and geography all helped shape Ione's land use pattern over the past 150 years. The City has maintained its small town feel through periods of growth and stability alike.

See page 3-2 for a complete listing of topics covered in this Element, with page number references.

### VISION

Ione will retain its small town feel while generating new jobs and expanding housing and shopping options for residents, visitors, and employees. A range of housing types will be available to residents to meet diverse housing needs, including a mix of prices and density levels. The Downtown will thrive with the densification of land uses, including mixed-use with second floor residential over first floor commercial. Development patterns will protect prime farmland and maximize public access to open space areas. A jobs housing balance will be achieved. The mining industry will remain an important part of Ione's economy, while other industrial and commercial uses will also expand.





## IN THIS SECTION

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

## PURPOSE

The Land Use Element provides the central framework for the General Plan and serves as a compass to guide planners, developers, landowners, the general public, and decision makers on the desired pattern of development in Ione. It describes both existing and future land use activity, the latter of which has been designed to achieve the City's long-range goals for physical development. This Element also identifies the distribution, location, and intensity of all land uses types throughout the City. Text, maps, and diagrams establish the blueprint for future land uses within the City and describe how these uses are integrated with the other General Plan elements and policies.

## RELATED PLANS AND PROGRAMS

Formulation, adoption, and implementation of local land use policy require consideration of several related plans, programs, and agencies, both local and regional in nature. Relevant plans and agencies are listed below, and summarized in the City of Ione General Plan Update Background Report, Appendix A.

- Amador Local Agency Formation Commission (LAFCo)
- City of Ione Framework for Planning, Entitlement Review, and Development
- City of Ione Redevelopment Agency – draft Redevelopment Plan
- City Zoning Code
- California Environmental Quality Act

# LAND USE



- Surface Mining and Reclamation Act
- West Ione Roadway Improvement Strategy (WIRIS)

## RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Land Use Element relates directly to all other elements of the General Plan. This Element establishes the planned land use pattern for Ione based on historic development and the community's vision for the future. Land use planning takes into consideration balanced housing needs and housing choices identified in the Housing Element. Natural and manmade hazards and development constraints that affect the potential locations of the land uses are identified in the Noise and Safety Element. Conservation, parks, and open space policies of the City, including the integration of the parks and opens spaces into land planning, are outlined in the Conservation and Open Space Element. A circulation plan is established in the Circulation Element to accommodate increased traffic from the planned development outlined in the Land Use Element. Finally, the other General Plan elements ensure that the infrastructure, services, and environmental quality standards necessary for development are available to accommodate planned land uses.

## SETTING, ISSUES, AND CONSIDERATIONS

### BACKGROUND/EXISTING SETTING – CITY

The City of Ione is located approximately 30 miles southeast of Sacramento and 30 miles northeast of Stockton, in southwestern Amador County. Ione occupies about five square miles, or about 2,900 acres within the existing City limits. The City's population was estimated to be about 3,500, excluding Mule Creek State Prison and Preston Youth Correctional Facility inmates, as of January 1, 2008 (Department of Finance, 2008).

The City has a historic downtown with a variety of retail businesses and City offices, surrounded by residential areas. Industrial uses, mining operations, and grazing and agricultural activities are located on the fringes of the City and outside the City limits. The Mule Creek State Prison, California Department of Forestry Fire Protection Training Academy (CAL FIRE), and Preston Youth Correctional Facility are located in the northwestern portion of the City. State Routes 124 and 104 bisect the City. Sutter Creek passes through the City from east to west. Development constraints in the City and surrounding area include lands within floodplains, steep slopes, agricultural easements, and other constraints. For more information about Ione's existing setting, please see the Background Report in **Appendix A**.

### PLANNING AREA

The Planning Area for the City of Ione General Plan contains the existing incorporated City, the City's Sphere of Influence (SOI), and a larger study area including the unincorporated area extending west to the San Joaquin County Line, south beyond State Route (SR) 88, and east beyond the intersection of SR 104 and SR 88 (See **Figure 3-1**). The General Plan Planning Area, with nearly 32,000 acres, is almost 11 times the size of the incorporated City. Land uses surrounding the



General Plan Planning Area include primarily grazing land, open space, and mining and industrial land uses.

The General Plan Planning Area, outside of the City, is largely composed of grazing/agricultural uses, mining, and open space, with some industrial development. While the City does not have jurisdiction over lands currently outside of the City boundary, the General Plan demonstrates what the City's vision and desires are for areas outside of the City's jurisdiction.

### **SPHERE OF INFLUENCE (SOI)**

The Sphere of Influence, which extends beyond the Ione City limits, represents the area the City is likely to annex and incorporate within Ione's City limits in the future. It includes the City of Ione, and totals 4,438 acres (See **Figure 3-1**).

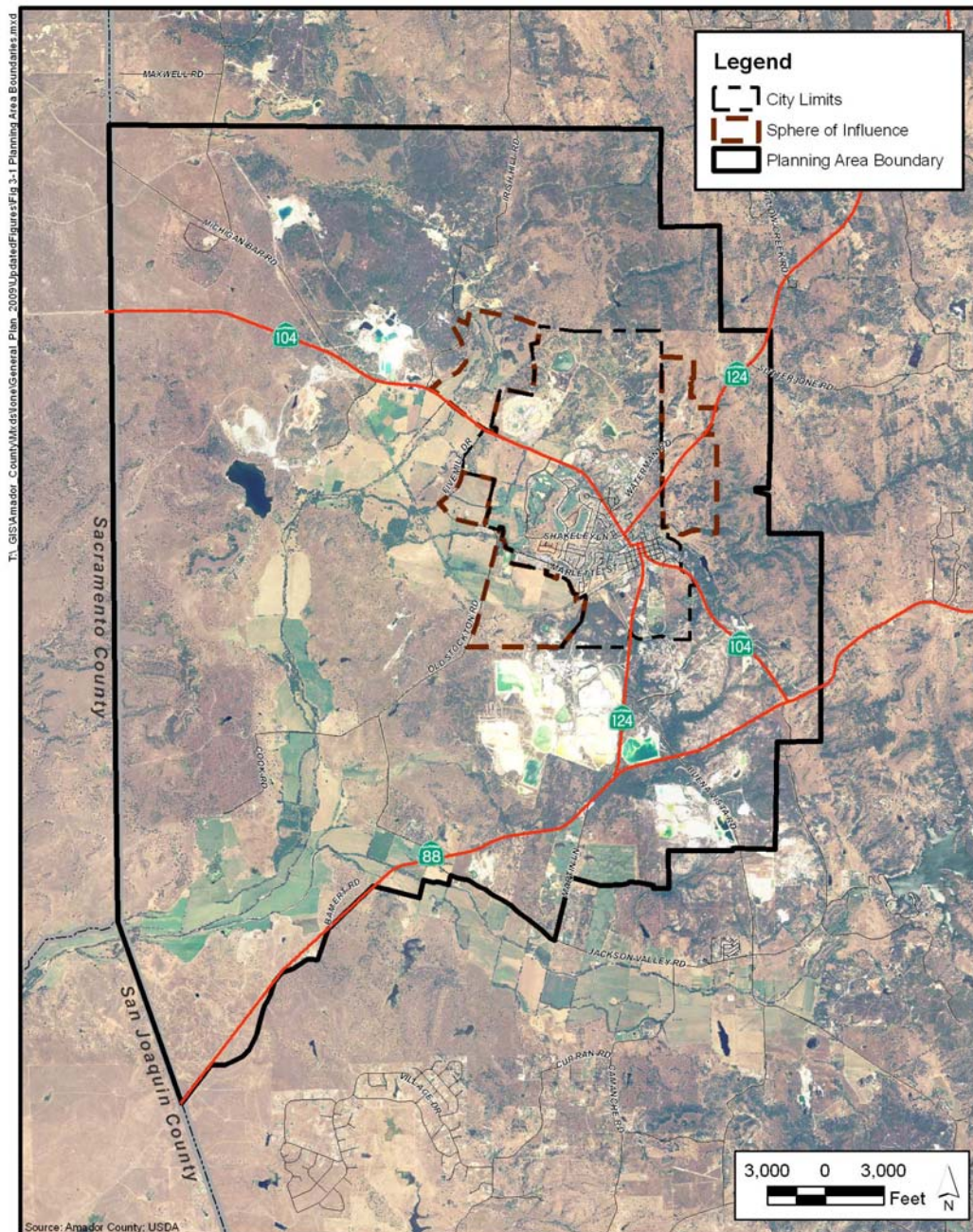
### **ISSUES THIS ELEMENT ATTEMPTS TO SOLVE**

The primary issues that this element attempts to solve are listed below. These are the significant land use issues and concerns that were raised during development of the General Plan.

- Balancing the mix of land uses to ensure a jobs/housing balance and establish a fiscally viable future for the City.
- Establishing a more livable community where residents can walk to commercial services, parks, and open space trails.
- Creating and supporting a full range of retail shopping and commercial service opportunities in the Planning Area so that residents and visitors are able to meet their shopping needs locally as much as possible.
- Making the City's streets friendlier to pedestrians, bicyclists, and golf carts.
- Ensuring that new development and redevelopment respect the heritage and historical character of Ione.
- Maintaining the small town feel of Ione while providing a wide range of housing options for residents.



**FIGURE 3-1: PLANNING AREA BOUNDARIES**



City of Ione  
Planning Department

Planning Area Boundaries





## LAND USE PRINCIPLES

One of the essential goals of the City is to ensure that future growth enhances quality of life and community balance. Growth and land use patterns in Ione will be developed in keeping with the following eight Land Use Principles, which are described in more detail below.

- Balanced Land Uses
- Transportation Choices
- Housing Choices
- Thriving Downtown
- Walkable Community
- Preservation/Integration of Natural Resources
- Preserving Sense of Place/Quality Design
- Regeneration/Infill

## BALANCED LAND USES

Providing the right overall balance of land uses is a significant priority for the City. Residential, commercial, office, industrial, and public/quasi-public uses need to be provided throughout the entire community and should be sized commensurate with their service area. Retail shopping opportunities must be provided close to homes. Overall land planning activities must include consideration for public/quasi-public uses that may otherwise go unplanned (see the Public Facilities Element for additional discussion). Balance also includes providing a range of housing choices throughout the community (see the Housing Element for additional discussion). A balanced community is a healthy community – one that can support itself over the long-term and provide the goods and services that residents need and expect. Additionally, when local decisions affecting the land use balance in the community are made, they must be maintained with unwavering dedication in the face of market forces and development pressure.

## TRANSPORTATION CHOICES

As Ione grows, the movement of people in and around the City will be a key issue. Walking, cycling, and driving will all be important modes of transportation. Residents, employees, businesses, and visitors of Ione should have transportation choices in moving throughout the community and traveling to nearby communities in the region. Streets will be designed to safely accommodate all modes of transportation, including walking and bicycling. Land use and transportation planning will go hand and hand to ensure that transportation choices are integrated into the land planning and implementation of future Ione (see the Circulation Element for additional discussion).



## HOUSING CHOICES

In order to meet diverse housing needs, the City will need to diversify its existing housing supply while retaining Ione's small town feel. Approximately 85 percent of the existing housing is single-family detached with a typical density of approximately four to five units per acre. The remaining 15 percent of the City's existing housing supply is predominantly multi-family. The City's supply of large lot single-family homes, higher density single-family homes (e.g., town homes, zero lot lines), condominiums, luxury apartments, housing for seniors, and mixed-use housing above ground floor retail or office is limited. New development and redevelopment of housing within the City will need to integrate a range of housing types and densities to improve housing choices throughout the community.

## THRIVING DOWNTOWN

Downtown Ione, with its historic buildings, serves as the heart of the community and is central in shaping the community's character. The historic character of Downtown will be preserved while Downtown land uses are intensified to ensure the area's long-term economic viability and to provide for a range of commercial services, jobs, and housing.

## WALKABLE COMMUNITY

In a walkable community, pedestrians can easily move from their homes to schools, parks, jobs, open space, and shopping areas. In Ione, a child should be able to walk or ride a bike a short distance to school, the park, or a market without having to cross many busy streets. Streets will be designed as pedestrian and bicycle-friendly spaces. Neighborhood streets will be designed for slower speeds and pedestrian crossings at key locations. Off street trails and enhanced street sidewalks will connect residential areas to parks and open space areas. Walkable communities provide numerous personal and social benefits, such as lower transportation costs, greater social interaction, improved personal and environmental health, and expanded consumer choice.

## PRESERVATION/INTEGRATION OF NATURAL RESOURCES

Natural resource areas such as wetlands, creeks, and open space lands are a valued amenity within Ione. Natural habitats are places where wildlife and plants unique to Ione and the region can thrive. Management and protection of the City's numerous natural resources will contribute to Ione's environmental health as well as to quality of life for residents. The City will strive to balance preservation and development interests in order to maintain valuable resources through the design of land plans and the siting of natural resource protection areas.

## PRESERVING SENSE OF PLACE/QUALITY DESIGN

One of the most important aspects of preserving community character, heritage, and sense of identity is the quality of project design. Quality design is not simply about the architectural style, colors, and materials of a building, but also the site design, public realm, and relationship to



surroundings. All development should be designed to contribute to the character of the community, maintain and compliment the historic character of Ione, and to create a unique and memorable place that is inviting to residents, employees, and visitors.

### REGENERATION/INFILL

While the majority of land in the General Plan Planning Area is currently undeveloped, revitalization of existing residential and commercial areas is a significant priority in Ione. The City will establish incentives and programs for redevelopment/infill development within existing Ione.

### THE LAND USE PLAN

The future land use plan for Ione consists of both the text of this Element and the accompanying Land Use Map (**Figures 3-2** and **3-3**). The Map graphically illustrates the desired land uses for each parcel in the City and the General Plan Planning Area. Although uses are plotted for all property within the Planning Area, only land within the jurisdiction of the City is regulated by these land uses.

The first figure (**3-2**) illustrates the General Plan land use designations for the General Plan Planning Area. This map is parcel based with a specific land use category applied to each parcel. Subsequent zoning and new development/redevelopment must comply with the General Plan land use designation.

### POLICY AREAS

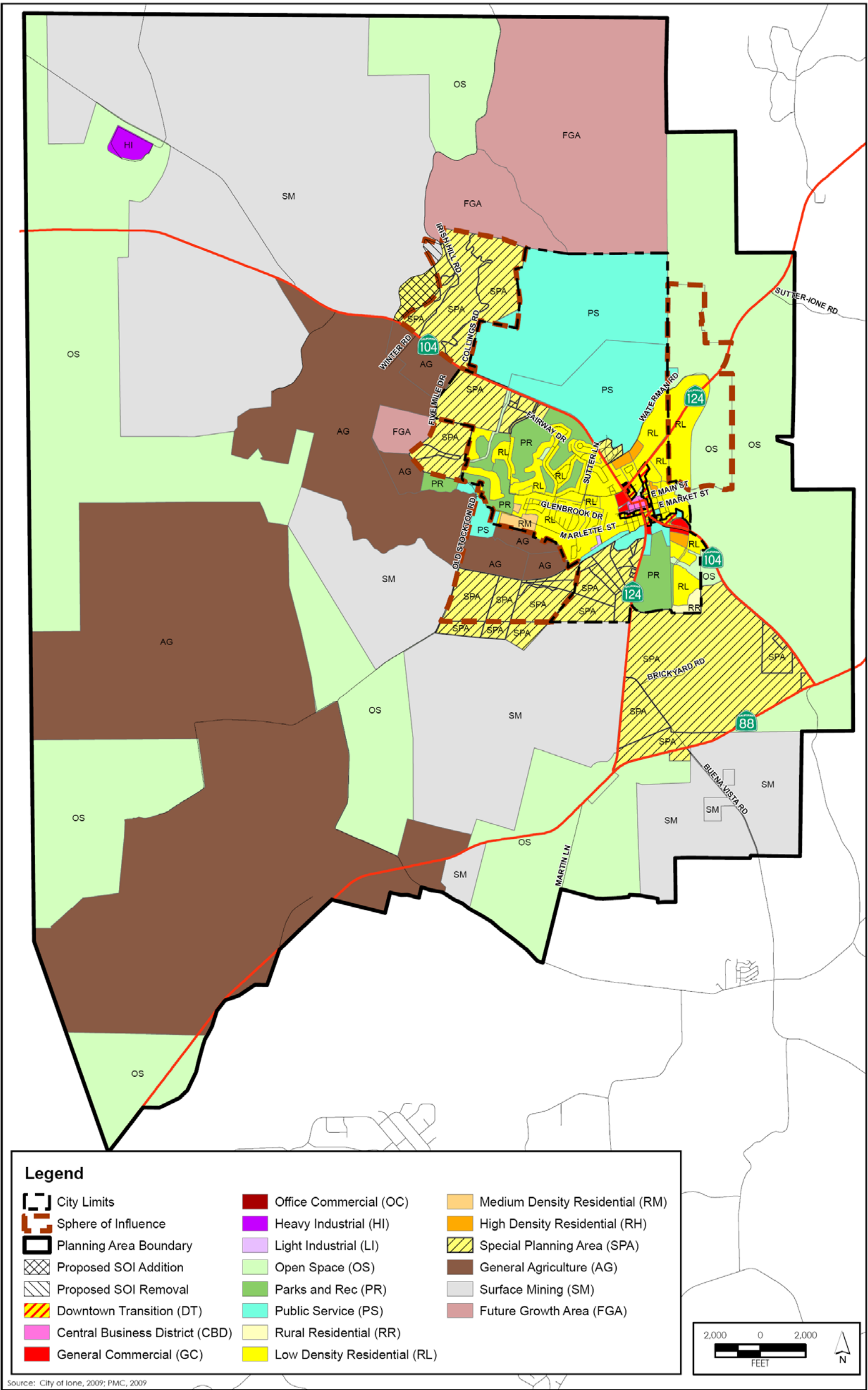
**Figure 3-3** identifies 10 individual Policy Areas within the General Plan Planning Area with unique characteristics/features that warrant more detailed planning efforts and specific policies. The Policy Areas have been established based on several criteria, including existing, proposed, or approved project boundaries; location within the General Plan Planning Area; ownership; type of existing or proposed land uses; distinctive issues; and geographic or environmental features. Each Policy Area warrants the incorporation of special provisions or consideration as the City develops. **Figures 3-4 through 3-13** show each Policy Area in greater detail.

Each of the 10 Policy Areas is listed in the Land Use Element with a description of land uses; environmental conditions; residential, commercial retail and office, and industrial capacity; and area specific policies. Each Policy Area has General Plan land use designations, as shown on **Figure 3-2**. Some of the Policy Areas have land use designations of Special Planning Area while other Policy Areas have land use designations of Rural Residential, Low Density Residential, Light Industrial, Heavy Industrial, Open Space, and other land use designations. These classifications are described in the next section of this Element. The Policy Area designations serve as policy overlays that work in conjunction with the land use designations. Specific land use policies apply to each of the Policy Areas, as described in the policy section of this element.





FIGURE 3-2: GENERAL PLAN LAND USE MAP



City of Ione  
Planning Department

General Plan Land Use Map  
May 19, 2009

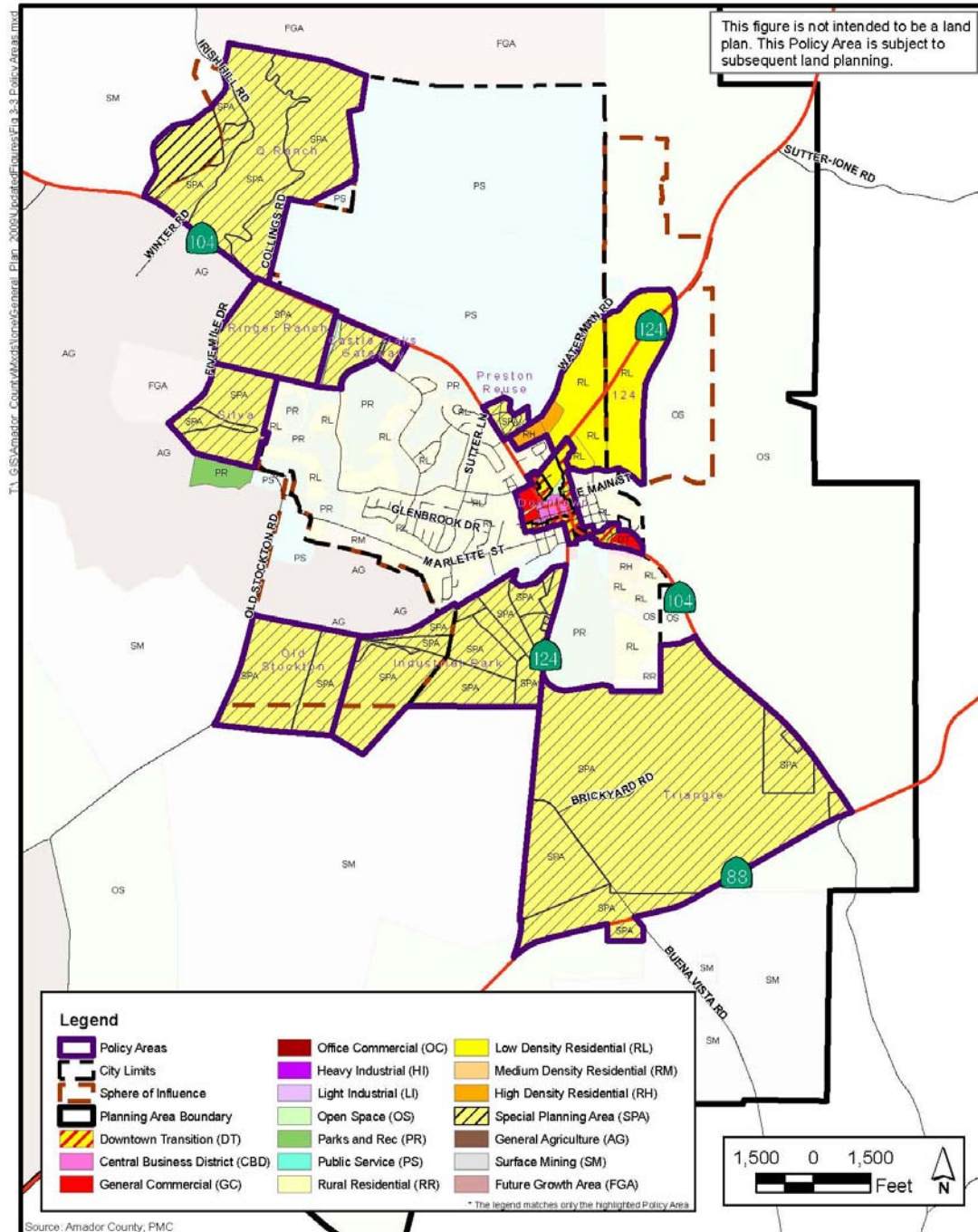


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# LAND USE



**FIGURE 3-3: GENERAL PLAN POLICY AREAS**



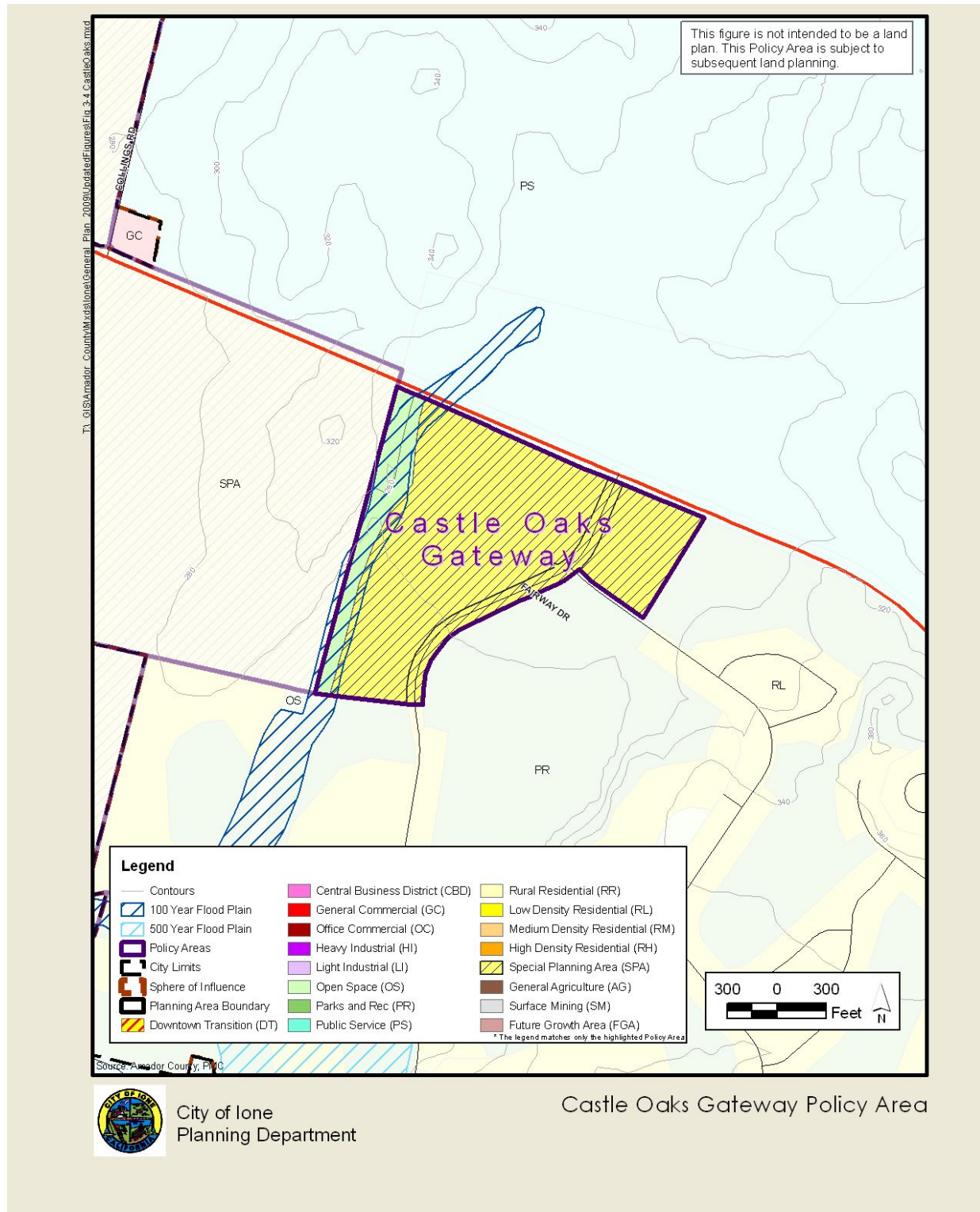
City of Ione  
Planning Department

General Plan Policy Areas



# LAND USE

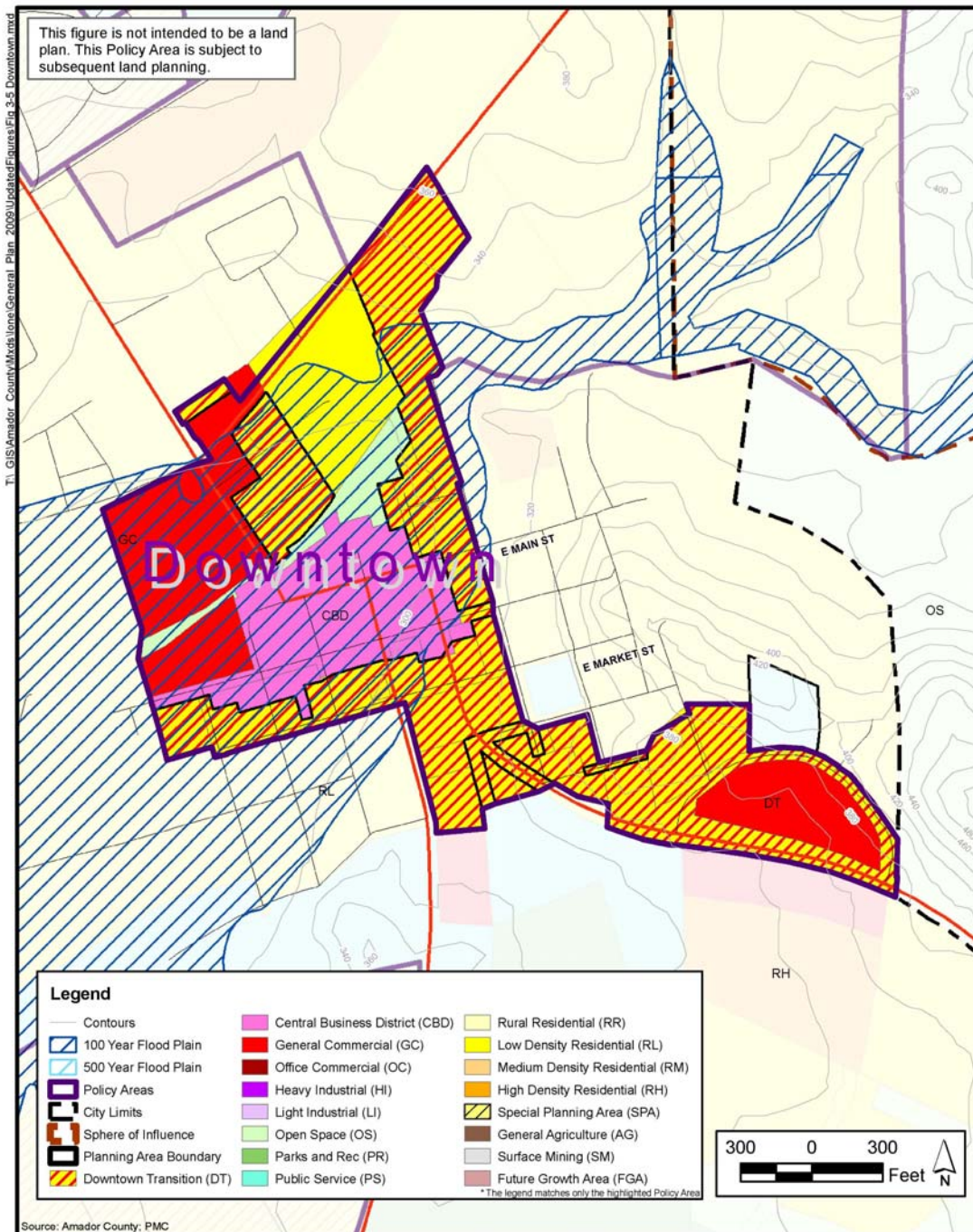
**FIGURE 3-4: CASTLE OAKS GATEWAY POLICY AREA**







**FIGURE 3-5: DOWNTOWN POLICY AREA**



City of Ione  
Planning Department

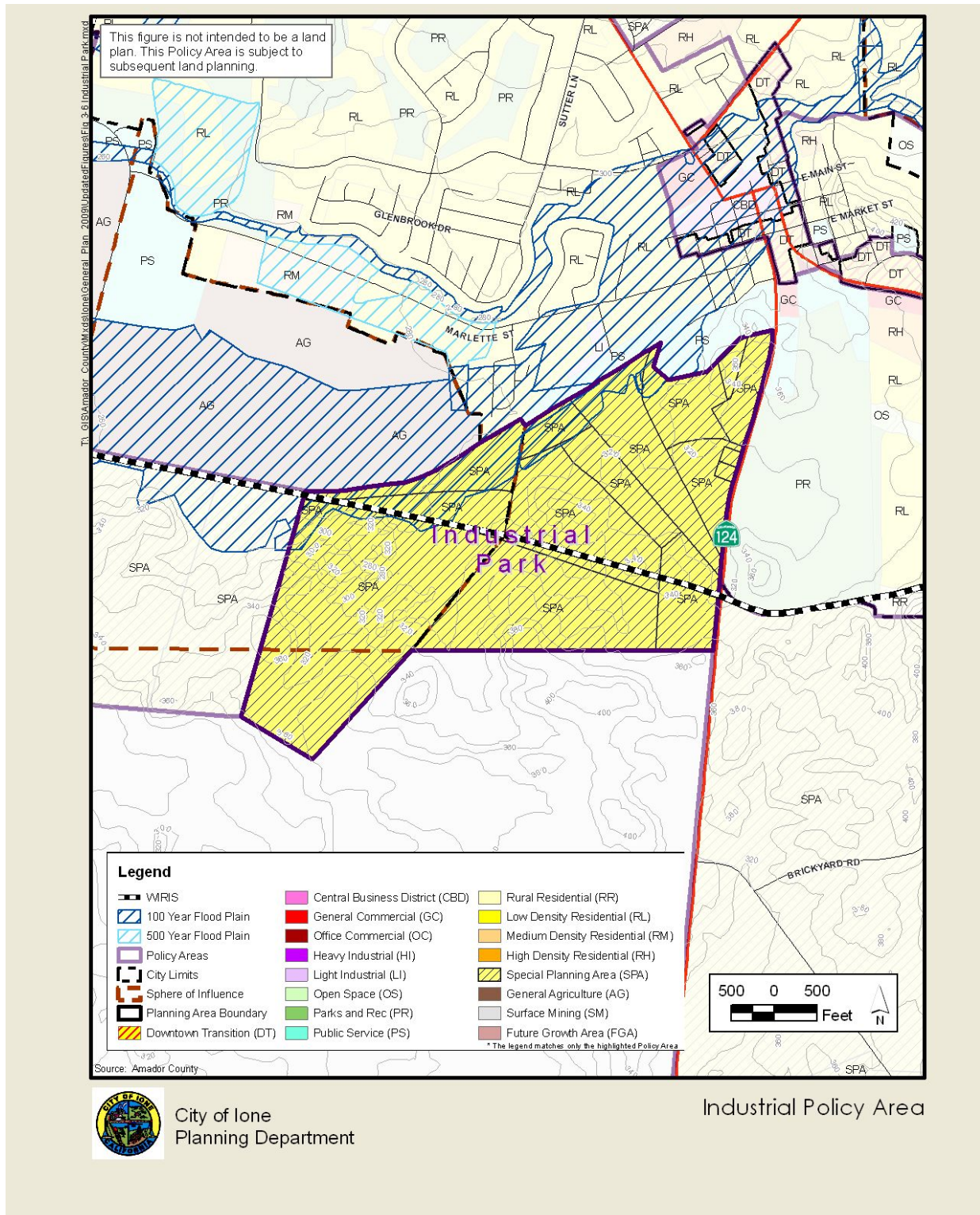
Downtown Policy Area





# LAND USE

**FIGURE 3-6: INDUSTRIAL PARK POLICY AREA**

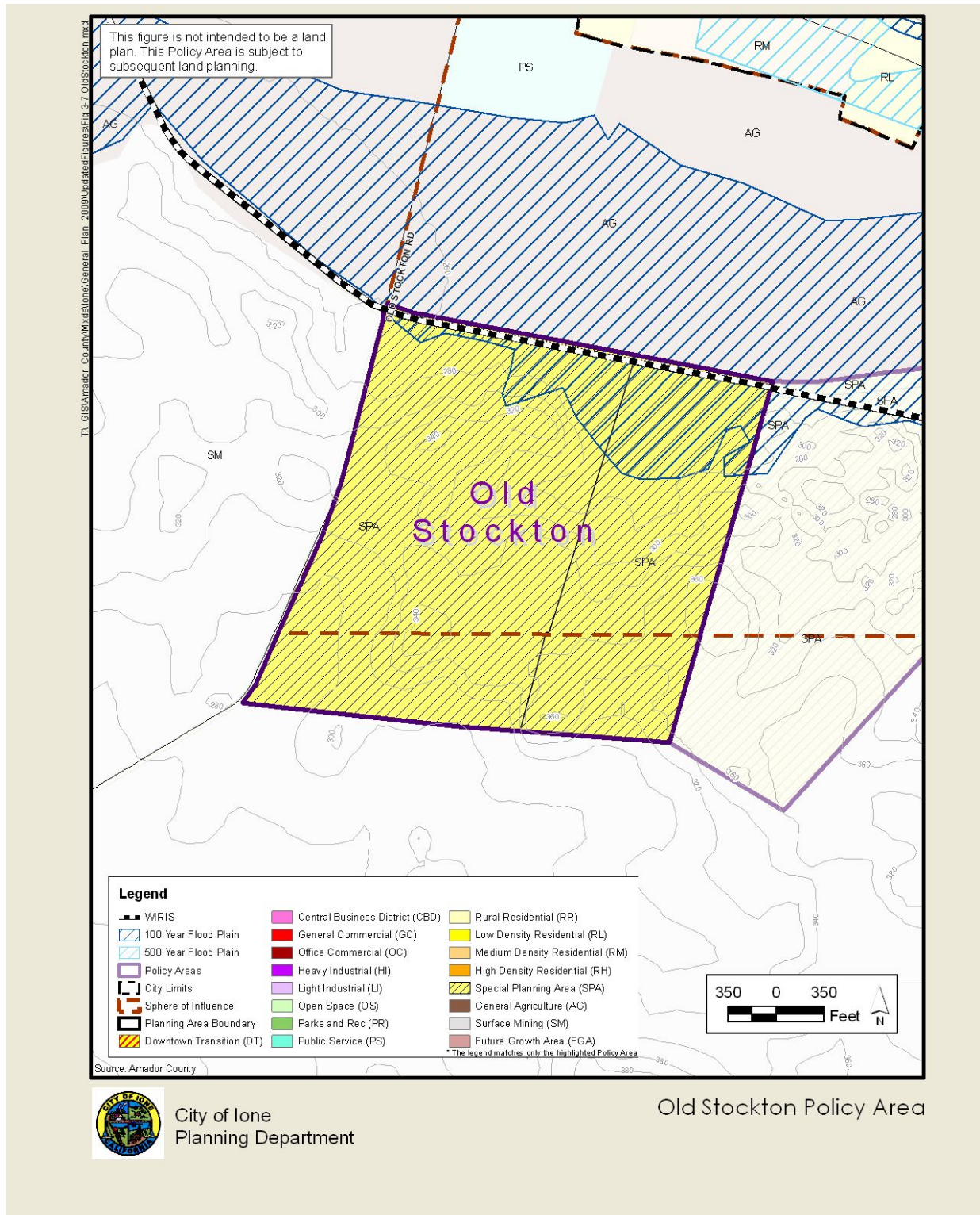




# LAND USE



**FIGURE 3-7: OLD STOCKTON POLICY AREA**

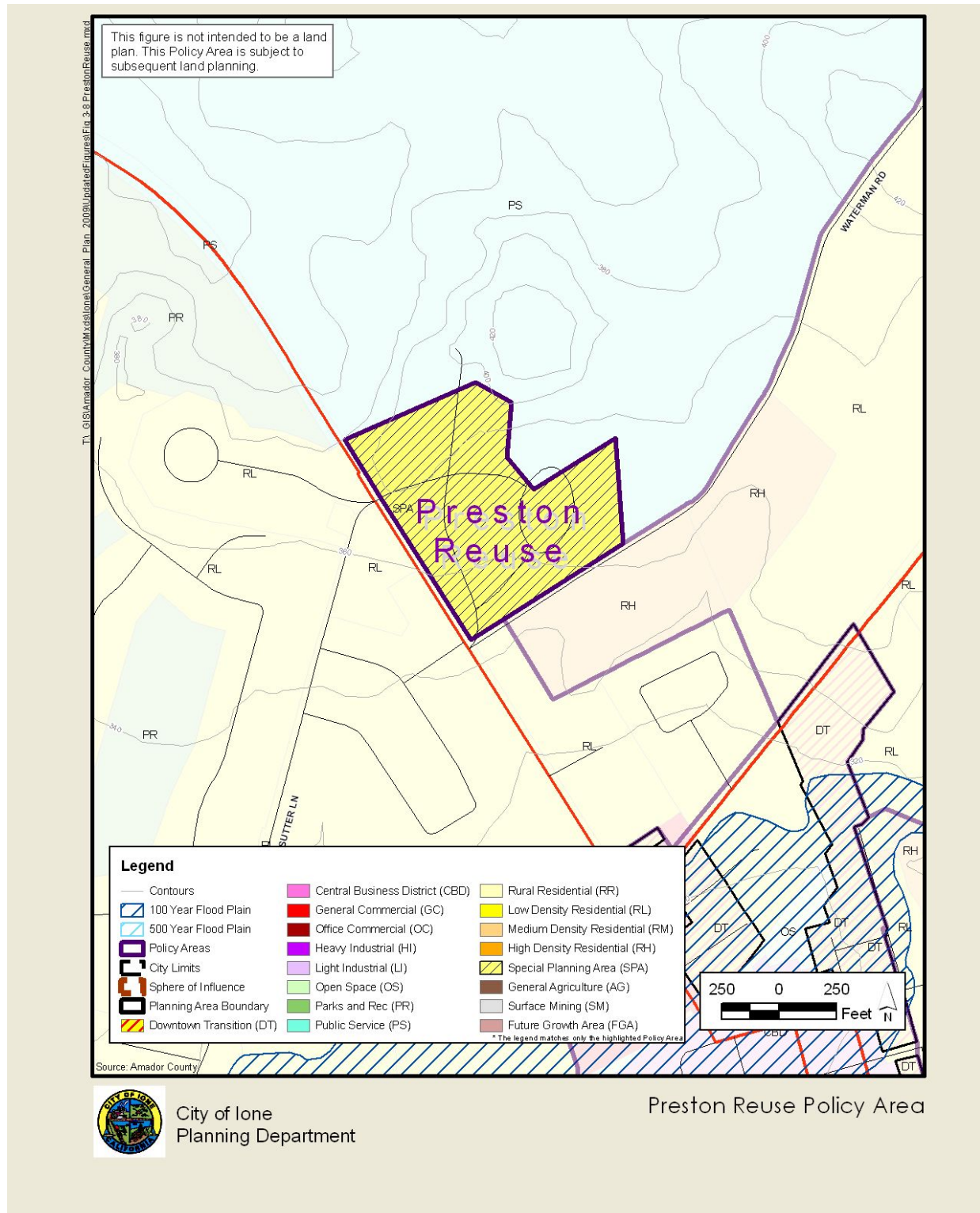






# LAND USE

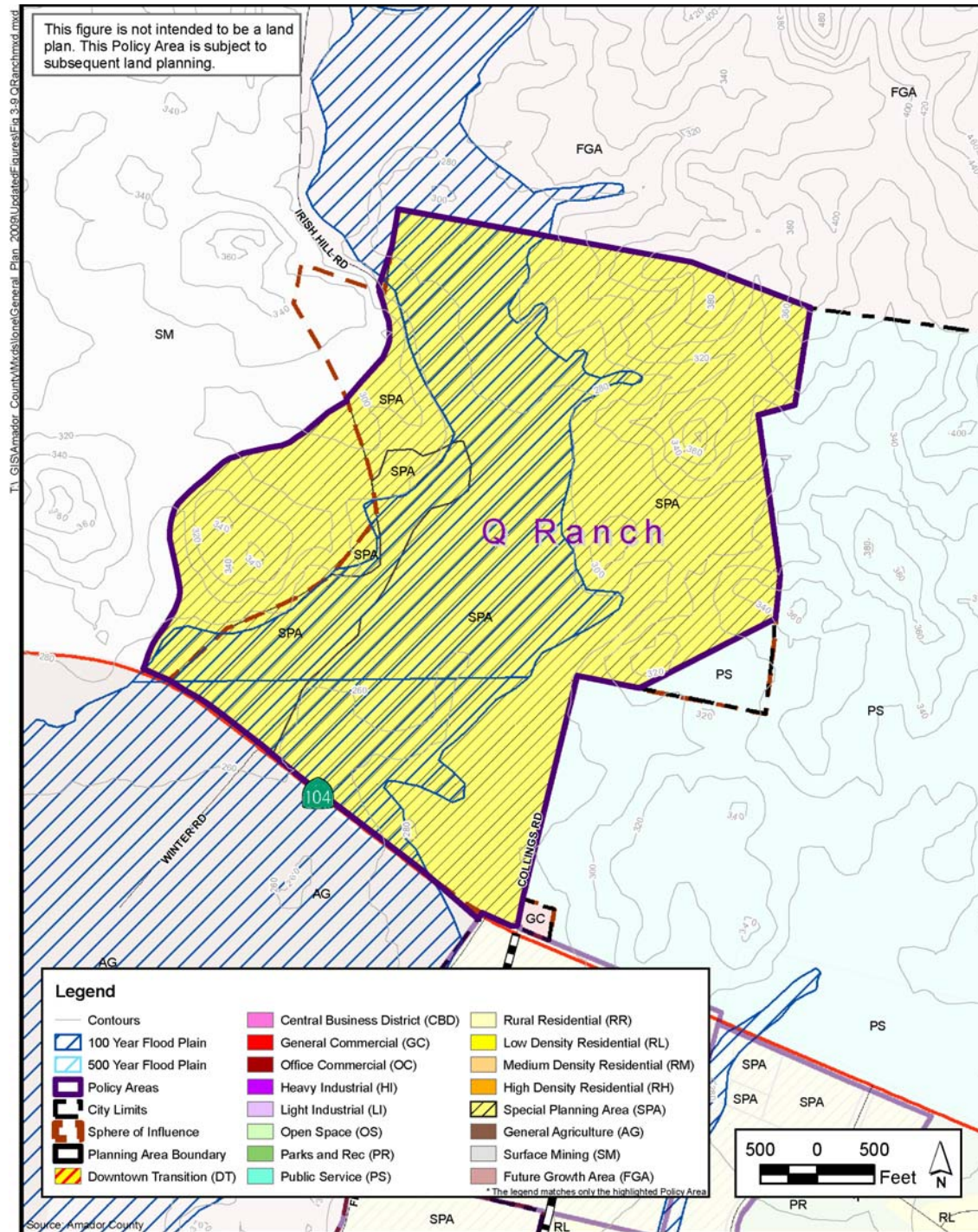
**FIGURE 3-8: PRESTON REUSE POLICY AREA**



# LAND USE



**FIGURE 3-9: Q RANCH POLICY AREA**



City of Ione  
Planning Department

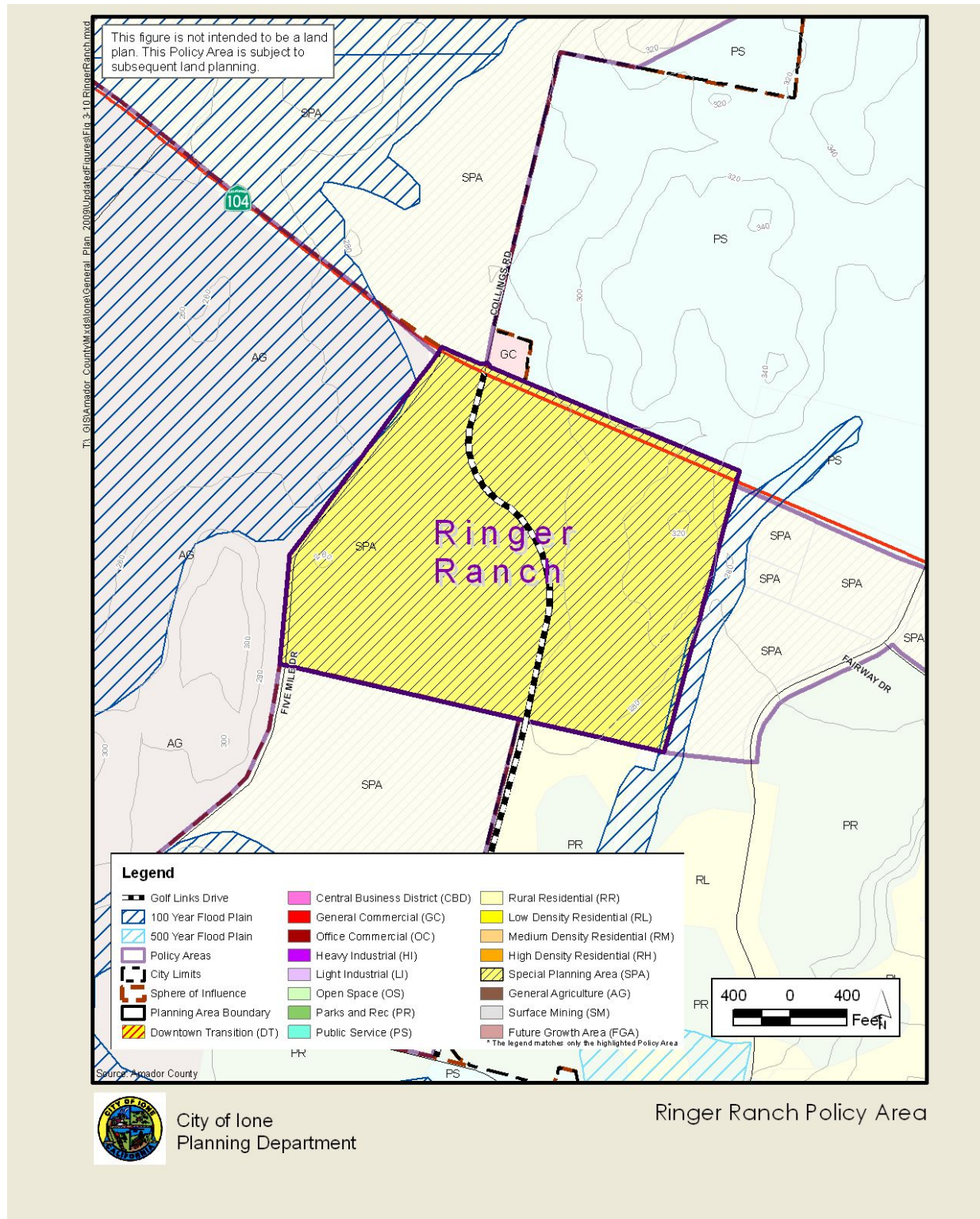
Q-Ranch Policy Area





# LAND USE

**FIGURE 3-10: RINGER RANCH POLICY AREA**

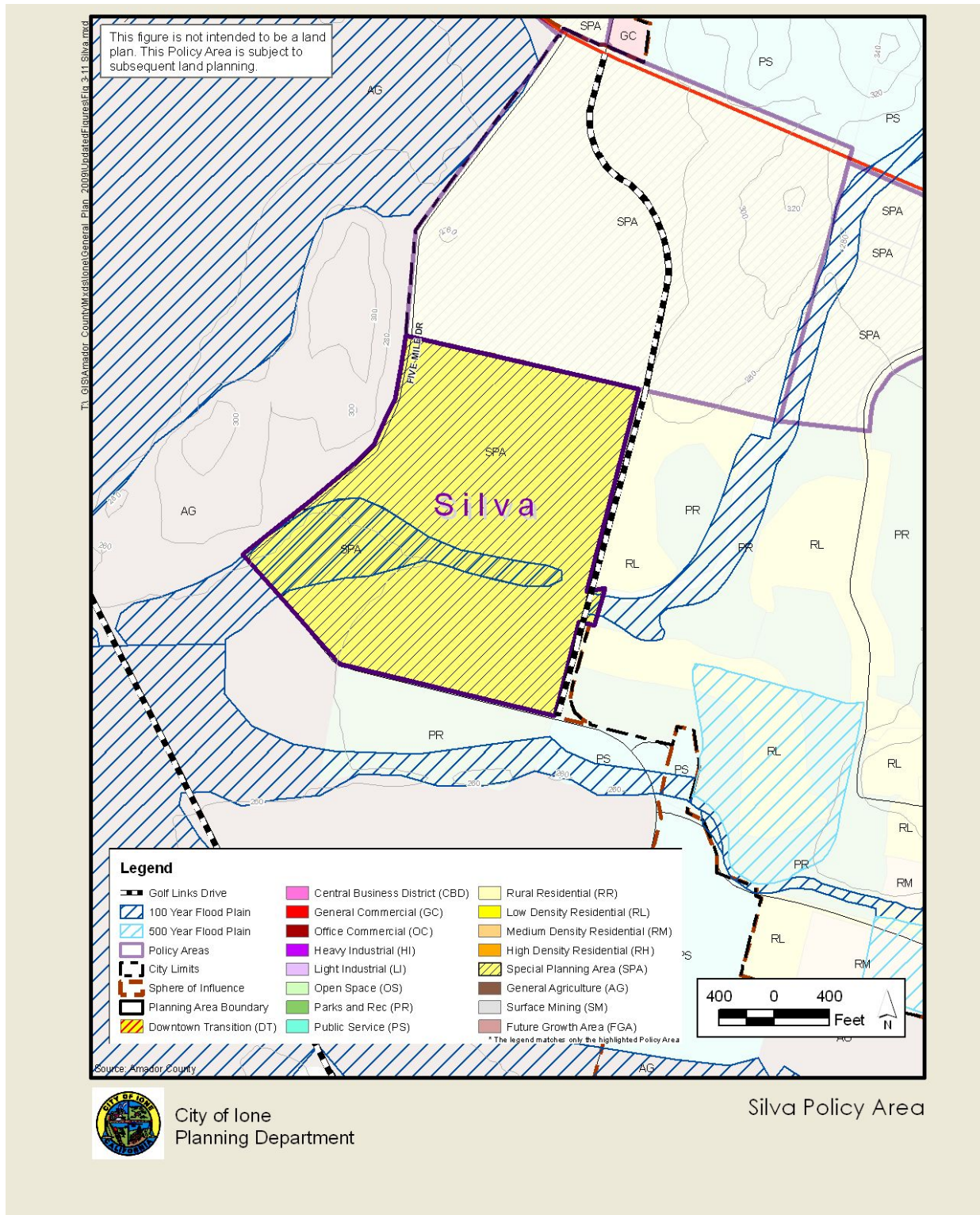




# LAND USE



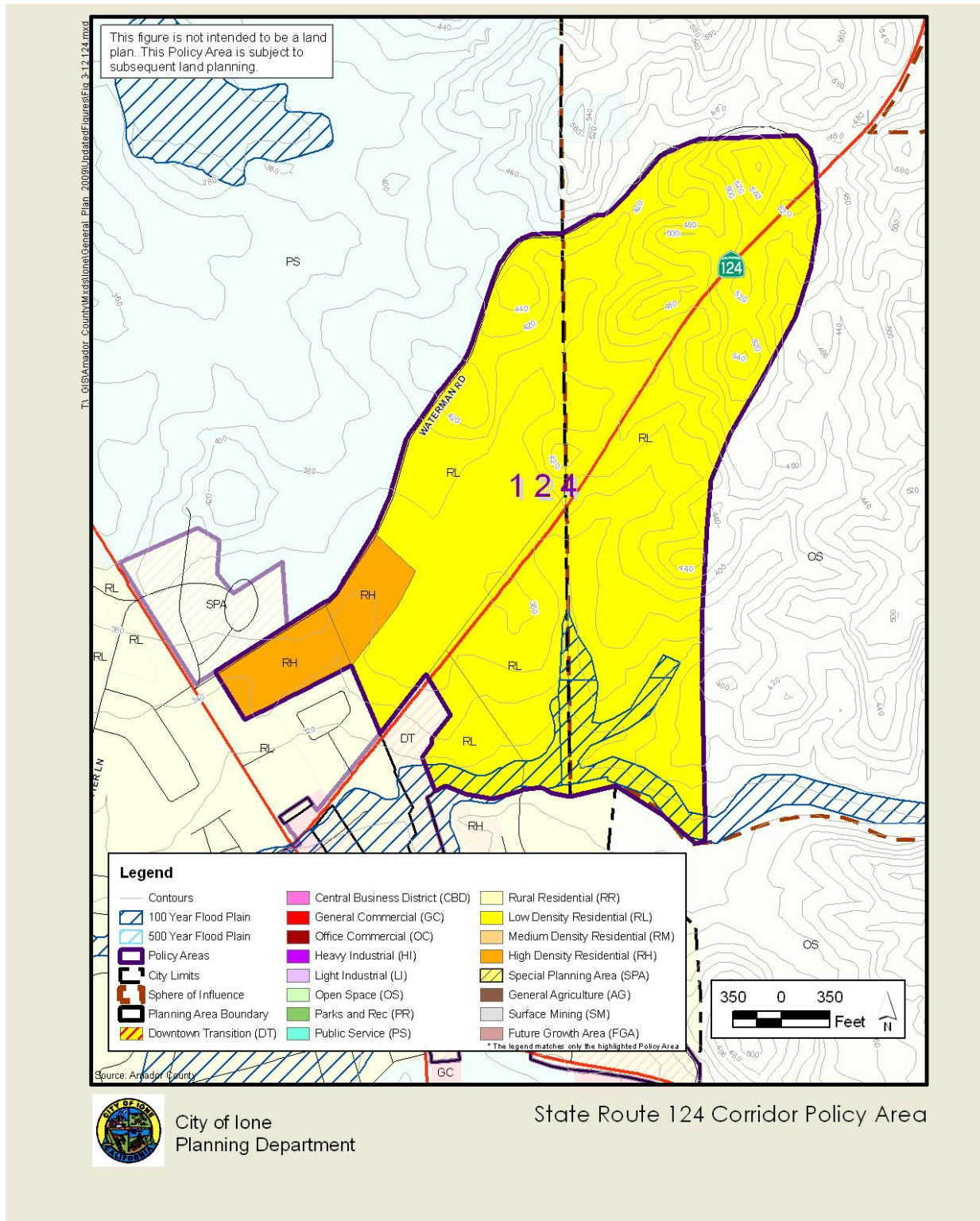
**FIGURE 3-11: SILVA POLICY AREA**





# LAND USE

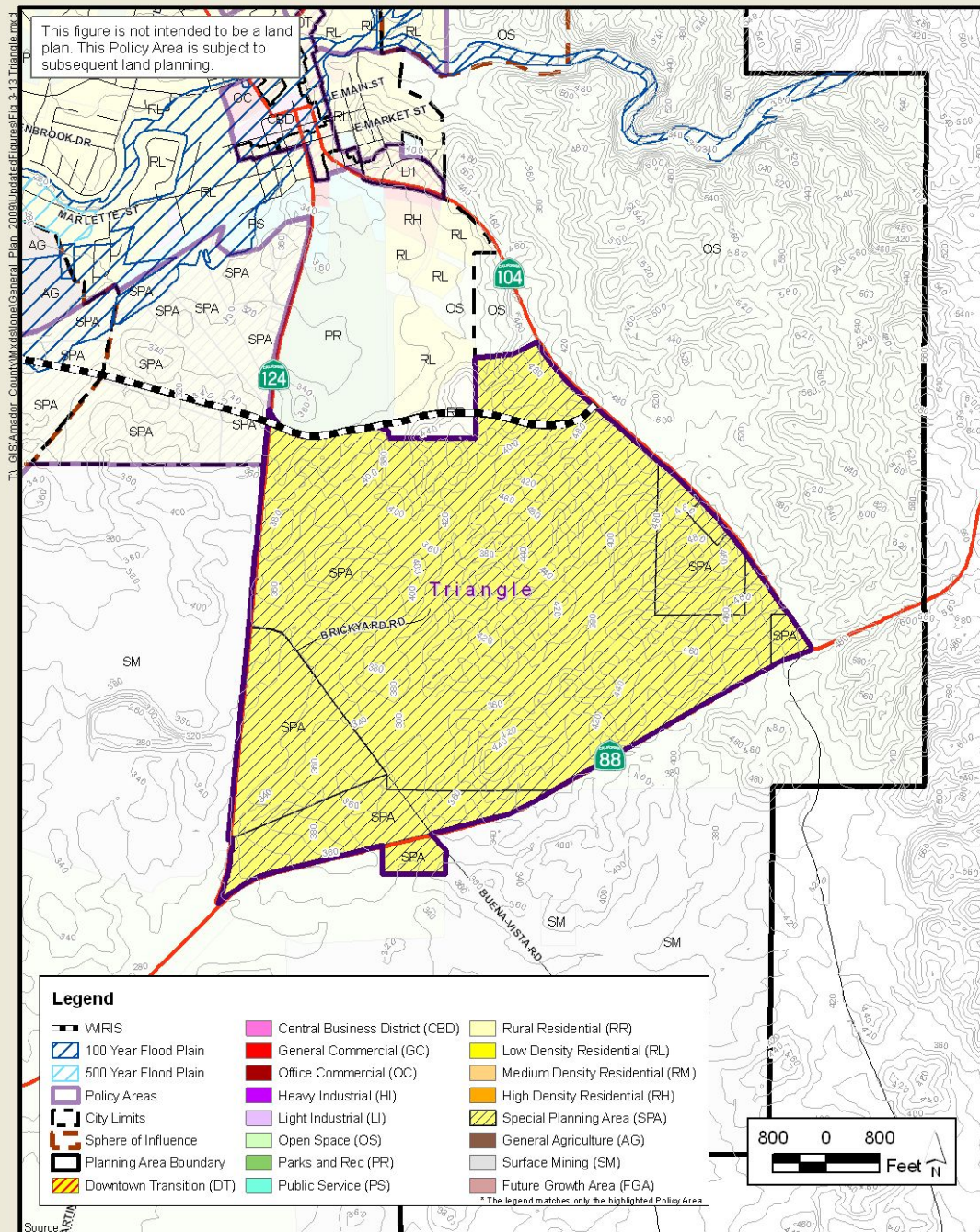
**FIGURE 3-12: STATE ROUTE 124 CORRIDOR POLICY AREA**







**FIGURE 3-13: TRIANGLE POLICY AREA**

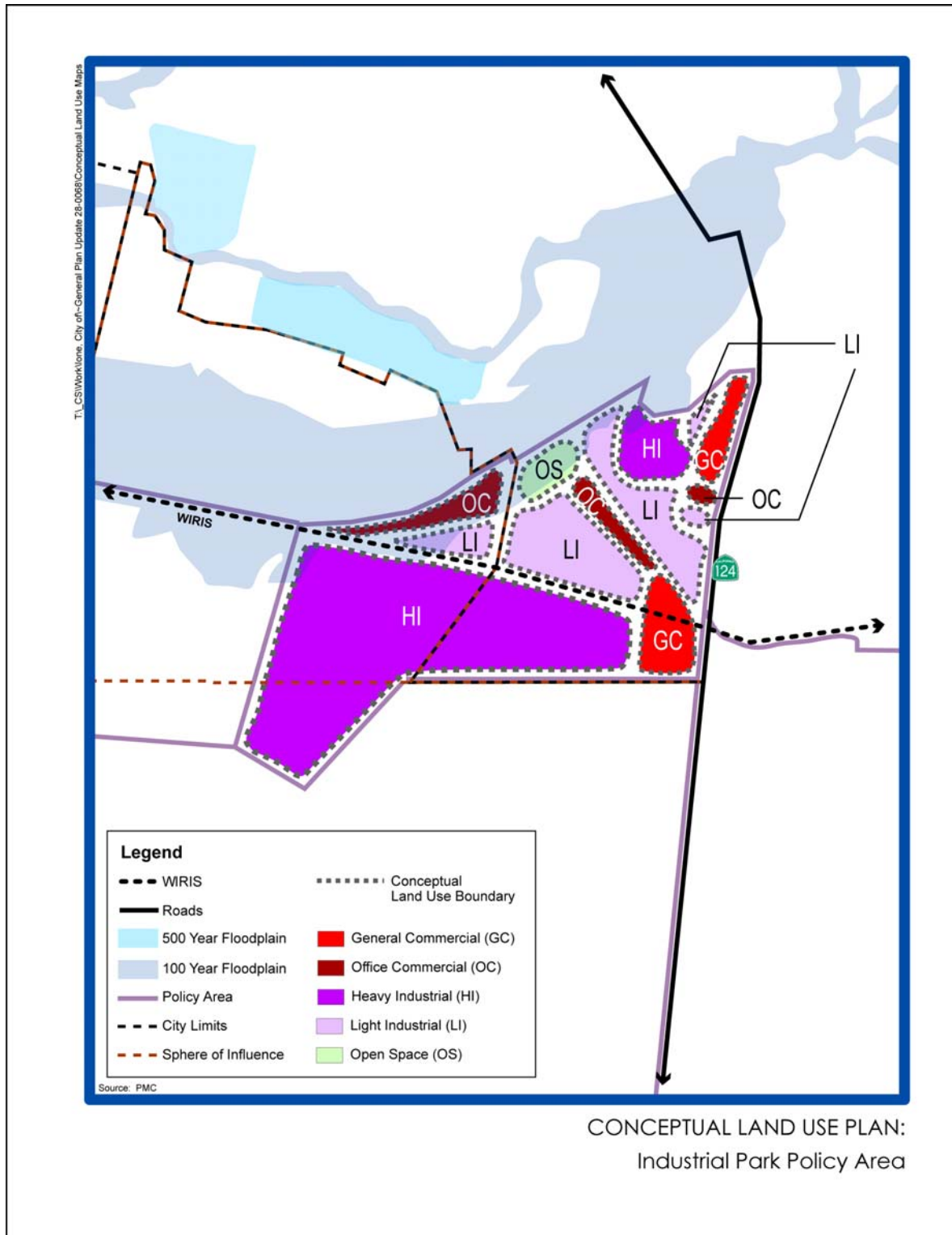


City of Ione  
Planning Department

Triangle Policy Area



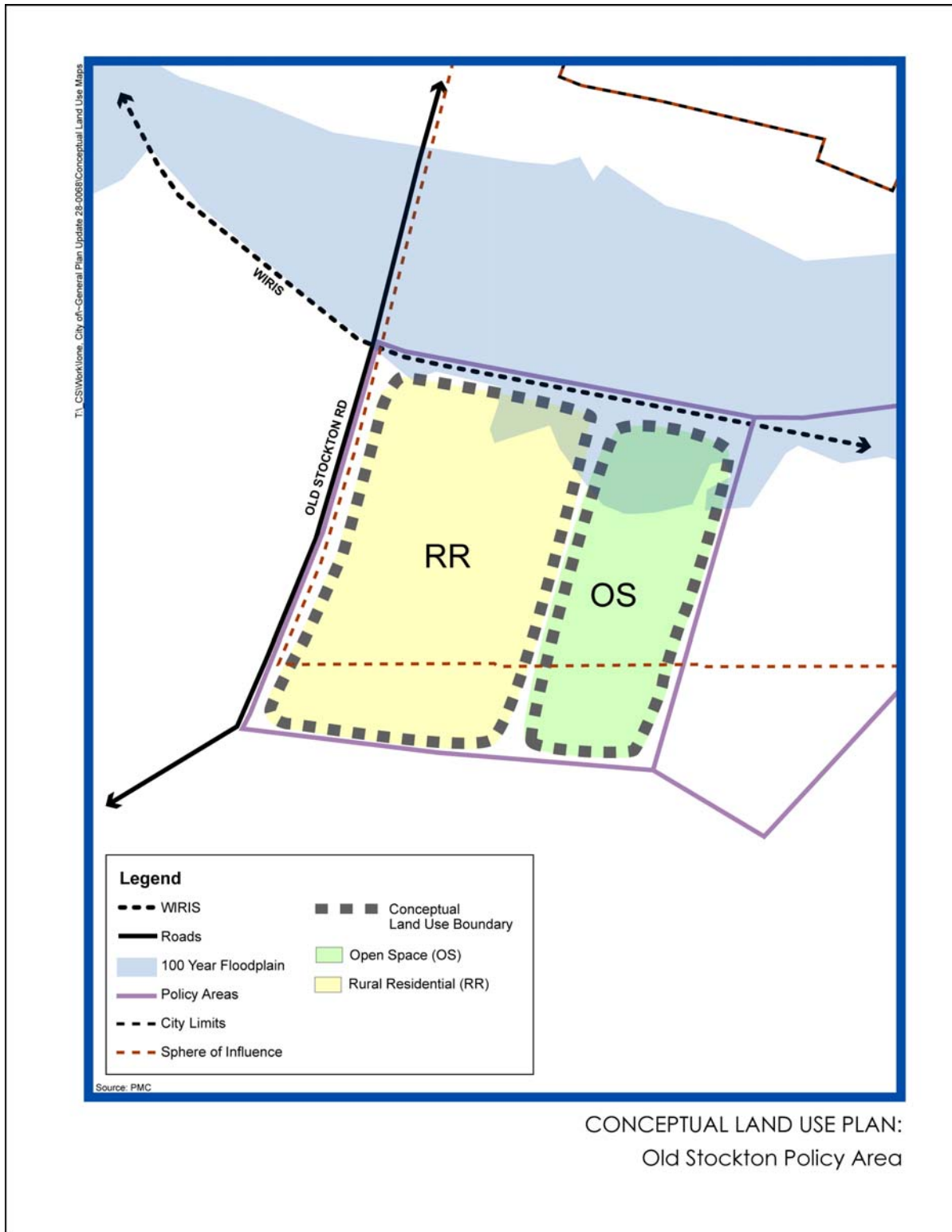
**FIGURE 3-14: INDUSTRIAL PARK POLICY AREA CONCEPTUAL LAND USE PLAN**





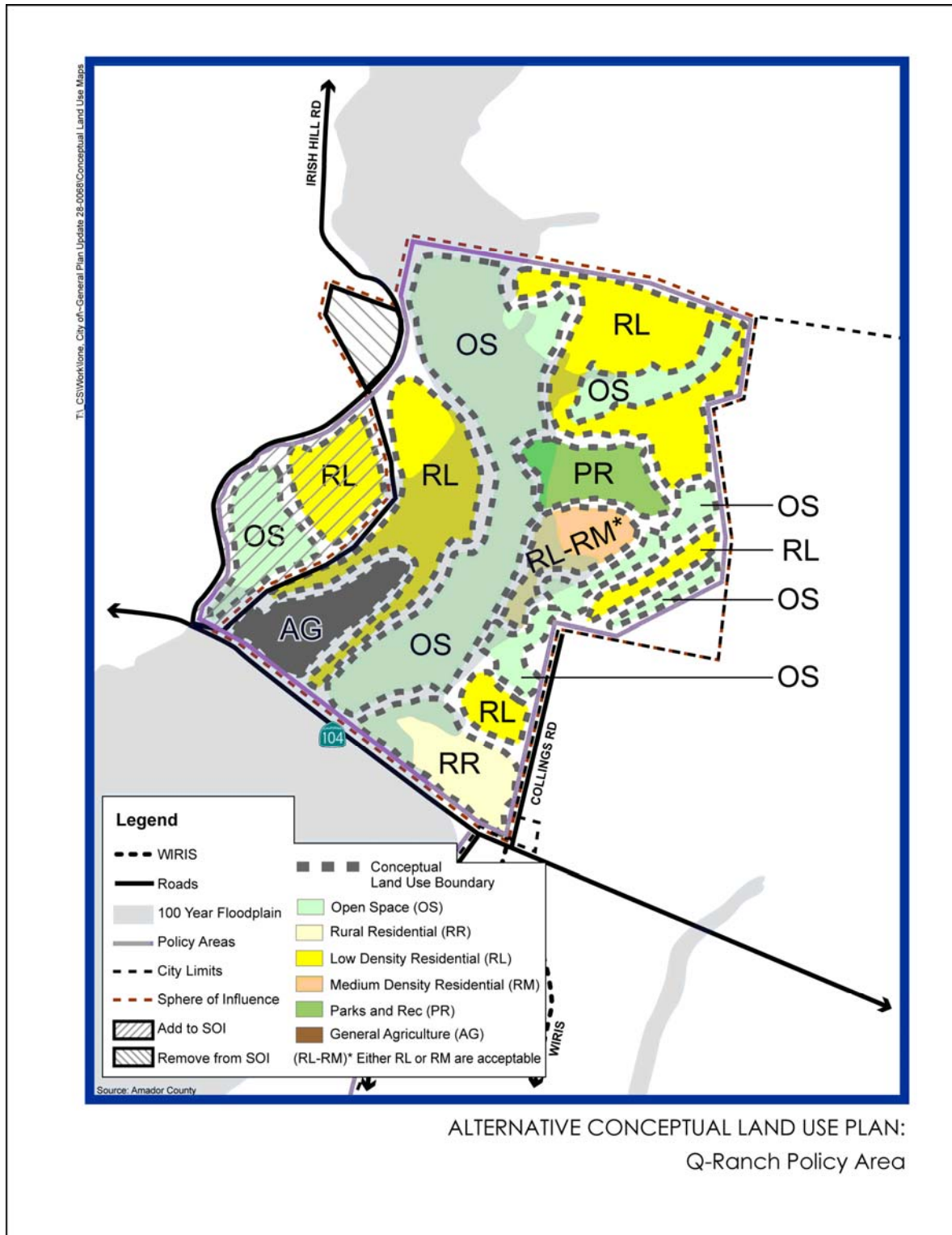


**FIGURE 3-15: OLD STOCKTON POLICY AREA CONCEPTUAL LAND USE PLAN**





**FIGURE 3-16: Q RANCH POLICY AREA CONCEPTUAL LAND USE PLAN**



# LAND USE



Policies contained within this Land Use Element set forth the development potential of each policy area. The maximum allowable number of residential units is based on average densities sought by the City for each area. Maps showing the land use designations for each policy area are shown in Figures 3-3 through 3-13. Figures 3-14 through 3-16 show conceptually the approximate locations of specific land uses for three of the Policy Areas. Each of the Policy Areas will rely on more detailed subsequent land use planning (Specific Plan, Master Plan, or similar planning tool) prior to development to ensure implementation consistent with the General Plan. The Policy Areas falling outside the City limits will need to be annexed to the City prior to development.

The 10 Policy Areas are:

- Castle Oaks Gateway (see Policy LU-1.8)
- Downtown (see Policy LU-1.9)
- Industrial Park (see Policy LU-1.10)
- Old Stockton (see Policy LU-1.11)
- Preston Reuse (see Policy LU-1.12)
- Q Ranch (see Policy LU-1.13)
- Ringer Ranch (see Policy LU-1.14)
- Silva (see Policy LU-1.15)
- State Route 124 Corridor (see Policy LU-1.16)
- Triangle (see Policy LU-1.17)

**Table 3-1** establishes the development potential for each of the 10 Policy Areas.



## LAND USE

**TABLE 3-1:  
POLICY AREA DEVELOPMENT POTENTIAL\***

Policy Area	Acres (Estimate)	Dwelling Units	Commercial- Office Sq. Ft.	Commercial- Retail Sq. Ft.	Industrial Sq. Ft.	Average Residential Density
Castle Oaks Gateway	52	210	See Commercial-Retail	70,000 (retail & office total)	0	5.0 for RL; 12.0 for RM; 20.0 for RH
Downtown	75	--	--**	--**	--	--
Industrial Park	348	--	2,012,472	1,439,658	6,137,604	--
Old Stockton	190	119	--	0	0	1.0
Preston Reuse	17	25	760,000	--	0	5.0
Q Ranch	439	850	--	0	0	1.0 – 2.0 for RR, 5.0 for RL, 12.0 for RM
Ringer Ranch	139	670	See Commercial-Retail	50,000 (retail & office total)	0	5.0
Silva	105	552	See Commercial-Retail	20,000 (retail & office total)	0	5.0
124 Corridor	247	1,176 RL 326 RH	--	0	0	5.0 for RL; 20.0 for RH
Triangle	990	0	2,450,000	610,000	4,170,000	--

\* Note: This table represents maximum development potential for each Policy Area. Each Policy Area may have all of the development listed in the row corresponding to the Policy Area. \*\* Commercial Office and Commercial Retail are located in the Downtown but not quantified in this table.



## LAND USE CLASSIFICATIONS

The City's land use designations reflect the City's Land Use Principles. Land use designations are organized into categories of agriculture, residential, commercial, public/quasi-public and open space, industrial, and other designations, which are applied to individual properties as shown on the General Plan Land Use Map. Development standards corresponding to each land use designation reflect desired development patterns throughout the City.

## PROPOSED LAND USE DESIGNATIONS

### Agriculture Categories

#### General Agriculture (AG)

The General Agriculture designation is for lands set aside for agricultural production. Sites within this category are considered economically viable for farming operations. Ideal properties for the General Agricultural category include farmland designated by the State of California as Williamson Act-Prime Farmland, Prime Farmland, Farmland of Statewide Importance, and Unique Farmland.

### Residential Categories

#### Rural Residential (RR)

The Rural Residential category is designed as a transition category between agricultural activities and residential uses. The Rural Residential designation is intended to be located along the edge of the City, where urban development meets the rural portions of the region. Residential units are permitted on 0.5-10 acre lots. The allowed density range of residential development is between 0.1 and 2.0 units per acre.

#### Low Density Residential (RL)

The Low Density Residential category represents the traditional single-family neighborhood. Development within these areas is limited to detached single-family homes and accessory residential uses that have low intensity characteristics, including second residential units and home occupations. Additionally, schools, day-care centers, places of religious assembly and nursing homes may be permitted. Pocket parks and neighborhood parks should be provided in new Low Density Residential developments at a ratio of five acres of total parkland per 1,000 population. This is the predominant land use category of the City's residential areas. Density range is 2.1-7.0 units per acre.

#### Medium Density Residential (RM)

The Medium Density Residential category is characterized by small lot single-family detached or attached (e.g., town homes, duplex and triplex units), and small apartment complexes. Uses that are ancillary to multi-family residential uses include schools, day care centers, places of religious assembly, and nursing homes. Pocket parks and neighborhood parks should be provided in new



Medium Density Residential developments at a ratio of five acres of total parkland per 1,000 population. Density range is 7.1-15 units per acre. Minimum lot size is 4,000 SF.

### High Density Residential (RH)

High density residential is the most urban residential category available. The predominant style of development is larger multi-family housing complexes, including apartments and condominiums. Parking for these facilities is usually provided in traditional surface lots located around the complex. At higher densities, parking may be in a parking structure, underground, or tuck-under. Pocket parks and neighborhood parks should be provided in new High Density Residential developments at a ratio of five acres of total parkland per 1,000 population. Density range is a minimum of 15.1 units per acre to a maximum of 25.0 units per acre; however developments with a density bonus, as allowed under State law, may be allowed to exceed the 25.0 unit per acre maximum.

## **Commercial Categories**

### Central Business District (CBD)

This District is characterized by a vertically and/or horizontally integrated mix of retail, office, professional, and service uses that serve daily shopping needs. Retail uses will generally dominate the ground floor. Types of uses include:

- Neighborhood Market
- Neighborhood drug store
- Banks
- Restaurants/Pubs/Coffee Shops
- Clothing stores
- Services (e.g., hair salon, barber, florist, pet store, etc.)
- Theatre
- Medical, legal, financial, and other professional and administrative offices
- Lodging
- Public offices
- Apartments (rental) and condominiums (ownership), as residential-over-retail

Development is pedestrian friendly with gathering places for both daytime and nighttime activities.



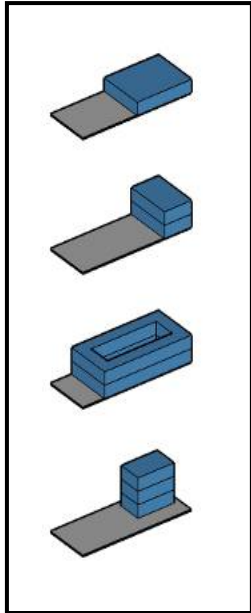
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When residential uses are present in the CBD, the minimum density allowed is 7.1 units per acre and the maximum allowed density is 25.0 units per acre. The Floor Area Ratio (FAR) within the Central Business District will range from a minimum of 0.5 to a maximum of 3.5.

## General Commercial (GC)

General Commercial land use designation provides commercial businesses and tourist-oriented services. Typical uses include retail stores, entertainment, indoor recreational facilities, lodging, warehousing, wholesale trade, gas stations, automobile sales and service. Office uses may also be allowed, but are not the predominant use. Lands classified General Commercial should be served by the publicly maintained circulation network and should be situated in locations where future growth is anticipated. FARs will range from a minimum of 0.25 to a maximum of 1.0.



**Floor Area Ratio:** Floor area ratio (FAR) expresses the intensity of use on a lot. The FAR represents the ratio between the total gross floor area of all buildings on a lot and the total land area of that lot. For example, a 20,000 square foot building on a 40,000 square foot lot yields a FAR of 0.50:1. A 0.50:1 FAR describes a single-story building that covers half of the lot, or a two-story building covering approximately one-quarter of the lot. See figure to left.

## Downtown Transition (DT)

The Downtown Transition land use designation is intended as a transitional land use category from existing residential uses to more intensive commercial uses. The designation respects the existing residential nature of the area but recognizes that market demands and land owner desires will drive conversion of the property to commercial office and/or retail. As such, existing residential uses are allowed to continue in perpetuity, existing homes may be remodeled, expanded, and/or replaced, and new homes on vacant lots may be built. Further, properties may be developed or redeveloped into commercial uses either through the conversion of residential structures

to commercial operation or wholesale redevelopment of parcels with new commercial structures. The mixing of commercial and residential uses, either vertically or horizontally, on the same parcel is also permissible. Desirable commercial uses include office and retail that respects the existing residential character of the area, such as small medical offices (e.g., dental, chiropractic), small office professional, limited personal services, minor and small scale manufacturing and services (e.g. cabinetry, woodworking), and limited retail (e.g., smaller tenant spaces). This category also recognizes that the conversion of existing residential structures may require changes in Building Code occupancy ratings, Site Plan Review, or similar discretionary review process for building construction, and completion of the Conditional Use Permit process on a case-by-case basis. Compliance with Zoning Code standards for off-street parking, lighting, landscaping, use compatibility, and other factors as relevant, are also applicable. The maximum FAR allowed is 1.5. When residential uses are developed, the allowed density range is between 3.1 and 25.0 units per acre.



Note: In order to be fully implemented, this land use designation will require the creation of a new Zoning District and the rezoning of effected parcels to this new commercially-oriented district.

### Office-Commercial (OC)

The Office Commercial land use designation is characterized predominantly by office professional uses with minor, supporting commercial uses. This designation allows for a variety of office uses, including medical, legal, financial, and other professional and administrative offices. Other permitted uses may include small, accessory-level commercial uses that support the principal office uses such as day care facilities, small eateries, and coffee shops. Floor area ratios will range from 0.35 to a maximum of 1.5.

## **Public and Open Space Categories**

### Public Service (PS)

The Public Service category covers a variety of public, quasi-public, and public utility sites used to provide public services. While the list of possible uses includes civic buildings; schools, and colleges; religious institutions; museums; cemeteries; power substations, water and sewer facilities and corporation yards, these uses may be located in other Land Use category as identified. Major, permanent, facilities should be identified with the Public Service category. In new development areas, this designation shall be used to ensure adequate sites are provided for utility facilities (e.g., water tanks, electric substations).

### Parks and Recreation (PR)

This designation includes lands suitable for park development, which can be integrated into Commercial or Residential areas, and provide indoor and outdoor recreation opportunities for residents and visitors. This category includes regional parks (Howard Park) and community-wide park services that support a variety of activities from picnicking to organized sports.

### Open Space (OS)

Land within the Open Space category is intended to apply to lands not suited for development or to lands most valuable in their undeveloped natural state. This designation includes areas set aside for (1) the preservation of natural resources, such as wildlife habitat, (2) use as passive outdoor recreation, which may include trails, and (3) areas where natural hazards exist, such as floodplains. In the case of Open Space areas adjacent to and integrated with General Agricultural area, the open space may be used as grazing land.

## **Industrial Categories**

### Light Industrial (LI)

Uses within the Light Industrial category generally include industrial or manufacturing activities that occur entirely within an enclosed building. This category also includes warehousing, fabrication,

## LAND USE



assembly, distribution of consumer goods corporation yards, auto-repair or other uses which do not create excessive noise, smoke, odors, or other objectionable nuisances to adjacent non-industrial zoned areas. Employee intensive operations (e.g., research and development) are permitted. FARs will range from a minimum of 0.25 to a maximum of 0.75.

### Heavy Industrial (HI)

Uses within the Heavy Industrial category include industrial or manufacturing activities that may occur inside or outside of a building or structure. This designation is intended to accommodate more intense industrial uses than the Light Industrial areas. Uses permitted in this designation include manufacturing and lumber processing. Parcels will normally be larger than for light industrial uses to provide ample room for operations as well as buffers and screening from adjacent non-industrial uses. FARs will range from a minimum of 0.10 to a maximum of 0.75.

### Surface Mining (SM)

This category is a long-term designation that applies to areas where surface mining and mineral extraction activities will be occurring for more than ten years.

## **Special Categories**

### Special Planning Area (SPA)

The Special Planning Area designation represents potential areas of new growth within Ione. These areas require a more specific level of policy direction to direct future growth, protect the unique characteristics of each area, and guide future development. A Special Planning Area includes a mixture of residential uses (at varying densities), commercial activities, parks, and other uses as described in text and/or graphics within the General Plan. The exact land plan for the SPA(s) is to be created and refined through the adoption of a Specific Plan or Planned Development Master Plan. Development must be approved by the Planning Commission and the City Council.

### Future Growth Area (FGA)

The Future Growth Area designation represents potential areas of new growth. An area identified as a Future Growth Area has the potential for future development after the majority of existing land designated in the General Plan for residential use has been developed or entitled. The City may accept an application for development of an FGA at an earlier point if development of the FGA creates a significant public benefit for Ione that could not be secured through development of other property within the City or its adopted Sphere of Influence. The General Plan includes basic policies and a vision for the FGAs, which applications must be consistent with, but will require a General Plan Amendment to fully adopt. These areas require a more specific level of policy direction, such as being comprehensively planned and developed through the use of Specific Plans or Planned Developments. As such, growth in this area must be approved by the Planning Commission and the City Council.



## Land Use Development Standards

State General Plan law requires that the Land Use Element specify the maximum densities and intensities permitted within the Land Use Plan. The land use designations shown on the Land Use Map are described in detail in this Element. **Table 3-2** lists each of the land uses designations shown on the Land Use Map and provides a corresponding indication of maximum density or intensity of development, and minimum and maximum floor area ratio. Maximum allowable development on individual parcels of land is governed by these measures of density or intensity as listed below.

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**TABLE 3-2:  
LAND USE DEVELOPMENT STANDARDS**

Land Use Category	Minimum Parcel Size (square feet or acres)	Maximum Parcel Size (acres)	Minimum Residential Density (du/ac)	Maximum Residential Density (du/ac)	Minimum FAR	Maximum FAR
General Agriculture	-	-	-	-	-	-
Rural Residential	0.5 acres	10	0.1	2.0	-	-
Low Density Residential	-	-	2.1	7.0	-	-
Medium Density Residential	-	-	7.1	15	-	-
High Density Residential	-	-	15.1	25.0 <sup>1</sup>	-	-
Central Business District	-	-	7.1	25.0 <sup>1</sup>	0.5	3.5
General Commercial	-	-	-	-	0.25	1.0
Downtown Transition	-	-	3.1	25.0 <sup>1</sup>	-	1.5
Office-Commercial	-	-	-	-	0.35	1.5
Public Service	-	-	-	-	-	-
Parks and Recreation	-	-	-	-	-	-
Open Space	-	-	-	-	-	-
Light Industrial	-	-	-	-	0.25	0.75
Heavy Industrial	-	-	-	-	0.10	0.75
Surface Mining	-	-	-	-	-	-
Special Planning Area	-	-	-	-	-	-
Future Growth Area	-	-	-	-	-	-

Notes:

1- Density bonus consistent with State law may be allowed to exceed the 25.0 unit per acre maximum.



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### LAND USE POTENTIAL

**Table 3-3** provides a summary of acreage (including percentages) for land with development potential within the City limits, land outside the City limits, and total Planning Area. **Table 3-4** provides a breakdown of acreage by individual land use category for land within the City limits, the Sphere of Influence, and the entire Planning Area, and compares the proposed land uses to existing land uses.

The land use potential results in a jobs/housing balance of approximately 1.8, or roughly 12,800 jobs and about 7,000 housing units. As a general rule of thumb, a 1.0 jobs/housing ratio is considered a well-balanced community, although this varies depending on a City's demographics and other factors. 1.8 represents a plentiful number of jobs and is a desirable ratio for the City to strive toward.

The total land use potential is not anticipated to be developed for many decades, however, and is likely to occur gradually, with only a portion of the development anticipated to occur prior to the year 2030.

**TABLE 3-3:  
SUMMARY OF DEVELOPMENT POTENTIAL**

	City		Outside of City		Total (General Plan Planning Area)	
	Total	% of Total	Total	% of Total	Total	% of Total
Acres Designated For Development	2,873	9%	10,337	33%	31,768	100%

*Note: "Development potential" for purposes of this table includes all General Plan land use designations except for Agricultural and Open Space.*

**TABLE 3-4:  
SUMMARY OF GENERAL PLAN LAND USE DESIGNATIONS (IN ACRES)**

General Plan Land Use Designation	City	SOI	Planning Area	Total
Downtown Transition	35	--	--	<b>33</b>
Central Business District	12	--	--	<b>12</b>
General Commercial	21	2	--	<b>23</b>
Office Commercial	--	--	--	--
Heavy Industrial	--	--	44	<b>44</b>



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General Plan Land Use Designation	City	SOI	Planning Area	Total
Light Industrial	2	--	--	<b>2</b>
Open Space	28	361	10,887	<b>11,276</b>
Parks and Recreation	325	1	24	<b>350</b>
Public Services	1,295	52	9	<b>1,356</b>
Rural Residential	18	--	--	<b>18</b>
Low Density Residential	702	136	--	<b>838</b>
Medium Density Residential	26	--	--	<b>26</b>
High Density Residential	28	--	--	<b>28</b>
Special Planning Area	407	798	990	<b>2,195</b>
General Agriculture	--	186	7,096	<b>7,282</b>
Surface Mining	--	--	8,281	<b>8,281</b>
Future Growth Area	--	--	--	
<b>TOTAL</b>	<b>2,901</b>	<b>1,536</b>	<b>27,331</b>	<b>31,768</b>

Source: PMC, City of Ione, Amador County Tax Assessor's office

Notes: City acreages include acreages within the City limits only. SOI include acreages outside the City limits but within the SOI boundaries.

Planning Area acreages are those outside of the SOI and do not include acreages within the SOI or City limits.

## GENERAL PLAN AND ZONING CONSISTENCY

The Zoning Code serves as the primary tool for implementing the City's General Plan land use policy. State planning law requires the Zoning Code to be consistent with the General Plan. Each General Plan land use category must have one or more corresponding zoning district, and the development standards and land use regulations contained in the Zoning Code must reflect the policy statements in the Land Use Element. While the General Plan may be somewhat broad in its discussion of permitted land uses and development intensities, zoning provisions must identify specific regulations so that property owners and developers can determine how particular properties can be used and developed. The following table (3-5) identifies the relationships between land use categories and zoning districts.

**TABLE 3-5:  
GENERAL PLAN/ZONING CONSISTENCY**

General Plan Land Use Category	Zoning Code Designation <sup>1</sup>
General Agriculture (GA)	Agricultural (A)
Public Service (PS)	Public Facilities (PF)
Parks and Rec (PR)	Parks and Community Services (PCS); Public parks may also be allowed in residential zoning districts
Open Space (OS)	Open Space (O-S)



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General Plan Land Use Category	Zoning Code Designation <sup>1</sup>
Rural Residential (RR)	One-family dwelling (R-1c)
Low Density Residential (RL)	One-family dwelling (R-1a, R-1b); Limited multiple-family dwelling: (R-2)
Medium Density Residential (RM)	Limited multiple-family dwelling (R-2); Multiple-family dwelling (R-3)
High Density Residential (RH)	High density multiple-family dwelling (R-4)
Downtown Transition (DT)	Limited multiple-family dwelling (R-2); Commercial-Transition (C-T)
Central Business District (CBD)	Central Business District (C-2)
General Commercial (GC)	Light commercial (C-1); Heavy commercial (C-3)
Office Commercial (OC)	Business professional (BP)
Special Planning Area (SPA)	All
Future Growth Area (FGA)	All
Light Industrial (LI)	Limited manufacturing and industrial (M-1)
Heavy Industrial (HI)	Heavy industrial and mining (M-2)
Surface Mining (SM)	Heavy industrial and mining (M-2)

*Note:*

<sup>1</sup> This list includes base zoning districts. Generally, overlay districts are consistent with all General Plan land use categories and may be restricted to certain base zoning districts as stipulated in adopting ordinances.

## GOALS, POLICIES, AND ACTIONS

The goals of this Element are as follows and are listed subsequently with corresponding policies and actions.

**GOAL LU-1: Establish growth patterns that enhance the quality of life in Ione and contribute to a balanced community.**

Policy LU-1.1: Ensure future land use and growth within the Planning Area adheres to the City's Land Use Principles, as described in this Element.

Action LU-1.1.1: Amend the Zoning Code to include the City's Land Use Principles, as appropriate.

Policy LU-1.2: Use Master Plans, Specific Plans, and development projects to promote pedestrian and bicycle movement via direct, safe, and pleasant routes that



connect destinations inside and outside the plan or project area. (*Cross reference: CIR 2.2, CIR 2.3, CIR 2.4, CIR 2.5, CIR 2.6, CIR 2.7, CIR 2.8*)

Policy LU-1.3: Phase growth based on infrastructure capacity, infrastructure financing, and the timing of the design, approval/permitting, and construction of transportation facilities and other infrastructure. (*Cross reference: PF 1.1.1, PF 1.2, CIR 1.1*)

Action LU-1.3.1: Require market studies, financing plans, phasing plans, and other associated studies, as needed, for all new major development applications in order to evaluate the need for these projects, their compliance with established City policies, and the impact of the development on the City and service providers.

Policy LU-1.4: Work with the Amador Local Agency Formation Commission to establish and update a Sphere of Influence that reflects the City's plans for growth and expansion. (*Cross reference: CIR 1.1, ED 1.1.3, LU 1.10, LU 1.11, LU 1.13, LU 1.15, LU 1.17*)

Action LU-1.4.1: All applications for annexations, including but not limited to Policy Areas and Future Growth Areas (FGA), shall include a comprehensive land use plan for the affected territory, including pre-zoning and a plan for infrastructure financing and phasing. In considering applications for annexation, the City shall consider whether the annexation will accomplish all of the following:

- Constitute fiscally sound additions to the existing City;
- Be consistent with state law and Local Agency Formation Commission policies, standards, and criteria;
- Preserve neighborhood identities;
- Ensure both land use and circulation connections to the City so as to avoid isolated development with little land use and circulation relationship to the City;
- Ensure the provision of adequate municipal services; and
- Be consistent with General Plan land use policies.

Policy LU-1.5: Annexations, including but not limited to Policy Areas and Future Growth Areas (FGA), should contribute to the orderly planning of the community, including promoting the City's ultimate community vision and ensuring a well designed circulation system. (*Cross reference: CIR 1.1, ED 1.1.3, LU 1.10, LU 1.11, LU 1.13, LU 1.15, LU 1.17*)



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Policy LU-1.6: Encourage landowner and/or resident-initiated annexations that are consistent with the City's policies and the intent of this General Plan.

Policy LU-1.7: Implement the Policy Area Plan, depicted as **Figure 3-3**. Although shown as defined lines, the exact land uses within a Policy Area may be adjusted slightly at the City's discretion to reflect subsequent more detailed land use planning to ensure implementation consistent with the General Plan. Such changes shall not be considered an amendment to this General Plan.

Policy LU-1.8: Implement the **Castle Oaks Gateway Policy Area Land Use Vision and Policy**, which is as follows: (*Cross reference: CO 2.1.2, CO 2.4, CO 8.3, CO 9.2*)

The Castle Oaks Gateway Policy Area is located along existing State Route 104 across from Mule Creek State Prison. The total property is approximately 52 acres in size. On the west side is Mule Creek; on the south and east are developed areas of the Castle Oaks subdivision and the Castle Oaks Golf Course. The property is nearly flat with few trees. It is located within the City limits.

The land use policy and vision for Castle Oaks Gateway Policy Area is for commercial and residential uses, with a maximum capacity of 210 residential units and 70,000 square feet of commercial retail and office uses. Commercial development shall be consistent with the General Commercial land use category. The residential units shall be a mix of Residential Low Density (RL) in the range of 2.1 to 7.0 units per acre; Medium Density Residential (RM) in the range of 7.1 to 15 units per acre; and High Density Residential (RH) in the range of 15.1 to 25 units per acre.

Future land planning through amendment to the existing Castle Oaks Planned Development Master Plan is necessary in order to develop the property. The final land plan shall recognize the impact of development along and proximate to Mule Creek through the use of an open space preserve and/or additional development setbacks. The land plan should provide for easy public access to open space around Mule Creek (preferably full public access), accommodate a trail along the creek for pedestrians and bicycles, and provide linkages (pedestrian and bicycle) between the development and the creek trail and open space. The land plan shall also provide such linkages to the Castle Oaks golf course to the south.

Policy LU-1.9: Implement the **Downtown Policy Area Land Use Vision and Policy**, which is as follows: (*Cross reference: CIR 2.2, CIR 2.3, CIR 2.4, CO 2.4, CO 8.3, ED 3.1, ED 5.2, LU 3-1*)

The Downtown Policy Area extends north of State Route 124; west of South Mill Street; south to State Route 104; and east to North Arroyo Seco Street. State Routes 104 and 124, and Sutter Creek run through the Downtown. Main

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Street serves as the primary hub of the Downtown. The Downtown Policy Area is approximately 75 acres in size. It is characterized by commercial structures with historic architecture, general commercial uses, as well as residential uses and a small park. Truck traffic traveling through Downtown on SR-104 and SR-124 pose a safety hazard to pedestrians and structures within this area. Much of the Downtown falls within the 100-year floodplain.

The land use policy and vision for the Downtown Policy Area is to preserve the historic architecture and character of the area while allowing for intensification of retail, office, and residential uses to enhance the economic viability of the area and the area's vibrancy. Additional mixed-use development is anticipated in this area, with residential uses above first floor retail and commercial uses. General Plan land use designations for this area include a mix of Central Business District (CBD), Downtown Transition (DT), General Commercial (GC), Office Commercial (OC), High-Density Residential (RH), Low-Density Residential (RL), and Open Space (OS).

The Central Business District (CBD) land uses are characterized by a vertically and/or horizontally integrated mix of retail, office, professional, and service uses that serve daily shopping needs. Retail uses will generally dominate the ground floor. Development is pedestrian friendly with gathering places for both daytime and nighttime activities. When residential uses are present in the CBD, the minimum density allowed is 7.1 units per acre and the maximum allowed density is 25.0 units per acre. The Floor Area Ratio (FAR) within the Central Business District will range from a minimum of 0.5 to a maximum of 3.5.

The Downtown Transition (DT) land use designation is intended as a transitional land use category from existing residential uses to more intensive commercial uses. The designation respects the existing residential nature of the area but recognizes that market demands and land owner desires will drive conversion of the property to commercial office and/or retail. As such, existing residential uses are allowed to continue in perpetuity, and new homes on vacant lots may be built. Further, properties may be developed or redeveloped into commercial uses either through the conversion of residential structures to commercial operation or wholesale redevelopment of parcels with new commercial structures. The mixing of commercial and residential uses, either vertically or horizontally, on the same parcel is also permissible. The maximum FAR allowed is 1.5. When residential uses are developed, the allowed density range is between 3.1 and 25.0 units per acre.

Future planning for all or part of this area is necessary in the form of a Downtown Master Plan or Specific Plan (Downtown Plan). The Downtown Plan should take into consideration the West Ione Roadway Improvement Strategy (WIRIS), which will redirect truck traffic currently going through Downtown around the Downtown, thereby alleviating traffic hazards in the





Downtown and facilitating circulation throughout the City. The Downtown Plan should also include a Parking Plan to allow for parking flexibility to help maintain the density and vibrancy of the Downtown.

The Downtown Plan should include provisions to protect the historic architecture and character of the area. The Plan should ensure retail uses on the outer edges of the Downtown, such as shopping center retail, supports Downtown core retail around Main Street rather than detract from it.

The Downtown Plan should aim to make the Downtown more pedestrian friendly and add bicycle lanes where feasible, with linkages to other parts of the City. In addition, the future Downtown planning efforts should aim to maximize public access to Train Park and to open space areas around Sutter Creek and where possible, provide for pedestrian and bicycle trails along the creek.

Policy LU-1.10: Implement the **Industrial Park Policy Area Land Use Vision and Policy**, which is as follows: (Cross reference: CIR 2.1, CIR 2.2, CIR 2.4, CO 3.1, CO 5.1.2, CO 5.2, CO 8.3, CO 9.1, CO 9.2, ED 1.3.1, LU 1.4, LU 1.5, NS 3.2, NS 3.3)

The Industrial Park Policy Area is bounded by a rail line to the north, Open Space to the west, the City limits and SOI boundary to the south, and South Church Street/State Route 124 to the east. The total property is approximately 313 acres in size. Several railroad spurs cross the property. The northern portion of this Policy Area falls within the 100-year floodplain (see Glossary of this General Plan for definition of 100-year floodplain). Numerous trees and vegetation covers the central and southern parts of this Policy Area. Mining operations abut this Policy Area to the south. The eastern part of this Policy Area falls within City limits, while the western portion falls outside of City limits but within the City's Sphere of Influence.

The Industrial Park Policy Area is designated Special Planning Area (SPA). The land use policy and vision for the Industrial Park Policy Area is for a predominant development pattern of light and heavy industrial uses, with some commercial and office development as well. The General Plan Land Use Designation for this area is Special Planning Area (SPA). Light industrial development in this area should be consistent with the General Plan land use classification of Light Industrial (LI) and shall have FAR's ranging from a minimum of 0.25 to a maximum of 0.75. Heavy industrial development shall be consistent with the Heavy Industrial (HI) designation and shall have FAR's ranging from a minimum of 0.10 to a maximum of 0.75. General commercial should be consistent with the General Commercial designation, with FAR's ranging from a minimum of 0.25 to a maximum of 1.0. Office Commercial shall have FAR's ranging from 0.35 to a maximum of 1.5. The maximum development capacities for this Policy Area are as follows:



- Light Industrial: 2,134,440 square feet;
- Heavy Industrial: 4,003,164 square feet;
- Office: 2,012,472 square feet;
- Retail-Commercial: 1,439,658 square feet

Office development in this Policy Area is encouraged to be of high quality – Class A in nature, however other classes of office space are permissible (e.g., Class B, incubator office/research and development). Industrial uses in this Policy Area may include warehousing/storage, manufacturing, and other industrial uses. Commercial-retail development in this Policy Area is encouraged to include regional serving retail, such as automobile sales, a hotel, and other regional serving retail uses. Restaurants, including fast food restaurants, are allowed in this Policy Area. Retail activities are best located along State Route 124 and office uses should be used as buffers between the heavier industrial uses and residential uses to the north.

Future land planning shall be substantially consistent with the Conceptual Land Use Plan for the Industrial Park Policy Area, as contained in Figure 3-14. Future land planning in this Policy Area shall recognize that the West Ione Roadway Improvement Strategy (WIRIS) calls for establishment of a major section of the City’s western roadway backbone (e.g., the “Bypass”) through the Policy Area. As such, this road will serve as a central spine through the industrial park. There will be no direct access to properties from this road unless permitted by both the City and Caltrans. However, the City deems it desirable and strongly encourages Caltrans to allow the maximum possible access from the WIRIS to the Industrial Park. There will be a loop road system providing access to properties in this Policy Area from the central spine, with two points of connection on either end of the Policy Area as determined in consultation with Caltrans.

Future land planning should include sidewalks on all roads in the Policy Area to provide for pedestrian circulation. The land plan should provide for easy public access (pedestrian and bicycle) from development to the open space area (6.75 acres) located in the northern part of the Policy Area and to the open space area located to the west of the Policy Area, in the Old Stockton Road Policy Area, as well as to the north into the central City. The land plan should also accommodate a Class 1 bike trail along the northern boundary of the Policy Area along the Union Pacific rail line, with linkages (pedestrian and bicycle) to open space areas located in the northern part of the Industrial Park Policy Area (See Bikeways and Trails Map in Circulation Element, **Figure 4-2**).

Land planning should consider that the existing heavy rail lines may be retrofitted in the future and pose opportunities for shipping and serve as



connections between Ione and the greater region, State, and nation. The land plan shall be designed to protect heritage trees within the Policy Area pursuant to the City's tree preservation ordinance.

The land plan shall recognize the proximity to the south of mining operations and include decreases in development density and intensity, special setbacks from the mining operations, and/or notifications in subsequent property deeds about the proximity of these uses and operations and the right of these operations to continue.

Future land planning for this Policy Area should avoid development in the floodplain. Annexation is required to develop portions of the Policy Area currently outside of the City.

Policy LU-1.11: Implement the **Old Stockton Policy Area Land Use Vision and Policy**, which is as follows (Cross Reference: CO 3.1, CO 5.1.2, CO 5.2, CO 8.3, CO 9.1, CO 9.2, LU 1.4, LU 1.5, LU 2.4.2, NS 3.2, NS 3.3)

The Old Stockton Road Policy Area is east of Old Stockton Road. A rail line runs across the northern most portion of the Policy Area east-west. The Policy Area is approximately 190 acres in size. The northern part of the Policy Area falls within the floodplain. The Policy Area has some rolling topography. It has been used for cattle grazing, agricultural uses, and open space. To the north of the Policy Area is agricultural land designated Farmland of Statewide Importance. To the east is open space, and to the west and south are mining operations. The Policy Area falls outside of the City limits within the Sphere of Influence.

The Old Stockton Policy Area is designated Special Planning Area (SPA). The land use policy and vision for the Old Stockton Road Policy Area is to allow for rural residential development and open space. The General Plan Land Use Designation is Special Planning Area (SPA). Residential development in this Policy Area should be consistent with the Rural Residential (RR) General Plan designation, with a density range of 0.1 to 2.0 units per acre. This Policy Area has a maximum residential capacity of 119 units, envisioned to be located on the western part of the Policy Area. The eastern portion of the Policy Area is to remain Open Space, although there is some flexibility in the configuration of the open space and future land planning will determine the configuration of the open space. Annexation is required to develop this area.

Future land planning shall be substantially consistent with the Conceptual Land Use Plan for the Old Stockton Policy Area, as contained in Figure 3-15. Future land planning should recognize the proximity to mining operations to the west and south, to agricultural operations to the north, and to the rail line in the northern area of the Policy Area, through decreases in development density and intensity, special setbacks, and/or notifications in subsequent property deeds



about the proximity of these uses and operations and the right of these operations to continue. Development should be avoided within the floodplain within the Old Stockton Road Policy Area.

The land plan shall be designed to protect heritage trees within the Policy Area pursuant to the City's tree preservation ordinance.

The land plan should provide for easy public access to open space east of the development, and provide linkages between the development and the open space areas. Future planning shall provide linkages and a pedestrian/bicycle/equestrian trail to the extent possible, between the development and adjacent open space area.

Policy LU-1.12: Implement the **Preston Reuse Policy Area Land Use Vision and Policy**, which is as follows:

The Preston Reuse Policy Area is located north of the intersection of State Route 104 and Waterman Road. The Policy Area is approximately 17 acres in size. To the north of the Policy Area is the Preston Youth Correctional Facility and the CAL FIRE Academy. To the southeast of the Policy Area is future high-density housing and to the southwest is existing low-density residential. The property is owned by the State of California and has some existing residences historically used by staff of the Preston Youth Correctional Facility. The Policy Area has a slight slope up toward the north. The Policy Area is located within the City limits.

The land use policy and vision for the Preston Reuse Policy Area is to maintain low density residential units within the Policy Area while adding office development with a maximum residential capacity of 25 units and a maximum office capacity of 760,000 square feet. Residential uses within the Policy Area shall be consistent with the Low Density Residential (RL) General Plan designation, which has a density range of 2.1 to 7.0 units per acre. Office development in this area shall be consistent with the Office-Commercial (OC) General Plan designation, with floor area ratios in the range of 0.35 to a maximum of 1.5. Future land planning, either as a Specific Plan or Planned Development Master Plan, is necessary in order to develop the Policy Area.

Policy LU-1.13: Implement the **Q Ranch Policy Area Land Use Vision and Policy**, which is as follows (Cross Reference: CO 2.1.2, CO 2.4, CO 5.2, CO 8.3, CO 9.1, CO 9.2, LU 1.4, LU 1.5, LU 2.4.2, NS 3.2, NS 3.3)

The Q Ranch Policy Area is located north along State Route 104. The Policy Area is approximately 439 acres in size. Collins Road forms most of its eastern boundary. Irish Hill Road crosses the northwest corner of the Policy Area. Immediately east of Q Ranch is Mule Creek State Prison. To the west of the Policy Area are historic mining operations, and to the north is Future Growth



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Area. The Policy Area is located outside the City limits but within the Sphere of Influence.

The Q Ranch Policy Area is designated Special Planning Area (SPA). The Policy Area has slopes, although almost all of the Policy Area is sloped less than 30 percent. Dry Creek runs through the Policy Area, generally in the north-south direction. Several ponds are located on the site, north of the end of Collins Road. A significant portion of the site falls within a 100-year floodplain, extending out on both sides of Dry Creek. There are many oak trees within the Policy Area. Portions of the site have been used for grazing and agricultural operations, with one area of the site having undergone voluntary clean-up of contaminated soil.

Because of Q Ranch's location along State Route 104 northwest of Downtown Ione, the Policy Area serves as a gateway to the City and is one of the first areas that residents and visitors see as they enter the City from the north and west. The area across State Route 104 from Q Ranch is agricultural and is designated for continued agricultural uses in the General Plan update, much of it being Prime Farmland and Farmland of Statewide Importance. Combined, this stretch of State Route 104 serves as a visual corridor and gateway to Ione.

The land use policy and vision for the Q Ranch Policy Area is to allow for clustered residential development, create public open space and maintain agriculture within the floodplain areas and usable agricultural sites, and to provide parkland and other public amenities on site. The residential development pattern shall be consistent with the Conceptual Land Use Plan in Figure 3-9 and maximum unit count established in this policy, with flexibility in the density to allow for clustering of units as clustering may be necessary to avoid site constraints. A maximum residential capacity of 850 units is permitted on the site.

Future land planning, either as a Specific Plan or Planned Development Master Plan, is necessary in order to develop the Policy Area, and annexation is required. Any Specific Plan or Planned Development Master Plan for this site shall be substantially consistent with the Conceptual Land Use Plan for the Q Ranch Policy Area, as contained in Figure 3-16. Such a land plan shall recognize the impact of development proximate to Dry Creek through the use of an open space preserve and/or additional development setbacks. The land plan shall provide for easy public access to open space around Dry Creek and around ponds within the Policy Area, and accommodate a trail along the creek area for pedestrians, bicycles, and equestrian use. Future planning should provide linkages, to the extent possible, between the Dry Creek trail and open space and the Mule Creek trail and open space in the vicinity of the Ringer Ranch Policy Area.



The land plan shall be designed to protect heritage trees within the Policy Area pursuant to the City's tree preservation ordinance.

The land plan shall recognize the proximity to existing agricultural operations on Q Ranch, historic mining operations to the west, and Mule Creek State prison to the east, that are identified in the General Plan as continued operations in perpetuity, through decreases in development density and intensity, special setbacks, and/or notifications in subsequent property deeds about the proximity of these uses and operations and the right of these operations to continue. The land plan shall recognize the proximity to future General Commercial uses along State Route 104 at Collins Road to the east of Q Ranch.

The land plan will be subject to a visual analysis and shall protect the scenic views offered by Q Ranch from State Route 104 by situating development in a manner that least impacts the viewshed wherever possible, and providing a visual buffer setback from State Route 104. Future study of the floodplain may change the FEMA approved boundaries of the 100-year floodplain. Such changes may be allowed through the plan review process, however while these changes may increase the developable area, they shall not, in and of themselves, increase the development capacity of the Policy Area beyond the 850 units identified herein.

Policy LU-1.14: Implement the **Ringer Ranch Policy Area Land Use Vision and Policy**, which is as follows (*Cross Reference: CIR 1.1, CO 2.1.2, CO 2.4, CO 3.1, CO 8.3, CO 9.1, CO 9.2, LU 2.4.2*)

The Ringer Ranch Policy Area is located along existing State Route 104 across from the entrance to Mule Creek State Prison. The total Policy Area is approximately 139 acres in size. On the east side is Mule Creek; on the south is the Castle Oaks golf course and subdivision and the Silva Policy Area; on the west is Five Mile Drive. The Policy Area is wooded on the west side, with few trees on the rest of the Policy Area. The Policy Area is fairly flat and has historically been used for grazing and agricultural uses. It is located within the City limits.

The land use policy and vision for the Ringer Ranch Policy Area is for a predominant development pattern of residential uses in the Low Density Residential (RL) range of 2.1 to 7.0 units per acre and a maximum residential capacity of 670 units; however, higher density residential uses may be allowed, provided the capacity of 670 units is not exceeded. Additional commercial retail and office opportunities along Highway 104 exist, consistent with the General Commercial land use category with a potential development capacity of 50,000 square feet.

Future land planning, either as a Specific Plan or Planned Development Master Plan, is necessary in order to develop the Policy Area. Such a land plan shall recognize the impact of development along and proximate to Mule Creek





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through the use of an open space preserve and/or additional development setbacks. The land plan shall provide for easy public access to open space areas around Mule Creek, accommodate a trail along the creek for pedestrians and bicycles, and provide linkages (pedestrian and bicycle) between the development and the creek trail and open space. The land plan shall also provide such linkages to the Castle Oaks golf course to the southeast.

The land plan shall be designed to protect heritage trees within the Policy Area pursuant to the City's tree preservation ordinance.

The land plan shall also recognize the proximity to existing agricultural operations to the west that are identified in the General Plan as continued operations in perpetuity through decreases in development density and intensity, special setbacks, and/or notifications in subsequent property deeds about the proximity of agricultural operations and the right of these operations to continue.

The land plan and circulation planning shall also reflect the connection of Golf Links Drive to existing State Route 104. The City's Circulation Plan calls for this connection to be made at the intersection of Collins Road and Highway 104; however, the City may consider relocating the connection to align with the entrance to Mule Creek State Prison based upon further circulation study, consultation with Caltrans, future improvements to Five Mile Drive, and the results of land planning of adjacent policy areas.

Policy LU-1.15: Implement the **Silva Policy Area Land Use Vision and Policy**, which is as follows (Cross Reference: CO 2.1.2, CO 2.4, CO 3.1, LU 1.4, LU 1.5, LU 2.4.2, NS 3.2, NS 3.3)

The Silva Policy area is located south and abutting the Ringer Ranch Policy Area and west of the Castle Oaks golf course and subdivision. The total Policy Area is approximately 105 acres. Five Mile Drive forms the western and southern boundary of the Policy Area. Mule Creek runs through the Policy Area, running east-west across it. To the south of the Policy Area is a proposed community park site. The Policy Area is located outside the City limits but within the Sphere of Influence.

The site is nearly flat, with little slope. The Policy Area has historically been used for various agricultural activities. Much of the site has few or no trees, with the exception of areas along Five Mile Drive and riparian corridor along Mule Creek, which have large oak trees. Lands immediately on both sides of Mule Creek fall within the 100-year FEMA flood zone.

The land use policy and vision for the Silva Policy Area is for Residential Low-Density (RL), ranging from 2.1 to 7.0 units per acre and a maximum residential capacity of 552 units. Higher density residential uses may be allowed, provided the capacity of 552 units is not exceeded. Additional neighborhood-serving retail



and office opportunities exist, consistent with the General Commercial land use category with a potential development capacity of 20,000 square feet.

If the Policy Area is developed in the City at a future date, both annexation into the City and land planning will need to be completed, either as a Specific Plan or Planned Development Master Plan.

The land plan shall be designed to protect heritage trees within the Policy Area pursuant to the City's tree preservation ordinance.

The land plan shall recognize the proximity of the policy area and future development to existing and continued agricultural operations to the west that are identified in the General Plan through decreases in development density and intensity, special setbacks, and/or notifications in subsequent property deeds about the proximity of agricultural operations and the right of these operations to continue.

Policy LU-1.16: Implement the **State Route 124 Corridor Policy Area Land Use Vision** and Policy, which is as follows: (*Cross Reference: CO 2.1.2, CO 2.4, CO 3.1, CO 8.3, CO 9.2, NS 3.2, NS 3.3*)

The State Route 124 Corridor Policy Area extends northeast from the Downtown along State Route 124. Waterman Road serves as its northern and northeastern boundaries. The total Policy Area is approximately 247 acres in size. To the north of the Policy Area is the Preston Youth Correctional Facility, the Preston Reuse Policy Area, and the CAL FIRE Academy; to the east is Open Space; to the south are residential uses; and to the west is the Downtown Policy Area. The State Route 124 Corridor Policy Area generally slopes up toward the northeast. Sutter Creek runs through the southern portion of this Policy Area, with floodplains extending on both sides of Sutter Creek within this Policy Area. There are numerous trees in this Policy Area. The western part of this Policy Area falls within City limits, while the eastern portion falls outside of City limits but within the City's Sphere of Influence.

The land use policy and vision for the State Route 124 Corridor Policy Area is for a predominant development pattern of residential uses in the Low Density Residential (RL) range of 2.1 to 7.0 units per acre, with some residential uses in the High Density Residential (RH) range of 15.1 to 25 units per acre. The maximum residential capacity for this Policy Area is 1,176 low density residential units and 326 high-density residential units.

Future land planning, either as a Specific Plan or Planned Development Master Plan, is necessary in order to develop the Policy Area, and annexation is required. There is some flexibility in the configuration of residential uses in this Policy Area and future land planning will determine the configuration of residential uses. Clustering of residential units may be necessary to avoid site constraints.



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Such a land plan shall recognize the impact of development along and proximate to Sutter Creek through the use of an open space preserve and/or additional development setbacks. The land plan should provide for easy public access to open space areas around Sutter Creek, accommodate a trail along the creek for pedestrians and bicycles, and provide linkages (pedestrian and bicycle) between the development and the creek trail and open space. The land plan shall also provide such linkages to the open space to the east and north of the Policy Area.

The land plan shall be designed to protect heritage trees within the Policy Area pursuant to the City's tree preservation ordinance.

Policy LU-1.17: Implement the **Triangle Policy Area Land Use Vision and Policy**, which is as follows: (*Cross Reference: CO 3.1, CO 8.3, ED 1.3.1, LU 1.4, LU 1.5*)

The Triangle Policy Area is bounded by State Route 124 to the west, State Route 104 to the east and Brickyard Road to the north. The southern boundary is generally State Route 88, with the exception of an area south of SR 88 at Buena Vista Road that is part of the Policy Area. The Policy Area is approximately 990 acres in size. To the north of the Policy Area is Howard Park and residential uses; to the west are mining operations; to the east is open space; and to the south is mining and open space. The Policy Area has rolling hills, with some steep slopes, and is heavily wooded in areas. A rail line cuts through the Policy Area's northern area, running east-west. Some of the Policy Area has been used for mining operations and as the County dump. The Policy Area is located outside of the City limits and the Sphere of Influence, within the General Plan Planning Area.

The land use policy and vision for the Triangle Policy Area is to maintain mining operations while establishing industrial, office, and commercial uses within the Policy Area, with a maximum industrial capacity of 4.17 million square feet, a maximum office capacity of 2.45 million square feet, and a maximum retail capacity of 610,000 square feet. Office development in this area shall be consistent with the Office-Commercial (OC) General Plan designation, with floor area ratios in the range of 0.35 to a maximum of 1.5. Industrial development in this area shall be consistent with the Light Industrial (LI) and Heavy Industrial (HI) General Plan designations, with Floor Area Ratios in the range of 0.25 to 0.75 for LI and 0.10 to 0.75 for HI. Commercial development in this area shall be consistent with the General Commercial (GC) General Plan designation, with floor area ratios in the range of 0.25 to 1.0.

Future land planning, either as a Specific Plan or Planned Development Master Plan, is necessary in order to develop the Policy Area due to the intensive infrastructure planning needs, and annexation is required. Future land planning should take into consideration the residential area to the north of the Policy Area

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through decreases in development density and intensity and special setbacks to avoid land use conflicts.

Land planning should provide for pedestrian and bicycle linkages between future uses on the site and Howard Park to the north, maximizing public access to the park from the Triangle Area.

Land planning should take into consideration the proposed Buena Vista Casino several miles to the south of the Triangle Policy Area. Commercial opportunities exist along the State Routes, particularly at the intersections of SR 88 and Buena Vista Drive.

The land plan shall be designed to protect heritage trees within the Policy Area pursuant to the City's tree preservation ordinance and other sensitive habitat.

## **GOAL LU-2: Achieve a balanced and integrated land use pattern throughout the community.**

Policy LU-2.1: Use and maintain the Land Use Map to designate the location and extent of each land use designation within the Planning Area.

Action LU-2.1.1: Regularly evaluate the mix of land uses as the City grows, and update the General Plan and Zoning Ordinance as needed to ensure an appropriate balance of land uses.

Action LU-2.1.2: Regularly update the General Plan Land Use Map and other related maps in the General Plan, as warranted, with the latest parcel information from the Amador County Assessor's Office, regardless of General Plan Amendment activity. Updates to the parcel lines, when no adjustments have been made with respect to land uses, shall not constitute an amendment of the General Plan.

Action LU-2.1.3: Amend the Zoning Code text to include the appropriate findings required for General Plan land use and text amendment requests. (*Cross reference: ED 1.6*)

Action LU-2.1.4: Regularly update the General Plan Land Use Map and other related maps in the General Plan with the final approved specific land use designations for each General Plan Policy Area, replacing the Specific Planning Areas (SPA) designations after final land plans are approved for each Policy Area.



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Policy LU-2.2: Develop a fiscally sound strategy to encourage a mix of uses that meets the City's needs and provides sufficient tax base to maintain desired community service levels.

Action LU-2.2.1: Designate adequate commercial, office, and industrial land uses throughout the City during project review and as part of annual review of the General Plan.

Policy LU-2.3: Maintain a strong jobs-housing ratio with a diverse job base and corresponding housing stock within the Planning Area. Improve the relationship and proximity of jobs to housing and commercial services.

Action LU-2.3.1: Identify target businesses and industries that diversify the City's employment base and create incentives to locate in Ione. (*Cross reference: ED 2.1, ED 2.3*)

Policy LU-2.4: Promote high quality, efficient, and cohesive land utilization that minimizes negative impacts (e.g., traffic congestion and visual blight) and environmental hazards (e.g. flood, soil instability) on adjacent areas and infrastructure and preserve existing and future residential areas from encroachment of incompatible activities and land uses.

Action LU-2.4.1: Establish development standards in the Zoning Code to address compatibility between existing and proposed development.

Action LU-2.4.2: Minimize impacts between urban and agricultural uses through the use of buffers, increased setbacks, roadways, decreased densities, landscaping, and/or other appropriate methods to avoid conflicts. (*Cross Reference: LU 1.11, LU 1.13, LU 1.14, LU 1.15*)

Action LU-2.4.3: Promote the disclosure of potential land use compatibility issues in all parts of the City, such as noise, dust, odors, etc., in order to provide potential purchasers with the information necessary to make informed decisions about the Policy Area and its future land uses. (*Cross reference NS 1.2*)

Action LU-2.4.4: Work with utility providers to coordinate location of transmission lines and substations during development review. (*Cross reference PF 11.1*)

Policy LU-2.5: Maintain consistency between the land use categories of this General Plan and the City Zoning Code.

Action LU-2.5.1: Update the Zoning Code Text and Map to reflect new land use designations and distributions throughout the City as established in this General Plan.

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Action LU-2.5.2: Regularly audit, and update as necessary, any provisions of the Code that may be inconsistent with the General Plan and its subsequent amendments.

- Policy LU-2.6: Development located adjacent to lands designated for Public Services shall include appropriate setbacks, fencing, and landscaping to avoid land use conflicts.
- Policy LU-2.7: Ensure that public facilities located adjacent to areas designated for development include proper setbacks and landscape screening to avoid incompatibilities and provide shielding between uses.
- Policy LU-2.8: Require an urban/agriculture buffer between development and existing agricultural uses. Design each buffer area to match the specific needs of each urban/agriculture interface, and to take into account the specific urban and agricultural uses. Buffers may be established through the use of increased setbacks, roadways, barriers, landscaping or other appropriate methods to avoid conflicts. Development of this buffer must be done in consultation with Amador County and will not require the taking of existing agricultural land nor impede existing agricultural uses.
- Policy LU-2.9: Residential development projects and projects categorized as sensitive receptors shall be located an adequate distance from existing and potential sources of toxic emissions such as freeways, major arterials, industrial sites, and hazardous material locations. “Adequate distance” will be based on site-specific conditions, on the types and amounts of potential toxic emissions, and other factors.
- Policy LU-2.10: Require new air pollution point sources (such as, but not limited to, industrial, manufacturing, and processing facilities) to be located an adequate distance from residential areas and other sensitive receptors. “Adequate distance” will be based on site-specific conditions, the type and location of sensitive receptors, on the types and amounts of potential toxic emissions, and other factors.

### **GOAL LU-3: Preserve and regenerate Ione’s historic Downtown.**

- Policy LU-3.1: Improve the character and quality of existing Downtown development through the revitalization of blighted and underutilized properties. (*Cross reference LU 1.9*)
- Action LU-3.1.1: Encourage the upgrading, beautification, revitalization, infill development, and appropriate reuse of existing commercial areas Downtown. (*Cross reference ED 3.1.1*)





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Action LU-3.1.2: Encourage the intensification of land uses in Downtown Ione, including residential over retail and office, and new residential and commercial development Downtown.

Action LU-3.1.3: Establish a Downtown Master Plan, Area Plan, or Specific Plan to ensure the long-term vibrancy of Downtown, protect its historic architecture, intensify land uses, enhance walkability, and develop bicycle and pedestrian linkages to surrounding areas. Include a Parking Plan as part of the Downtown Plan. (*Cross reference CIR 1.8*)

Action LU-3.1.4: Encourage parking in shared surface lots, parking structures, or in off-site facilities to create a diversity of uses that transforms the Downtown and the surrounding area into a positive, rich environment. (*Cross reference CIR 1.8*)

Action LU-3.1.5: As part of the Downtown Plan conduct a survey of property within the Downtown to determine where potential land assembly issues may occur and work with property owners to actively solve the problem together, with mutual benefit.

Action LU-3.1.6: Complete and certify Redevelopment Plans that establish the Downtown area as a Redevelopment Area. (*Cross reference ED 3.3*)

Policy LU-3.2: Continue, improve, and expand City efforts to identify sub-standard areas of the City and work with property owners to improve their properties.

Policy LU-3.3: Support the assembly of land for new development where the fragmentation of parcels or the limited size of existing parcels acts as a deterrent to new development.

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# 4. CIRCULATION







## INTRODUCTION

Circulation refers to the ability of people and goods to safely and efficiently move about the community. Mobility is essential to a community's success and quality of life for its residents. Ione faces several circulation challenges with congestion and hazards resulting from truck traffic traveling through downtown Ione on State Routes 104 and 124, and disconnected and limited pedestrian and bicycle facilities.

Please turn to Page 4-2 for a complete listing of contents covered in this Element, with page number references.

The City will build a circulation system that makes it easier and safer to move throughout the City by focusing on developing a region-serving roadway connection which does not pass through downtown, and by developing a network of pedestrian and bicycle routes throughout the community.



## IN THIS SECTION

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

## VISION

An efficient and accessible transportation system in Ione will enhance commerce, increase safety, and encourage pedestrian, equestrian, bicycle, and golf cart traffic. The roadway network will be designed to accommodate the City's growth needs and to serve residents, visitors, and businesses. The transportation network will provide options to accommodate both local traffic through the City and regional truck traffic around the City to enhance circulation, decrease traffic congestion, and increase safety in and around Ione. Pedestrian, bicycle, and equestrian linkages will be integrated into the circulation system.

## PURPOSE

The Circulation Element describes existing and future transportation conditions and systems. The Element establishes goals, policies, and actions that will guide the City's circulation system, including the roadway network and bicycle and pedestrian facilities. The text, maps, and diagrams in this Element are the basis for the development of the City's transportation network.

## RELATED PLANS AND PROGRAMS

The Circulation Element relates closely to several other plans and programs, including the following:

### **Amador County Transportation Commission (ACTC) and the Amador County Pedestrian and Bicycle Transportation Plan**

ACTC serves as the Regional Transportation Planning Authority for Amador County. The primary responsibilities of the ACTC include the administration of Transportation





Development Act funds and other state and federal transportation funding within Amador County. ACTC works in partnerships with other agencies and municipalities within its jurisdiction including the County and the cities of Ione, Jackson, Amador City, Plymouth and Sutter Creek. ACTC facilitates implementation of the Countywide Regional Transportation Plan and the Amador County Pedestrian and Bicycle Transportation Plan.

## **West Ione Roadway Improvement Strategy (WIRIS)**

The West Ione Roadway Improvement Strategy (WIRIS) is a planned project for creating a backbone roadway system on the west side of the City. This new system of roadways will help alleviate congestion, improve safety, improve quality of life, and enhance economic development by improving current operations as well as accommodating future traffic volumes forecast for the area in and around the City of Ione. WIRIS improvements consist of a combination of a new roadways and improvements to existing roadways.

## **Proposed bikeway and sidewalk projects list (City of Ione, 2008)**

The City has a list of proposed bikeway and sidewalk projects that includes 31 sidewalk improvements and 20 bike lane improvements. The majority of these facilities are proposed for the downtown area.

## **Amador Rapid Transit System (ARTS)**

Bus service in the region is provided by the Amador Rapid Transit System (ARTS). Bus service is available between Ione, Sutter Hill, and Camache, with several stops in Ione, including Downtown. ARTS also provides bus service into Sacramento.

## **Safe Route to School Program (SR2S)**

SR2S is a grant program that helps fund the construction of sidewalks where there are none in locations that provide routes to schools.

## **Dial-A-Ride Program**

A Dial-A-Ride Program provides bus riders, residents, and visitors with vanpool transportation within the City.

## **Capital Improvement Plan (CIP)**

The City uses a Capital Improvement Plan (CIP) to prioritize and fund circulation improvements. Local and regional impact fees are used to fund vehicular and non-vehicular improvements.



More information about these plans and studies is provided in the General Plan Update Background Report, Appendix A.

### **RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS**

The Circulation Element is a mandatory element of the General Plan that is closely related to several of the other elements of this General Plan. It addresses the circulation system as necessitated by the increase in development described in the Land Use Element. Trails, bikeways, and pedestrian paths are discussed in conjunction with the Conservation and Open Space Element. The Circulation Element also relates to the Noise and Safety Element with regard to increasing safety for pedestrians, bicyclists, and motorists and minimizing noise impacts from vehicle traffic. Issues, goals, policies, and actions related to infrastructure as required by the State General Plan Guidelines are addressed in the Public Facilities Element. Where appropriate, cross-references are provided to alert the reader to the applicable policies or actions in other elements.

### **SETTING, ISSUES, AND CONSIDERATIONS**

#### **ROADWAYS**

**Figure 4-1** displays the major roadways within the Planning Area, along with the functional classification for each roadway as a State Route or local route. State Routes 104 and 124 run through downtown Ione and serve as truck routes. Through the downtown, these routes are narrow for trucks, with on-street parking and tight turns in key locations, causing safety hazards and impairing circulation in Ione. The West Ione Roadway Improvement Strategy (WIRIS) identifies improvements to the City circulation system on the west side of the City that address circulation in and around the City and improve safety.

#### **PUBLIC TRANSIT**

Bus service in the region is provided by the Amador Rapid Transit System (ARTS) and a Dial-A-Ride Program is available. Bus service is available on weekdays, with no service currently available on weekends. (Please see Related Plans and Programs section earlier in this Element for more information about these services).

#### **PARK AND RIDE LOTS**

Park and Ride Lots are parking lots (typically free) where commuters park their vehicles and transfer to public transportation or a carpool to continue their commute. The City's Park and Ride lot is located on the northwest corner of the intersection of West Main Street and South Sacramento Street.



## PEDESTRIAN AND BICYCLE ROUTES

The City currently has bicycle lanes along Shakeley Lane from Fairway Drive to east of Oak Street. The City has a list of proposed bikeway and sidewalk projects. The majority of these facilities are proposed for the downtown area and around schools to provide safe bicycle and pedestrian routes for students to walk or bike to school.

## RAILROADS

Ione has one major freight railroad line, located in the southern and western edges of the City. This main line, owned by Union Pacific, connects the City to the main line in Galt. From this freight line, there are several spur lines that connect to industrial property south of the City. Many of these lines are privately owned and maintained. Where the Union Pacific line ends near Depot Road, it becomes the Amador Central line, which continues up to Martell.



*Railroad Line*

## Implementation

The City uses a Capital Improvement Plan (CIP) to prioritize and fund circulation improvements. Local and regional impact fees are used to fund vehicular and non-vehicular improvements. Additional funding for the CIP comes from a variety of sources, including but not limited to State gas tax, grant funding from Caltrans, State and federal transportation funds, and in some cases, the City's General Fund.

## ISSUES THIS ELEMENT ATTEMPTS TO SOLVE

The Circulation Element must address a wide variety of issues in order to improve the circulation conditions in Ione. The primary issues that this Element attempts to solve, which were identified during the preparation of the General Plan, are listed below.

- Improving traffic flow on existing roadways through roadway and intersection improvements.
- Reducing vehicle congestion on the City's roadways by promoting other modes of transportation.



## CIRCULATION

- Making the City's streets more pedestrian-friendly by improving sidewalks and by providing pedestrian routes linking neighborhoods, schools, Downtown, parks, and open space.
- Creating bikeways that are safe for a wide range of cyclists, including children and families, and children riding to school.
- Creating safe and convenient street crossings for bicyclists and pedestrians, especially in and around the Downtown and schools.
- Creating a complete transportation network that link all parts of the Planning Area together with a variety of interconnected and overlapping modes and travel options, including golf carts.
- Developing a road system that differentiates between local traffic needs and regional and truck traffic needs and provides efficient and safe transportation options for both.
- Developing a road system that is easily navigated and sensible to visitors through intelligent project design, road naming systems, and similar features. Avoid street designs that create meandering roadways that do not have a clear and direct path and "skewed" intersections where roads come together at angles that are not perpendicular to each other.
- Providing efficient movement, in addition to employee access, for the City's business sector so that it may remain competitive and successful.
- Balancing the needs for an efficient and reliable roadway network with existing conditions, especially in the older areas of the City where existing buildings are located close to streets and insufficient room for roadway expansion may exist.
- Ensuring that local roads through residential neighborhoods are properly designed for connectivity and slower speeds.

### THE CIRCULATION PLAN

The future circulation system of Ione is comprised of both the text of this Element and the accompanying circulation maps (**Figures 4-1, 4-2, 4-3**); Circulation Plan with Roadway System, and Bikeways and Trails; which describe the major roadways and bikeways and trails within the General Plan Planning Area. While some of the development standards for these facilities are left to implementation plans and studies, the Circulation Element lays the groundwork and defines the role various modes of transportation will play in the movement of people and goods around the City. The Circulation Plan also addresses pedestrian and bicycle mobility in Ione.



## ROADWAYS

**Figure 4-1** illustrates the City's primary roadway network system (both existing and planned improvements), including State Routes, Parkways, major roads, and connector roads. The roadway system has been designed in conjunction with the planned land uses and corresponding development capacity identified in the Land Use Element. **Figure 4-2** illustrates the roadway sizing that is needed to meet the Level of Service goals that are established in this Element.

### State Routes

State Route (SR) 104 extends from SR 99 north of Galt in Sacramento County, through Ione, to SR 88 south of Ione, within the Planning Area. SR 88 extends east from San Joaquin County to Alpine County and runs through the southern portion of the Planning Area. SR 124 connects from SR 16 northeast of Ione, through the City, to SR 88.

Within the City, segments of SR 104 are identified by the local street name of Preston Avenue and SR 124 is identified as Main Street. Within the City, both SR 104 and 124 provide access to local streets as well as residential and commercial uses via driveways. The corner of Main Street and Preston Avenue is planned for improvements to remove a corner that poses a safety hazard.

Outside the City in the Planning Area, segments of SR 104 are identified by the street name of Foothill Boulevard.

### Parkways

Parkways serve both local and regional travel and provide for more expedient vehicular travel than most arterials, collectors, and local roads. Planned WIRIS roadway segments and Golf Links Drive are both Parkways. Planned Parkways will help serve future development, including the Industrial Park Policy Area, Castle Oaks development, Ringer Ranch Policy Area, Silva Policy Area, and the Triangle Policy Area (see **Figure 4-1** and the Policy Area maps in the General Plan Land Use Element).

### Arterials

Arterials provide for cross-town and regional travel and carry heavy volumes of traffic. Major arterials within the City include SR 104 and 124. In the Planning Area, arterials include Michigan Bar Road and Buena Vista Road.





### **Collector Roads**

Collector roads link different parts of the City with one another. Generally, collector roads carry light to moderate traffic volumes and have speed limits in the 25 to 35 mile-per-hour range. In the City, collector roads include West Marlette Street, Shakeley Lane, Castle Oaks Drive, Fairway Drive, Sutter Lane, and Five Mile Drive. Collector road improvements and extensions are planned to serve the State Route 124 and Triangle Policy Areas, with planned improvements to Waterman Road and into the Triangle Policy Area (see **Figure 4-1**).

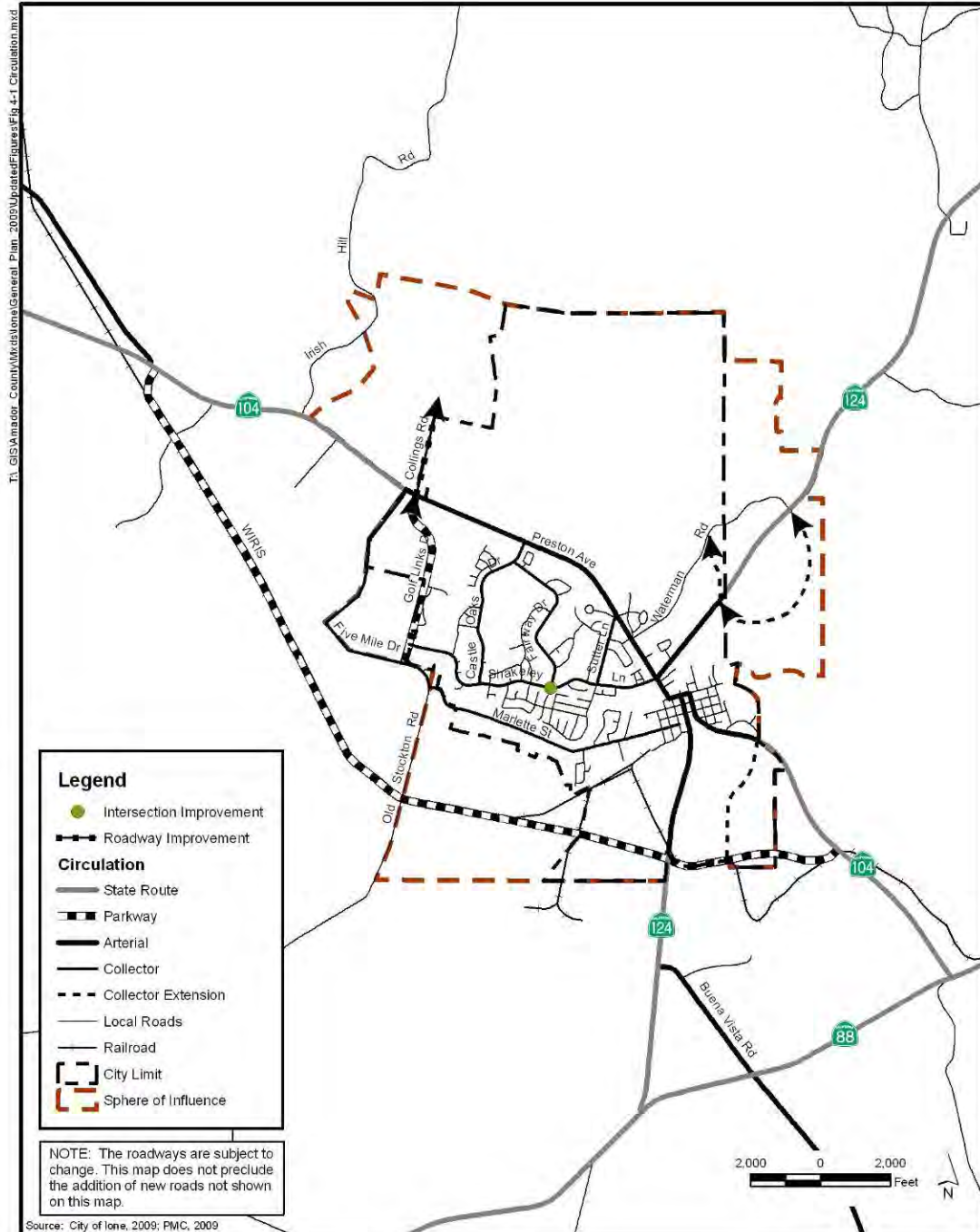
### **Local Roads**

Local roads provide for circulation within neighborhoods. A few examples of local roads include Albatross Drive, Glenbrook Drive, West Jackson Street, and Raymond Drive. Roadway improvements and an extension is planned for Collings Road for future development in the Q Ranch Policy Area (see **Figure 4-1**). New local roads will be designed in conjunction with subsequent land plans, Specific Plans, and other plans for future development, including development within the Policy Areas.

# CIRCULATION



**FIGURE 4-1: CIRCULATION MAP**



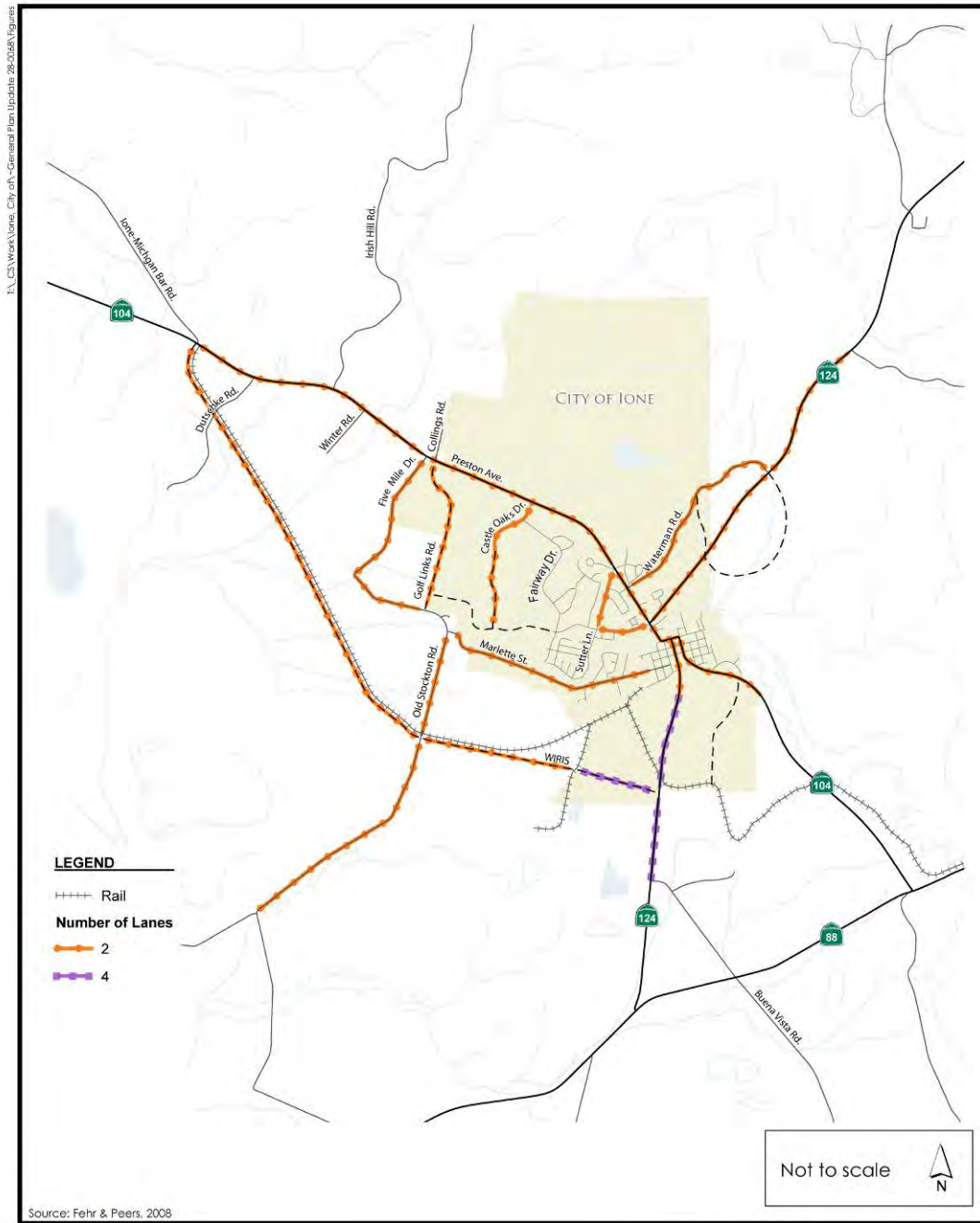
City of Ione  
Planning Department

Circulation Map



## CIRCULATION

**FIGURE 4-2: ROADWAY SIZING**



City of Ione  
Planning Department

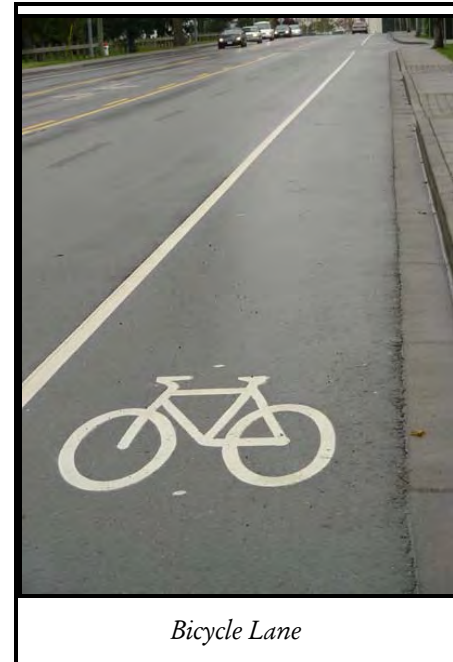
Future Major Roadway Sizing



## PEDESTRIAN AND BICYCLE CIRCULATION

The City's vision is to become a pedestrian and bicycle-friendly community, where children can walk and ride their bicycles safely to school and where families can easily walk and bicycle to parks, open space, and around the community. To achieve this goal, the City will provide safe and convenient sidewalks, bicycle lanes, and bike and pedestrian trails that connect residential, commercial, schools, parks, and open space.

**Figure 4-3** shows the City's major, backbone bikeways and trails. The bikeways and trail identified on the map are conceptual in nature and their exact locations may vary upon construction. Additional neighborhood-level bikeways and pedestrian trails, sidewalks, and bicycle lanes will connect to the major pedestrian and bicycle trails, but are not shown on **Figure 4-3** as they will be planned and designed as part of Specific Plans, Master Plans, other project plan reviews, and as part of improvements to the existing roadway system. The Conservations and Open Space Element addresses the use of Open Space in greater detail and provides provisions for the incorporation of public access trails into Open Space.



*Bicycle Lane*

The Bikeways and Trails plan creates trails along creeks wherever possible, including multi-use trails (pedestrian, bicycle, and equestrian) along Dry Creek in the Q Ranch Policy Area and along Mule Creek in the Ringer Ranch Policy Area. Bikeways and trails will also connect to the planned community park on Five Mile Drive and along the southern boundary of the City to Howard Park and Downtown (**Figure 4-3**). Some of the bikeways are planned as Class I facilities, to be located outside of the street right of way, while others are planned as Class II facilities, with bike lanes to be within the street right of way.

### Bicycle Facilities

Class I: A paved route not on a street or roadway and expressly reserved for bicycle traversing an otherwise unpaved areas.

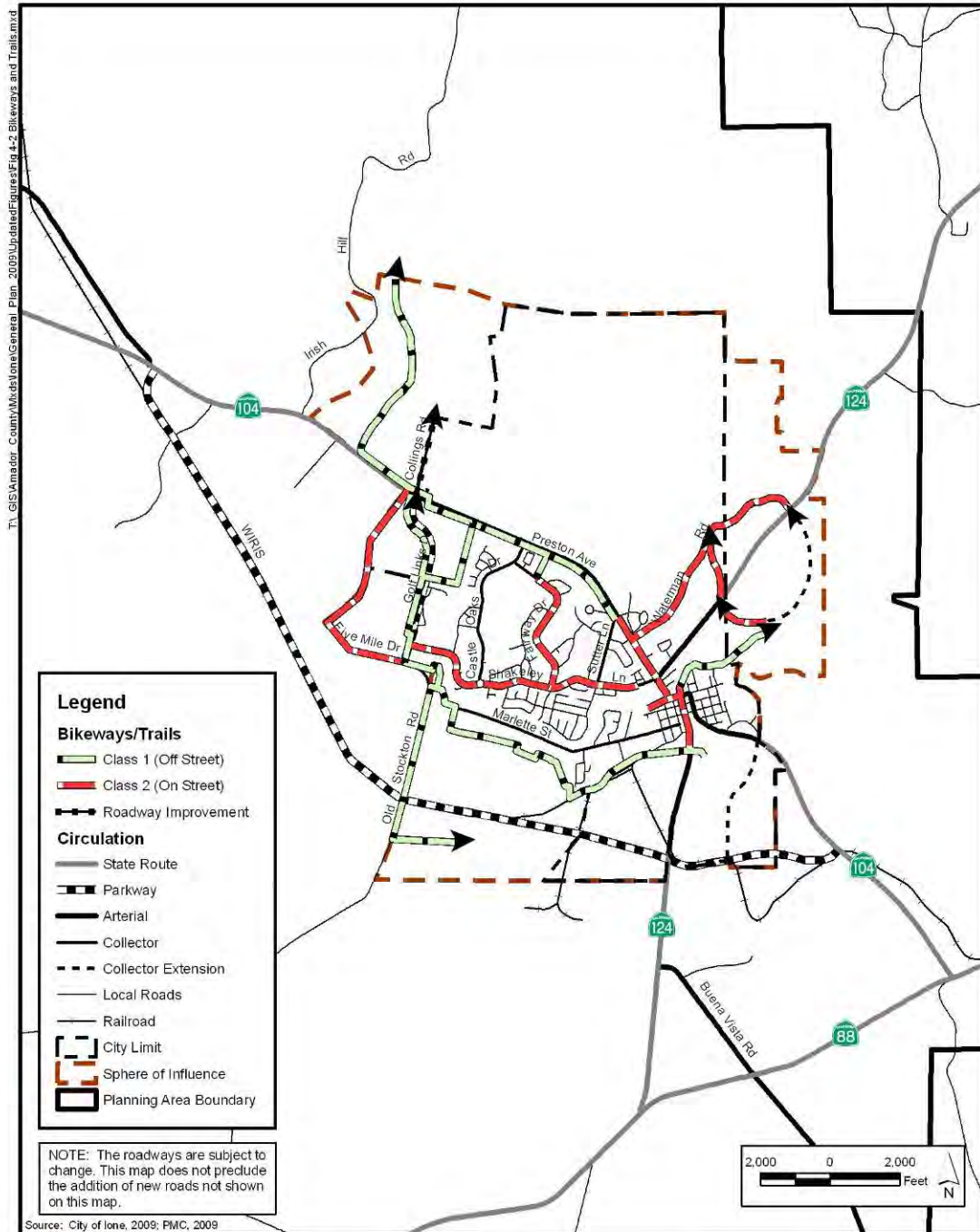
Class II: A corridor expressly reserved for bicycles on a street or roadway in addition to any lanes for use by motorized vehicles.





# CIRCULATION

**FIGURE 4-3: BIKEWAY AND TRAILS MAP**



City of Ione  
Planning Department

Bikeways and Trails Map





## GOALS, POLICIES, AND ACTIONS

The goals of this element are as follows and are listed subsequently with corresponding policies and actions.

### GOAL CIR-1: Develop a roadway system that:

- 1) Accommodates future land uses at the City's desired level of service;
- 2) Coexists with other travel modes, includes biking, walking, and golf carts;
- 3) Protects residential areas from excessive traffic; and
- 4) Contributes to the quality, safety, and connectivity of the City's residential, Downtown, commercial, office, and industrial areas.

Policy CIR-1.1: Implement the Circulation Plan, shown as **Figure 4-1** and **Figure 4-2**. (*Cross reference: LU 1.3, LU 1.4, LU 1.14*)

Action CIR-1.1.1: For development projects, require the dedication of right-of-way and the installation of roadway improvements as part of the review and approval of development projects.

Action CIR-1.1.2: Require that prior to issuance of building permits, all development projects that must perform new roadway construction or road widening complete the backbone roadways necessary for all phases of the development project such that adequate transportation infrastructure is available prior to the arrival of the first resident, unless otherwise approved by the City Engineer. Backbone roadways are defined as those collector and arterial roadways providing service within or to new development.

Action CIR-1.1.3: For major roadway projects, allow for improvement phasing such that roadway lanes are constructed based on traffic demand, with planned additional lanes being constructed once traffic demand reaches levels that require the additional lanes to be constructed in order to meet Level of Services specified in **Policy CIR-1.3**. (*Cross reference CIR 1.3*)



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Action CIR-1.1.4: All new roadways and roadways that are being expanded must include sidewalks for pedestrians. In addition, crosswalks adequate to ensure pedestrian safety must be provided as determined by the City Engineer.

Action CIR-1.1.5: Require development projects to provide funding or to construct roadway/intersection improvements to implement the City's Circulation Plan and Bikeways & Trails Plan. At the City's discretion, consider the payment of established traffic impact or similar fees to provide compliance with the requirements of this policy with regard to those facilities included in the fee program, provided that the City finds that the fee adequately funds all required roadway and intersection improvements. If payment of established fees is used to provide compliance with this policy, the City may also require the payment of additional fees if necessary to cover the fair share cost of facilities not included in or fully funded by the fee program.

Policy CIR-1.2: All new projects must be consistent with the West Ione Roadway Improvement Strategy (WIRIS). Implement the findings and preferred route alignment outlined in the WIRIS.

Action CIR-1.2.1: Work with Amador Transportation Commission (ACTC) and other regional agencies to aggressively pursue funding for WIRIS from all available sources.

Action CIR-1.2.2: Require development projects along the F and G segments to construct the roadway and pay their fair share of the cost of the improvements.

Policy CIR-1.3: Seek to maintain operations on all roadways and intersections at Level of Service (LOS) E or better at all times, with the exceptions listed in **Policy CIR-1.4**. LOS E should be maintained even during peak travel times, unless maintaining this LOS would, in the City's judgment, be infeasible and/or conflict with the achievement of other goals or unless maintaining this LOS would not, in the City's judgment, adequately serve the City's circulation needs, per **Policy CIR-1.4**. (*Cross reference CIR 1.1.3, CIR 1.4*)

Action CIR-1.3.1: Coordinate with ACTC on the RTP update to revise the RTP LOS policies consistent with proposed Policies CIR-1.3 and CIR-1.4.

Action CIR-1.3.2: Coordinate with Caltrans on the update to the SR 104 and SR 124 Transportation Concept Reports to acknowledge the limitations of



widening SR 104 and SR 124 through the City of Ione reflected by a lower LOS policy consistent with proposed Policies CIR-1.3 and CIR-1.4.

Policy CIR-1.4: In addition, exceptions to Policy CIR-1.3 may be allowed by the City Council where requiring a higher LOS or allowing a lower LOS would result in clear public benefits. Specific exceptions granted by the City Council shall be added to the list of exceptions below, depicted in **Figure 4-4**, and updated as needed (*Cross reference CIR 1.4*):

- Main Street, Church Street, Preston Avenue, and Ione Street– LOS F;
- All Parkways (Golf Links Drive, WIRIS Segments, F, G, H, and I) – LOS D

Action CIR-1.4.1: Establish traffic volume thresholds in line with this Policy that once reached, trigger intersection and roadway improvements. Regularly monitor traffic in and adjacent to the City to determine when these traffic volume thresholds are reached.

Policy CIR-1.5: Encourage the creation of a road system that is easily navigated.

Action CIR-1.5.1: Require development projects to design local road intersections such that roads are perpendicular to each other (at right angles) or round-about intersections, unless there are natural features or special circumstances that prohibit perpendicular or round-about intersection design.

Action CIR-1.5.2: Require development projects to design local roads that have clear and direct paths, not meandering roadways. Prohibit the use of cul-de-sacs in development projects unless specific circumstances require the use of a cul-de-sac or make a cul-de-sac the most viable option.

Action CIR-1.5.3: Work with Caltrans, Amador County, and the United States Postal Service to provide local street addresses for properties located on State Routes 104 and 124 within the City limits. Within the City, SR 104 is identified by the local street name of Preston Avenue and South Ione Street. SR 124 within the City is identified as Main Street and South Church Street.

Action CIR-1.5.4: Work with Caltrans to provide adequate access





## CIRCULATION

for properties on State Route 124 and State Route 88, and the future realignment of State Route 104 (segments F and G of the WIRIS roadway system) to provide for additional connectivity (see **Figure 4-1**).

Action CIR-1.5.5: Coordinate with ACTC as regular updates to the Amador County Short Range Transit Plan are conducted to determine whether there are unmet transit needs in the City of Ione. Reasonable transit enhancements could include additional busses to existing transit routes or new routes to serve future development.

Policy CIR-1.6: Where existing intersections cause traffic flow delays, consider modifying such intersections to round-about intersections if such improvements would improve traffic flows and livability.

Policy CIR-1.7: Design the circulation system serving the City's industrial areas to safely accommodate heavy truck traffic.

Policy CIR-1.8: As part of a Downtown Master Plan or similar Downtown Plan, develop a Parking Management Plan. (*Cross reference ED 3.1.4, LU 1.9, LU 3.1.3, LU 3.1.4*)

Action CIR-1.8.1: Adopt Parking Standards for Downtown that allow for reduced parking requirements than in other parts of the City and allow for greater parking flexibility, such as shared parking allowances. (*Cross reference ED 3.4.1*)

Policy CIR-1.9: Discourage the creation of private roadways, except when the roadways are constructed to public roadway standards and private maintenance is assured.

Policy CIR-1.10: Encourage maximum block lengths that provide multiple vehicular paths and increase pedestrian circulation around the City at the neighborhood level. The City's preferred block length is less than 800 feet. Block lengths between 800 and 1,000 feet may be acceptable on a case-by-case basis, and block lengths greater than 1,000 feet are generally considered unacceptable.

Action CIR-1.10.1: Revise maximum block length standards in the City's street design and/or improvement standards.

Action CIR-1.10.2: When blocks are designed at lengths greater than 1,000 feet, design shall include mid-block pedestrian and emergency vehicle connections.

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Policy CIR-1.11: Support the use of golf carts as a mode of transportation within the City by continuing to allow golf carts on specific roadways, and updating and expanding the number of roadways on which golf carts are allowed, in compliance with State and federal transportation safety laws.

Policy CIR-1.12: Work with regional agencies and transit providers to support transit programs.

Policy CIR-1.13: Evaluate potential crossings of Sutter Creek to alleviate traffic levels on existing roadways.

Action CIR-1.13.1: Review all new development projects adjacent to Sutter Creek for the potential to provide bridges or other crossings to enhance traffic flow and improve community-wide circulation.

**GOAL CIR-2: Establish an extensive, complete, smooth, interconnected, and continuous pedestrian and bicycle network that is a safe and attractive option for local trips or recreation and that connects to the City's neighborhoods, parks and schools, employment areas, and retail centers.**

Policy CIR-2.1: Create a system of sidewalks, off-street trails and multi-use paths, as generally illustrated on **Figure 4-3**, that are used for walking, bicycling, and equestrian use that are attractive, natural, and safe transportation corridors. (Cross reference LU 1.10, CO 8.3)

Policy CIR-2.2: Consider how all plans and projects affect all modes of transportation, including bicyclists and pedestrians. (Cross reference LU 1.2, LU 1.9, LU 1.10)

Action CIR-2.2.1: Seek to maintain sidewalk pedestrian operations and intersections at Level of Service B or better at all times, including peak travel times, unless maintaining this Level of Service would, in the City's judgment, be infeasible and/or conflict with the achievement of other goals, as generally illustrated on **Figure 4-5**.

Action CIR-2.2.2: Seek to maintain Class II bicycle facility operations and intersections at Level of Service C or better at all times, including peak travel times, unless maintaining this Level of Service would, in the City's judgment, be infeasible and/or conflict with the achievement of other goals, as generally illustrated on **Figure 4-6**.





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Action CIR-2.2.3: Seek to maintain off-street trails, multi-use paths, and Class I bicycle facility operations and intersections at Level of Service A or better at all times, including peak travel times, unless maintaining this Level of Service would, in the City's judgment, be infeasible and/or conflict with the achievement of other goals, as generally illustrated on **Figure 4-7**.

Action CIR-2.2.4: Establish intersection delay thresholds for pedestrians and bicyclists in line with this Policy that once reached, trigger improvements for bicyclists and pedestrians. Regularly monitor intersection delays in and adjacent to the City to determine when these delay thresholds are reached.

**Policy CIR-2.3:** Require bicycle and pedestrian connections to public transit systems at stops; carpool/vanpool park-and-ride lots; and activity centers (e.g., schools, community centers, higher-density residential areas, Downtown, parks, employment centers, and commercial centers). (*Cross reference CO 8.3.1, LU 1.2, LU 1.9, PF 8.3*)

**Policy CIR-2.4:** In designing development projects, design for the pedestrian first. (*Cross reference LU 1.2, LU 1.9, LU 1.10*)

Action CIR-2.4.1: Require pedestrian circulation routes to be designed into all land plans and subdivisions to ensure that access for the pedestrian is provided. Pedestrian routes shall be interconnected and may include open spaces, parks, and trails as otherwise required by the City.

Action CIR-2.4.2: Require and site pedestrian crossings of major roads at key intersections and at locations that provide priority and efficiency to the pedestrian.

Action CIR-2.4.3: Ensure safe, efficient pedestrian connections are made between the sidewalk, parking areas, and entrances to stores, offices, and other uses as part of development design review. (*Cross reference NS 6.1.1*)

**Policy CIR-2.5:** Provide sidewalks throughout the City. Meandering sidewalks are discouraged, except where necessary to accommodate site-specific features such as trees or habitat. (*Cross reference LU 1.2*)

Action CIR-2.5.1: Complete the sidewalks in the existing community where ROW exists, using grants or other funding sources.



*Provide Sidewalks*



Policy CIR-2.6: Provide safe and convenient bicycle access to all parts of the community. (*Cross reference LU 1.2*)

Action CIR-2.6.1: Pursue all available sources of funding for the development and improvement of bicycle facilities. Develop projects and secure funding to improve pedestrian and bicycle safety and access around schools.

Policy CIR-2.7: Provide bike lanes or other bike facilities along all arterials, connectors, and on local roadways when necessary and feasible to provide for interconnected routes. On-street bike routes may be provided on roadways as deemed necessary by the City. (*Cross reference LU 1.2*)

Policy CIR-2.8: Promote bicycling and walking as a safe and attractive activity. Educate all road users to share the road and interact safely. (*Cross reference LU 1.2, NS 2.2.2*)

Action CIR-2.8.1: Continue Safe Routes to Schools programs and complete associated sidewalk and, crosswalk improvements. (*Cross reference PF 8.3*)

Action CIR-2.8.2: Maintain roadways and bicycle-related facilities so they provide safe and comfortable conditions for the bike rider, including maintaining lane striping for bike lanes and routes.

Action CIR-2.8.3: Minimize road construction impacts by coordinating bike, and pedestrian facilities with roadway construction whenever feasible.

Action CIR-2.8.4: Ensure traffic-calming projects are appropriate for bicycle and pedestrian users (e.g., address roundabout or bulb-out designs that push cyclists into traffic).

Action CIR-2.8.5: Provide signage, alternative routes, etc. during construction activities affecting bikeways to ensure the safety of cyclists.

Action CIR-2.8.6: Enforce traffic laws to improve the safety and comfort of all road users, with a particular focus on behaviors and attitudes that cause motor vehicle/bicycle crashes.

Action CIR-2.8.7: Identify a funding source that will provide at least one crossing guard for each elementary and middle school in the City. Work with school districts to identify joint funding solutions and other partnership opportunities that facilitate pedestrian safety around schools



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Policy CIR-2.9: Consult with ACTC to ensure that local bikeways and trails connect to regional bikeways and trails to provide for a regional bikeway and trail system in support of the Amador County Bicycle and Pedestrian Master Plan.

**GOAL CIR-3: Fund the vehicular and the bicycle and pedestrian circulation systems adequately to provide all desired services and meet required level of service standards.**

Policy CIR-3.1: Assess fees sufficient to cover the fair share portion of all new development impacts on the local and regional transportation system and bicycle and pedestrian circulation system, including both development and maintenance of vehicular and non-vehicular circulation facilities.

Action CIR-3.1.1: Periodically undertake a detailed analysis of the transportation improvements needed as growth occurs and the costs associated with those improvements by reviewing and updating the City's Capital Improvement Plan (CIP). Update development impact fees as necessary to ensure full funding of all required improvements.

Action CIR-3.1.2: For new development, as a condition of approval, establish a road maintenance assessment district or require the new development to annex into an existing maintenance district to provide a funding source to maintain road improvements, new roads, and bicycle/pedestrian facilities as a result of new development.

Action CIR-3.1.3: The City's Capital Improvement Plan (CIP) shall be updated to include costs to widen SR 124 between Washington Street and WIRIS, and SR 124 between WIRIS and Buena Vista Road, to four-lanes to provide LOS E or better operations.

Policy CIR-3.2: Assess fees sufficient to cover maintenance costs of the existing circulation system and other circulation projects in areas already constructed, including roadways, pedestrian and bicycle facilities.

Action CIR-3.2.1: Establish a road maintenance assessment district to provide a funding source to maintain road improvements and fund vehicular, pedestrian, and bicycle improvements.

Policy CIR-3.3: When a Redevelopment Area is adopted by the City, set aside a portion of tax increment financing to be allocated toward circulation improvements

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(vehicular and non-vehicular), in the Redevelopment Area. (*Cross reference ED 3.3*)

- Policy CIR-3.4: Continue to work with ACTC to update development impact fees for regional transportation improvements.
- Policy CIR-3.5: Require proposed new development projects to analyze their contribution to increased traffic and to implement improvements necessary to address their impact on facilities not covered by a fee program.
- Policy CIR-3.6: Aggressively pursue State and federal funding to implement all aspects of the City's Circulation Plan.
- Policy CIR-3.7: Continue participation in the Safe Routes To School Program to help fund pedestrian and bicycle improvements that provide routes to schools.

## GOAL CIR-4: Provide a circulation system that is properly maintained and maximizes safety for all users.

- Policy CIR-4.1: Maintain and repair streets, trails, and other circulation components according to priorities established on an annual basis.

Action CIR-4.1.1: Develop and implement a comprehensive system to monitor and evaluate the conditions and maintenance needs of the existing transportation network. Inventory and categorize the City-maintained roads by road type and condition using a pavement management system.

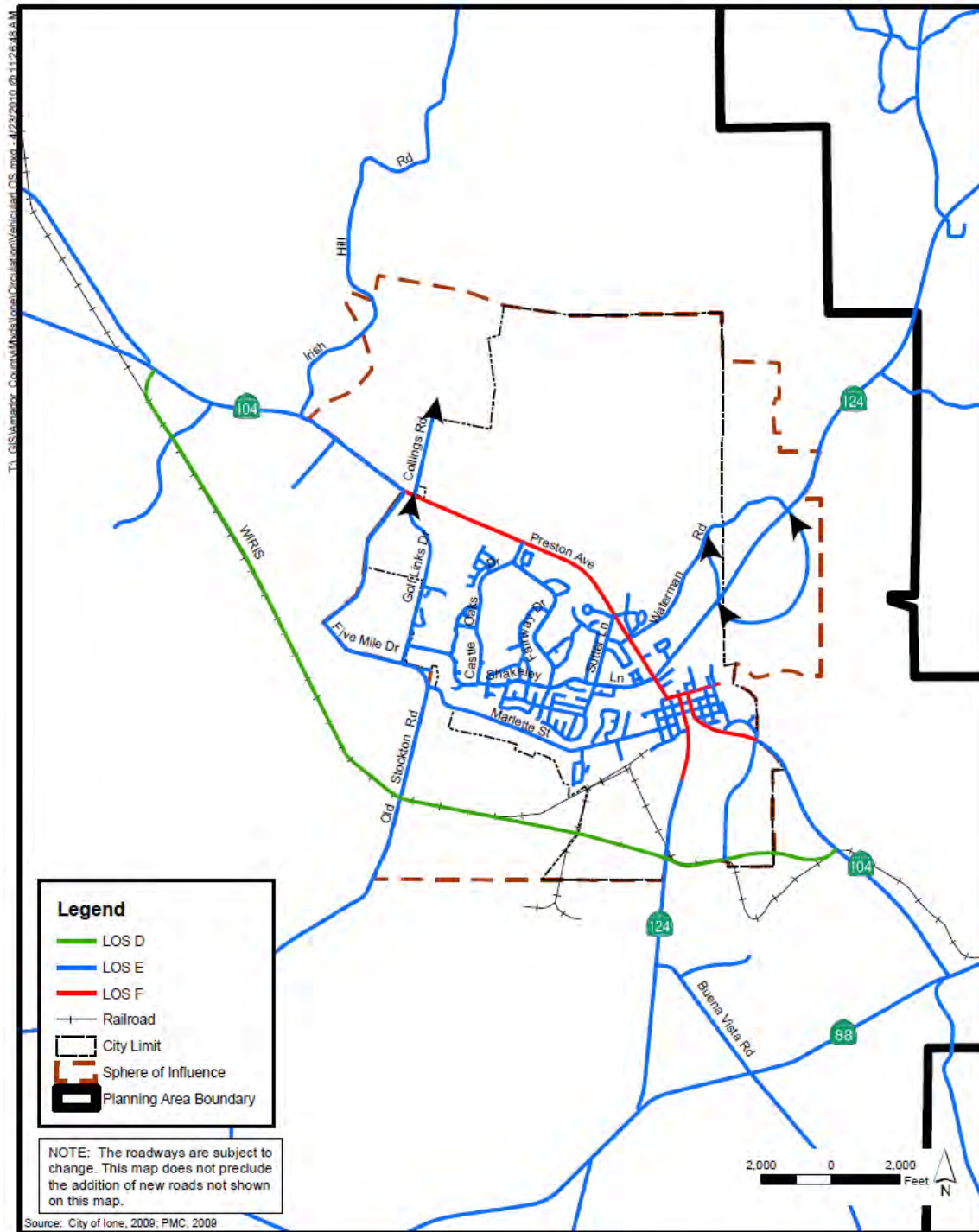


*Roadway in Ione*



## CIRCULATION

**FIGURE 4-4: VEHICULAR LEVEL OF SERVICE MAP**



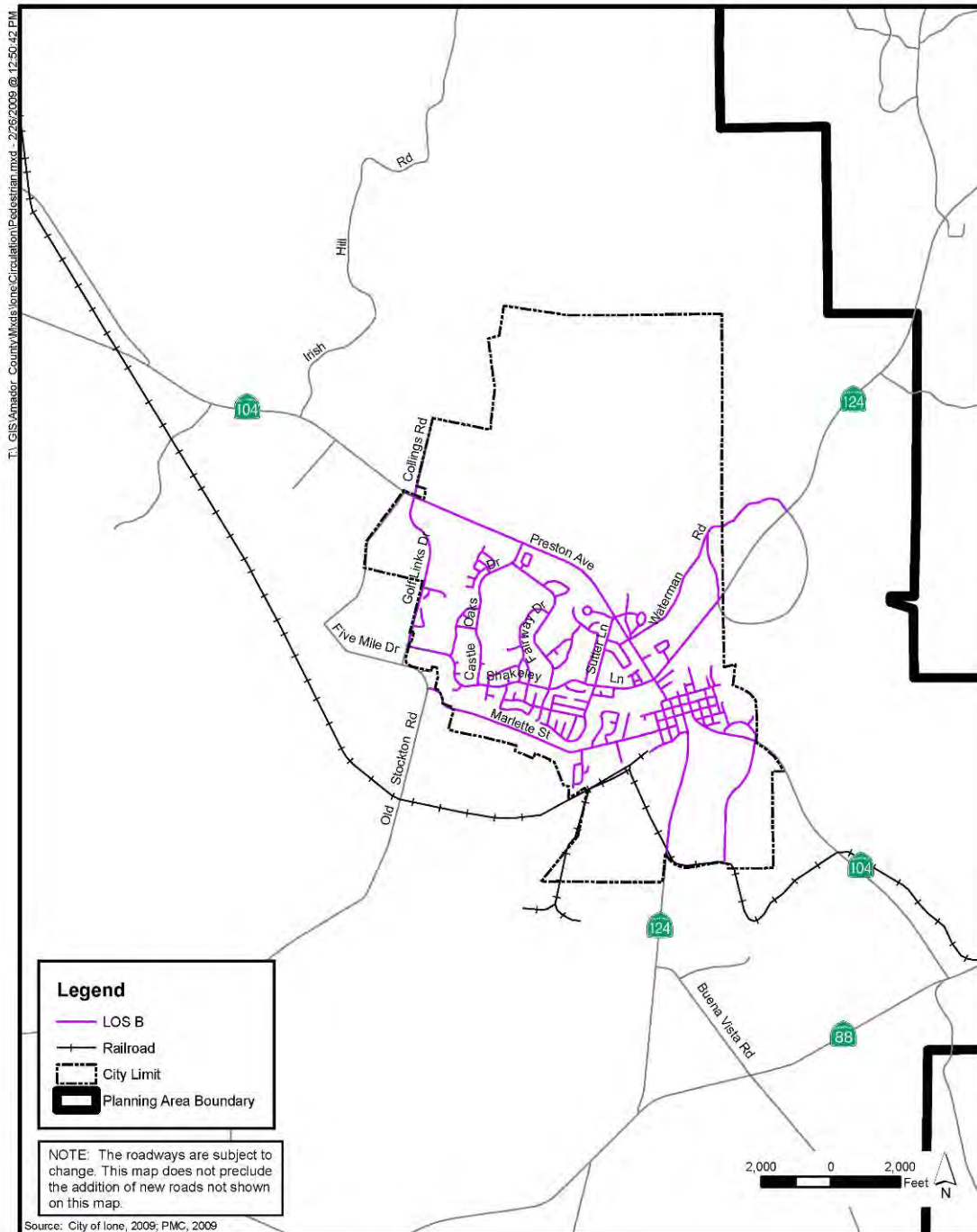
City of Ione  
Planning Department

Vehicular Level of Service Map





**FIGURE 4-5: PEDESTRIAN (SIDEWALKS, CROSSWALKS, AND OTHER NON-TRAIL PEDESTRIAN FACILITIES) LEVEL OF SERVICE MAP**

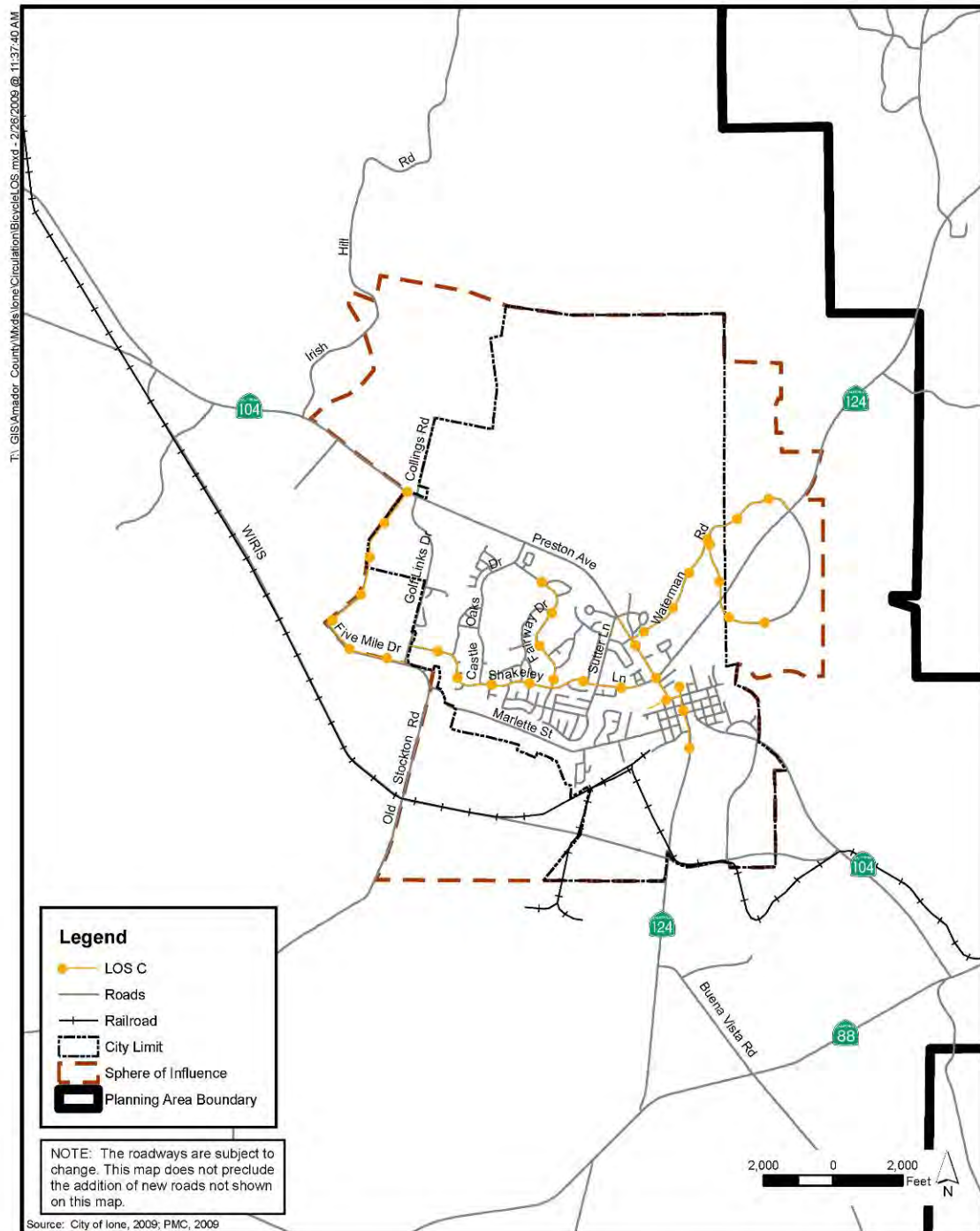


City of Ione  
Planning Department

Pedestrian (Sidewalks, Crosswalks,  
and Other Non-Trail Pedestrian  
Facilities) Level of Service Map



**FIGURE 4-6: BICYCLE LOS FOR CLASS II FACILITIES**



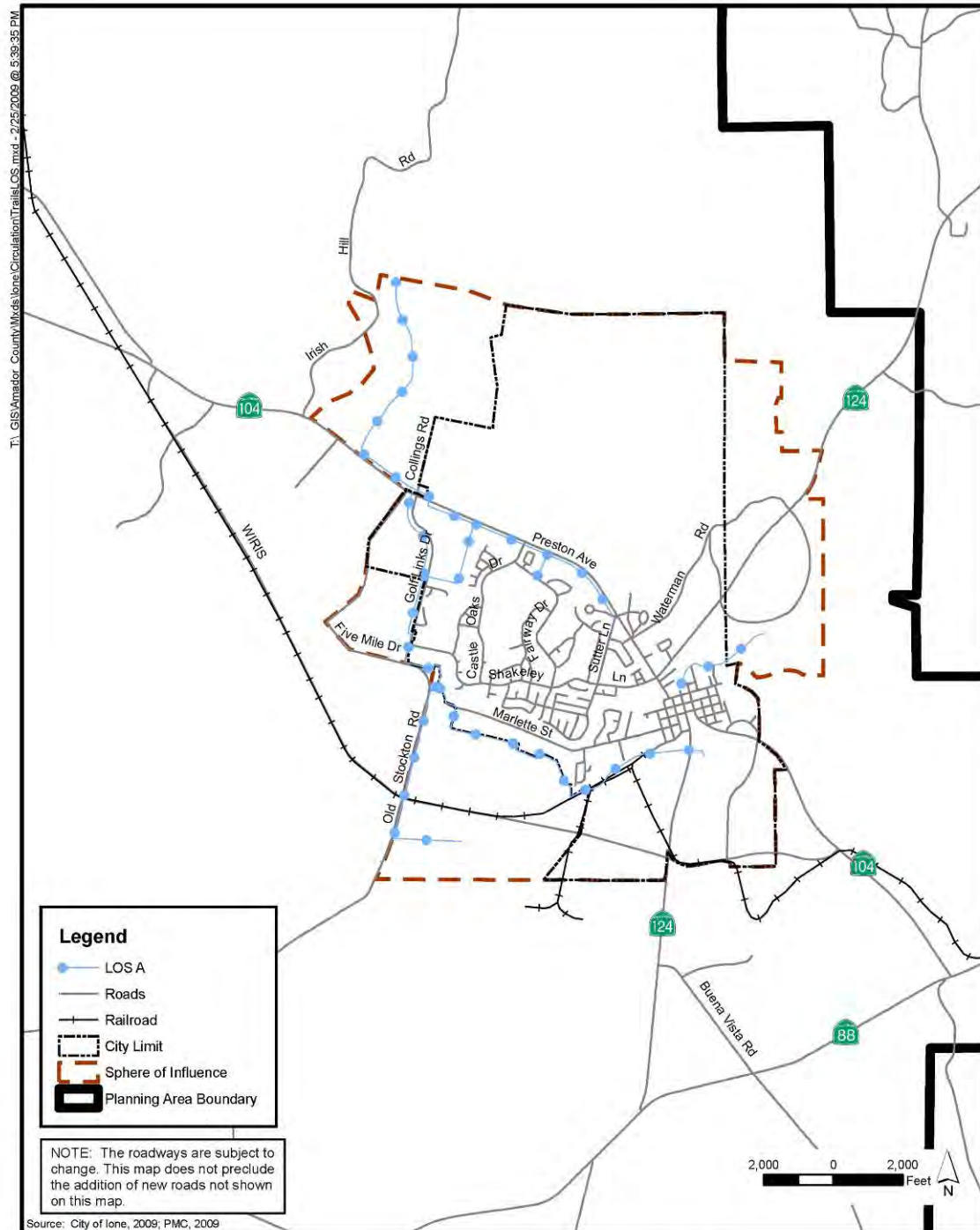
City of Ione  
Planning Department

Bicycle Level of Service  
Map (Class II Facilities)

# CIRCULATION



**FIGURE 4-7: OFF-STREET TRAILS AND CLASS I FACILITIES LEVEL OF SERVICE MAP**



City of Ione  
Planning Department

Off-Street Trails and Class I  
Facilities Level of Service Map



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## 5. CONSERVATION AND OPEN SPACE









## INTRODUCTION

Conservation of natural resources, open space, parks, and trails provides lands and facilities that offer enjoyment and beauty to the residents of the community. Incorporating each of these elements throughout the City will provide a place for active and passive recreation, help to preserve natural resources, and improve air quality. Planning within the City of Ione aims to preserve natural resources and open spaces including waterways, air quality, agricultural areas, wildlife and plant species and habitats, as well as areas used for recreation.

Topics included in this Element include agriculture, air quality, flooding, land reclamation, land use, minerals, recreation, scenic resources, soil conservation, trails system, water supply, and wildlife. Refer to page 5-2 for a listing of contents covered in this Element.

Natural resources support urban life by providing necessary biological, mineral, and water resources and high quality lands for agricultural and recreational uses. Ensuring quality management and protection of the City's numerous natural resources will contribute to Ione's environmental health as well as to quality of life for residents. The City wishes to ensure long-term sustainability while evaluating new opportunities and techniques in conservation and the preservation of open space.



## CONSERVATION & OPEN SPACE

### IN THIS SECTION

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

### VISION

Conservation of air and water quality, wildlife and plant habitat, natural resources, recreational areas, and agricultural lands is a priority in planning within and around Ione. The City is surrounded by natural areas and exists on the boundary between the Central Valley of California and the foothills of the Sierra Nevada Mountains. Planning and development in Ione will be well-coordinated to preserve and protect the highest level of environmental and natural resource quality and quantity for current and future generations. Human use and enjoyment of natural resources is incorporated through the preservation of agricultural lands, the development of parks, trails and other active and passive recreational opportunities, and the preservation of resources such as water.

Ione maintains a rural atmosphere through visual corridors that include rangeland, farmland, and recreational open space. Open space serves multiple purposes, including visual enhancement, water protection and flood control, recreation, non-motorized vehicle trails, wildlife through ways, and neighborhood definition. Planning and design for open space is done in conjunction with planning for development and with an eye to cohesive land use in City and the region. Since much of the open space within the area is outside of the City limits, coordination with Amador County, property owners, and residents is essential in preserving these lands. Open space is retained and, in select, appropriate locations, developed with amenities (such as trails and water access) to increase value for the community. In some areas commercial uses such as rangeland and farmland operations allow the land to remain economically productive while serving open space needs.

### PURPOSE

This Element identifies the need for and ways to protect, maintain, and enhance existing natural resources, open space and natural recreational areas, as well as to create additional areas for the enjoyment of residents and the protection of the environment. This Element fulfills the conservation and open space element requirements for the General Plan. The goals, policies, and actions provided are intended to achieve the City's vision to provide open space areas that are accessible to all members of the community, while fostering the preservation of Ione's many valuable natural resources, including wildlife habitat, water resources, soils, and mineral resources. It



also attempts to balance the present needs of resource users with the need for resource conservation for the common good. This Element establishes a policy framework and action program for the improvement, expansion, and maintenance of the City's open space, recreation, and natural resources.

## **RELATED PLANS AND PROGRAMS**

The Conservation Element relates to several other plans and programs, including the following:

### **National Environmental Policy Act**

The National Environmental Policy Act (NEPA) is a federal environmental review process for projects that have a federal nexus (e.g., impact federal resources or lands, receive federal funding, or require federal approval or permits). NEPA requires federal agencies to integrate environmental values into their decision-making processes by considering the environmental impacts of their proposed actions and reasonable alternatives to those actions.

### **Federal Endangered Species Act**

The Federal Endangered Species Act (FESA) is a federal law that protects species that are endangered or threatened with extinction. FESA prohibits the "take" of endangered or threatened wildlife species. "Take" is defined as harassing, harming (including significantly modifying or degrading habitat), pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting wildlife species or any attempt to engage in such conduct (16 USC 1532, 50 CFR 17.3).

### **Section 404 of the Clean Water Act (404 Permits)**

Section 404 of the Clean Water Act regulates the discharge of dredged or fill material into waters of the United States (waters of the U.S.), including wetlands and vernal pools. Activities in waters of the U.S. that are regulated under this program include fill for development, water resource projects (such as dams and levees), infrastructure development (such as highways and airports) and mining projects.

### **Section 401 of the Clean Water Act (Water Quality Certification)**

Section 401 of the Clean Water Act requires a State Water Quality Certification for all federal permit or license applications for any activity that may result in a discharge into a water body in order to ensure compliance with state water quality standards. Most Certifications are issued in connection with section 404 permits for dredge and fill discharges. The Central Valley Regional Water Quality Board issues Section 401 water quality certifications for projects in Ione.

### **Section 402 of the Clean Water Act (NPDES Permits)**

Section 402 of the Clean Water Act establishes permit programs to authorize discharge of storm water and treated wastewater to surface water(s) of the United States, referred to as the National



## CONSERVATION & OPEN SPACE

Pollution Discharge Elimination System (NPDES). The Regional Water Quality Control Board, Central Valley Region, issues and administers NPDES permits.

### **City of Ione Wastewater Master Plan**

The City is pursuing a Wastewater Master Plan, which will include proposals for wastewater service provision in the City. The Master Plan will address wastewater treatment, disposal, and reuse facility needs. The Plan will include steps to meet treatment requirements, determine repair and replacement needs, and improve reliability and performance of wastewater facilities.

### **Amador Water Agency Urban Water Management Plan**

The Amador Water Agency was formed for the purpose of providing water and wastewater services to the residents of Amador County. While the Agency provides both services, only water service is provided to residents of Ione. Surface water from the Mokelumne River, located in the California Sierra Nevada Mountains, is the primary source of water for Ione. The Urban Water Management Plan addresses the Agency's water supplies and water demands over a range of normal and emergency conditions.

### **Mokelumne/ Amador/ Calaveras Integrated Regional Water Management Plan (IRWMP)**

The IRWMP reflects the Mokelumne, Amador, and Calaveras region's goals for ensuring a reliable water supply, reduction in flood-related impacts, and preservation of water quality and the environment. Completed in 2006, it takes a regional approach to resource management and spans several watersheds.

### **California Environmental Quality Act**

The California Environmental Quality Act (CEQA) is the State's environmental review process that requires public agencies to identify the significant environmental effects of a project and either avoid or mitigate the significant environmental effects, where feasible. **California Endangered Species Act**

The California Endangered Species Act is the State's listing of endangered and threatened species. It requires state agencies to consult with the California Department of Fish and Game (CDFG) when preparing CEQA documents to ensure that the state lead agency actions do not jeopardize the existence of listed species.

### **California Fish and Game Code**

The California Fish and Game Code contains laws and regulations relating to California's fish, wildlife and plants and their habitats. The Code is administered by the California Department of Fish and Game.





## **Surface Mining and Reclamation Act**

The Surface Mining and Reclamation Act (SMARA) addresses the need for a continuing supply of mineral resources and to prevent or minimize the negative impacts of surface mining to public health, property and the environment. SMARA's requirements apply to all surface mining operations in California that disturb more than one acre or remove more than 1,000 cubic yards of material including prospecting and exploratory activities, dredging and quarrying, streambed skimming, borrow pitting, and the stockpiling of mined materials.

## **Quimby Act**

State legislation allows local jurisdictions to require the dedication of land for park and recreation purposes. This Element establishes the City's parkland dedication requirement.

## **Amador County Park and Recreation Master Plan**

The Amador County Recreation Agency (ACRA) is a joint powers authority consisting of Amador County; the Amador County Unified School District; the cities of Amador, Ione, Jackson, Plymouth, and Sutter Creek; and the Community Services Districts for Volcano and Camanche. ACRA provides park and recreation services in the County. The Master Plan helps identify parks and recreation opportunities and create an overall vision for meeting recreation needs.

## **City of Ione Parks and Recreation Commission**

The City has a Parks and Recreation Commission that oversees matters regarding park and recreation facilities in the City. The Commission is responsible for planning, establishing parks standards, review and creation of recreational programs, and other aspects of management of parks and recreation services in the City.

## **RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS**

The Conservation and Open Space Element of the Ione General Plan is related to several other elements. The Circulation Element identifies routes for all modes of circulation including pedestrians and bicyclists. These routes will connect to recreational trails discussed in this Element. The Land Use Element aims to identify the appropriate mix and dispersion of land uses, including agricultural and recreational uses. Where possible, facilities such as schools will provide recreational uses for the entire community. Preservation of Ione's historical resources is addressed in the Economic Development Element.



## CONSERVATION & OPEN SPACE

### SETTING, ISSUES, AND CONSIDERATIONS

#### PARKS AND RECREATION

Recreational opportunities are provided throughout Ione; planned trailways will serve equestrians, bicyclists, walkers, runners and others. Greenbelts among developed areas will contain connecting trails and paths. Small parks provide play areas and gathering spaces for neighborhoods, while larger parks provide opportunities for swimming, tennis, sports fields and activities. Additional year-round recreation options are available through organized activities, indoor recreation facilities and community centers.



Additional recreational opportunities for residents and visitors include the Castle Oaks Golf Course. The course is a public, 18-hole championship golf course. The course is situated on the historic Preston Farmlands, and overlooked by Preston Castle.

**TABLE 5-1:  
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

*Source: ACRA, 2006.*

#### AGRICULTURE AND SOILS

The City of Ione does not contain a substantial amount of agricultural resources, or lands used for agriculture, within the City limits. Agriculture in the City's Sphere of Influence and Planning Area is typically limited to native pasture (dry), irrigated pasture, small grains (wheat and barley) and field crops (such as sugar beets, alfalfa, safflower, beans, and corn). Additional vineyards and orchards are located nearby as well. However, large areas throughout the planning area contain Prime Farmland and other valuable farmlands, as designated by the Farmland Mapping and Monitoring Program. Refer to **Figure 5-1** for the locations of agricultural lands within the planning area.

## CONSERVATION & OPEN SPACE



A total of 55 different soils types occur within the Planning Area. In general, soils in the City and surrounding Planning Area do not possess characteristics that are favorable to agricultural purposes, however; there are areas of valuable farmlands and high quality soils in some portions of the Planning Area. Generally, the majority of soils in the Planning Area are classified as severe (limited capability) relative to septic tank and leach field capability. Qualities which limit soils for agricultural uses and development purposes include steep slopes, nearness of bedrock to the surface, high erosion potential, poor drainage, stones and rocks in the soil, low water holding capacity, low fertility, poor soil structure, and damage caused by flooding.

### NATURAL RESOURCES AND WATERWAYS

Natural resources within the planning area include waterways and wetlands, forested and wooded areas, and can also include croplands or agricultural areas that support wildlife. Vegetation types within the Planning Area include cropland, forests and woodlands, shrublands and grasslands. The predominant woodland within the Planning Area is blue oak series.

According to the California Natural Diversity Database (CNDDB) and the U.S. Fish and Wildlife Service, several dozen special-status plant and animal species have the potential to occur within Amador County. This includes species listed as Endangered, Threatened, and Species of Concern. Some special-status species which may occur in the Planning Area are vernal pool fairy shrimp, Central Valley steelhead and Chinook salmon, California tiger salamander, California red-legged frog, northwestern pond turtle, Swainson's hawk, golden and bald eagles, western burrowing owl, and other species.

Special habitats, including vernal pools and other seasonal wetlands also have the potential to occur in annual grassland habitat, found in the Planning Area. Wetlands are present within the City and greater Planning Area and provide a variety of functions to the community. Wetlands in the Planning Area have important ecological functions in that they support unique assemblages of specially adapted plant and animal species. In addition to their ecological functions, wetlands provide important water filtration, storage and recreational functions.

Major streams and flood corridors in the Ione area offering riparian habitat include Sutter Creek and Mule Creek, which flow into Dry Creek west of the City (see **Figure 5-2**). Creeks provide important ecosystem functions including habitat for diverse and abundant plant and animal life and are considered movement corridors for animals. Additionally, creeks and streams invite hiking, exploring and even gold panning.



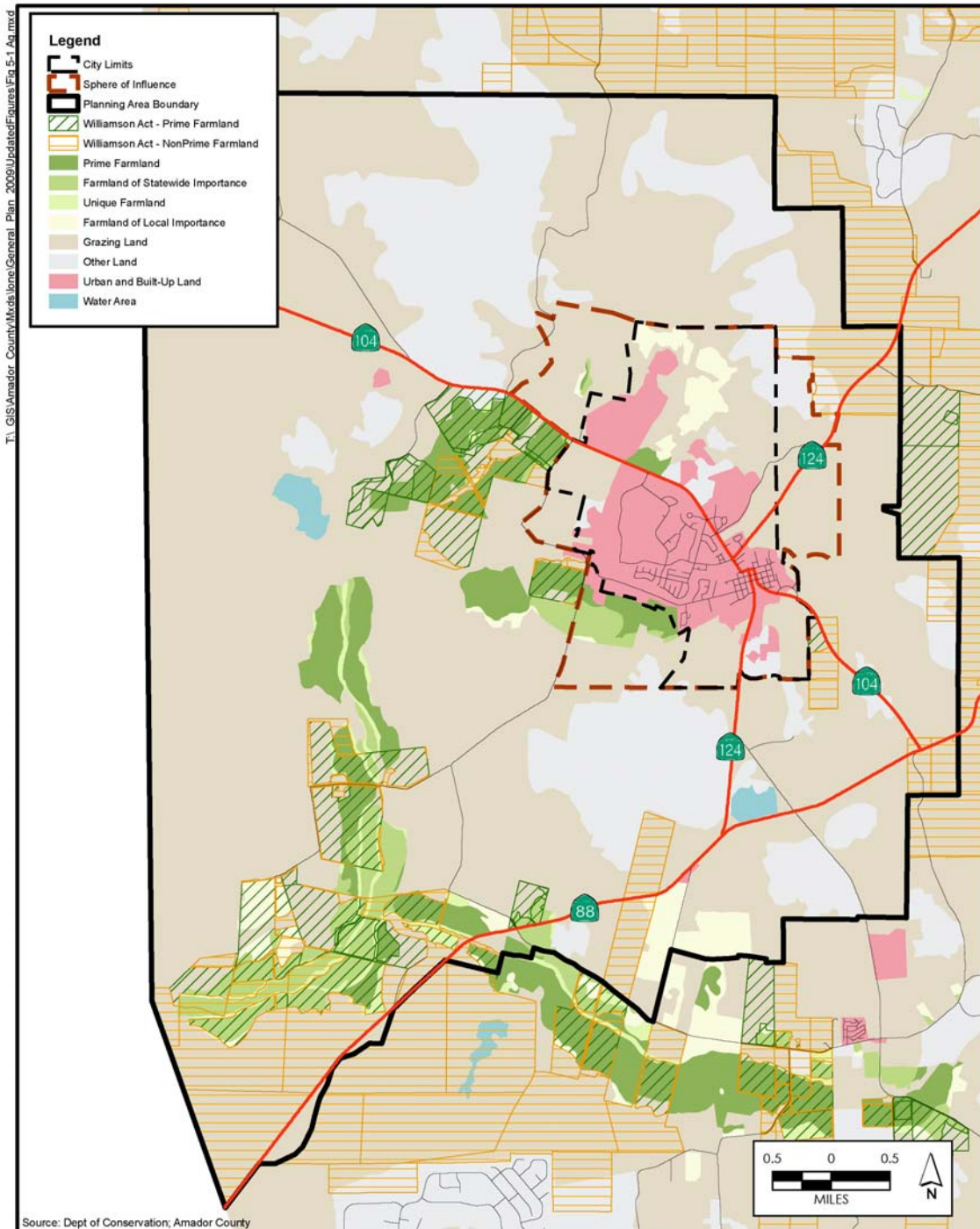
*Sutter Creek*

Surface water from the Mokelumne River, located in the Sierra Nevada Mountains, is the primary source of water for Amador County. The Amador Water Agency (AWA) provides wholesale, retail, raw, and treated domestic water to the area. For Ione, water is stored at the Ione Reservoir before being piped to the Ione Water Treatment Plant.



## CONSERVATION & OPEN SPACE

**FIGURE 5-1: AGRICULTURAL LANDS**



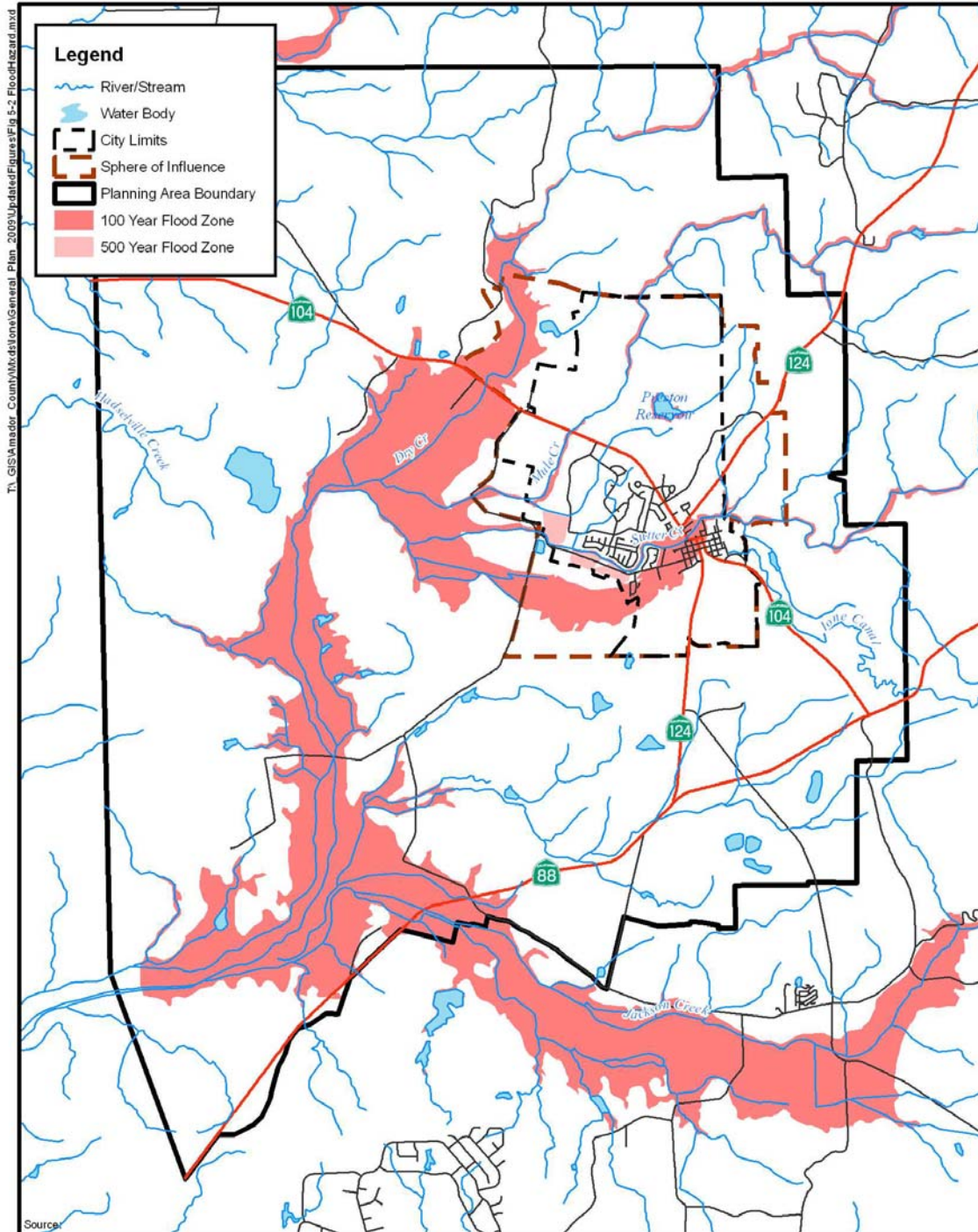
City of Ione  
Planning Department

Agricultural Lands  
July 2008





**FIGURE 5-2: WATERWAYS AND FLOOD PLAINS**



City of Ione  
Planning Department

Waterways and Flood Plains





## CONSERVATION & OPEN SPACE

### ISSUES THIS ELEMENT ATTEMPTS TO SOLVE

This Element identifies several issues related to achieving the City's conservation, agriculture, open space, parks and trails vision. The following issues are addressed by the objectives, goals, and policies found in this element of the General Plan:

- Protecting wildlife and wetlands areas, including waterways and reservoirs intended for human use.
- Encouraging the City and various public agencies to work together to establish natural resource protection areas both inside and outside of the City.
- Reducing the impacts of new development on the use of water and aggregate resources.
- Maintaining continuous and uninterrupted habitat areas where possible in order to allow species migration and minimize habitat and species isolation.
- Establishing additional open space for outdoor recreation, especially in currently undeveloped areas.
- Enhancing existing parks and trails to provide a premier park system with a variety of facilities, landscaping types, natural resource areas and recreational uses – dispersed throughout the community.
- Preserving agricultural lands for agricultural uses within the Planning Area.
- Maintaining high air quality within the City and reducing Ione's contribution to greenhouse gas emissions.

### GOALS, POLICIES, AND ACTIONS

The goals of this Element are as follows and are listed subsequently with corresponding policies.

<b>GOAL CO-1:</b>	<b>Protect and preserve diverse wildlife and plant habitats, including habitat for special-status species</b>
-------------------	---

Policy CO-1.1: Protect rare, threatened, and endangered species and their habitats in accordance with State and federal law.

Action CO-1.1.1: As appropriate to the characteristics of the proposed development, project location, and environmental conditions, incorporate



significant habitat preserves and interconnected wildlife corridors in new development areas to provide ample space for animal movement.

Action CO-1.1.2: Review projects through the entitlement process and CEQA analysis to ensure that they comply with State and federal policy for biological resources.

Action CO-1.1.3: For areas planned to be preserved, the City shall require that preserved habitats have interconnections with other habitat areas, to the extent feasible, in order to maintain the viability of the preserved habitat to support the special-status species identified. The determination of the design and size of the “interconnections” shall be made by the City, as recommended by a qualified professional, and will include consultation with the California Department of Fish and Game and U.S. Fish and Wildlife Service.

Action CO-1.1.4: For proposed private and public projects in which special-status species are found, likely to occur, or where the presence of species can be reasonably inferred, the City shall require feasible mitigation of impacts to ensure that the project does not contribute to the decline or viability of the species. Such mitigation measures may include providing and permanently maintaining similar quality and quantity of replacement habitat, enhancing existing habitat areas, or paying in-lieu fees towards to an approved habitat mitigation bank. Replacement habitat may occur either on-site or at approved off-site locations. Feasible mitigation shall be determined by the City after the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG) are provided an opportunity to comment. Mitigation shall emphasize a multi-species approach to the maximum extent feasible. This may include development or participation in a habitat conservation plan (HCP).

Action CO-1.1.5: The City shall require a biological resources evaluation for private and public development projects in areas identified to contain or possibly contain listed plant and/or wildlife species based upon the City's biological resource mapping provided in the General Plan EIR or other technical materials. This evaluation shall be conducted prior to the authorization of any ground disturbance.

Action CO-1.1.6: Coordinate with Amador County and adjoining jurisdictions, as well as with federal and state agencies such as Caltrans, to assure regional connectivity of open space and wildlife corridors.

Policy CO-1.2: Promote educational programs that inform the public about natural resources.

Action CO-1.2.1: Consult with non-profit groups, educational institutions, and other agencies as available to provide environmental education programs that inform the public about the City's natural resources.



## CONSERVATION & OPEN SPACE

Action CO-1.2.2: Establish a network of interactive signs and other permanent educational features in preserved natural areas and open space areas, where feasible and public access is provided. Educational features should include pertinent natural history information and development of these features may be conducted with input from non-profit groups, educational institutions and other agencies.

### GOAL CO-2:

**Preserve and maintain creek corridors and wetland preserves with useable buffer zones throughout new development areas.**

Policy CO-2.1: Consult with relevant State and local agencies, property owners, and local interest groups to restore, enhance, and preserve creeks in and around the City of Ione. Public and private projects shall be required to avoid impacts to wetlands if feasible. If avoidance is not feasible, projects shall achieve no net loss of wetlands, consistent with State and federal regulations.

Action CO-2.1.1: Restrict or modify as part of the project approval and environmental review process proposed development in areas that contain wetlands, as defined by U.S. Army Corps of Engineers approved delineations as necessary to ensure the continued health and survival of special-status species and sensitive areas.

Action CO-2.1.2: Require setbacks and buffers for all development within areas containing wetlands or for development which will occur adjacent to wetlands or waterways. (*Cross reference LU 1.8, 1.13, 1.14, 1.15, 1.16*)

Action CO-2.1.3: Consult with non-profit groups, educational institutions, and other agencies as available to provide environmental education programs that inform the public about the City's creeks, wetlands and other special habitat areas.

Policy CO-2.2: The City shall require that drainage improvements discharging into areas of wetlands to be preserved are, to the maximum extent feasible, designed to mimic the undeveloped surface water flow conditions of the area in terms of seasonality, volume, flow velocity, and water quality. (*Cross reference PF 3.1.4*)

Policy CO-2.3: Applications for new development projects shall have been coordinated with local, state, and federal agencies in order to determine when natural creek corridors can handle projected storm flows and when separate stormwater facilities should be constructed. Applicants shall demonstrate that agency consultations have been undertaken that projects will take into account issues including flow velocity, sediment load, and volume.

Policy CO-2.4: Require the preservation of existing creek locations, topography, and meandering alignment. Minor adjustments to creek alignments may be approved on a case by

## CONSERVATION & OPEN SPACE



case basis, provided the quality and integrity of the habitat are maintained. (*Cross reference LU 1.8, LU 1.9, LU 1.13, LU 1.14, LU 1.15, LU 1.16*)

Action CO-2.4.1: Encourage projects that contain creeks, or are located adjacent to creeks, to be designed for visibility and, as appropriate, access. Utilize low-impact trails, such as raised walkways, wherever access to wetlands, creeks and waterways is planned.

Action CO-2.4.2: Ensure that direct and indirect adverse impacts to wetland habitats are minimized by environmentally sensitive project siting and design.

Action CO-2.4.3: Establish standards for private projects allowing public access in the floodplain and buffers along creek corridors and preserves, where not precluded by habitat preservation requirements. Require open-view fencing for all residential development adjacent to creeks and wetlands.

### GOAL CO-3: **Preserve high-quality trees throughout the City.**

Policy CO-3.1: Conserve existing native and non-invasive trees for their historic, economic, aesthetic, educational, and environmental value. (*Cross reference LU 1.10, LU 1.11, LU 1.13, LU 1.14, LU 1.15, LU 1.16, LU 1.17*)

Policy CO-3.2: The City shall require preservation of all trees of 36" dbh or greater on development sites, unless health, safety, or access requirements do not allow for preservation of such trees. All development is required to fully mitigate the removal of any trees by replanting.

Policy CO-3.3: Promote trees as economic and environmental resources for the use, education, and enjoyment of current and future generations. Encourage property owners to plant and maintain healthy stands of trees.

Policy CO-3.4: Improve overall landscaping quality and sustainability in all areas visible to the public through the creation of development guidelines and/or standards that establish minimum planting provisions for landscaped areas within new developments.



*Oak Tree in Howard Park*



## CONSERVATION & OPEN SPACE

Action CO-3.4.1: Create landscaping guidelines which address the appropriate species to be utilized, spacing and location of plantings and reduction of water required for irrigation and to ensure the long-term viability of planted areas.

Action CO-3.4.2: Work with local agencies, non-profits, and interest groups to develop a local tree list, identifying species which should be used for replacements and other landscaping to be used as a guideline for all tree plantings within the City.

### GOAL CO-4: **Protect the quantity and quality of the City's water resources**

Policy CO-4.1: Promote water conservation within existing and future urban uses.

Action CO-4.1.1: Implement standards that require water conserving appliances and fixtures in all new development.

Action CO-4.1.2: Work with the local water provider to encourage the preservation of water for local residences and businesses (e.g., educational materials). (*Cross reference PF 4.1.4*)

Action CO-4.1.3: Require planting of drought-tolerant and native vegetation as part of new development projects.

Policy CO-4.2: Encourage the use of treated wastewater to irrigate parks, golf courses, and landscaping. In new development areas, the use of treated wastewater for irrigation may be applied as a condition of approval subject to State permitting. (*Cross reference PF 3.1.2*)

Policy CO-4.3: Protect surface and ground water from major sources of pollution, including hazardous materials contamination and urban runoff.

Action CO-4.3.1: Restrict hazardous materials storage in the 100-year floodplain to prevent surface water contamination. (*Cross reference NS 5.3*)

Action CO-4.3.2: Educate the community on laws governing the proper handling of hazardous materials, especially those laws that pertain to discharging materials into creeks.

Action CO-4.3.3: Install appropriate signage to deter the discharge of hazardous materials into storm drains.

Action CO-4.3.4: Future land uses anticipated to utilize hazardous materials or waste shall be required to provide adequate containment facilities to ensure that



## CONSERVATION & OPEN SPACE



surface water and groundwater resources are protected from accidental releases. (*Cross reference NS 5.3.1*)

Policy CO-4.4: Minimize erosion into stream channels resulting from new development in urban areas, consistent with State law. (*Cross reference PF 3.1.4*)

Action CO-4.4.1: Require development projects to contain urban runoff control strategies and requirements that are consistent with Drainage Master Plans and the City's urban runoff management program.

Action CO-4.4.2: Require development within newly urbanizing areas to incorporate runoff control measures into their site design or to participate in an area-wide runoff control management effort, consistent with standards developed by the City.

Action CO-4.4.3: Encourage new development to incorporate features such as grassy swales, multi-use retention or detention basins, and integrated drainage systems to enhance water quality. (*Cross reference PF 3.1.5*)

Action CO-4.4.4: New development projects shall be required to incorporate the use of best management practices (BMPs) in order to protect receiving waters from the adverse effects of construction activities, sediment and urban runoff. BMPs shall be developed and incorporated in the project prior to approval by the City.

Policy CO-4.5: The City shall incorporate Storm Water, Urban Runoff, and Wetland Mosquito Management Guidelines and Best Management Practices into the design of water retention structures, drainage ditches, swales, and the construction of mitigated wetlands in order to reduce the potential for mosquito-borne disease transmission.

Policy CO-4.6: The City shall continue to cooperate and participate with the County, other cities, and the Regional Water Quality Control Board regarding compliance with the joint National Pollutant Discharge Elimination System Permit or any subsequent permit and support water quality improvement projects in order to maintain compliance with regional, state and federal water quality requirements.



## CONSERVATION & OPEN SPACE

### **GOAL CO-5: Support the environmentally sensitive extraction of minerals and the subsequent reclamation of mined areas.**

**Policy CO-5.1:** Ensure that the environmental effects of mining and reclamation on aquifers, streams, scenic views, and surrounding residential uses are prevented or minimized.

**Action CO-5.1.1:** Regulate surface mining operations within the City limits as required by California's Surface Mining and Reclamation Act of 1975 (SMARA), Public Resources Code Section 2207 (relating to annual reporting requirements), and State Mining and Geology Board regulations for surface mining and reclamation practice.



*Surface Mining*

**Action CO-5.1.2:** Coordinate mining operations and urban development to minimize conflicts between residents and mining, particularly where mining is conducted before urbanization. (*Cross reference LU 1.10, LU 1.11*)

**Policy CO-5.2:** Eliminate residual hazards to the public health and safety. (*Cross reference LU 1.10, LU 1.11, LU 1.13, NS 8.1*)

**Action CO-5.2.1:** Establish and require minimum setbacks of future and reauthorized surface mining from adjoining residential land uses.

**Action CO-5.2.2:** Review proposed residential and sensitive land uses adjacent to existing or proposed mining operations for adequate buffering and establish setbacks where necessary to ensure public safety from such uses.

### **GOAL CO-6: Conserve the natural resources and quality of life within the community by reducing local and global air quality impacts.**

**Policy CO-6.1:** Promote infill development as a means to limit vehicle trips and reduce the environmental impacts of new development and land use patterns.

**Policy CO-6.2:** Increase energy conservation Citywide. (*Cross reference H 7.1*)

**Action CO-6.2.1:** Develop educational programs to increase energy conservation at the household and business levels.

## CONSERVATION & OPEN SPACE



Action CO-6.2.2: Develop programs to conserve energy resources at City-operated facilities.

Action CO-6.2.3: Encourage the development of energy efficient buildings and subdivisions.

Action CO-6.2.4: Work with local utility providers to make the public aware of energy rebate programs.

Action CO-6.2.5: Work with community organizations to encourage the inclusion of energy efficient systems in remodels and retrofits of existing development.

Policy CO-6.3: Promote the development and use of advanced energy technology and building materials in Ione. (*Cross reference H 7.1.2, PF 11.3*)

Policy CO-6.4: Promote energy rebate programs offered by local energy providers as a way to bring energy efficiency into older neighborhoods and developments. (*Cross reference H 7.1.3*)

Policy CO-6.5: The City supports local, regional, and statewide efforts to reduce the emission of greenhouse gases linked to climate change.

Action CO-6.5.1: The City will complete a Greenhouse Gas Inventory that provides an inventory of greenhouse gas emissions from manmade sources in the City.

Action CO-6.5.2: The City will prepare a Climate Action Plan (CAP) that identifies desired goals for reducing manmade greenhouse gas (GHG) emissions, establishes resiliency and adaptation programs to prepare for potential impacts of climate change, and provides a phased implementation plan to achieve these goals. The CAP will establish a greenhouse gas emissions reduction target of 15% percent below 2007 levels by 2020, consistent with California Assembly Bill 32, the Global Warming Solutions Act of 2006 (AB32) and the guidance provided in the associated California Air Resources Board Climate Change Scoping Plan approved in December 2008. The CAP will also outline a strategy to achieve 1990 GHG levels by 2020 and an 80% reduction from 1990 GHG levels by 2050 in accordance with California State Executive Order S-3-05.

Policy CO-6.6: The City shall collaborate and consult with regional organizations and local jurisdictions within the City to reduce greenhouse gas emissions.



## CONSERVATION & OPEN SPACE

### GOAL CO-7: Promote waste reduction, reuse, recycling, and composting

Policy CO-7.1: Support recycling efforts by developing a set of programs to educate residents on recycling and provide recycling services. (*Cross reference PF 7.1*)

Action CO-7.1.1: Work with local waste service providers to ensure that all residents receiving services are aware of waste disposal programs, recycling programs and green waste services.

Action CO-7.1.2: Continue to provide curbside recycling and green waste service to all residential properties in Ione. Where this service is not provided, ensure franchise agreements with local providers (ACES Waste Inc. and Amador Disposal Service) include these services to all areas within the City boundaries.

Action CO-7.1.3: Encourage all office, commercial, and multi-family complexes to provide recycling bins and collection service for paper, plastic, glass, and metal.

Action CO-7.1.4: Provide recycling centers at City facilities (e.g., City Hall, libraries) that are available to the public free-of-charge.

Action CO-7.1.5: Provide locations for household hazardous wastes to be recycled.

Action CO-7.1.6: Ensure that all construction projects include plans for the disposal of unused materials, the maximum amounts of source reduction, and encourage the utilization of recycled materials to the maximum extent feasible

Action CO-7.1.7: Work with the Amador County Unified School District to support recycling at school sites by placing easily accessible recycling bins, providing educational programs on recycling, and using recycled products.

Action CO-7.1.8: Ensure that as much of the City's office supply purchases are comprised of recycled or reusable products as possible. Encourage public agencies and local businesses to recycle as much as possible.

Policy CO-7.2: Meet state mandates for solid waste reduction and recycling.

Action CO-7.2.1: Implement the State's source reduction and recycling element (required by the California Integrated Waste Management Act) and the household hazardous waste element (required by PRC 41500-41510).

# CONSERVATION & OPEN SPACE



## GOAL CO-8: Create a system of public parks and recreation facilities and programs including a network of trails that meets the needs of all residents

Policy CO-8.1: Review all proposals for new residential development to ensure each project complies with the City's standards for parkland dedication. All park lands designated for parks or recreational use shall be reviewed by the City to determine adequacy for parks use.

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.



*Park Facilities*

Action CO-8.1.2: Encourage the development of parks adjacent to school sites and other quasi-public and public facilities. (*Cross reference PF 2.2, PF 8.3*)

Action CO-8.1.3: Establish a procedure for determining an appropriate in lieu fee amount that ensures adequate funds to purchase required parkland for which in lieu fees are paid.

Action CO-8.1.4: Adopt and maintain a Noxious Weed Ordinance. The Noxious Weed Ordinance shall include regulatory standards for construction activities that occur adjacent to natural areas to inhibit the establishment of noxious weeds through accidental seed import.

Policy CO-8.2: Ensure that adequate and reliable funding sources are established for the long-term maintenance of parks and trails.

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





## CONSERVATION & OPEN SPACE

partnerships, homeowners associations, or other methods deemed appropriate by the City.

**Policy CO-8.3:** Work towards the creation of a complete network of trails and pathways connecting major areas of the city, which is accessible for all residents. (*Cross reference CIR 2.1, LU 1.8, LU 1.9, LU 1.10, LU 1.11, LU 1.13, LU 1.14, LU 1.16, LU 1.17*)

**Action CO-8.3.1:** Wherever feasible, provide pedestrian and bicycle linkages between existing and future park facilities. (*Cross reference CIR 2.3*)

**Action CO-8.3.2:** Support the development of trails in open space areas, and natural areas used for passive recreation.

**Action CO-8.3.3:** Work with property owners of open space and agricultural areas in the Planning Area to establish a mechanism to allow for public access to such open space areas, in coordination with planned trails systems in the area.

### **GOAL CO-9: Protect open space areas, including preservation of scenic views.**

**Policy CO-9.1:** Create a City-wide standard for the dedication of open space for all development projects and maintaining open space.

**Action CO-9.1.1:** Review all proposals for new development to ensure compliance with the City's standards for open space. (*Cross reference LU 1.10, LU 1.11, LU 1.13, LU 1.14, LU 1.16*)

**Action CO-9.1.2:** Although some recreational uses are allowed in open space areas, the parkland dedication requirements are separate from and in addition to open space dedication requirements.

**Action CO-9.1.3:** Open space can include turf areas, agricultural uses, greens, dog parks, some drainage areas, community gardens and other uses, which will be considered on a case-by-case basis by the City.

**Policy CO-9.2:** Maximize the potential benefits of natural resource mitigation lands within urban development. (*Cross reference LU 1.8, LU 1.10, LU 1.11, LU 1.13, LU 1.14, LU 1.16*)

**Action CO-9.2.1:** As part of the tentative subdivision map, Planned Development, or Specific Plan process in newly developing areas, encourage projects to accomplish the following:

## CONSERVATION & OPEN SPACE



- i. Align roads, trails, and public spaces to take advantage of vistas over open space; and locate trails through open spaces where possible, to maximize these areas as passive recreational uses, and to minimize the destruction of open space areas.
- ii. Locate public parks adjacent to open space lands to create a greater sense of open space and to take advantage of opportunities for scenic vistas and trail connections.

Action CO-9.2.2: Through the development review process, incorporate design features that increase visual access to natural resources. (*Cross reference LU 1.13*)

Policy CO-9.3: Where land designated or proposed to be designated for parks or open space contains Native American, historical, cultural and sacred sites, the City shall consult with the tribe as to the level of confidentiality required to protect the site and as to appropriate dignity to afford the site in any management plan.

### **GOAL CO-10: Conserve agricultural resources within and around the City and promote development which does not interfere with ongoing agricultural operations.**

- Policy CO-10.1: Ensure minimal loss of agricultural lands within the Ione Planning Area through preservation of existing lands and through mitigation measures where necessary.
- Policy CO-10.2: The City shall not approve projects resulting in the loss of prime agricultural lands unless it makes findings that the benefits of the project outweigh the impacts associated with the loss of such agricultural lands.
- Policy CO-10.3: Support infill development, wherever possible, in order to minimize the conversion of agricultural lands when there are usable lands within already urbanizing areas.
- Policy CO-10.4: Limit leapfrog development and support development in areas where a logical extension of public facilities is possible.
- Policy CO-10.5: The City shall not support the development or conversion of any parcel subject to a Williamson Act contract until said contract has been terminated through the nonrenewal method pursuant to Government Code Section 51245.



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# 6. NOISE AND SAFETY









## INTRODUCTION

In order to promote a safe and high quality community, the City must ensure that risks associated with noise and natural hazards are minimized. This element of the Ione General Plan addresses issues related to noise and safety in the community. The setting and known issues related to these topics is described, and frames the goals and policies set forth to address such issues. Additional information related to the setting can be found in the General Plan Background Report, bound under a separate cover. Goals, policies and actions are identified which minimize the exposure to excess noise and reduce foreseeable hazards within the City of Ione.

Please turn to Page 7-2 for a complete listing of contents covered in this Element, with page number references.

Noise, for the purposes of this General Plan, is considered any unwanted sound that interferes with an individual's ability to perform a task or enjoy an activity. While there are sounds that are considered desirable, this element is intended to address unwanted sounds that impact the health, safety, and welfare of the community. Removing or reducing significant sources of noise will improve quality of life for Ione's residents, employees, and visitors.



### IN THIS SECTION

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

Safety is an important aspect in ensuring the general well being of City residents, and it encompasses the prevention of and response to damages caused by manmade and naturally occurring hazards. Ione currently faces a range of safety issues including flooding, wildfires, hazardous materials, geologic and traffic hazards, and crime. The City's prevention of and response to these issues will determine its success in maintaining and attracting residents, businesses and tourists.

### VISION

Ione will retain the character and quality of a small town. Residents will continue to benefit from quiet, safe neighborhoods. The quality of life, and the comfort and safety enjoyed by residents, visitors, and business owners and operators within the City will remain without the exposure to unnecessary risks associated with natural and manmade hazards or intrusion of harmful levels of noise.

### PURPOSE

The purpose of this Noise and Safety Element is to identify and remedy both present and anticipated concerns regarding major sources of noise and safety issues within and surrounding the City. The goals, policies, and actions provided will, when implemented, ensure the comfort and safety of residents in the Planning Area. This element will identify viable solutions to minimize annoyance, potential risk of death, injuries, property damage, economic hardship, and social displacement resulting from noise and safety hazards.

### RELATED PLANS AND PROGRAMS

The Noise and Safety Element relates to several other plans and programs, including the following:



## **California Noise Control Act and Guidelines**

The California legislature enacted the Noise Control Act to address unwanted and hazardous noise as a public health and welfare issue through noise control, prevention, and abatement. The State Office of Noise Control in the Department of Health Services established criteria and guidelines for use in setting standards for human exposure to noise. This Element is consistent with those provisions.

## **California Building Code (CBC)**

The California Building Standards Code is comprised of twelve parts that incorporate public health and safety standards used in the design and construction of buildings in California. The CBC is administered by the California Building Standards Commission. The codes also include standards for energy efficiency and access compliance for persons with disabilities. Seismic design standards provide regulations for earthquake safety in the construction of all buildings in California. Specific wildland-urban interface fire protection standards provide for protection of structures located in areas prone to wildfires. In addition, changes to building standards for persons with disabilities were adopted to introduce federal Department of Justice (DOJ) certification requirements. California continues to strive for barrier-free design in buildings to ensure they are accessible to, and usable by, everyone.

## **California Occupational Safety and Health Administration**

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

## **California Fire Code and International Fire Code**

The California Fire Code and International Fire Code contain regulations relating to construction, maintenance, and use of buildings. Topics addressed in the codes 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 codes also contain 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 building, childcare facility standards, and fire suppression training.

### **California Department of Transportation (Caltrans) Standards**

Caltrans standards establish construction specifications associated with Caltrans facilities and rights-of-way related to transportation noise and safety. The following are the Caltrans rights-of-way in Ione: State Routes 104 and 124 intersect within the center of downtown Ione. State Route 88 is also within the Planning Area of this General Plan. These three state highways are under the jurisdiction of Caltrans and any changes associated with these roadways, or their right-of-ways, must be approved by Caltrans.

### **Central Sierra Planning Council (CSPC)**

CSPC is an association of local governments in the four-county Region. Its members include the counties of Alpine, Amador, Calaveras, and Tuolumne as well as the cities of Amador City, Angels, Ione, Jackson, Plymouth, Sonora, and Sutter Creek. The CSPC serves as a forum for the study and resolution of regional issues.

### **Amador County Transportation Commission (ACTC)**

ACTC serves as the Regional Transportation Planning Authority for Amador County. The primary responsibilities of the ACTC include the administration of Transportation Development Act funds and other state and federal transportation funding within Amador County. ACTC works in partnerships with other agencies and municipalities within its jurisdiction including the County and the cities of Ione, Jackson, Amador City, Plymouth and Sutter Creek. ACTC facilitates implementation of the Countywide Regional Transportation Plan and the Amador County Pedestrian and Bicycle Transportation Plan.

### **California Environmental Quality Act (CEQA)**

CEQA is the State's environmental review process that requires public agencies to identify the significant environmental effects of a project, including potential noise and safety hazards and either avoid the significant environmental effects, where feasible, or mitigate the significant environmental effects, where feasible. This General Plan and all qualifying projects within the Ione General Plan Planning Area will be subject to environmental analysis consistent with CEQA.

### **Plans and activities of the Federal Emergency Management Agency (FEMA)**

FEMA is the federal agency charged with preparing the nation for all hazards and effectively managing federal responses and recovery efforts following any national incident (e.g., major flood, earthquake, tornado, or hurricane). FEMA also initiates proactive mitigation activities, trains first responders, and manages the National Flood Insurance Program and the U.S. Fire Administration. FEMA will coordinate with the City's designated emergency responders.





### **California Emergency Management Agency (CEMA)**

CEMA coordinates overall state agency response to major disasters in support of local government. The office is responsible for assuring the state's readiness to respond to and recover from natural, manmade, and war-caused emergencies, and for assisting local governments in their emergency preparedness, response and recovery efforts. CEMA will review the City's local Emergency Management Plan.

### **Local Floodplain Management Regulations**

Title 18.04 of the City's Municipal Code includes regulations to protect the public health, safety, and welfare of the community through the establishment of floodplain management regulations. These regulations were adopted in order to protect human life and health, minimize the need for expensive flood control projects, minimize flood damages including business interruption, damage to public facilities or other potential losses due to flooding. These regulations pertain to any area subject to flood hazards. Any development that is proposed in flood hazard areas must first obtain a development permit as required by the City's Floodplain Management regulations.

### **Local Emergency Management Plan**

As provided for in State law, local jurisdictions are required to establish plans and ordinances addressing emergency management operations. This includes identifying hazards that may pose a major threat to the City and how to address these potential threats should an emergency occur. CEMA provides requirements and guidelines for such plans. The City of Ione utilizes the Countywide Multi-Hazard Mitigation Plan as its local emergency management plan. This plan is described below.

### **Amador County Multi-Hazard Mitigation Plan**

The Amador County Multi-Hazard Mitigation Plan is a multi-jurisdictional plan that includes the County and the communities of Amador City, Ione, Jackson, Plymouth, and Sutter Creek. The purpose of hazard mitigation and this Plan is to reduce or eliminate long-term risk to people and property from natural hazards and their effects in Amador County. The plan acknowledges that Amador County is vulnerable to several natural hazards including wildfires, floods, and drought. Each hazard is identified, profiled, and analyzed in the plan. The plan and planning process lay out the strategy that will enable Amador County to become less vulnerable to future disaster losses. This plan has been formally adopted by each participating entity and is required to be updated a minimum of every five years.

### **Alquist-Priolo Earthquake Fault Zoning Act (1972)**

This legislation establishes a series of earthquake fault zones along and around surface traces of active fault lines. Local agencies are required to regulate development within these zones to prevent the construction of buildings used for human occupancy on surface traces of active faults. While





there are no active faults within the Planning Area, the General Plan must evaluate the potential. There are faults located east of the Planning Area, as shown in **Figure 6-1**.

### **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.

### **Seismic Hazards Mapping Act (1990)**

This legislation addresses non-surface fault rupture earthquake hazards, including liquefaction and seismically-induced landslides. It includes specific criteria for approving development projects that occur within a seismic hazard zone. While there are no seismic hazards identified within the Planning Area, the General Plan must evaluate the potential, as Amador County lies between two active seismic regions.

### **Surface Mining and Reclamation Act (1975)**

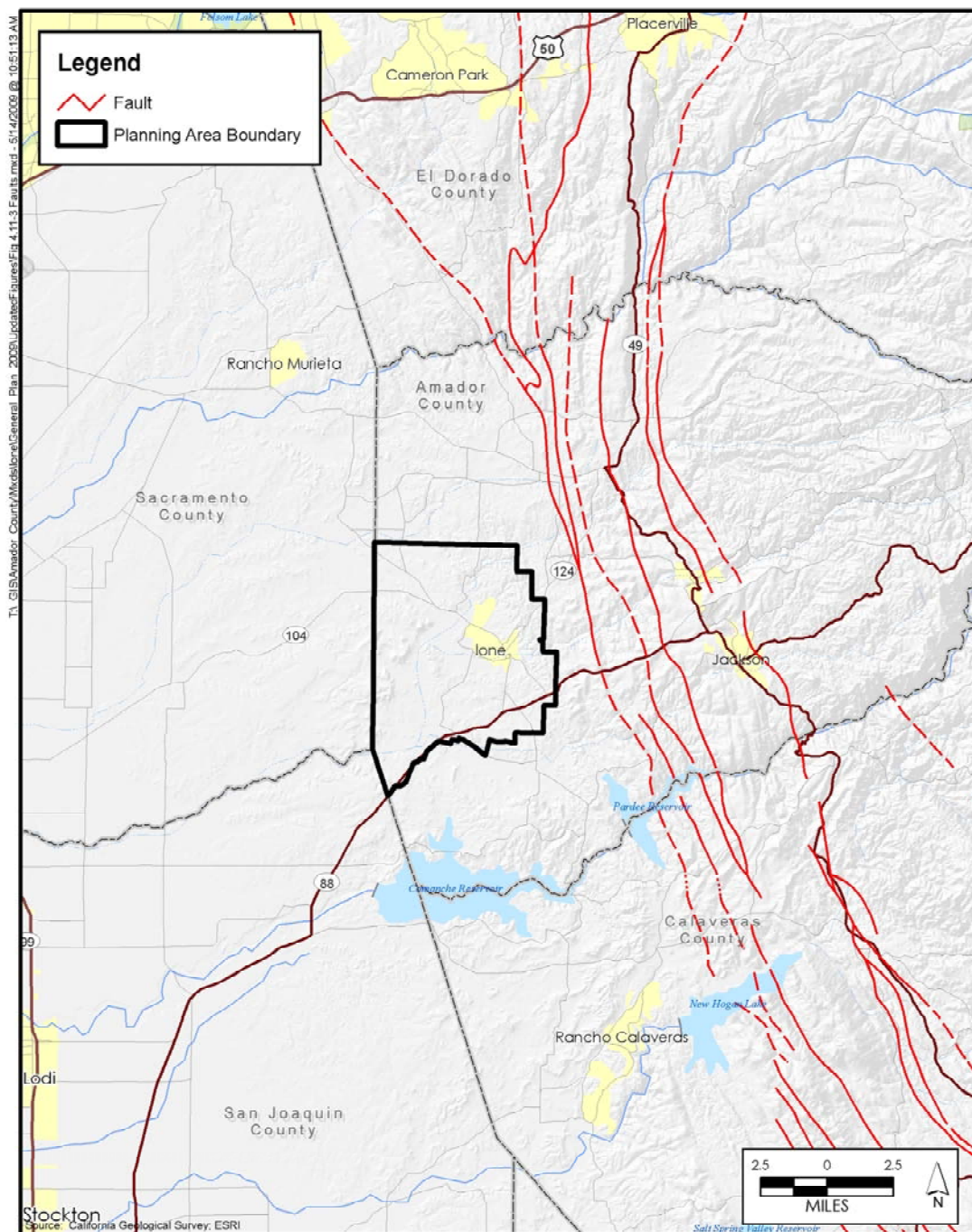
The California Department of Conservation Surface Mining and Reclamation Act (SMARA), provides a comprehensive surface mining and reclamation policy that permits the continued mining of minerals, as well as the protection and subsequent beneficial use of the mined and reclaimed land. The purpose of SMARA is to ensure that adverse environmental effects are prevented or minimized and that mined lands are reclaimed to a useable condition and readily adaptable for alternative land uses.

### **Plans and Actions of the Federal Environmental Protection Agency (EPA)**

The EPA regulates cleanup of groundwater contamination and other pollutants that may be unsafe to humans and the natural environment. There are two cleanup sites within the City and Planning Area, which must comply with the regulations of the EPA. These are the Q Ranch and the MP Associates, Inc. site. These sites are discussed further, below.



**FIGURE 6-1: REGIONAL FAULT ZONES**



City of Ione  
Planning Department

Regional Fault Zones



## RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Noise and Safety Element works in conjunction with the other elements of this General Plan. Most specifically, it relates to the Public Facilities Element with the mutual goal of timely public service and infrastructure provision, and to the Land Use Element, which promotes development policies to ensure land use compatibilities including potential noise and safety issues through appropriate land use planning and site design. Portions of this element also relate to the Circulation Element when projecting transportation noise sources and addressing safety at interfaces between different modes of travel.

## SETTING, ISSUES, AND CONSIDERATIONS

### NOISE

Noise can come from two types of sources: **mobile** and **stationary**.

- **Mobile source** noises are generally associated with transportation, such as roadway traffic, trains, and aircraft. The most significant mobile sources of noise in Ione are State Routes 104, 124 and 88 and other major roadways. Typical noises from railways include the locomotive engine noise, track noises, and warning horn sounds. Each of these noise sources is discussed in greater detail later in this element and policies have been incorporated into this General Plan to address these and other noise sources.
- **Stationary sounds** can be pin-pointed and do not move. Examples of stationary sources in Ione include general service commercial areas (such as automobile repair), outdoor machinery (such as heating/air conditioning systems, which may be found in both residential and commercial areas), outdoor recreational facilities (such as Howard Park, Castle Oaks Golf Club, and outdoor play areas at schools), agricultural operations and machinery, and industrial operations such as blasting, mining, drilling, and use of heavy equipment that may occur in industrial or mining areas. Noise generated at construction



*Noise at stock car races can reach 130 decibels.*

How Loud Is It? Sound Levels for Common Noise Sources

Activity	Noise Level in Decibels
Limit of Hearing	0 dB
Normal Breathing	10 dB
Soft Whisper	30 dB
Library	40 dB
Refrigerator	50 dB
Rainfall	50 dB
Washing Machine	50-75 dB
Normal Conversation	60 dB
Hair Dryer	60-95 dB
Alarm Clock	65-80 dB
Power Mower	65-95 dB
Dumpster Pickup (@ 50')	80 dB
Garbage Disposal	80-95 dB
Noisy Restaurant	85 dB
Train Approaching (Engines)	85-90 dB
Tractor	90 dB
Shouting in Ear	110 dB
Loud Rock Concert	120 dB
Stock Car Race	130 dB
Jet Engine at Takeoff	150 dB

These are typical noise levels. Distance from the source will reduce the noise level. A 10 dB increase doubles perceived loudness. Continued exposure to noise above 85 dB can cause hearing loss; the maximum exposure to 85 dB noise in the workplace is eight hours. A single exposure to 140 dB noise can cause some hearing loss. *Source: National Institute for Occupational Safety and Health.*



sites also falls within the category of stationary sound. Each of these noise sources is discussed in greater detail later in this element and policies and actions have been incorporated into this General Plan to address these and other noise sources.

Generally speaking, any land use where activities of people can be disrupted or annoyed by loud noises is considered noise-sensitive. For example, a residential land use, where people live, sleep, and study, is considered sensitive to noise because noise can disrupt these activities (the passing train, for instance, whose engine noise or warning horn can disrupt sleep).

### GENERAL SERVICE COMMERCIAL AND LIGHT INDUSTRIAL USES

Noise sources associated with service commercial uses such as automotive repair facilities, car washes, loading docks, lumber yards, etc., are found at various locations within the City. The noise emissions of these types of uses are dependent on many factors, and are therefore difficult to quantify precisely. Nonetheless, noise generated by these uses contributes to the ambient noise environment in the immediate vicinity of these uses and should be considered where either new noise sensitive uses are proposed nearby or where similar uses are proposed in existing residential areas.

A number of uses throughout Ione, from dry cleaners to gas stations, maintain stocks of hazardous substances on site, leading to the potential for the accidental release of these substances. Vehicles and rail cars carrying hazardous materials on the railroad lines within the Planning Area and on SR 104, 124 and 88 can bring the risk of an accident involving hazardous substances to large areas of Ione, including downtown.

### HAZARDOUS MATERIALS

Areas in and around the City have historically been used for agricultural and mining activities, as well as uses such as gas stations that have the potential for contamination. Agricultural production of crops may cause contamination from fertilizers and pesticides, and mineral extraction may lead to contamination of arsenic and other hazardous materials.

There are several sites listed in the State of California Department of Toxic Substances Control database within the Planning Area. In particular, there are several Leaking Underground Fuel Tank (LUF) cleanup sites in Ione, and one Spills, Leaks, Investigation, and Cleanups (SLIC) site. The California State Waterboard regulates LUF and SLIC sites, investigating and regulating non-permitted discharges. In addition to LUF and SLIC sites, the Q Ranch, located at 3391 State Route 104 is performing voluntary clean-up of contaminated soil in a localized area of the property, and MP Associates at 6555 Jackson Valley Road is undergoing cleanup, according to the State database (<http://www.geotracker.waterboards.ca.gov/>, January 27, 2009).





### SURFACE MINING FACILITIES

Clay, coal, sand, and gravel mines are located in the Ione Planning Area, as the area is rich in both metallic and non-metallic mineral resources. There are various mining and processing facilities within the Planning Area, including the Uniman Mines, the largest mining operation near the City, located south of Ione. Operations at mining facilities typically consist of the excavation of material using front-loaders and/or self-elevating scrapers, the transfer of that material via truck or conveyor to the processing plant, where it is crushed and screened into various sized products, and the load-out of the material via heavy trucks or trains.



The noise generation of such facilities varies by size, type of equipment, and hours of operation, but noise from processing plant equipment is sufficient to create nuisance to sensitive land uses. Issues associated with these types of uses include early startup hours and the high noise generation of the mining and processing equipment.

Potential safety hazards related to surface mining include the release of gases, dust in suspension, and airborne particles. In addition, mining operations can cause ground-borne vibrations from the machines and explosions. Mining operations can also leave behind large empty pits if not backfilled.

### ROADWAY TRAFFIC

Major roadways within the Planning Area include State Routes 104, 124, and 88, and other major local roadways. State Routes 104 and 124 bisect the downtown area of Ione. This results in noise generated by heavy trucks and other state highway traffic within the City. Arterials and collector streets generally have higher volumes of traffic than neighborhood streets and produce greater noise disturbances within the City. Some arterials and collector streets within Ione are Preston Avenue, Church Street, Main Street, West Marlette Street, Shakeley Lane, Waterman Road and Market Street. State Route 88 is also a major roadway serving the greater Ione area.

Several businesses and industrial land uses in the Planning Area use and transport hazardous materials as a part of their operations, including transportation of loads on the highways, which run through downtown Ione. These roadways require trucks to make tight turns, in close proximity to downtown buildings. As traffic and population increase, the potential for accidents involving hazardous materials and trucks also increases. Noise and safety issues are associated with the routing of state highways through the downtown area.

### RAIL SYSTEM AND RAILROAD CROSSINGS

A Union Pacific rail line runs along the southern boundary of the City connecting Ione with Galt. Historically this rail line has served mining and industrial properties, but it is no longer active.



## NOISE & SAFETY



Policies in this Element address noise and safety issues associated with use of the rail line should this line become active.

Several at-grade railroad crossings exist within the Planning Area. South Church Street is crossed by Amador Central Line and Old Stockton Road is crossed by the Union Pacific line. All rail crossings are signalized to alert drivers and pedestrians to oncoming rail traffic, although only some have crossing arms.

### PARKS AND RECREATIONAL FACILITIES

Recreational areas within the community are often generators of noise. The City's recreational facilities include small parks with benches and historical exhibits and one major recreation facility, Howard Park. Howard Park includes soccer fields, softball, baseball and little league diamonds, half-court basket ball, tennis courts, a Bocci ball court, a playground, and roller hockey area. In addition, a variety of equestrian facilities are located at the park including stables, corrals, an arena, and historic racetrack. Noise generated by these uses depends on the age and number of people using the respective facility at a given time, and the types of activities in which they are engaged. School playing field activities tend to generate more noise than those of neighborhood parks, as the intensity of school playground usage tends to be higher. At organized events such as ball games with large crowds and public address systems, the noise generation is often significantly higher. As with service commercial uses, the noise generation of parks, school playing fields, and the golf course is variable.



### MULE CREEK STATE PRISON

The Mule Creek State Prison (MCSP) is a prison housing adult male inmates. The prison is located in the northern portion of the City, away from the general community, and houses almost 4,000 inmates. Safety issues include the escape of potentially violent inmates. Noise issues include recreation noise and noise from a public address system. Related noise and safety issues include worker shift changes where at certain times there is a large number of personnel going in and out of the facility.

### PRESTON YOUTH CORRECTIONAL FACILITY

The Preston Youth Correctional Facility is a juvenile prison housing male wards. The prison is located at 201 Waterman Road, within the City limits just north of downtown. Safety issues include the escape of potentially violent inmates. Noise issues include recreation noise and noise from a public address system.



### CAL FIRE ACADEMY

The CAL FIRE Academy, located at 4501 Preston Road, provides training in fire protection, fire prevention, law enforcement, administration, resource management, and fire crew management.

Potential noise and safety issues include the use of helicopters, flammable liquids, flammable structures, off-road vehicles, live-fire weapons range, and other activities during training.

### CONSTRUCTION ACTIVITIES

During construction and demolition associated with projects within the Planning Area, noise from construction activities would add to the noise environment in the immediate project vicinity. Activities involved in construction would generate maximum noise levels typically ranging from 85 to 90 dB at a distance of 50 feet. Although construction activities can vary in duration, they are generally temporary in nature and typically occur during normal daytime working hours. Increased noise from truck traffic also typically results from construction activities.

### FLOODING AND DRAINAGE

Flooding has been a documented hazard in the Planning Area since the 1860s. The City is located in the Sacramento-San Joaquin Drainage Basin. Major streams in the area include Sutter Creek, which flows through the center of town, and Mule Creek, which is located at the western city limits. To the west of the City both of these creeks flow into Dry Creek, which flows north of the City, and through the Q Ranch. The City of Ione's flood concerns occur mostly where portions of Sutter Creek flow through the City. Storm water runoff can also pose flooding problems during heavy rains.

### WILDFIRES

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 CAL FIRE analysis of fuels, terrain and weather. The rural setting coupled with hot, dry summers, 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 Ione 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 areas of urban-wildland interface, in order to prevent damages related to wildfires.

Fire protection is provided by the City of Ione Fire Department, the Amador Fire Protection District, the Mule Creek State Prison Fire Department, and CAL FIRE. The services provided by these agencies are addressed in the Public Facilities Element of this General Plan.



## SEISMIC

Amador County lies between two seismically active regions. There is a potential for the generation of damaging earthquakes along faults to the west of the County. The eastern Amador County area contains active faults that are responsible for and form the boundary between each basin or valley and the neighboring mountain range. The nearest fault to the planning area is the Foothill Fault System, which is approximately 7 miles to the east (see **Figure 6-1**). The Foothill Fault System is considered a potentially active fault capable of an earthquake with a magnitude of 6.5 on the Richter scale.

## EROSION

At least half of the soil types found in the planning area are moderately to very severely prone to erosion. Erosion may result in hazards including mudslides, soil instability or other issues which could result in dangerous conditions for residents, and/or damage to structures.

The Ione Police Department (IPD) provides law enforcement services within the City, including traffic enforcement, patrol, and investigation. IPD relies on Amador County Sheriff for specialized team services. Law Enforcement and Police Protection are addressed in the Public Facilities Element of this General Plan.

## ISSUES THIS ELEMENT ATTEMPTS TO SOLVE

This Element provides goals, policies, and actions that address the following issues, many of which were raised at public meetings during creation of the General Plan:

- Developing precautions to prevent flooding and drainage issues when possible, and measures to minimize damage from flooding when preventative actions are insufficient.
- Managing geologic and seismic hazards through rehabilitation and renovation of older buildings, and using inspection as a way to ensure new structures will be safe in the event of any likely geologic or seismic hazards.
- Minimizing the likelihood of traffic and pedestrian accidents by at-grade railroad crossings.
- Preparation and response to major emergencies both within the City and region wide events that could threaten the community and its residents.
- Creating procedures to decrease the likelihood of harm to humans or the ecosystem in the event of a release of toxic or hazardous materials.
- Addressing both real and perceived safety concerns within the community through design of public and private projects, as well as enhanced activities and services.



## NOISE & SAFETY

- Reducing noise from vehicle traffic, especially in residential areas.
- Controlling noise from industrial uses and aggregate operations.
- Minimize hazards and noise issues which result from state highway routes through the downtown areas of the City.

### GOALS, POLICIES, AND ACTIONS

The following goals, policies, and actions identify the standards that the City of Ione will use during planning and development to ensure the safety of residents and to provide an environment free of excessive noise disturbances. Each of the goals listed is followed by specific policies and actions that will be carried out and enforced in order to meet the goals and address the issues identified above.

#### GOAL NS-1: New development will reduce unnecessary noise disturbances.

Policy NS-1.1: Establish the Noise Level Performance Standards in **Table 6-1** and **Table 6-2** to govern maximum allowable sound levels in all new development.

**TABLE 6-1:  
CITY OF IONE EXTERIOR NOISE LEVEL PERFORMANCE STANDARDS FOR  
NON-TRANSPORTATION NOISE FOR NEW PROJECTS**

Land Use Type	Maximum Noise Exposure Level (dBA)	
Land Use	7 a.m. to 10 p.m.	10 p.m. to 7 a.m.
Single-Family Homes	55	45
Multi-Family Residential	60	45

*Notes: The City may impose noise level standards which are more or less restrictive than those specified above based upon determination of existing low or high ambient noise levels.*

**TABLE 6-2:  
CITY OF IONE NOISE LEVEL PERFORMANCE STANDARDS FOR ALL NOISE SOURCES,  
INCLUDING TRANSPORTATION NOISE, FOR NEW PROJECTS**

Noise-Sensitive Land Use	Maximum Noise Exposure Level (dBA)	
Land Use	Outdoor Activity Areas <sup>1</sup>	Interior Spaces
Residential	60 <sup>2</sup>	45
Churches	60 <sup>2</sup>	45
Playgrounds, Neighborhood Parks	70	--

# NOISE & SAFETY



Noise-Sensitive Land Use	Maximum Noise Exposure Level (dBA)	
Schools, libraries, museums	--	45
Nursing Homes/Hospitals	60 <sup>2</sup>	45

*Notes:*

1- Outdoor activity areas are property locations where an individual spends the most outdoor time or where people are likely to congregate. Where the outdoor activity area is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use. Where it is not practical to mitigate exterior noise levels at patio or balconies of apartment complexes, a common area such as a pool or recreation area may be designated as the outdoor activity area.

2 - Where it is not possible to reduce noise in outdoor activity areas to 60 dBA or less using a practical application of the best available noise reduction measures, an exterior noise level of up to 65 dBA may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

The City may impose noise level standards which are more or less restrictive than those specified above based upon determination of existing low or high ambient noise levels.

**Policy NS-1.2:** Ensure the outdoor and indoor areas of new projects will be located, constructed and/or shielded from noise sources in compliance with the City's noise standards. (Cross reference LU 2.4.3)

**Action NS-1.2.1:** Require new development of noise-creating uses to conform with the City's maximum noise levels as shown in **Table 6-1** and **6-2**. (See future noise contours in **Figure 6-3**).

**Action NS-1.2.2:** Require an acoustical analysis as part of the environmental review process when noise-sensitive land uses are proposed in areas where current or projected exterior noise levels exceed the City's standards. The acoustical analysis must be prepared by a qualified person experienced in environmental noise assessment and architectural acoustics and must estimate existing and projected cumulative noise levels and compare those levels to the policies in this element.

**Policy NS-1.3:** Ensure that proposed development likely to exceed the City's standards do not create noise disturbance in existing noise-sensitive areas.

**Action NS-1.3.1:** Require an acoustical analysis as part of the environmental review process when proposed non-residential land uses are likely to produce noise levels that exceed the City's noise standards. The acoustical analysis must be prepared by a qualified person experienced in environmental noise assessment and architectural acoustics and must estimate existing and projected cumulative noise levels and compare those levels to the policies in this element.

**Policy NS-1.4:** Mitigate noise created by proposed non-transportation noise sources to comply with the City's noise standards to the maximum extent feasible.

**Action NS-1.4.1:** Limit construction activity to the hours of 7:00 am to 7:00 pm weekdays and 8:00 am to 6:00 pm weekends, when construction is conducted in proximity to residential land uses.





## NOISE & SAFETY

Action NS-1.4.2: Restrict the hours of operation of loading docks, trash compactors and other noise-producing uses in commercial areas with the potential to significantly impact noise-sensitive land uses.

Policy NS-1.5: Mitigate noise created by the construction of new transportation noise sources to the maximum extent feasible to comply with the City's standards.

Action NS-1.5.1: Require the use of temporary construction noise control measures including the use of temporary noise barriers, temporary relocation of noise-sensitive land uses, or other appropriate measures as mitigation for noise generated during construction of public and/or private projects.

Policy NS-1.6: Ensure that comfortable noise levels are maintained in high-density, mixed-use and transitional development areas.

Policy NS-1.7: Emphasize noise mitigation methods other than soundwall installation.

### **GOAL NS-2: Maintain a safe community and environment.**

Policy NS-2.1: Strive to reduce levels of risk of injury, death, and property damage resulting from reasonably foreseeable safety hazards in the area.

Policy NS-2.2: Cooperate and consult with other local, regional, state and federal agencies and with rail carriers in an effort to secure the safety of all residents of the City of Ione.

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. (*Cross reference CIR 2.8*)

Action NS-2.2.2: Collaborate with Amador County Unified School District and other public entities to offer public safety classes, including but not limited to personal safety, fire safety, and traffic and bicycle safety.

Policy NS-2.3: Prepare for emergencies and disasters prior to their occurrence.

Action NS-2.3.1: Create, adopt and update as needed a local Emergency Management Plan identifying leadership, representatives, coordination and action for responding to emergencies in a timely and efficient manner.

## NOISE & SAFETY



Action NS-2.3.2: Participate in the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS) and comply with the State of California Emergency Services Act.

Action NS-2.3.3: Consult with the County and other cities on the update, adoption, and implementation of the regional Amador County Multi-Hazard Mitigation Plan.

Action NS-2.3.4: Develop and adopt a pre-disaster ordinance for post-disaster recovery and reconstruction that includes provisions for debris clearance, damage assessment, demolitions, re-occupancy and building moratorium criteria, fee waivers and deferrals and expedited permitting procedures for repair and reconstruction.

Policy NS-2.4: Ensure plans are kept current to maintain the City as a safe community in the region.

Action NS-2.4.1: Develop and update risk assessments and emergency management provisions to maintain or improve the safety rating of the community.

Policy NS-2.5: The City shall require written confirmation from applicable local, regional, state and federal agencies that known contaminated sites have been deemed remediated to a level appropriate for land uses proposed prior to the City approving site development. Alternatively, the City may require applicants to provide an approved remediation plan that demonstrates how contamination will be remediated prior to site occupancy. This documentation will specify the extent of development allowed on the remediated site as well as any special conditions and/or restrictions on future land uses.

Policy NS-2.6: Implement measures to address community safety and awareness in the event of the escape of potentially violent persons from the Preston Youth Correctional Facility or Mule Creek State Prison.

Policy NS-2.7: All new roadway construction projects, or projects requiring new or expanded roadways, shall be required to assess impacts to existing railroad crossings and provide improvements as necessary to ensure such crossings remain safe for vehicles, pedestrians, and bicycles.

### **GOAL NS-3: Reduce the possibility of flooding or drainage issues.**

Policy NS-3.1: Support and encourage efforts to limit and reduce the potential for community flooding from local waterways.



## NOISE & SAFETY

Action NS-3.1.1: Support the construction of flood control projects to protect residents and properties within the community.

Action NS-3.1.2: Participate in the National Flood Insurance Program by updating the Local Floodplain Management Ordinance as necessary to help reduce future flood damage. Participation in the National Flood Insurance Program makes federally backed flood insurance available to homeowners, renters, and business owners in the City of Ione. As part of the update, consider adopting more stringent standards than included in model ordinances as a way of improving flood safety and reducing insurance premiums for property owners.

Policy NS-3.2: Manage the risk of flooding by discouraging new development in areas which are likely to flood. (*Cross reference: LU 1.10, LU 1.11, LU 1.13, LU 1.15, PF 6.1*)

Action NS-3.2.1: The City shall not approve new development projects that will result in new or increased flooding impacts on adjoining parcels or upstream and downstream areas, unless it can be shown that corresponding improvements to drainage facilities are sufficient to mitigate any potential impacts. Projects shall mitigate for increases in flooding potential through project-related improvements (either on-site or off-site), as approved by the City Engineer.

Action NS-3.2.2: The City shall develop specific criteria for development in infill areas of the community at risk of flood damage. Criteria will include specific performance measures needed to protect homes and structures from flood damage, while providing property owners with options for development of properties designated for urban development.

Action NS-3.2.3: Preclude development within the 100-year floodplain, as determined by the most recent floodplain mapping available from the Federal Emergency Management Agency or other acceptable source, unless otherwise approved by the City floodplain administrator based on site-specific mitigation.

Action NS-3.2.4: On flood-prone parcels, locate development on portions of the site that are not subject to flooding, consistent with other policies of this General Plan or provide an approved grading plan showing no-net-loss of floodplain storage area.

Action NS-3.2.5: Require every residential lot to have buildable area sufficient to accommodate a residence and associated structures outside the 100-year floodplain. Discourage the use of fill to create buildable area within the 100-year floodplain, except in extreme circumstances consistent with all other applicable policies and regulations, and after review to determine potential impacts to wildlife, habitat and flooding on other parcels.

Action NS-3.2.6: Require vehicular access to the buildable area of all parcels to be at or above the ten-year floodplain elevation.

## NOISE & SAFETY



Action NS-3.2.7: Preclude the creation of lots whose access will be inundated by flows resulting from a ten-year or greater storm event. Bridges or similar structures may be used to provide access over creeks or inundated areas, subject to applicable local, state, and federal regulations.

Action NS-3.2.8: Prohibit new and modified bridge structures that will cause an increase in water surface elevations of the 100-year floodplain, unless analysis clearly indicates that the physical and/or economic use of affected properties will not be adversely affected.

Action NS-3.2.9: The City shall consider including mitigation measures to reduce impacts related to significant storm events and flooding resulting from global climate change, as applicable.

Policy NS-3.3: Discourage the creation of new parcels when the presence of easements, floodplain, marsh or riparian habitat and/or other features would leave insufficient land to build and operate structures. This policy shall not apply to open space lots specifically created for dedication to the City or another appropriate party for habitat protection, flood control, drainage or wetland maintenance. (*Cross reference: LU 1.10, LU 1.11, LU 1.13, LU 1.15*)

Policy NS-3.4: Ensure that adequate drainage exists for both existing and new development.

Action NS-3.4.1: Require all new urban development projects to either incorporate runoff control measures to minimize peak flows of runoff or otherwise implement comprehensive drainage plans. (*Cross reference: PF 3.1.4, PF 3.1.5*)

Action NS-3.4.2: Maintain drainage facilities in order to ensure their proper operation during storms.

### **GOAL NS-4: Reduce the risk of adverse effects to residents or businesses as a result of geologic or seismic instability.**

Policy NS-4.1: Support efforts by federal, state, and local jurisdictions to investigate local seismic and geologic hazards and support those programs that effectively mitigate seismic and safety hazards.

Action NS-4.1.1: Continue to implement the California Building Code to ensure that structures meet all applicable seismic standards.

Policy NS-4.2: Ensure that new structures are protected from damage caused by geologic and/or soil conditions to the greatest extent feasible.



## NOISE & SAFETY

Action NS-4.2.1: Continue to require that all new construction projects complete a geotechnical report or conduct other appropriate analysis to determine the soils characteristics and associated development constraints and impose appropriate measures for geologically sensitive areas.

### **GOAL NS-5: Reduce serious harm to residents, employees, or the environment as the result of an accidental release of toxic or hazardous substances.**

Policy NS-5.1: Work with public agencies and private companies to identify and work towards elimination of potential hazardous releases and comply with state and federal laws.

Policy NS-5.2: Consider the potential impact of hazardous facilities on the public and/or adjacent or nearby properties.

Action NS-5.2.1: Adopt and update local standards, if necessary, above state and federal requirements, for maximum acceptable exposure for the evaluation of hazardous facilities for potential to create hazardous physical effects on-site and at off-site locations that could result in death, significant injury, or significant property damage.

Policy NS-5.3: Ensure the safe storage of hazardous materials and waste. (*Cross reference: CO 4.3.1*)

Action NS-5.3.1: During the review and approval process for development plans and building permits, ensure that secondary containment is provided for hazardous and toxic materials. (*Cross reference: CO 4.3.4*)

Action NS-5.3.2: Require all sites that are suspected or known to contain hazardous materials and/or are identified in a hazardous material/waste search to be reviewed, tested, and remediated for potential hazardous materials in accordance with all local, state, and federal regulations.

Policy NS-5.4: Ensure that all industrial facilities are constructed, maintained, and operated in accordance with current safety and environmental protection standards.

Action NS-5.4.1: Support the continued enforcement of permitting requirements for radioactive materials.

Action NS-5.4.2: Enforce public safety standards for the use of radioactive materials, including the placarding of transport vehicles.

Policy NS-5.5: Ensure public contact with hazardous or toxic materials is limited to the greatest extent possible.





Action NS-5.5.1: Require industries which store and process hazardous or toxic materials to provide a buffer zone between the materials and the property boundaries; the buffer zone must be sufficient to protect public safety, as determined by the City.

Action NS-5.5.2: Consider the impact of proposed industrial development projects with respect to transport of hazardous materials within the city. Locate uses requiring substantial transport of hazardous materials to direct such traffic away from the city's residential and commercial areas.

Action NS-5.5.3: Consult with the Amador County Unified School District in the siting of new school facilities, allowing for the location of such facilities at the necessary distances from rail lines, hazardous materials sites, and highways, as determined by the California Department of Education and Government Code standards.

Action NS-5.5.4: Projects requiring a grading permit or a building permit that would result in any earth disturbance that is located in an area likely to contain naturally-occurring asbestos (based on mapping developed by the DOC) shall prepare an Asbestos Hazard Dust Mitigation Plan that addresses the handling and remediation for NOA sites in accordance with all local, state, and federal regulations for potential hazardous materials. The Asbestos Hazard Dust Mitigation Plan shall include practices to eliminate, to the greatest extent possible, the emission of fugitive dust from grading, excavation, and construction activity in order to protect workers and area residents.

Policy NS-5.6: Ensure that procedures are in place to reduce the chance of accidents in the transport of hazardous materials.

Action NS-5.6.1: Continue to consult with California Emergency Management Agency, the State Department of Toxic Substances Control, the State Highway Patrol, Amador County, and other appropriate agencies in hazardous materials route planning and incident response.

Action NS-5.6.2: Request that state and federal agencies that regulate the transportation of hazardous materials review regulations and procedures, in cooperation with the City, to determine means of mitigating the public safety hazard in urbanized areas.



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### **GOAL NS-6: Design neighborhoods and buildings in a manner that prevents crime and provides security and safety for people and property.**

Policy NS-6.1: Use Crime Prevention Through Environmental Design (CPTED) principles in the design of projects and buildings. (*Cross reference: CIR 2.4.3*)

Action NS-6.1.1: Adopt, and update as necessary, development standards and design provisions consistent with current Crime Prevention Through Environmental Design (CPTED) guidelines. Specifically, incorporate provisions to address the following:

- **Natural Surveillance.** Intended to keep intruders easily observable, natural surveillance provisions maximize visibility of people, parking areas, and building entrances (e.g., doors and windows that look out on to streets and parking areas, pedestrian-friendly sidewalks and streets, front porches, adequate nighttime lighting).
- **Territorial Reinforcement.** Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. This design concept is implemented by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, and fences.
- **Natural Access Control.** A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating a perception of risk for offenders. This design concept is achieved by designing streets, sidewalks, building entrances, and neighborhood gateways to clearly indicate public routes, and also by discouraging access to private areas with structural elements.
- **Target Hardening.** This is accomplished by adding features that prohibit entry or access, including window locks, dead bolts for doors, and interior door hinges.

Policy NS-6.2: Implement measures to minimize future roadway conflicts within urbanized areas.

Action NS-6.2.1: Partner with Caltrans, Amador County, and ACTC to realign (or otherwise remove) state highways away from the downtown area.

# NOISE & SAFETY



## GOAL NS-7: Reduce the probability of fire damage to structures.

Policy NS-7.1: The City shall ensure that the Ione Fire Department has sufficient resources and capabilities to reduce fire hazards, assist in fire suppression, and ensure efficient emergency medical response. (Cross reference: PF 13.1)

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. (Cross reference: PF 13.2)



Fire Service

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,



## NOISE & SAFETY

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. (*Cross reference: PF 1.3, PF 1.3.1*)

Policy NS-7.3: Ensure adequate and appropriate mitigation fees to fund fire protection and emergency medical response facilities. (*Cross reference: PF 1.3, PF 1.3.1*)

Policy NS-7.4: Reduce the risks associated with wildfires in and around the City.

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.

### **GOAL NS-8: Reduce Risks Associated with local surface mining.**

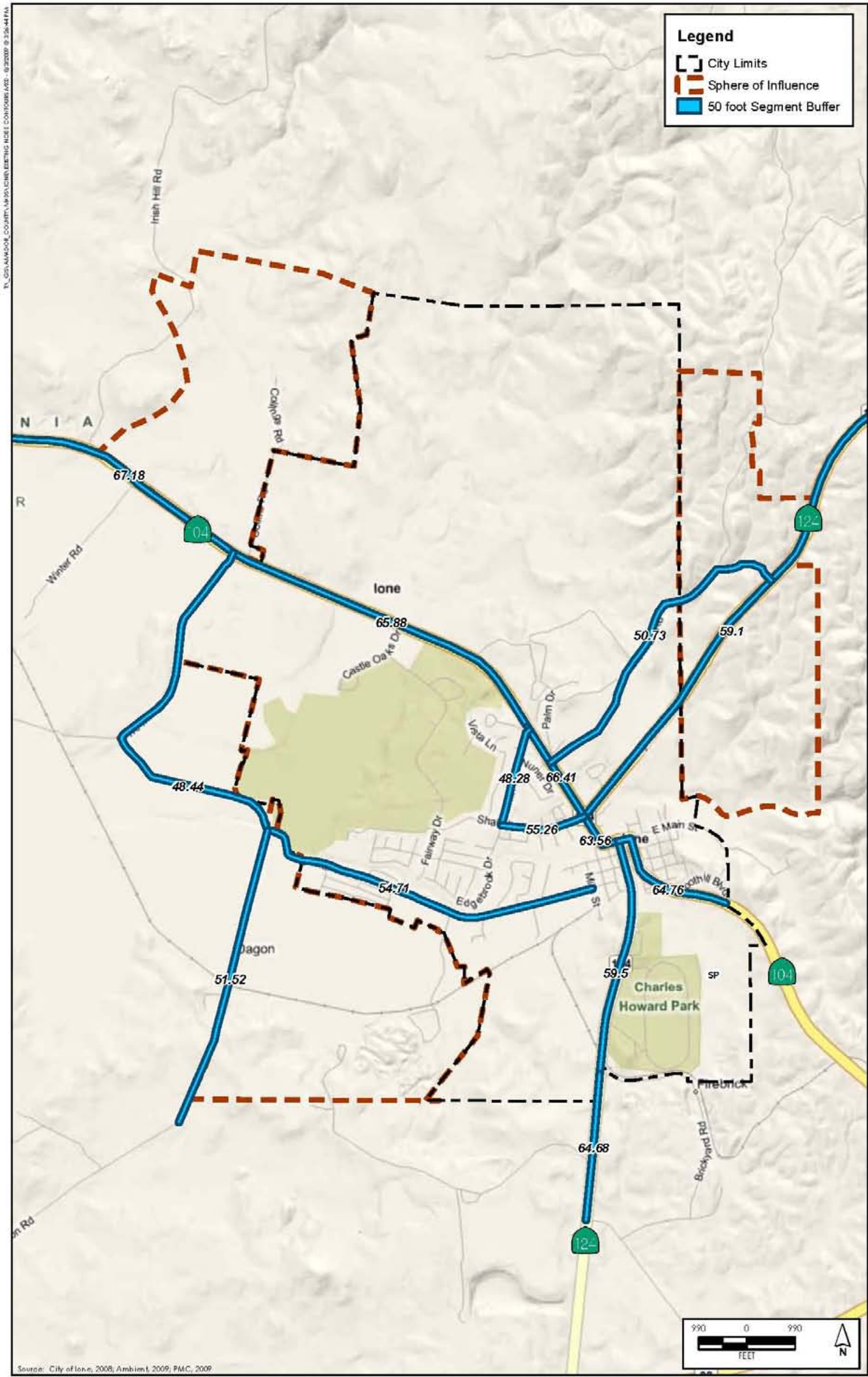
Policy NS-8.1: Ensure public contact with surface mining operations is limited to the maximum extent possible. (*Cross reference: CO 5.2*)

Policy NS-8.2: Work with State and federal agencies to ensure proper permitting of any surface mining operations and the safe closure of any mining operations that are ceasing operations.





FIGURE 6-2: EXISTING NOISE CONTOURS



City of Ione  
Planning Department

Figure 6-2  
Traffic Noise Levels - CNEL at 50ft from Near Travel Lane  
Existing Conditions

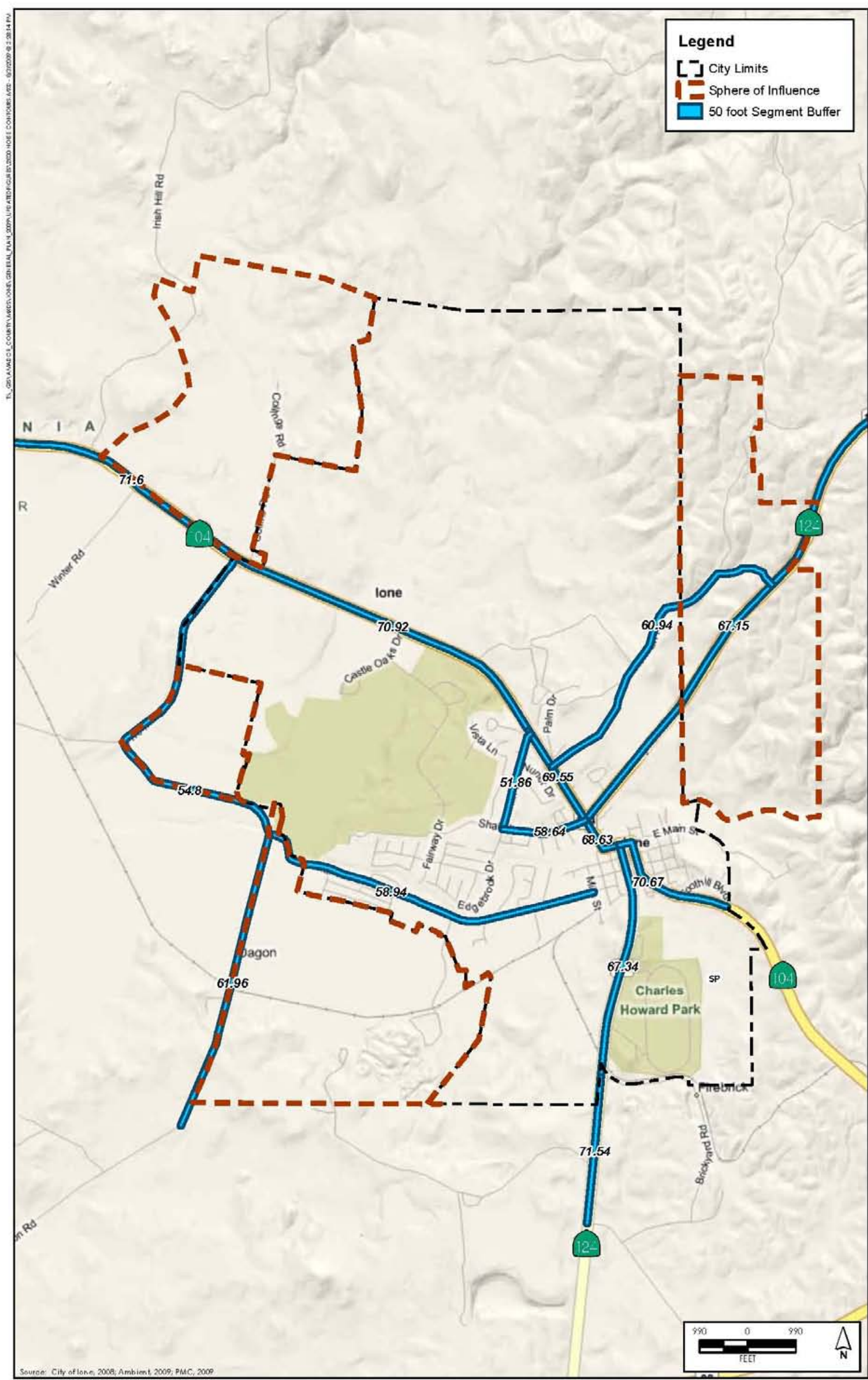




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FIGURE 6-3: FUTURE NOISE CONTOURS



City of Ione  
Planning Department

Figure 6-3  
Traffic Noise Levels - CNEL at 50ft from Near Travel Lane  
2030



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# 7. ECONOMIC DEVELOPMENT









## INTRODUCTION

The Economic Development Element of the General Plan is directed toward creating and maintaining a healthy, diverse economy in Ione that provides a broad range of economic opportunity for all residents. Economic development hinges on the most basic needs of the community, including provision of jobs, creation of tax revenues, and provision of goods and services to the local population. Concentrating efforts on economic development provides more retail, commercial, shopping, and job opportunities for Ione residents and produces more revenue, allowing the City to provide higher levels of service. Besides benefiting the City, the process of economic development also increases economic opportunity for local businesses and property owners. Economic tools are necessary to help revive existing buildings, stimulate new commercial development and catalyze projects, and meet the needs and desires of residents. Ione will promote economic development as a way to provide local commercial and employment opportunities, reduce retail sales leakage to other communities, and improve the quality of life for all City residents.

Please turn to Page 7-2 for a complete listing of contents covered in this Element, with page number references.



## ECONOMIC DEVELOPMENT

### IN THIS SECTION

- Introduction (Page 7-1)
- Vision (Page 7-2)
- Purpose (Page 7-2)
- Related Plans and Programs (Page 7-3)
- Relationship to Other General Plan Elements (Page 7-3)
- Setting, Issues and Considerations (Page 7-4)
- Issues This Element Attempts to Solve (Page 7-6)
- Goals Policies & Actions (Page 7-6)

### VISION

As Ione continues to grow, infrastructure and services will support the increasing population and allow for new commercial retail, office, and general business development. The City will develop high wage jobs in key economic sectors, such as mining and industry, which benefit both the business community and the local workforce. The City will focus business attraction, retention, and expansion efforts on key economic sectors that have the greatest likelihood of success given local conditions. The local economy of Ione is based on both economic conditions and the unique history of the community. Cultural resources and the rich heritage and historical character found in the downtown area remain important features of the City. Special resources such as the Preston Castle persist as places residents and visitors of the community travel to, both for special events and to simply enjoy the setting. The natural beauty of the community and its surroundings is a key part of the community's identity, and serves as an asset in promoting economic development. The City will maintain and enhance community quality of life as a key competitive advantage in creating jobs and business growth.

### PURPOSE

This Economic Development Element identifies the City's strengths and weaknesses as it seeks to provide a full range of employment, housing, retail/service, and entertainment options to residents. This Element establishes goals, policies, and actions to improve the City's prosperity, maintain regional competitiveness, ensure accessibility to assets, market the City, and encourage more commercial development and job generating land uses within Ione.



## **RELATED PLANS AND PROGRAMS**

The Economic Development Element relates to several other plans and programs, including the following:

### **A Study in Economic Development Strategies for the City of Ione (2003)**

This report contains an analysis of the market potential for business development within with City, and in particular, the downtown area. The study also forecasts the future outcome of the retail potential of the City. It identifies retail market demands, what can be supported, and what areas need improvement to attract adequate retail businesses. This study also makes suggestions for how the City can work towards these goals in the future, such as incentives and other measures.

### **Development Impact Fee Study**

The City maintains a Development Impact Fee (DIF) Schedule to apply costs associated with service provision to new developments as they occur. Areas of service including police, fire, emergency medical service, water, sewer, schools, roadways, City facilities and other infrastructure and services were considered in the DIF. Regular updates to the DIF Schedule are needed as conditions and costs change over time.

### **City of Ione Downtown Revitalization Plan**

The Downtown Revitalization Plan was adopted in May 1994. The intent of the plan is to examine the business climate, land use and infrastructure issues, and to provide a retail and tourism market analysis as part of the development of a comprehensive strategy for implementing downtown revitalization. The goals of the Plan include creating a framework for future efforts, to include the City government, private businesses, and interested citizens and to make the performance of the business sector a priority. While the general goals of this plan are still relevant, other plans, including this General Plan, a future Redevelopment Plan, and master planning for the downtown will take precedence in efforts to develop and improve downtown Ione.

### **Business and Community Associations**

The business and community associations work with the City to promote downtown business development. The associations encourage economic development through city beautification, hosting events, and provides marketing for local businesses.

## **RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS**

Economic prosperity requires an adequate supply of land and uses, a strong, adequately trained local workforce, trade opportunities, a sound infrastructure system, and financing mechanisms. This Economic Development Element is tied to the Land Use Element through policies related to lot coverage, density, intensity, and infill of underutilized properties. The Public Facilities Element



## ECONOMIC DEVELOPMENT

relates to the Economic Development Element in establishing goals and policies for the City's infrastructure improvements, community services, and public facilities. This Element is also closely related to the Circulation Element, which contains policies related to improving circulation and access that support economic development.

### SETTING, ISSUES, AND CONSIDERATIONS

#### RETAIL AND SERVICES

Ensuring sufficient retail and service commercial facilities is an overarching need of the City. The two primary shopping areas within the central core of Ione, downtown and the small shopping center adjacent to downtown, do not provide complete basic needs, resulting in residents frequently shopping in other cities. Various strategies and reports have been utilized in the City in years past to entice additional retail and service development, with limited success.



Ione's commercial core generally runs a few blocks along Main Street. An expansion of the downtown area could include additional blocks along Jackson Street, providing greater retail and office opportunities. The existing retail buildings and assets are aging, but considered a part of the charm of Ione's historic downtown character. Revitalization and intensification of the downtown would improve the overall image and atmosphere within Ione and would make the downtown more vibrant and economically stable. Expansion of the downtown retail area would need to consider the renovation and refurbishment of existing buildings, as well as development standards necessary to entice development and reuse of such facilities and parking

#### SMALL TOWN QUALITY OF LIFE

Ione's small population, central downtown area, and numerous historic resources provide residents and visitors with a sense of community and local character. While the City aims to make room for more development, economic development efforts will balance the needs of the existing population and the anticipated growth. Downtown businesses will remain focused on providing goods and services to the residents of Ione.

#### ENTERTAINMENT AND TOURISM

The City is seeking additional means of providing both entertainment to its residents and regional attractors to increase tourism and visitation to the community. These are high priorities for both downtown and Citywide commercial development, as established in community meetings and via direction provided by the City Council.

The Castle Oaks Golf Course is one of two golf courses located in Amador County that attracts visitors from throughout the region. Howard Park and the Ed Hughes Memorial Arena provide a



## ECONOMIC DEVELOPMENT



wide range of recreation opportunities which bring people to Ione. Howard Park includes regional sports facilities for soccer and baseball. The Arena hosts many special events for local and regional groups, drawing visitors to the City. Ione's scenic vistas and open spaces draw bicyclers to the region. Additionally, Ione has several historical attractions, including the Preston School of Industry (known as The Castle) and the historic downtown. There are several lakes in the region with fishing, camping, and boating, such as Pardee Reservoir, Camanche Reservoir, and Lake Amador. Special events in Ione include Ione Homecoming (an annual community picnic celebration and parade at Howard Park), street fairs, Christmas parade, and other community celebrations and gatherings. As Ione grows, these attractions can provide a backbone to tourism-generated income.

## EMPLOYMENT

Major employers in the City include the State of California, who employs workers at the Mule Creek State Prison, the Preston Youth Correctional Facility, and the CAL FIRE Training Academy. Since these state facilities operate at all times and bring workers from throughout the region, many opportunities exist for attracting these employee's retail and restaurant spending. Additional employers within the City and the surrounding area include mining and agricultural operations and community service employment. Development opportunities exist for industrial and office development in the Industrial Park and Triangle Policy areas (see Land Use Element), and for office uses downtown, in the Preston Reuse Policy Area (see Land Use Element), and other parts of the City. As these areas are developed or intensified, more employment opportunities will become available in the City.

## HISTORIC SITES

The Preston Castle is a treasured resource and attraction for the City of Ione. Built between 1890 and 1894, the Castle is the most significant example of Romanesque Revival architecture in the Mother Lode. The facility is listed as California Registered Historical Landmark No. 867 and on the National Register of Historic Places (NPS-75000422). It was originally built to house the Preston School of Industry. However, new facilities were completed for the school in 1960 and the castle was closed.

Additional historic sites and features of the City include the Ed Hughes Memorial Arena and racetrack, located at Howard Park. The racetrack is one of the oldest of its kind still in existence. Additionally, the Ione Community Cemetery, next to Howard Park on Church Street, reflects the pioneer history of Ione and dates back to 1852. Numerous buildings in downtown Ione represent Ione's history and present a resource and attraction for the City.





## ECONOMIC DEVELOPMENT

### ISSUES THIS ELEMENT ATTEMPTS TO SOLVE

This Element provides goals, policies, and actions that address the following issues, many of which were raised at public meetings during creation of the General Plan:

- Downtown buildings are a treasured historic resource, and maintenance and preservation of such resources are critical to the success of downtown.
- Sales revenues which could support the community are being lost as shoppers travel to surrounding areas to make many purchases.
- Ione provides attractions for tourists but lacks sufficient entertainment and dining options to support residents and visitors to the community.
- Parking requirements in downtown are a negative factor for attracting businesses to Ione.
- The City should achieve a jobs-housing balance by ensuring a balanced supply of job generating land uses and residential uses.

### GOALS, POLICIES, AND ACTIONS

The goals of this element are as follows and are listed subsequently with corresponding policies and actions:

**GOAL ED-1: Diversify Ione's economy by facilitating and encouraging land uses providing substantial and sustainable fiscal benefits to the City and residents.**

Policy ED-1.1: The City shall ensure an adequate supply of commercially viable land for future development.

Action ED-1.1.1: As part of the General Plan Annual Report, identify need for additional locations for office, industrial and retail uses.

Action ED-1.1.2: Target grants, redevelopment programs, and other incentives to underutilized and vacant sites more adequately suited for vibrant and successful revenue-generating uses.

Action ED-1.1.3: The City shall pursue annexation of lands within the Sphere of Influence as necessary to ensure an adequate supply of developable land, consistent with LAFCo proceedings. (*Cross reference: LU 1.4, LU 1.5*)

# ECONOMIC DEVELOPMENT



- Policy ED-1.2: The City shall improve the viability of commercial retail and office space within the community.
- Action ED-1.2.1: Offer incentives to business owners and property owners for facade improvements, historic rehabilitation, and other building improvement programs in the downtown.
- Policy ED-1.3: The City shall support the retention and ongoing operation of mining and industrial uses within and around the City, including the successful neighboring of such uses with surrounding areas.
- Action ED-1.3.1: Actively work with property owners and developers to facilitate development of the planned industrial and office parks in the Industrial Park and Triangle Policy Areas south of the central City and elsewhere as designated by this General Plan. (*Cross reference: LU 1.10, LU 1.17*)
- Action ED-1.3.2: Foster retail and restaurant uses to support new industrial and office development.
- Action ED-1.3.3: Require heavy industrial uses and mining to include transitions in intensity, buffers, or other methods to reduce potential impacts on residential uses. Buffers may include land designated for other uses, such as agriculture, commercial, or open spaces.
- Policy ED-1.4: The City shall support non-profit business and merchant associations which aim to promote a strong business base, encourage joint marketing, and improve the City's business climate.
- Action ED-1.4.1: Collaborate with local businesses and merchant associations to promote and advertise local events and attractions.
- Action ED-1.4.2: Work with local non-profit and historical preservation groups and others to identify potential tourism-oriented market opportunities and to develop strong links between local businesses and regional tourist markets.
- Policy ED-1.5: The City shall provide a variety of housing types within and around Ione to support a diverse economy, including entry-level housing, senior housing options, and executive housing. (*Cross reference: H 5.5.1*)
- Policy ED-1.6: The City shall update the Zoning Code to provide flexibility within the downtown and downtown transition areas to facilitate economic development, including home-based businesses and telecommuting. (*Cross reference: LU 2.1.3*)



## ECONOMIC DEVELOPMENT

### **GOAL ED-2: Encourage expansion of retail and services to meet local demands and generate tax revenues for the City.**

Policy ED-2.1: The City shall support and foster increased commercial activity among businesses within the community. . (*Cross reference: LU 2.3.1*)

Action ED-2.1.1: Work with local business organizations, merchant groups, and local brokers and developers to attract companies that will serve Ione's specialty retail, some regional needs (e.g., electronics, home décor, crafts and art, fashion-oriented department stores, children's stores, beauty and spa), and other amenities to serve the community (e.g., restaurants, coffee shops, specialty businesses, ethnically diverse enterprises, and services).

Policy ED-2.2: The City shall strategically locate regional retail and commercial properties to take advantage of the local and regional transportation corridors (e.g., State Routes 104 and 124).

Policy ED-2.3: The City shall identify and target retail expansion and attraction efforts on companies and institutions that provide jobs with benefits and competitive wages for Ione residents. (*Cross reference: LU 2.3.1*)

Policy ED-2.4: The City shall promote local Ione businesses by encouraging residents and employees to obtain their goods and services locally.

Policy ED-2.5: The City shall promote its growing labor force and availability of both land and infrastructure as assets to attract new businesses to the community.

### **GOAL ED-3: Revitalize downtown and other existing businesses with a mix of uses and gathering places and attractions for daytime and nighttime activities.**

Policy ED-3.1: The City shall continue to improve the downtown in order to create an economically diverse and financially successful district with offices, businesses, retail, services, entertainment, residential uses, and public spaces. (*Cross reference: LU 1.9*)

Action ED-3.1.1: Encourage re-occupation of existing buildings within downtown. (*Cross reference: LU 3.1.1*)

# ECONOMIC DEVELOPMENT



Action ED-3.1.2: Prepare a Downtown Marketing Plan or Economic Development Plan that targets potential new businesses, including restaurants, retail, high quality commercial, and entertainment venues.

Action ED-3.1.3: Promote “buy local” campaigns to encourage Ione residents to shop in Ione’s businesses instead of traveling to other communities to make purchases.



Action ED-3.1.4: Complete an assessment of infrastructure deficiencies in the downtown and ensure that infrastructure is adequate to support planned intensity and density of land uses, including provision of adequate parking. (*Cross reference: PF 1.1, CIR 1.8*)

Action ED-3.1.5: When historic architectural resources that are either listed in or determined eligible for inclusion in the NRHP or the CRHR, or the local historical registry, are proposed for demolition or modification, require an evaluation of the proposal to determine whether the project proposal would result in an adverse impact on the historic resource. If an adverse impact to the resource is identified, feasible measures shall be identified to mitigate the impact, which may include modification of the design, reuse of the structure, or avoidance of the structure.

Action ED-3.1.6: Promote community participation in the preservation of historic resources in the City.

Policy ED-3.2: The City shall encourage an entertainment district in downtown, with a theater complex, restaurants, and other entertainment uses.

Policy ED-3.3: The City shall use Redevelopment and other financial tools to enhance economic development. (*Cross reference: CIR 3.3, H 4.4, LU 3.1.6*)

Action ED-3.3.1: Create and utilize a Redevelopment Agency to coordinate and implement downtown improvement projects.

Action ED-3.3.2: Finalize the City’s Redevelopment Plan and establish a Redevelopment District within Ione.

Action ED-3.3.3: Work with property owners and developers to attract private investment to redevelopment sites.



## ECONOMIC DEVELOPMENT

Action ED-3.3.4: Supplement private and public funds through use of Community Development Block Grants and other outside funding mechanisms whenever possible to stimulate economic development in the City.

Policy ED-3.4: The City shall utilize infrastructure strategies that support development in infill areas including vacant and under utilized lots within the downtown area. (*Cross reference: H 4.5*)

Action ED-3.4.1: Continue to revise the Zoning Code to provide flexibility for special infill and redevelopment situations including incentives for development within the downtown area. (*Cross reference: CIR 1.8.1*)

**GOAL ED-4: Attract and retain a balance of businesses that provide a full range of quality career choices, serving entry-level as well as highly trained workers**

Policy ED-4.1: The City shall increase the number of jobs within Ione by coordinating economic development efforts with the needs of local businesses.

Action ED-4.1.1: Provide labor market information to local educational institutions and youth and adult training agencies for planning and curricula purposes on an annual basis.

Action ED-4.1.2: Promote and support business activities that support schools, such as school partnerships, City student internships, faculty internships, and job shadowing.

Action ED-4.1.3: Foster an on-going connection with existing industries to retain businesses by effectively responding to concerns, whenever possible.

Policy ED-4.2: The City shall encourage Ione residents and employees to live and work in the community.

Action ED-4.2.1: Work with local businesses and merchant groups to support “jobs first” and “first hire” programs to optimize hiring Ione residents.

Action ED-4.2.2: Promote housing development for all income-levels which are compatible with the employment opportunities within the City. (*Cross reference: H 4.2*)

Policy ED-4.3: The City shall establish programs to attract new businesses.



# ECONOMIC DEVELOPMENT



Action ED-4.3.1: Annually update the Framework for Planning, Entitlement Review, and Development, providing developers and interested landowners with the information necessary to quickly apply for development permits within the City.

Action ED-4.3.2: Identify target businesses and retail sectors which will be most compatible with the needs of the community and the existing business and retail options available to residents.

Action ED-4.3.3: Establish a process or program to provide expedited review of development applications for targeted projects in key development sites.

**GOAL ED-5: Promote the City as a regional destination with a recognizable City identity and brand, while retaining the small town quality of life.**

Policy ED-5.1: The City shall increase the number of visitors to Ione by promoting the many attractions and activities within the City.

Action ED-5.1.1: Partner with regional tourist destinations to promote Ione as a family destination or day-trip from nearby hotels, wineries, and casinos.

Action ED-5.1.2: Advertise the many activities and diverse resources of Ione including, but not limited to, the Castle, historic downtown, Howard Park, equestrian opportunities, wineries, golfing, bicycling, lakes, fishing, camping and other outdoor recreational opportunities.



*The Castle*

Action ED-5.1.3: Create a recognizable city brand, which emulates the resources of the community and draws interest from a diverse population of visitors.

Policy ED-5.2: The city shall protect and enhance the historic character of the downtown. (*Cross reference: LU 1.9*)

Action ED-5.2.1: Identify programs such as historic tax credits which could provide support to the City's preservation efforts.



## ECONOMIC DEVELOPMENT

Action ED-5.2.2: Seek out grants and participate in federal and state historic preservation programs, including Main Street USA and Preserve America, in order to provide funding and resources for downtown redevelopment and improvement.

Action ED-5.2.3: Develop historic preservation and sign ordinances that allow flexibility to property owners to maintain and enhance their buildings downtown while preserving their historic character.

Action ED-5.2.4: Develop pattern books and other design manuals to assist property owners in developing effective and cost efficient façade enhancements of existing buildings.

Policy ED-5.3: The City shall enhance entertainment options for residents and visitors.

Action ED-5.3.1: Work with local businesses to host special events within the downtown and at key attractions, such as Howard Park and the Castle.

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## 8. PUBLIC FACILITIES







## INTRODUCTION

Creating a successful, healthy community requires good land use planning, development of sound infrastructure systems, and the provision of public services to meet the needs of the community. This Element of the Ione General Plan addresses issues related to the public facilities serving the community. The setting and known issues related to these topics is described, and frames the goals and policies set forth to address such issues. Additional information related to the setting can be found in the General Plan Background Report, bound under a separate cover. Goals, policies and action items are identified which ensure that the planned local government services are adequate to serve the community and to meet expectations and needs of residents and businesses.

Please turn to Page 8-2 for a complete listing of contents covered in this Element, with page number references.

This Element of the General Plan addresses the following public facilities:

- Water Service;
- Sewer Service;
- Stormwater Drainage;
- Solid Waste;
- Public Schools & Libraries
- Civic Buildings;
- Electricity & Gas;
- Communications;
- Police and Fire Protection
- Cemeteries





### IN THIS SECTION

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

### VISION

Ione's public facilities and infrastructure will continue to be able to adequately serve the demands of the community. Public facilities in Ione will continue to support and enhance the quality of life for residents and the ongoing success of industry and commerce. The current infrastructure and facilities should remain in excellent condition to serve all residents, workers, and visitors. In addition, long-term planning and future development activities will guide the expansion of public facilities and services.

All properties within the City will have adequate utility service, including water, sewer, drainage, solid waste, electrical and natural gas systems to support the population and protect property and the environment. The City will strive to resolve any infrastructure and facilities issues with other agencies through partnerships and collaboration. Ione will have adequate capacity for water demands, sewer treatment, and storm water drainage.

Quality education will be available to people of all ages. School and library facilities will meet the needs of a growing population. New schools will be built to serve neighborhoods and school plans will be designed with shared facilities (such as gyms, parks, and libraries) to reduce cost and optimize use. Events and activities coordinated with local and regional schools will support a cohesive social community within the City. Adults may continue life long learning and vocational training at a local community college, preferably located in Ione.

Ione will provide high quality, reliable, and quick emergency response and public safety services. Proactive efforts, such as patrols, inspections, and risk management, will reduce the number of emergencies. In addition, faster and better response will ensure that lives are saved and property is protected.

# PUBLIC FACILITIES



## PURPOSE

The Public Facilities Element identifies the types and levels of service necessary to support a healthy and viable community. Public services are an important part of the health and well-being of the community, as everyone depends on their provision. The goals, policies, and action items provided in this element will ensure that the City provides high levels of reliable service to its residents, workers, and visitors.

## RELATED AGENCIES, PLANS AND PROGRAMS

The related agencies, plans, and programs section provides a brief summary of the other factors that may influence how the City's General Plan policies are implemented.

### CITY OF IONE

#### Capital Improvement Program (CIP)

The City of Ione maintains a CIP that identifies multi-year capital projects and equipment purchases that will enhance the City's major facilities and operations. The CIP also includes planning schedules and identifies potential financing options.

#### Wastewater Master Plan

The City of Ione is pursuing a Wastewater Master Plan, which will include proposals for wastewater service provision in the City. The Master Plan will address wastewater treatment, disposal, and reuse facility needs. The Plan will include steps to meet treatment requirements, determine repair and replacement needs, and improve reliability and performance of wastewater facilities.

#### City of Ione Police Department

The Ione City Police Department (PD) provides law enforcement services, including traffic enforcement, patrol, and investigation. The Ione PD relies on Amador County Sheriff's Office for specialized team services. The Ione PD jurisdiction includes all areas within the City limits and it provides mutual aid to the Sheriff's office for the unincorporated area within the City's SOI, as well as a larger service area. As areas are annexed into the City, they are served by the Ione PD.

#### City of Ione Fire Department

The City of Ione Fire Department (FD) provides fire prevention, fire protection, fire suppression, basic life support (BLS), low-angle rescue, and water rescue services. For calls involving emergency medical services, FD provides BLS response until American Legion Ambulance Service arrives to perform advanced life support and ambulance transport. The FD provides services to all areas within the city limits, including both of the prisons and the state fire academy (all are located within the city limits), plus a primary response area defined through an automatic aid agreement with Amador Fire Protection District. Emergency calls for the entire County are received by the Amador



## PUBLIC FACILITIES

County Sheriff's Office, which transfers calls to the fire dispatch center at CAL FIRE in Camino. The FD is then dispatched for all calls within its primary response area.

The FD has a Master Plan with set goals and objectives to outline its future. The Master Plan lists out specific time frames for implementing certain tasks, based on an immediate, short, medium, and long range plans spanning up to 20 years. Typical goals include specifying equipment needs, staffing goals, improving fire protection coverage, infrastructure upgrades, and new facilities.

### AMADOR COUNTY & REGION

#### **Local Agency Formation Commission (LAFCo) of Amador County**

LAFCos are State-mandated quasi-judicial countywide commissions. They oversee boundary changes of cities and special districts, the formation of new agencies, and the consolidation or reorganization of special districts and cities. Amador LAFCo will consider any subsequent changes to the City's Sphere of Influence boundary, annexation requests, or changes to service districts or boundaries affecting the City.

#### **Amador County Sheriff's Office**

The Amador County Sheriff's Office (ACSO) provides patrol, investigation and dispatch services. The Sheriff's Office serves areas outside of the city, and is also responsible for responding to law enforcement calls and provides patrol and investigative services in unincorporated Amador County. ACSO also provides emergency 911, law enforcement, and ambulance dispatch services throughout Amador County, and operates the Amador County Jail.

#### **Amador County Unified School District (ACUSD)**

The City of Ione is served by the Amador County Unified School District (ACUSD). ACUSD operates two public schools, Ione Elementary and Ione Junior High, within the City limits.

#### **Amador Water Agency**

Water service to Ione is provided by the Amador Water Agency (AWA). The City gets its water from the Tanner Reservoir, transported via the Ione Pipeline, to the Ione Water Treatment Plant, where the water is treated and distributed to residents.

#### **Amador Water Agency Urban Water Management Plan**

The Urban Water Management Plan (UWMP) is utilized by the AWA for the management of the Agency's water supplies and water demands covering a range of normal and drought conditions. The UWMP provides information and protections regarding water supply availability and future water demands for AWA's service areas.

## **PUBLIC FACILITIES**



### **Amador County Solid Waste Management Regional Agency**

The Regional Agency is composed of representatives from each jurisdiction in Amador County and manages the solid waste contracts. Solid waste services are contracted out to private service providers.

### **Pacific Gas and Electric Company**

Pacific Gas and Electric Company (PG&E) is the only electrical and natural gas service provider in the area and has the facilities to transmit and distribute electricity and natural gas.

### **AT&T**

AT&T is the only local wired telephone service provider in the area and has the facilities to provide telephone service.

### **Volcano Communication**

Volcano Communications is the only cable television service provider in the area and has the facilities to provide cable television service.

## **STATE OF CALIFORNIA**

### **California Integrated Waste Management Act**

The California Integrated Waste Management Act (CIWMA) requires each city and county to prepare, adopt, and submit to the California Integrated Waste Management Board a source reduction and recycling element (SRRE) that demonstrates how the jurisdiction will meet the mandated diversion goals.

### **California Highway Patrol**

The California Highway Patrol (CHP) provides law enforcement and patrol services throughout Amador County on state highways, freeways, and unincorporated roadways. The CHP has primary jurisdiction on roads used for hazardous materials transport. In addition, cell phone emergency (911) calls are automatically routed to the CHP.

### **CAL FIRE**

The California Department of Forestry and Fire Protection (CAL FIRE) is responsible for responding to wildland fires in the area around the City of Ione. In addition, CAL FIRE provides mutual aid assistance to the Ione Fire Department.



## PUBLIC FACILITIES

### Mule Creek State Prison Fire Department

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 also provides response within the City's primary response area when specifically requested.

### RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

This Element is closely related to the Land Use, Conservation, Noise and Safety and Circulation Elements. Public utility infrastructure must support the varied land uses and often shares the same rights-of-way with circulation routes. The Land Use Element specifies locations for major public facilities such as schools, water treatment plants, and government buildings. The Noise and Safety Element ensures public facilities are adequately protected from hazardous conditions. The Conservation Element deals with water conservation, recycling and quality, which relate to overall water provision issues addressed in this Element. The Conservation Element addresses public parks and recreation opportunities which may share facilities with the agencies identified in this element. In addition, the Conservation Element addresses historic and cultural resources..

### SETTING, ISSUES, AND CONSIDERATIONS

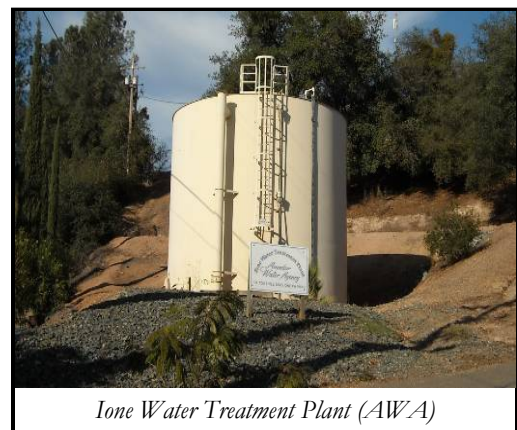
The Issues and Considerations section briefly describes the issues determined to be of most importance to the City Council and residents. These issue topics were gathered through extensive community outreach and comments from both the public, elected leaders, and City staff. These issues and considerations provide background information and further provide a framework to create and interpret the General Plan policies.

For the reader's reference, **Figure 8-1** shows the location of the public facilities discussed in this element.

### WATER PROVISION

Residents desire a safe and reliable municipal water supply for drinking and for fire protection. The Amador Water Agency (AWA) provides wholesale, retail, raw, and treated domestic water to most of Amador County's residences and businesses, including those within Ione. The water system for Ione serves the residents of the City plus other areas in the unincorporated western portion of the County.

The limiting factor in AWA's water provision to residents in the County is the available water treatment capacity. As the City grows, there will be a need for increased water treatment capacity serving Ione.



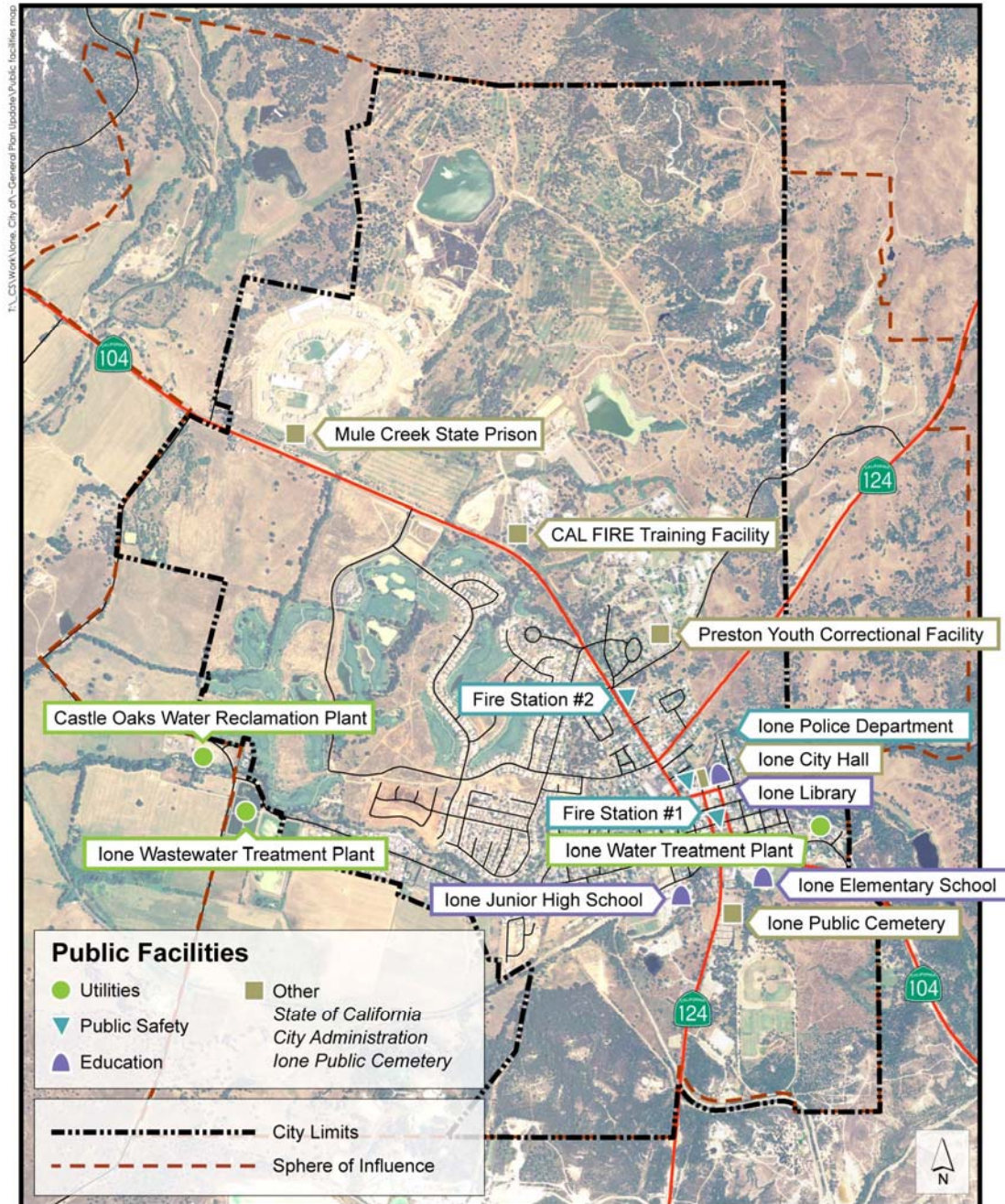
*Ione Water Treatment Plant (AWA)*



# PUBLIC FACILITIES



**FIGURE 8-1: PUBLIC FACILITIES**



Public Facilities



City of Ione  
Planning Department

*Note: Facility locations area approximate.*



## PUBLIC FACILITIES

In addition to potable water service, AWA provides non-potable raw water service to Howard Park, Preston Youth Correctional Facility, and Unimin mines, of which only the Unimin property is located outside of the City limits. AWA does not provide agricultural irrigation, as existing agricultural uses in much of the Ione Valley rely on groundwater.

### WASTEWATER TREATMENT

The City of Ione provides wastewater treatment services to the City and limited wastewater treatment services to the Amador Regional Sanitation Authority (ARSA). The City operates two wastewater treatment and disposal facilities: the City of Ione Wastewater Treatment Plant (WWTP), otherwise known as the secondary treatment plant, and the Castle Oaks Water Reclamation Plant (COWRP), otherwise known as the tertiary treatment plant. The WWTP was designed to treat the wastewater received from the City to a secondary level for disposal, while the COWRP treats wastewater from ARSA to a tertiary level to be disposed of as irrigation for the Castle Oaks golf course.

Due to long term demand expectations and desire for high quality service, the City is pursuing a Wastewater Master Plan to increase its wastewater treatment capacity and level of treatment. The ultimate goal for the City is to treat all wastewater to a tertiary level and use the reclaimed water for irrigation, mining, and other appropriate uses in and around Ione.

### STORMWATER DRAINAGE

Generally, the older sections of Ione have an inadequate storm drainage system. Many older streets and development lack storm drainage facilities or only have limited storm drainage facilities, such as open air drainage. In some areas of the City, no storm drainage facilities exist, requiring City staff to place temporary storm drainage structures to contain runoff. The City intends to correct existing deficiencies in the stormwater drainage system.



### SOLID WASTE

The City is a member of the Amador County Solid Waste Management Regional Agency and receives a permit from them to handle solid waste services with private haulers.

### PUBLIC SCHOOLS

Residents have expressed a great desire for high quality local education. Many residents have directly expressed their desires for a high school to be located in Ione, as well as a community college.

The City of Ione is served by the Amador County Unified School District (ACUSD). ACUSD operates two public schools, Ione Elementary and Ione Junior High, within the City limits. Ione's



## PUBLIC FACILITIES



students are bussed to Argonaut High School in Sutter Creek to attend high school. Future growth of the City will increase the student population, and is likely to require the construction of new schools, and possibly a high school. Any new schools would need to be coordinated between the school district or community college district, the City, and other public service providers.

### LIBRARY

Amador County operates the library system within the County. The County has a local library branch within downtown Ione, the Ione Library, located at 25 East Main Street. A 2005 needs assessment of the library system determined that a new library facility was needed elsewhere in the County, and that existing libraries needed to upgrade their computer technology.

### CITY HALL

City Hall serves as the administrative center for the City, housing all of the City's administrative functions and offices, including the City Council Chambers. City Hall also houses the Ione Police Department. The Ione Police Department is looking to relocate to a new facility due to space constraints at City Hall. Any future expansion and growth of the City is likely to also require additional staff and office space at City Hall. Potential administrative office expansion could be provided if and when the Police Department has a new facility and vacates their space at City Hall.



*Police vehicle in front of City Hall*

### CEMETERY

The Ione Public Cemetery is the only public cemetery located in the City and is operated by the Township Number Two Public Cemetery District. The District estimates that their cemeteries have a combined capacity enough to provide burials through the period of this General Plan. Additional private cemeteries are also located in the City, and provide options for residents of the community.

### LAW ENFORCEMENT FACILITIES

The Ione Police Department operates out of limited space within City Hall. As the City grows and more police officers are added, the Police Department will require additional office space. Future growth consideration will need to include the Department's future space requirements.



*Near completion of Fire Station #2 in late 2008*



## PUBLIC FACILITIES

### FIRE PROTECTION AND EMERGENCY MEDICAL FACILITIES

The City of Ione relies on paid-call firefighters. In addition to serving the City, Ione's firefighters operate in a service area of approximately 38 square miles outside its boundaries.

The Ione Fire Department operates from two fire stations, one located on W. Jackson Street (Station 1) in the downtown, and another located on Preston Avenue (Station 2) north of Sutter Creek just south of Waterman Road. Operations and management of the Fire Department are based out of Station 2. In the event of flooding or when the bridge over Sutter Creek is impassable, emergency response to either side of the creek is limited.

Emergency medical aid service is provided by the Ione Fire Department as a first responder. Ambulance services are provided by the American Legion Ambulance Service, a non-profit organization.

### STATE FACILITIES

#### **Mule Creek State Prison**

The Mule Creek State Prison (MCSP) is a prison housing adult male inmates. The prison is located in the northern portion of the City and is controlled and operated by the State.

MCSP operates its own wastewater treatment facility but also treats wastewater from the Preston Youth Correctional Facility and the CAL FIRE Academy training facility. The MCSP wastewater facility is capacity constrained and unable to treat additional flows without expansion. Potential recommendations include connecting CAL FIRE's training facility to the City's wastewater system, allowing for expansion of the CAL FIRE facility.

#### **Preston Youth Correctional Facility**

The Preston Youth Correctional Facility is a juvenile correctional facility housing male wards. The facility is located at 201 Waterman Road, just north of downtown. The facility is controlled and operated by the State. Residents in Ione have made frequent suggestions for the City to consider reuse of the facility as a potential community college site in the event the correctional facility is closed.

#### **CAL FIRE Academy**

The CAL FIRE Academy, located at 4501 Preston Road, provides training in fire protection, fire prevention, law enforcement, administration, resource management, and fire crew management. The facility is controlled and operated by the State.



*CAL FIRE entrance*

# PUBLIC FACILITIES



## ISSUES THIS ELEMENT ATTEMPTS TO SOLVE

This Element provides goals, policies, and actions that address the following issues, many of which were raised at public meetings during creation of the General Plan:

- Designing and providing local services to meet the needs of local residents.
- Provision and maintenance of adequate public facilities to support anticipated growth in resident and workforce populations.
- Managing new development areas to ensure that roads, water lines, electrical facilities, storm drainage facilities, and sewer systems are constructed in advance of residential development.
- Coordinating with water, sewer, and utility service providers to reduce incidences of service interruption, improve the quality and sustainability of services, and reduce per-unit costs.
- Ensuring a clean water supply and adequate water and sewer capacity.
- Developing and maintaining storm drainage facilities to prevent drainage issues when possible.
- Creating public schools that are at the forefront of educational efforts, seen as a viable option by all parents, and are safe for children.
- Ensuring that public facilities provide healthy and safe conditions and promote well-being for all residents, workers, and visitors of Ione.
- Minimizing visual impacts and physical impediments of utilities.

## GOALS, POLICIES, AND ACTIONS

**GOAL PF-1:** **Ensure the development of public infrastructure that meets the long-term needs of the community and ensure infrastructure is available at the time such facilities are needed.**

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. (*Cross reference: ED 3.1.4*)

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. (*Cross reference: LU 1.3*)





## PUBLIC FACILITIES

Policy PF-1.2: Ensure adequate funding for public facilities maintenance, capital improvement projects, and redevelopment efforts. (*Cross reference: LU 1.3*)

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. (*Cross reference: H 4.5.1, H 5.5.1, H 5.6.1, NS 7.2, NS 7.3*)

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 construction in phased projects, 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 collector and arterial roadways, including lighting, signage, landscaping, bikeways, and other public services and facilities for such roads. (*Cross reference: LU 1.4.1, CIR 1.1*)

Policy PF-1.5: Street lighting on City roadways shall be limited to the minimum amount needed for public safety and shall be designed to focus light where it is needed (e.g., intersections). Streetlights shall consist of fixtures that are designed to block

# PUBLIC FACILITIES



illumination of adjoining properties and prohibit light rays emitted from the fixture at angles above the horizontal plane.

Action PF-1.5.1: As part of the development review process, the City shall require that all nighttime lighting associated with new development be designed to limit upward and sideways spillover of light.

Action PF-1.5.2: As part of the development review process, the City shall restrict the use of reflective building materials that could cause glare.

## **GOAL PF-2: Promote efficiency, agency collaboration, and community design in the provision, location, and operation of public facilities and services.**

- Policy PF-2.1: The City shall collaborate with local and regional service providers to ensure adequate and efficient provision of public facilities and services.
- Policy PF-2.2: Encourage coordination with public service providers, including schools, regional parks and recreation, utility, transit, and other service districts in developing service planning strategies. (*Cross reference: CO 8.1.2*)
- Policy PF-2.3: Public facilities and services shall be equitably distributed throughout the community to enhance quality of life.
- Policy PF-2.4: The City shall work with ACTC and other partners to address vulnerability of the city's infrastructure and appropriate adaptation strategies to protect those resources that are likely to be impacted by adverse effects associated with global climate change.

## **GOAL PF-3: Promote the efficient use of limited water resources.**

- 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-3.1.1: 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



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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. (*Cross reference: CO 4.2*)

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-3.1.4: Ensure that drainage facilities in new development incorporate stormwater runoff and sediment control, using sustainable water management and Best Management Practices, as published by the Regional Water Quality Control Board (RWQCB), where appropriate. (*Cross reference: CO 2.2, CO 4.4, NS 3.4.1*)

Action PF-3.1.5: Where possible, require drainage facilities to use natural channels that simulate natural drainage ways while protecting property. (*Cross reference: CO 2.2, CO 4.4.3, NS 3.4.1*)

Policy PF-3.2: The City shall encourage the use of reclaimed water in toilets and for residential and municipal uses as technologies and legal mechanisms allow.

### **GOAL PF-4: Ensure adequate, efficient, and reliable water service to meet the needs of existing and future development.**

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 consult with AWA by providing growth forecast information to ensure adequate supply needed to accommodate anticipated growth. (*Cross reference H 2.2.4*)

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 consult 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

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City's desires to provide and expand non-potable, including recycled water service to properties near Ione.

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. (*Cross reference: CO 4.1.2*)

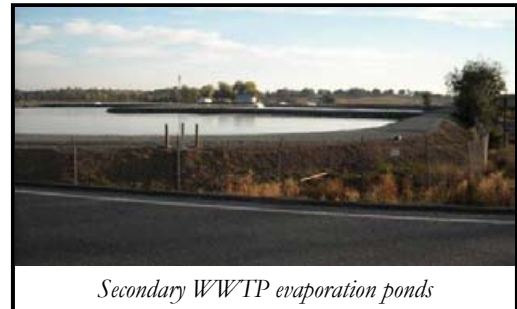
Policy PF-4.2: The City shall proactively work with AWA to ensure sufficient water supply for affordable housing projects, consistent with State law requirements.

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.

### **GOAL PF-5: Provide adequate wastewater treatment capacity to accommodate the needs of existing and future development.**

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.



*Secondary WWTP evaporation ponds*

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. (*Cross reference H 2.2.3*)

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.



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- 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.

### **GOAL PF-6: Ensure adequate stormwater drainage facilities to meet the needs of existing and future development.**

- Policy PF-6.1: New development within the City shall not increase peak off-site storm drainage flow.

Action PF-6.1.1: City shall update the Storm Water Master Plan to assess the need for stormwater drainage system improvements and set up a system for monitoring storm drain requirements. (*Cross reference: NS 3.2.1*)

Action PF-6.1.2: The City shall require appropriate runoff control measures as part of future development proposals to slow runoff, maximize on-site infiltration, and minimize discharge or urban pollutants into area drainages.

Action PF-6.1.3: The City shall encourage project designs that minimize drainage concentrations and impervious coverage.

Action PF-6.1.4: Where feasible, the City shall consider multiple public uses for stormwater facilities as part of future development proposals, including the potential for passive recreation, landscaped area, and open space.

Action PF-6.1.5: The City will establish Low Impact Development (LID) standards through either the Stormwater Master Plan or the Municipal Code.

### **GOAL PF-7: Ensure that the City's solid waste disposal needs are met while maximizing opportunities for waste reduction and recycling.**

- Policy PF-7.1: The City shall work with Amador County, the Regional Agency, and the solid waste contractors to promote solid waste reduction, recycling, and composting of wastes to minimize residential, commercial, and industrial waste disposal. (*Cross reference: CO 7.1*)



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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).

### **GOAL PF-8: Ensure the highest possible level of education to students in Ione including re-establishing a high school in the community.**

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.

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*)



*Ione Elementary School*

- 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.



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- 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 Ione.

### **GOAL PF-9: Provide opportunities for higher education in the City of Ione that support professional development and workforce training.**

Policy PF-9.1: Work with the regional community college districts, vocational, and technical colleges, to facilitate the location of a community college within Ione.

Action PF-9.1.1: Evaluate the potential reuse of the Preston Youth facility site and identify other locations as a potential community college, in the event that the State of California decides to close the facility.

### **GOAL PF-10: Ensure that adequate library services and facilities are provided to the City's residents.**

Policy PF-10.1: Encourage the expansion of adequate library facilities and programs to meet the needs of Ione residents as the community grows.

Action PF-10.1.1: Consult with Amador County to plan for a new or expanded library facilities in Ione, as needed based on future growth.

Action PF-10.1.2: Consult with Amador County to continue to provide funding for library programs and activities such as children's story time, the Ione Book Club, and providing state-of-the-art information and communication services.

### **GOAL PF-11: Ensure that adequate electricity and gas services are provided to the City's residents and businesses.**

Policy PF-11.1: The City shall consult with Pacific Gas and Electric Company for the planning and extension of gas and electrical facilities. (*Cross reference: LU 2.4.4*)

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- 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 Ione. (*Cross reference: CO 6.3*)

### **GOAL PF-12: Ensure that adequate access to telecommunication services is available to all residents and businesses in Ione.**

- 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-12.2: Where allowable under State law, the City shall encourage the siting of telecommunications infrastructure using the following guidance:
- Create an efficient service network through co-location of cellular facilities;
  - Locate in areas that minimize visibility from public rights of way and residential areas;
  - Locate facilities on existing buildings, poles, or other support structures; and,
  - Facilities should be painted, camouflaged, textured, or otherwise designed to better integrate into existing conditions adjacent to the installation site and to minimize visual impacts.
- 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.



## PUBLIC FACILITIES

### GOAL PF-13: **Maintain sufficient levels of fire protection and police services to protect public safety and property.**

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. (*Cross reference: NS 7.1*)

Action PF-13.1.1: Assess the City's needs by updating the Fire Department Master Plan at least every five years.

Action PF-13.1.2: Establish a minimum fire staffing ratio per 1,000 residents.

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.

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 Ione Fire Department. (*Cross reference: NS 7.1.1*)

Policy PF-13.3: Ensure that the Police Department has sufficient space and facilities to support law enforcement needs.

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



Police Services

Policy PF-13.4: The City shall promote the use of volunteer and educational programs to assist police personnel.

## PUBLIC FACILITIES



Policy PF-13.5: The City shall strive to maintain a law enforcement capability sufficient to maintain a safe community and proper response time as a general guideline for service provision.

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.





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## 9. HOUSING







## INTRODUCTION

The Housing Element addresses housing development, rehabilitation and conservation. It sets forth actions that the City will undertake to assist residents to maintain their homes and to help ensure that there is an adequate supply of safe, affordable housing for existing and future residents. The Element also addresses the special housing needs of individuals requiring assistance, such as elderly residents, single mothers with children, low-income and large families, military personnel, the homeless, and mobility-impaired residents.

Please turn to Page 9-2 for a complete listing of contents covered in this Element, with page number references.



## IN THIS SECTION

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

## VISION

The City of Ione is committed to making a meaningful effort to address housing needs. The Housing Element reflects the City's desire to build a balanced and diverse community, both economically and socially. The policies contained in this Element are an expression of the statewide housing goal of "attaining decent housing and a suitable living environment for every California family." More importantly, this element reflects the City's desire to address our unique housing needs in a manner that creates a more balanced community.

## PURPOSE

The State of California has declared that "the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." In addition, government and the private sector should make an effort to provide a diversity of housing opportunity and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental and fiscal factors and community goals within the general plan.

Further, State Housing Element law requires "[a]n assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs." The law requires the element to include the following:

- An analysis of population and employment trends,
- An analysis and documentation of households characteristics,
- An inventory of land suitable for residential development,
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit,



# HOUSING



- An analysis of potential or actual governmental and non-governmental constraints on the improvement, maintenance and development of housing,
- An analysis of any special housing needs,
- An analysis opportunities for energy conservation with respect to residential development,
- An analysis of publicly-assisted housing developments that may convert to non-assisted housing developments within the next 10 years, and
- An analysis of the City's fair share of the regional housing needs.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules promoting the preservation, improvement, and development of diverse housing types available at a range of costs in Ione.

## **RELATED AGENCIES, PLANS AND PROGRAMS**

Relevant data used in preparing the Housing Element and Housing Needs Assessment was taken from the sources listed below,

- U.S. Census
- California Department of Finance
- 2008 Claritas Report (a data collection firm that uses 2000 Census data as a baseline for these projections)
- Employment Development Department
- Department of Housing and Community Development
- Central Sierra Planning Council (CSPC)

## **RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS**

State law requires that "...the general plan elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies...." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City.

All elements of the City of Ione 2009 General Plan, including the goals, policies and implementation measures for environmental management, community development, public safety, circulation, and



land use, have been reviewed for their internal consistency with this Housing Element. In addition, the City of Ione Zoning Code has been reviewed for compatibility with this Housing Element's goals, policies and implementation measures. This Housing Element was designed to integrate and be compatible with the new 2009 General Plan.

The Housing Element closely relates to the Land Use, Public Facilities and Circulation Elements. The Land Use Element takes into consideration balanced housing needs and housing choices identified in the Housing Element. The Public Facilities Element ensures adequate services for the development of housing within the City. In addition, the Circulation Element directly relates when projecting transportation noise sources and addressing safety at interfaces between different modes of travel.

### **SETTING, ISSUES, AND CONSIDERATIONS**

The findings listed below resulted from the information collected as part of the Housing Needs Assessment located in **Appendix B**. These findings provide a direct relationship between community conditions in Ione and the recommended Goals, Policies and Actions in this document.

### **DEMOGRAPHIC PROFILE**

According to the Department of Finance, the population of Ione was 7,416 persons in 2008, which represents approximately 20 percent of the total population of Amador County (37,943 persons). Within the County, Ione's population is unique, with 52 percent (3,890 persons) of the population comprising incarcerated persons. Deducting the incarcerated population provides a more accurate indication of the City's population. The actual population in 2008 was 3,256.

According to the 2000 Census, from 2000 to 2008, the median age in the City of Ione decreased slightly from 34.3 to 33.1, with the largest shift in population occurring in persons aged 25–30. The City is still a predominantly white community, with 57.7 percent in the white race category. The largest percentage increase in the City was in the Asian race category, with an increase of approximately 50 percent since 2000 (61 persons).

### **HOUSEHOLD PROFILE**

Of the 1,440 households in the City, 1,035 (71.9 percent) were family households and 405 (28.2 percent) were non-family households. Of the total households, approximately 50 percent (730) of households reportedly earned 0–80 percent (\$0–\$53,360) of the area median income (AMI) for Amador County, which was \$66,700 in 2008. Those earning 80 percent of the AMI or below are considered to be low-income. To determine a person's poverty status, one compares the person's total family income in the last 12 months with the poverty threshold appropriate for that person's family size and composition. If the total income of that person's family is less than the threshold appropriate for that family, then the person is considered "below the poverty level," together with every member of his or her family. For example, the 2000 U.S. poverty threshold for a family of four was \$17,463. According to the 2000 Census, 325 persons were considered to earn less than the U.S. poverty level, approximately 11.2 percent of the Ione population.



## EMPLOYMENT TRENDS

The California Economic Development Department (EDD) projects that Amador County's largest growing employment industries are to be in office and administration (7,730 jobs), sales (5,320 jobs), food preparation and serving (5,270 jobs), management (3,640 jobs), and construction and exaction (3,600 jobs) from 2004 to 2014. These industries will provide wages that predominately fall into the extremely low- or very low-income categories.

## SPECIAL NEEDS

In 2000, there were 589 persons (21.9 percent of the total population ages 5 and over) with a disability living in the City. The majority of the disabled between the ages of 5 and 64 reported a physical and/or employment disability.

Of the 152 households headed by a single parent, 27 households (17.7 percent) are headed by males and 125 households (82.2 percent) are headed by females. A high proportion of single-parent households have incomes below the poverty line according to 2000 Census statistics, approximately 37.8 percent or 57 households. Approximately 48.1 percent (13 households) of the male-headed and 35.2 percent (44 households) of the female-headed single-parent households are living below the poverty line in the City.

Agricultural workers make up a small percentage of the households in the City. According to the California Employment Development Department, there were an estimated 330 persons employed as farmworkers in the Mother Lode Consortium (Amador, Calaveras, Mariposa and Tuolumne counties) in 2008.

Currently, there are two known transients/homeless persons in the Ione area, neither of whom are local Ione residents. There are currently no programs or shelters offered in the City of Ione to provide support for the homeless. The closest shelter is located in Jackson and provides shelter for abused women and homeless persons with the inclusion of meals and emergency shelter during winter months.

## HOUSING STOCK CHARACTERISTICS

In 2008, 62.2 percent of the housing units in the City were owner occupied and 37 percent were renter occupied. Of these housing units, 84.1 percent are single-family units. The residential real estate market in Ione reflected a steady number of homes sold between 2005 and 2008. Although the number of homes has remained steady, the median selling price has decreased since 2005, from \$360,000 in 2005 to \$281,340 in 2008. Similar to the rest of California and the nation, home prices in Ione decreased between 2006 and 2008. The median sales price in 2008 was \$269,990, a decrease of over \$50,000 from 2005 and 2006. Although there was not a significant change in the low selling price between 2005 and 2008, the high selling price dropped by nearly \$100,000 from 2005 to 2008.



## REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

The first step in addressing State-wide housing needs is the Regional Housing Needs Allocation (RHNA), which is mandated by the State of California (Government Code Section 65584) and requires regions to address housing issues and needs based on future growth projections for the area. The California Department of Housing and Community Development (HCD) allocates regional housing needs numbers to regional councils of governments throughout the state. The Regional Housing Allocation Plan (RHNP) for Ione is developed by the Central Sierra Planning Council and allocates to cities and the unincorporated counties their “fair share” of the region’s projected housing needs, also known as the Regional Housing Needs Allocation. The RHNP allocates the RHNA based on household income groupings over the 5-year planning period for each specific jurisdiction’s Housing Element.

Ione’s Regional Housing Needs Allocation for the 2007–2014 planning period is a total 228 units for all income categories. The City is required to develop the necessary policies and programs to ensure the RHNA is met. **Table 9-1** provides the RHNA target for the planning period 2007 to 2014 for each of the four household income groups for the City of Ione. See **Table 9-41** in the Housing Needs Assessment for specific sites available to fulfill the Regional Housing Needs Allocation for very low, low-, moderate-, and above moderate-income households in the City of Ione.

**TABLE 9-1:**  
**AFFORDABLE HOUSING NEED AND PRODUCTION, JANUARY 2007–JUNE 2014**

Income Level	RHNA	Units Built since January 2007	Remaining RHNA
Extremely Low	25	0	25
Very Low	25	0	25
Low	36	0	36
Moderate	43	0	43
Above Moderate	99	33 <sup>1</sup>	66
<b>Total</b>	<b>228</b>	<b>33</b>	<b>195</b>

Source: Central Sierra Planning Council, 2008

Notes:

<sup>1</sup> A total of 33 building permits were issued since 2007 (26 in 2007, 2 in 2008 and 5 in January-March 2009).

Based on the State allocation needs, the City of Ione will need to accommodate 50 housing units affordable to extremely low- and very low-income households, 36 housing units affordable to low-income households and 43 housing units affordable to moderate-income households during the current RHNA period. In addition, the City will need to accommodate 99 housing units available to above moderate-income households.

# HOUSING



Between January 2007 and March 2009, the City produced 33 housing units affordable to above moderate-income housing units. As a result of building to date for the RHNA period, the City will need an additional 66 above moderate-income units and an additional 129 extremely low-, very low-, low-, and moderate-income housing units by 2014 to meet their RHNA.

In order to determine which current land is available to meet the RHNA for the City, HCD considers existing land “zoned” for residential single- and multifamily development.

The City will be completing General Plan and Zoning Code updates in August 2009. After these updates are adopted, the City of Ione will have the ability to better facilitate the development of high and medium density residential sites which will accommodate the City's low and very low income RHNA allocation. The City will develop a High Density Multiple-family dwelling (R-4) zoning district which will allow up to 25 units per acre. Also, there will be Multiple-family dwelling (R-3) and Limited Multiple-family dwelling (R-2) zoning districts that will allow for up to 15 units per acre. **Table 40** in the Housing Needs Assessment lists vacant sites suitable to meet the City's RHNA. The acreage and unit capacities described in the Housing Needs Assessment demonstrate that the City is able to meet its 2007–2014 RHNA.

## QUANTIFIED OBJECTIVES SUMMARY

Based on the policies and actions outlined below in **Table 9-2**, the following objectives represent a reasonable expectation of the maximum number of new housing units that will be developed, rehabilitated, or conserved and the number of households that will be assisted over the next five years. The City should be able to facilitate the construction of 195 new units, and assist with the rehabilitation of 15 units between 2009 and 2014.

**TABLE 9-2:  
QUANTIFIED OBJECTIVES SUMMARY (2009-2014)**

Task	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Fair Share Allocation	25	25	36	43	99	228
Residential Permits Issued 1/07 - 2/09	0	0	0	0	33 <sup>1</sup>	33
New Construction Objectives	25	25	36	43	66	195
Rehabilitation	0	0	15	0	0	15
Preservation <sup>2</sup>	0	0	0	0	0	0
<b>Total</b>	<b>25</b>	<b>25</b>	<b>51</b>	<b>43</b>	<b>66</b>	<b>210</b>

Source: Central Sierra Planning Council, 2008; City of Ione, 2009

Notes:

<sup>1</sup> A total of 33 building permits were issued since 2007 (26 in 2007, 2 in 2008 and 5 in January -March 2009).

<sup>2</sup> The City does not have any at-risk units.





## ISSUES THIS ELEMENT ATTEMPTS TO SOLVE

The primary issues the Housing Element attempts to solve are listed below and address the housing needs identified in the Housing Needs Assessment (see **Appendix B**).

- Preserve Ione's overall identity and character by supporting a mix of housing types which preserve and complement the City's existing housing supply.
- Encourage decent, safe, adequate, and affordable housing in sufficient quantities for all economic segments of the community.
- Ensure availability of adequate housing for special needs groups including elderly, disabled, large families, female heads of households and the homeless.
- Promote affordability of housing of all types to meet the needs of households of all income levels.

## GOALS, POLICIES, AND ACTIONS

<b>GOAL H-1:</b>	<b>Promote decent, safe, adequate, and affordable housing in sufficient quantities for all economic segments of the community.</b>
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Policy H-1.1: Annually review the City's building codes for compliance with the Housing Element.

Action H-1.1.1: **Building Code Review.** The City will continue to annually review the City's building codes for current compliance and adopt the necessary revisions so as to further local development objectives.

*Responsible Agencies/Departments:* City Manager, Building Inspector, City Planner, and City Council

*Funding Source:* General Fund

*Schedule:* Annual evaluation of the adequacy of the City's building codes

Policy H-1.2: Provide consistency between the Zoning Code and General Plan, and incorporate all amendments identified in the Housing Element Housing Program.

Action H-1.2.1: **Zoning Code Revision and Update.** A complete review of the Zoning Code is necessary to ensure its compliance with new State zoning regulations. The Zoning Code shall be updated to meet new State regulations.

# HOUSING



*Responsible Agencies/Departments:* City Manager, City Planner, City Engineer, Planning Commission, City Council

*Funding Source:* General Fund

*Schedule:* A complete update by August 2009

Policy H-1.3: The City shall continue ongoing efforts to fast-track all applications in order to promote the construction of housing.

**Action H-1.3.1: Development Processing System Review Program.** Complex processing procedures in permit issuance can be a major obstacle in housing development, especially for affordable housing projects that are under tight timelines imposed by state and federal funding programs. Minimize processing time for development permits, especially those for affordable residential projects and those which conform to City development requirements.

The City will continue to monitor the development processing/review procedures to minimize the time required for review. This reduction in time will reduce the cost to developers and may increase the housing production in the City. The City will, on an annual basis, review and update as necessary its Framework for Planning, Entitlement Review, and Development. This document is a tool for staff, developers, and decision makers in understanding how to effectively navigate through the City's development process.

*Responsible Agencies/Departments:* City Manager, City Planner

*Funding Source:* General Fund

*Schedule:* Annually

## GOAL H-2

**Maintain adequate land within the various land use categories to allow development of housing to meet projected demand for residential units.**

Policy H-2.1: The City shall continue to offer a density bonus to qualifying residential development to encourage the construction of housing affordable to very low- and low-income households.

**Action H-2.1.1: Density Bonus Program.** Review the City's density bonus program to ensure its consistency with State density bonus law. If any discrepancies are found, the City's density bonus ordinance will be amended and updated to State minimum standards.



## HOUSING

*Responsible Agencies/Departments: City Manager City Planner, Planning Commission, City Council*

*Funding Source: General Fund*

*Schedule: Ongoing*

Policy H-2.2: The City shall maintain an adequate and reasonable supply of land in all residential zone designations.

Action H-2.2.1: **Residential Site Development Program.** The supply of developable land with adequate infrastructure that is zoned for residential use can assist the development of housing in the City. The City will annually ensure that there is enough vacant and underutilized residential land in the City to meet its RHNA allocation.

*Responsible Agencies/Departments: City Manager, City Planner*

*Funding Source: General Fund*

*Implementation Schedule: Annually*

Action H-2.2.2: **Multifamily Zoning Expansion Program.** As part of the General Plan update, to be completed in August 2009, the City identified land appropriate to rezone to high density zoning districts. The City has identified seven acres in the One-family dwelling residential (R-1a) district to be rezoned to the High Density Multiple-family dwelling residential district. The City has also identified 1.4 acres of land in the Light Commercial (C-1) district to be rezoned to the Limited Multiple-family dwelling residential (R-2) district. Specific parcels have been identified and are shown in **Table HE-41** of the Housing Needs Assessment (Appendix A).



*Multifamily Housing*

*Responsible Agencies/Departments: City Manager, City Planner, City Council and Planning Commission.*

*Funding Source: General Fund*

*Schedule: August 2009, consecutively with the adoption of the Housing Element*

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Action H-2.2.3: **Wastewater Capacity.** The City is committed to ensuring that there is enough wastewater treatment capacity to support its fair share of the region's housing needs. The City is working towards updating its Wastewater Master Plan and anticipates adoption of the updated plan by the end of 2009. The Master Plan will call for phased improvements to the City's sewer service. Contingent upon Regional Water Quality Control Board approval, the City anticipates initiating construction of sewer treatment improvements within 18 months of General Plan adoption. To comply with Government Code Section 65589.7 **The City shall grant a priority for the provision of these services to proposed developments that include housing units affordable to lower income households** (*Cross Reference: Goal PF-5 and related policies and actions*)

*Responsible Agencies/Departments:* City Council, City Manager, Wastewater Operator, City Engineer, City Planner

*Funding Source:* Wastewater Fund

*Schedule:* Dependent upon RWQCB approval, construction starting by February 2011

Action H-2.2.4: **Potable Water Capacity.** The City is committed to ensuring that there is enough potable water to support its fair share of the region's housing needs. The City will continue to work collaboratively with the region's potable water provider, Amador Water Agency, to identify both short and long-term viable and cost effective solutions to maintaining potable water availability in the City. (*Cross Reference: Goal PF-4 and related policies and actions*)

*Responsible Agencies/Departments:* City Council, City Manager, City Engineer, City Planner

*Funding Source:* General Fund

*Schedule:* On-going, target completion of upgrades by 2014

## GOAL H-3: Maintain and preserve the City's existing housing stock.

Policy H-3.1: Continue to provide a housing rehabilitation program for lower-income owners and renters.

Action H-3.1.1: **Housing Rehabilitation Program.** The City will continue to pursue grant opportunities to create a Rental Rehabilitation Program. The City will apply for HOME funding for this program and consider applying for CDBG funding for this program. Once the Redevelopment Area has been established, the City will consider allocating a portion of the Low and Moderate Housing Fund for housing rehabilitation.



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*Responsible Agencies/Departments: City Manager, City Council*

*Funding Source: CDBG, HOME, Redevelopment Agency Low and Moderate Income Housing (RDA Low-Mod funds) Fund*

*Schedule: 2012, Annually apply for CDBG, PTA grants, HOME applications, and use RDA Low-Mod funds if a Redevelopment Agency is established.*

Policy H-3.2: The City shall continue to enhance code enforcement efforts.

Action H-3.2.1: **Ione Beautification (Code Enforcement) Program.** The City currently handles violations of its Municipal Code on a demand-driven basis. Staff responds to housing code complaints initiated by Ione tenants. The City plans to sponsor debris hauling and clean-up programs and plans to limit the number of garage sales permitted during the year.

*Responsible Agencies/Department: City Manager, City Building Inspector, Police Chief, City Planner*

*Funding Source: General Fund*

*Schedule: Ongoing as complaints are received; debris hauling and cleanup program biannually.*

### GOAL H-4:

**Promote affordability of housing of all types to meet the present and projected needs of households of all income levels.**

Policy H-4.1: The City shall continue to work with nonprofit entities and any other groups identified for the purpose of building affordable housing and providing housing services to qualified residents of Ione.

Action H-4.1.1: **Affordable Housing Development Program.** City staff shall continue to coordinate with the appropriate entities, such as Mercy Housing of California, once during the planning period or as projects come onboard that could provide housing and services for lower-income households and take the appropriate steps to recommend that the City Council formally execute an agreement or letter of understanding with these entities.

*Responsible Agencies/Departments: City Manager*



*Affordable Housing*



# HOUSING



*Funding Source: General Fund*

*Schedule: Once during the planning period or as projects come onboard*

Policy H-4.2: Assure that new housing developments provide a fair share of housing for persons of extremely low-, very low-, low- and moderate-incomes.

**Action H-4.2.1: State and Federal Housing Programs.** The City will apply for funding as NOFAs are released for the development of affordable housing units.. (Cross reference: ED 4.2.1)

*Responsible Agencies/Departments: City Manager*

*Funding Source: All available federal, state and local sources*

*Schedule: Ongoing*

Policy H-4.3: Assist in the development of housing affordable to extremely low-, very low- and low-income households through financial and/or technical assistance.

**Action H-4.3.1: First-Time Homebuyers Down Payment Assistance Program.** Continue to use CDBG funding for the First-time Homebuyer Program in the City.

*Responsible Agencies/Departments: City Manager, Mercy Housing California*

*Funding Source: CDBG*

*Schedule: Ongoing*

Policy H-4.4: The City shall establish a Redevelopment project area. (Cross reference: ED 3.3)

**Action H-4.4.1: Redevelopment Project Area Creation.** The City has initiated the creation of a Redevelopment Agency and will work to establish a redevelopment project area.

*Responsible Agencies/Departments: City Manager, City Attorney, City Council*

*Funding Source: General Fund*

*Schedule: August 2011-2012*

Policy H-4.5: Promote residential infill development. (Cross reference: ED 3.4)

**Action H-4.5.1: Infill Development Program.** Infill development is one technique in meeting the housing needs required by expanding populations. The City will encourage the use of vacant small individual lots in the central City by



reviewing, and amending as appropriate, development standards to accommodate housing development.

The City will encourage the use of infill for the development of housing by addressing density requirements, which may constrain the development of housing on infill lots, and if necessary remove those constraints. The City will consider reduced impact fees for infill development. (*Cross reference: PF 1.3*)

*Responsible Agencies/Departments: City Planner, City Manager, Planning Commission, City Council*

*Funding Source: City General Fund*

*Schedule: December 2010*

Policy H-4.6: Promote the production of affordable housing by offering development incentives in conjunction with an affordable housing requirement.

**Action H-4.6.1: Affordable Housing Program.** To encourage the development and availability of housing affordable to a broad range of households with varying income levels throughout Ione, the City requires that residential projects of ten or more units include five percent of the units in the project as affordable to very low-, low-, and moderate-income households. Developers of less than ten housing units are exempt from this requirement.

***Developers of ten or more housing units shall provide the following:***

- In a rental housing project of ten or more units two percent of the units shall be affordable to very low -income households, two percent shall be affordable to low-income households and one percent shall be affordable to moderate-income households.
- In a for-sale project of ten or more units two percent shall be affordable to low-income households and three percent shall be affordable to moderate-income households.
- Affordable units shall be built on site and must be comparable in infrastructure (including wastewater, water and other utilities), construction quality, and exterior design to the market-rate residential units. Affordable units may be smaller in aggregate size and have different interior finishes and features than market-rate units, so long as the interior features are durable, of good quality, and consistent with contemporary standards for new housing. The number of bedrooms should be the same as those in the market-rate units, except that if the market-rate units provide more than three bedrooms, the affordable units need not provide more than three bedrooms



- All affordable units must be constructed and occupied concurrently with or prior to the construction and occupancy of market-rate units. In phased developments, the affordable units must be evenly distributed throughout the development and will be constructed and occupied in proportion to the number of units in each phase of the residential development
- Deed restrictions shall be provided to assure that rental units developed for very low-, low- and moderate-income persons will remain affordable for 55 years and ownership units developed for low- and moderate-income units will remain affordable for 45 years.
- If an owner sells an affordable unit before the end of the 45 year resale restriction term, the owner shall repay the City/ subsidy balance. The balance is any remaining principal and accrued interest after the subsidy has been reduced as defined in the Buyer's Resale Agreement (to be determined at the time of purchase).
- Per the deed restriction of the affordable units, all affordable units resold shall be required to be sold to an income-eligible household.
- The City will develop and maintain a waiting list of eligible persons wishing to purchase or occupy an affordable housing unit.

## *Alternatives*

- Payment of an in-lieu fee for ownership or rental units may be acceptable and the amount of in-lieu fees shall be established by a nexus study to be completed by June of 2010. The money will then be placed into an affordable housing trust fund. The City will develop a set of priorities for the use of Housing Trust Fund monies once the Housing Trust Fund is established (Action H-4.7.1).
- If the developer is permitted to dedicate land for the development of affordable units in satisfaction of part or all of its affordable housing requirement, the agreement shall identify the site of the dedicated land and shall provide for the implementation of such dedication in a manner deemed appropriate and timely by the City.

## *Incentives*

Possible incentives that may be included but are not limited to the following:

- Assistance with accessing and apply for funding (based on availability of federal, state, local foundations, and private funds);
- Mortgage-subsidy or down payment assistance programs to assist first time homebuyers and other qualifying households, when such funds are available;



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- Expedited/streamlined application processing and development review;
- Modification of development requirements, such as reduced set backs and parking standards on a case-by-case basis; and
- Density Bonuses.

*Responsible Agencies/Departments: City Manager, City Planner, Planning Commission, and City Council.*

*Funding Source: General Fund*

*Schedule: Implement as residential projects are processed through the Planning Department.*

Policy H-4.7: The City shall establish an Affordable Housing Trust Fund

Action H-4.7.1: **Affordable Housing Trust Fund.** The City will develop an Affordable Housing Trust Fund with fund that will be acquired through in-lieu fees as a part of the Affordable Housing Program (Action H-4.6.1). Once funds start being collected, the City will develop a priority list for the use of these funds.

Additionally, the City will apply for matching funds from the Local Housing Trust Fund Matching Grant Program through the State Housing and Community Development Department (HCD).

*Responsible Agencies/Departments: City Manager, City Planner, Planning Commission, and City Council.*

*Funding Source: In-lieu fees collected from Action H-4.6.1*

*Schedule: Develop a Trust Fund by June 2010.*

### GOAL H-5:

**Ensure availability of adequate housing for special needs groups including elderly, disabled, large families, female heads of households, and the homeless.**

Policy H-5.1: The City shall continue to enforce all State and federal handicap accessibility requirements.

Action H-5.1.1: **Persons with Disabilities Access.** In May 2009 the City established a reasonable accommodation procedure (section 17.10.060 of the City's Zoning Code) to ensure a fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes. The City shall ensure that reasonable accommodations to persons with disabilities are provided as required



under Senate Bill 520 (Chapter 671 of the Government Code). The City shall annually review its Reasonable Accommodations permit process for consistency with State law. To further comply with SB 520, the City will update its definition of family to state “One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.”

*Responsible Agencies/Departments: City Planner, City Manager*

*Funding Source: General Fund*

*Schedule: Ongoing, provide an updated definition of family by August 2010.*

Policy H-5.2: Seek and support programs that will address special needs housing including housing for large families (families with five or more members).

**Action H-5.2.1:** **Large Family Housing Program.** Renter households with seven or more persons do not have an adequate number of dwelling possibilities in the City. The number of large rental housing units is very limited in the City and as such large renter households cannot obtain adequate housing.

The City will continue to provide incentives, such as modifications to development standards, and regulatory incentives for the development of rental housing units with four or more bedrooms.

*Responsible Agencies/Departments: City Manager, City Planner, Planning Commission and City Council*

*Funding Source: General Fund*

*Schedule: Ongoing*

Policy H-5.3: Permit emergency shelters and transitional housing in accordance with state law.

**Action H-5.3.1:** Identification of Sites for Emergency Shelters and Transitional and Supportive Housing.

### ***Emergency Shelters***

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”

The City allows emergency shelters in the Limited Manufacturing (M-1) Zoning District as a use permitted by right without a conditional use permit or other



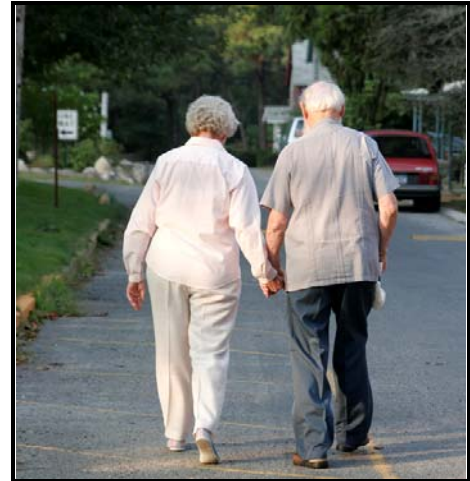


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discretionary review. The M-1 district is within close proximity to schools, parks and the downtown area which includes the City Market. After the General Plan and Zoning Code Updates, the City will have approximately 70 acres available in the Limited Manufacturing Zoning District.

In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as:

- Lighting
- On-site management
- Maximum number of beds or persons to be served nightly by the facility
- Off-street parking based on demonstrated need
- Security during hours that the emergency shelter is in operation



### ***Transitional and Supportive Housing***

Transitional and supportive housing provides temporary housing often with supportive services to formerly homeless persons for a period that is typically between six months and two years. The supportive services, such as job training, rehabilitation, and counseling, help individuals gain life skills necessary for independent living. Both transitional and supportive housing types are allowed as permitted uses subject to only the same restrictions on residential uses contained in the same type of structure.

*Responsible Agencies/Departments: City Manager, City Planner, Planning Commission, and City Council*

*Funding Source: General Fund*

*Schedule: Ongoing*

Policy H-5.4: The City shall recognize the housing needs of extremely low-income persons (30 percent of AMI) and encourage development of housing to meet these needs.

Action H-5.4.1: **Extremely Low-Income Households.** AB 2634 requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, which includes supportive housing and single-room

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occupancy units. The City will continue to allow single-room occupancy units (SROs) to be permitted in the Multiple-family dwelling (R-3) and High Density Multiple-family dwelling (R-4) zoning districts with a conditional use permit.

In addition, to encourage and facilitate the development of housing affordable to extremely low-income households, the City will prioritize funding and offer financial incentives and regulatory concessions.

*Responsible Agencies/Departments: City Manager, City Planner, Planning Commission, City Council*

*Funding Source: General Fund*

*Schedule: Ongoing, as projects are processed through the Planning Department.*

Policy H-5.5: The City shall encourage the provision of housing that accommodates the special accessibility needs of the elderly.

**Action H-5.5.1: Senior Housing Program.** To encourage the development of affordable senior projects, the City will offer density bonuses, help interested developers apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multifamily development, expedite permit processing, consider reducing parking standards and lot sizes, and consider waiving impact fees for low-income dwelling units. (*Cross reference: ED 1.5, PF 1.3*)

*Responsible Agencies/Departments: City Manager, City Planner, Planning Commission, City Council*

*Funding Source: General Fund*

*Schedule: Ongoing*

Policy H-5.6: Assist in the development of housing for female heads of households.

**Action H-5.6.1: Female Head of Household Housing Program.** Female-headed households, with children under 18 years of age, are one of the fastest growing special housing needs group in the City. Many times these households do not have sufficient income to acquire adequate housing.

The City will identify nonprofits, transitional shelter providers, battered spouse assistance providers, and any other assistance-type providers which may offer services for female heads of households. The City will contact these service providers in an attempt to ascertain the specific services and housing needed for this special needs group. The City will assist in the development of housing for this group by considering offering incentives such as fee reduction or waivers,



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funding assistance, if possible, fast-tracking development plans, and/or any other assistance deemed feasible by the City. (*Cross reference: PF 1.3*)

*Responsible Agencies/Departments: City Manager, City Planner, Planning Commission, City Council*

*Funding Source: General Fund, CDBG, HOME*

*Schedule: Annually*

Action H-5.6.2: **Child Care Program.** In cooperation with private developers, the City will evaluate on a case by case basis the feasibility of pairing a child care center in conjunction with affordable, multifamily housing developments or nearby to major residential subdivisions.

*Responsible Agencies/Departments: City Manager, City Planner, Planning Commission, City Council*

*Funding Source: General Fund*

*Schedule: Ongoing*

### GOAL H-6:

**Ensure that discrimination is not a factor in the ability of households to obtain housing.**

Policy H-6.1: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Action H-6.1.1: **Housing Discrimination and Housing Equal Opportunity.** Continue to coordinate and refer interested persons to the Amador/Tuolumne Community Action Agency. The City will act as an independent third party to discrimination complaints and shall maintain a file for the purpose of recording information about any alleged violations of State or federal fair housing requirements. The City will support housing equal opportunity programs by providing informational fair housing brochures available to the public at City Hall, public library, and other public places as appropriate.

*Responsible Agencies/Departments: City Manager*

*Funding Source: General Fund*

*Schedule: Ongoing*

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**Action H-6.1.2: Continue Ione's Fair Housing Practices in All Housing Development.** The City shall continue to require and enforce of all residential development, whether it be new or rehabilitated, public or private, fair housing practices as required by State and federal fair housing laws. Any and all occurrences of housing discrimination will be recorded and steps will be taken to correct the situation.

*Responsible Agencies/Departments: City Administrator, City Council*

*Funding Source: General Fund*

*Schedule: Ongoing*

## GOAL H-7:

**Promote the conservation of natural resources and energy in housing design requirements.**

**Policy H-7.1:** Encourage the reduction of energy use and the conservation of natural resources in the development of housing through implementation of the State Energy Conservation Standards. (*Cross reference: CO 6.2*)

**Action H-7.1.1: Implement State Energy Conservation Standards.** The Building Inspector will continue to be responsible for implementing the State's energy conservation standards (e.g., Title 24 Energy Standards). This includes checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.

*Responsible Agencies/Departments: Building Inspector*

*Funding Source: General Fund*

*Schedule: Ongoing*

**Action H-7.1.2: Ensure Consistency with Green Building Standards.** The City will annually ensure that local building codes are consistent with state mandated or recommended green building standards. (*Cross reference: CO 6.3*)

*Responsible Agencies/Departments: City Manager, City Planner*

*Funding Source: General Fund*

*Schedule: Annually*



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Action H-7.1.3:    **Promote Energy Conservation.** The City will continue to partner with PG&E to promote energy saving programs such as, the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH) and the Family Electric Rate Assistance (FERA).  
(Cross reference: CO 6.4)

*Responsible Agencies/Departments: City Manager, City Planner*

*Funding Source: General Fund*

*Schedule: Ongoing*



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# 10. IMPLEMENTATION







## INTRODUCTION

This General Plan Implementation Program provides a guide to implement adopted General Plan policies and actions for City's elected officials, staff and the public. The purpose of the Implementation Program is to ensure the overall direction provided in the General Plan to build a City is translated from general terms to specific actions.

Each implementation measure is a program, procedure, or task that requires additional City action. Actions generally apply Citywide or to a specific area or project. In adopting this Implementation Program, the City Council recognizes the importance of long-range planning considerations in day-to-day decision making and budgeting. Implementation of the specific programs will be subject to funding constraints.

This chapter summarizes the key components of implementing the General Plan and includes a comprehensive implementation matrix of General Plan actions and corresponding responsibilities, timelines, and funding sources to carry them out.

## IMPLEMENTING THE PLAN

The Implementation Program will serve as the basis for the preparation of the Annual Report on the status of the City's progress in implementing the General Plan, as required by California Government Code Section 65400. Because some of the individual actions described in the Implementation Program serve as mitigation for significant environmental impacts resulting from planned development identified in the General Plan, the annual report can also provide a means of monitoring the application of the mitigation measures as required by State CEQA Guidelines Section 15097. This Implementation Program may be updated annually with the budget process and whenever the City's General Plan is amended or updated to ensure continued consistency and usefulness.

## OTHER IMPLEMENTATION DOCUMENTS

### Zoning Code

One of the primary implementation tools for the General Plan is the City's Zoning Code, which establishes zoning district and corresponding allowed use and development provisions for all property within the City. By law, the Zoning Code text and map must be consistent with the General Plan. In particular, zoning will need to implement the new land use designations and locations as outlined in the Land Use Element and Land Use Map. An update to the City's Zoning Code will be required to ensure consistency and implementation of the General Plan.

### Specific Plans & Master Plans

Specific Plans and Planned Development Master Plans will also be prepared to implement the General Plan for City identified special project areas (e.g., Industrial Park area, Castle Oaks, Q Ranch, etc.) and for master planning of private developments. A Specific Plan provides more detailed planning of land uses, public and private facilities, phasing, development, resources,



## IMPLEMENTATION

implementation, and financing for that specific area. Master Plans may also be prepared for implementation of a focus topic or issue, such as bikeways and trails.

### ADOPTING AND AMENDING THE GENERAL PLAN

Adoption of this General Plan is completed by resolution. The process for adopting this Plan includes hearings and presentations with the Planning Commission and the City Council, and final adoption is the responsibility of the City Council, as defined by California Government Code Section 65350, et. seq.

It may be necessary, from time to time, to amend this General Plan. While most of these changes may be in the form of land uses changes, others will involve changes to the text of the plan. All amendments must also be adopted by resolution and require public hearings by the Planning Commission and City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act (CEQA). Consistent with State law (Government Code Section 65358), the City may only amend the General Plan four times per year. Amendments may be proposed and acted upon at anytime during the year and one action may include multiple amendments.

### THE IMPLEMENTATION MATRIX

The implementation matrix below (**Table 10-1**) lists all of the Actions in each of the seven General Plan Elements, along with the responsible parties and general timeframes to implement the actions. The matrix is designed to be a general guide to implementing the General Plan and may be updated as new tools become available and new goals and policies are adopted by the City.

The following legend of terms and corresponding acronyms are used throughout the implementation matrix when referring to responsible parties:

- AW = Amador Water Agency
- BD = City Building Department
- CA = City Attorney
- CC = City Council
- CM = City Manager
- CO = County of Amador
- FI = Finance Department
- FD = Fire Department
- PR = Parks and Recreation Commission
- PC = Planning Commission
- PL = City Planning Department
- PD = Police Department
- RD = Redevelopment Agency
- SD = School District (Amador County Unified School District)
- SW = Sewer Department
- CE = City Engineering Department
- VO = Volunteers/Community Members

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**TABLE 10-1:  
IMPLEMENTATION MATRIX**

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
Land Use Element (Chapter 3)						
LU-1.1.1	Amend the Zoning Code to include the City’s Land Use principles, as appropriate.	PL	<input checked="" type="checkbox"/>			
LU-1.2.1	Require market studies, financing plans, phasing plans, and other associated studies, as needed, for all new major development applications in order to evaluate the need for these projects, their compliance with established City policies, and the impact of the development on the City and service providers.	PL				<input checked="" type="checkbox"/>
LU-1.3.1	<p>All applications for annexations, including but not limited to Policy Areas and Future Growth Areas (FGA), shall include a comprehensive land use plan for the affected territory, including pre-zoning and a plan for infrastructure financing and phasing. In considering applications for annexation, the City shall consider whether the annexation will accomplish all of the following:</p> <ul style="list-style-type: none"><li>• Constitute fiscally sound additions to the existing City;</li><li>• Be consistent with state law and Local Agency Formation Commission policies, standards, and criteria;</li><li>• Preserve neighborhood identities;</li><li>• Ensure both land use and circulation connections to the City so as to avoid isolated development with little land use and circulation relationship to the</li></ul>	PL				<input checked="" type="checkbox"/>



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
	City; <ul style="list-style-type: none"> <li>• Ensure the provision of adequate municipal services; and</li> <li>• Be consistent with General Plan land use policies.</li> </ul>					
LU-2.1.1	Regularly evaluate the mix of land uses as the City grows, and update the General Plan and Zoning Ordinance as needed to ensure an appropriate balance of land uses.	PL				☐
LU-2.1.2	Regularly update the General Plan Land Use Map and other related maps in the General Plan, as warranted, with the latest parcel information from the Amador County Assessor's Office, regardless of General Plan Amendment activity. Updates to the parcel lines, when no adjustments have been made with respect to land uses, shall not constitute an amendment of the General Plan.	PL				☐
LU-2.1.3	Amend the Zoning Code text to include the appropriate findings required for General Plan land use and text amendment requests.	PL	☐			
LU-2.2.1	Designate adequate commercial, office, and industrial land uses throughout the City during project review and as part of annual review of the General Plan.	PL				☐
LU-2.3.1	Identify target businesses and industries that diversify the City's employment base and create incentives to locate in Ione.	CM, PL, RD	☐			
LU-2.4.1	Establish development standards in the Zoning Code to address compatibility between existing and proposed development.	PL	☐			



# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
LU-2.4.2	Minimize impacts between urban and agricultural uses through the use of buffers, increased setbacks, roadways, decreased densities, landscaping, and/or other appropriate methods to avoid conflicts.	PL				☐
LU-2.4.3	Promote the disclosure of potential land use compatibility issues in all parts of the City, such as noise, dust, odors, etc., in order to provide potential purchasers with the information necessary to make informed decisions about the property and its future land uses.	PL				☐
LU-2.4.4	Work with utility providers to coordinate location of transmission lines and substations during development review.	PL				☐
LU-2.5.1	Update the Zoning Code Text and Map to reflect new land use designations and distributions throughout the City as established in this General Plan.	PL	☐			
LU-2.5.2	Regularly audit, and update as necessary, any provisions of the Code that may be inconsistent with the General Plan and its subsequent amendments.	PL				☐
LU-3.1.1	Encourage the upgrading, beautification, revitalization, infill development, and appropriate reuse of existing commercial areas Downtown.	PL	☐			
LU-3.1.2	Encourage the intensification of land uses in Downtown Ione, including residential over retail and office, and new residential and commercial development Downtown.	PL				☐
LU-3.1.3	Establish a Downtown Master Plan, Area Plan, or Specific Plan to ensure the long-term vibrancy of Downtown, protect its historic architecture, intensify	PL	☐			



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	land uses, enhance walkability, and develop bicycle and pedestrian linkages to surrounding areas. Include a Parking Plan as part of the Downtown Plan.					
LU-3.1.4	Encourage parking in shared surface lots, parking structures, or in off-site facilities to create a diversity of uses that transforms the Downtown and the surrounding area into a positive, rich environment.	PL				☐
LU-3.1.5	As part of the Downtown Plan conduct a survey of property within the Downtown to determine where potential land assembly issues may occur and work with property owners to actively solve the problem together, with mutual benefit.	PL	☐			
LU-3.1.6	Complete and certify Redevelopment Plans that establish the Downtown area as a Redevelopment Area.	PL	☐			
<b>Circulation Element (Chapter 4)</b>						
CIR-1.1.1	For development projects, require the dedication of right-of-way and the installation of roadway improvements as part of the review and approval of development projects.	CE, PL				☐
CIR-1.1.2	Require that prior to issuance of building permits, all development projects that must perform new roadway construction or road widening complete the backbone roadways necessary for all phases of the development project such that adequate transportation infrastructure is available prior to the arrival of the first resident, unless otherwise approved by the City Engineer. Backbone roadways are defined as those collector and arterial roadways providing service within or to new development.	PL, CE, BD				☐

# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
CIR-1.1.3	For major roadway projects, allow for improvement phasing such that roadway lanes are constructed based on traffic demand, with planned additional lanes being constructed once traffic demand reaches levels that require the additional lanes to be constructed in order to meet Level of Services specified in Policy C-1.3.	CE, PL				☐
CIR-1.1.4	All new or expanded roadways must include sidewalks for pedestrians. In addition, crosswalks adequate to ensure pedestrian safety must be provided as determined by the City Engineer.	CE				☐
CIR-1.1.5	Require development projects to provide funding or to construct roadway/intersection improvements to implement the City's Circulation Plan, and Bikeways & Trails Plan. At the City's discretion, consider the payment of established traffic impact or similar fees to provide compliance with the requirements of this policy with regard to those facilities included in the fee program, provided that the City finds that the fee adequately funds all required roadway and intersection improvements. If payment of established fees is used to provide compliance with this policy, the City may also require the payment of additional fees if necessary to cover the fair share cost of facilities not included in or fully funded by the fee program.	CE, PL				☐
CIR-1.2.1	Work with Amador Transportation Commission (ACTC) and other regional agencies to aggressively pursue funding for WIRIS from all available sources.	PL, CE				☐



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
CIR-1.2.2	Require development projects along the F and G segments to construct the roadway and pay their fair share of the cost of the improvements.	PL, CE				☐
CIR-1.3.1	Coordinate with ACTC on the RTP update to revise the RTP LOS policies consistent with proposed Policies CIR-1.3 and CIR-1.4.	PL, CE	☐			
CIR-1.3.2	Coordinate with Caltrans on the update to the SR 104 and SR 124 Transportation Concept Reports to acknowledge the limitations of widening SR 104 and SR 124 through the City of Ione reflected by a lower LOS policy consistent with proposed Policies CIR-1.3 and CIR-1.4.	PL, CE	☐			
CIR-1.4.1	Establish traffic volume thresholds in line with this Policy that once reached, trigger intersection and roadway improvements. Regularly monitor traffic in and adjacent to the City to determine when these traffic volume thresholds are reached.	PL, CE	☐			
CIR-1.5.1	Require development projects to design local road intersections such that roads are perpendicular to each other (at right angles) or round-about intersections, unless there are natural features or special circumstances that prohibit perpendicular or round-about intersection design	CE, PL				☐
CIR-1.5.2	Require development projects to design local roads that have clear and direct paths, not meandering roadways. Prohibit the use of cul-de-sacs in development projects unless specific circumstances require the use of a cul-de-sac or make a cul-de-sac the most viable option.	CE, PL				☐

# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
CIR-1.5.3	Work with Caltrans, Amador County, and the United States Postal Service to provide local street addresses for properties located on State Routes 104 and 124 within the City limits. Within the City, SR 104 is identified by the local street name of Preston Avenue and South Ione Street. SR 124 within the City is identified as Main Street and South Church Street.	PL, CE		○		
CIR-1.5.4	Work with Caltrans to provide adequate access for properties on State Route 124 and State Route 88, and the future realignment of State Route 104 (segments F and G of the WIRIS roadway system) to provide for additional connectivity.	PL, CE				○
CIR-1.5.5	Coordinate with ACTC as regular updates to the Amador County Short Range Transit Plan are conducted to determine whether there are unmet transit needs in the City of Ione. Reasonable transit enhancements could include additional buses to existing transit routes or new routes to serve future development.	CE, PL				○
CIR-1.8.1	Adopt Parking Standards for Downtown that allow for reduced parking requirements than in other parts of the City and allow for greater parking flexibility, such as shared parking allowances.	PL	○			
CIR-1.10.1	Revise maximum block length standards in the City's street design and/or improvement standards.	PL, CE	○			
CIR-1.10.2	When blocks are designed at lengths greater than 1000 feet, design shall include mid-block pedestrian and emergency vehicle connections.	CE, PL				○



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
CIR 1.13.1	Review all new development projects adjacent to Sutter Creek for the potential to provide bridges or other crossings to enhance traffic flow and improve community-wide circulation.	CE, PL				☐
CIR-2.2.1	Seek to maintain sidewalk pedestrian operations and intersections at Level of Service B or better at all times, including peak travel times, unless maintaining this Level of Service would, in the City's judgment, be infeasible and/or conflict with the achievement of other goals, as generally illustrated on Figure 4-4.	CE				☐
CIR-2.2.2	Seek to maintain Class II bicycle facility operations and intersections at Level of Service C or better at all times, including peak travel times, unless maintaining this Level of Service would, in the City's judgment, be infeasible and/or conflict with the achievement of other goals, as generally illustrated on Figure 4-5.	CE				☐
CIR-2.2.3	Seek to maintain off-street trails, multi-use paths, and Class I bicycle facility operations and intersections at Level of Service A or better at all times, including peak travel times, unless maintaining this Level of Service would, in the City's judgment, be infeasible and/or conflict with the achievement of other goals, as generally illustrated on Figure 4-6.	CE				☐
CIR-2.2.4	Establish intersection delay thresholds for pedestrians and bicyclists in line with this Policy that once reached, trigger improvements for bicyclists and pedestrians. Regularly monitor intersection delays in and adjacent to the City to determine when these delay thresholds are reached.	CE				☐



# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
CIR-2.4.1	Require pedestrian circulation routes to be designed into all land plans and subdivisions to ensure that access for the pedestrian is provided. Pedestrian routes shall be interconnected and may include open spaces, parks, and trails as otherwise required by the City.	CE, PL				○
CIR-2.4.2	Require and site pedestrian crossings of major roads at key intersections and at locations that provide priority and efficiency to the pedestrian.	CE, PL				○
CIR-2.4.3	Ensure safe, efficient pedestrian connections are made between the sidewalk, parking areas, and entrances to stores, offices, and other uses as part of development design review.	PL				○
CIR-2.5.1	Complete the sidewalks in the existing community where ROW exists, using grants or other funding sources.	CE, CM				○
CIR-2.6.1	Pursue all available sources of funding for the development and improvement of bicycle facilities. Develop projects and secure funding to improve pedestrian and bicycle safety and access around schools.	CE, CM, PL				○
CIR-2.8.1	Continue Safe Routes to Schools programs and complete associated sidewalk and, crosswalk improvements.	CE, CM				○
CIR-2.8.2	Maintain roadways and bicycle-related facilities so they provide safe and comfortable conditions for the bike rider, including maintaining lane striping for bike lanes and routes	CE				○
CIR-2.8.3	Minimize road construction impacts by coordinating bike, and pedestrian facilities with roadway construction whenever feasible.	CE				○



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
CIR-2.8.4	Ensure traffic-calming projects are appropriate for bicycle and pedestrian users (e.g., address roundabout or bulb-out designs that push cyclists into traffic).	CE				☐
CIR-2.8.5	Provide signage, alternative routes, etc. during construction activities affecting bikeways to ensure the safety of cyclists.	CE				☐
CIR-2.8.6	Enforce traffic laws to improve the safety and comfort of all road users, with a particular focus on behaviors and attitudes that cause motor vehicle/bicycle crashes.	PD				☐
CIR-2.8.7	Identify a funding source that will provide at least one crossing guard for each elementary and middle school in the City. Work with school districts to identify joint funding solutions and other partnership opportunities that facilitate pedestrian safety around schools	CM				☐
CIR-3.1.1	Periodically undertake a detailed analysis of the transportation improvements needed as growth occurs and the costs associated with those improvements by reviewing and updating the City's Capital Improvement Plan (CIP). Update development impact fees as necessary to ensure full funding of all required improvements.	CE, PL, CM				☐
CIR-3.1.2	For new development, as a condition of approval, establish a road maintenance assessment district or require the new development to annex into an existing maintenance district to provide a funding source to maintain road improvements, new roads, and bicycle/pedestrian facilities as a result of new development.	CE, PL, CM, FI				☐

# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
CIR-3.1.3	The City's Capital Improvement Plan (CIP) shall be updated to include costs to widen SR 124 between Washington Street and WIRIS, and SR 124 between WIRIS and Buena Vista Road, to four-lanes to provide LOS E or better operations.	CE, PL, CM	☐			
CIR-3.2.1	Establish a road maintenance assessment district to provide a funding source to maintain road improvements and fund vehicular, pedestrian, and bicycle improvements.	CE, PL, FI, CM				☐
CIR-4.1.1	Develop and implement a comprehensive system to monitor and evaluate the conditions and maintenance needs of the existing transportation network. Inventory and categorize the City-maintained roads by road type and condition using a pavement management system.	CE				☐
<b>Conservation &amp; Open Space Element (Chapter 5)</b>						
CO-1.1.1	As appropriate to the characteristics of the proposed development, project location, and environmental conditions, incorporate significant habitat preserves and interconnected wildlife corridors in new development areas to provide ample space for animal movement.	PL				☐
CO-1.1.2	Review projects through the entitlement process and CEQA analysis to ensure that they comply with State and federal policy for biological resources.	PL				☐



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
CO-1.1.3	For areas planned to be preserved, the City shall require that preserved habitats have interconnections with other habitat areas, to the extent feasible, in order to maintain the viability of the preserved habitat to support the special-status species identified. The determination of the design and size of the “interconnections” shall be made by the City, as recommended by a qualified professional, and will include consultation with the California Department of Fish and Game and U.S. Fish and Wildlife Service.	PL				●
CO-1.1.4	For proposed private and public projects in which special-status species are found, likely to occur, or where the presence of species can be reasonably inferred, the City shall require feasible mitigation of impacts to ensure that the project does not contribute to the decline or viability of the species. Such mitigation measures may include providing and permanently maintaining similar quality and quantity of replacement habitat, enhancing existing habitat areas, or paying in-lieu fees towards to an approved habitat mitigation bank. Replacement habitat may occur either on-site or at approved off-site locations. Feasible mitigation shall be determined by the City after the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG) are provided an opportunity to comment. Mitigation shall emphasize a multi-species approach to the maximum extent feasible. This may include development or participation in a habitat conservation plan (HCP).	PL				●

# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
CO-1.1.5	The City shall require a biological resources evaluation for private and public development projects in areas identified to contain or possibly contain listed plant and/or wildlife species based upon the City's biological resource mapping provided in the General Plan EIR or other technical materials. This evaluation shall be conducted prior to the authorization of any ground disturbance.	PL				☐
CO-1.1.6	Coordinate with Amador County and adjoining jurisdictions, as well as with federal and state agencies such as Caltrans, to assure regional connectivity of open space and wildlife corridors.	PL				☐
CO-1.2.1	Coordinate with non-profit groups, educational institutions, and other agencies as available to provide environmental education programs that inform the public about the City's natural resources.	CM		☐		☐
CO-1.2.2	Establish a network of interactive signs and other permanent educational features in preserved natural areas and open space areas, where feasible and public access is provided. Educational features should include pertinent natural history information and development of these features may be conducted with input from non-profit groups, educational institutions and other agencies.	CM		☐		☐



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
CO-2.1.1	Restrict or modify as part of the project approval and environmental review process proposed development in areas that contain wetlands, as defined by U.S. Army Corps of Engineers approved delineations as necessary to ensure the continued health and survival of special-status species and sensitive areas.	PL				☐
CO-2.1.2	Require setbacks and buffers for all development within areas containing wetlands or for development which will occur adjacent to wetlands or waterways.	PL				☐
CO-2.1.3	Coordinate with non-profit groups, educational institutions, and other agencies as available to provide environmental education programs that inform the public about the City's creeks, wetlands and other special habitat areas.	CM		☐		☐
CO-2.4.1	Encourage projects that contain creeks, or are located adjacent to creeks, to be designed for visibility and, as appropriate, access. Utilize low-impact trails, such as raised walkways, wherever access to wetlands, creeks and waterways is planned.	PL				☐
CO-2.4.2	Ensure that direct and indirect adverse impacts to wetland habitats are minimized by environmentally sensitive project siting and design.	PL				☐
CO-2.4.3	Establish standards for private projects allowing public access in the floodplain and buffers along creek corridors and preserves, where not precluded by habitat preservation requirements. Require open-view fencing for all residential development adjacent to creeks and wetlands.	PL	☐			



# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
CO-3.4.1	Create landscaping guidelines which address the appropriate species to be utilized, spacing and location of plantings and reduction of water required for irrigation and to ensure the long-term viability of planted areas.	PL	☐			
CO-3.4.2	Work with local agencies, non-profits, and interest groups to develop a local tree list, identifying species which should be used for replacements and other landscaping to be used as a guideline for all tree plantings within the City.	PL	☐			
CO-4.1.1	Implement standards that require water conserving appliances and fixtures in all new development.	BD				☐
CO-4.1.2	Work with the local water provider to encourage the preservation of water for local residences and businesses (e.g., educational materials).	SW, BD, AWA				☐
CO-4.1.3	Require planting of drought-tolerant and native vegetation as part of new development projects.	PL				☐
CO-4.3.1	Restrict hazardous materials storage in the 100-year floodplain to prevent surface water contamination.	PL				☐
CO-4.3.2	Educate the community on laws governing the proper handling of hazardous materials, especially those laws that pertain to discharging materials into creeks.	CM				☐
CO-4.3.3	Install appropriate signage to deter the discharge of hazardous materials into storm drains.	CE	☐			



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
CO-4.3.4	Future land uses anticipated to utilize hazardous materials or waste shall be required to provide adequate containment facilities to ensure that surface water and groundwater resources are protected from accidental releases.	PL				☐
CO-4.4.1	Require development projects to contain urban runoff control strategies and requirements that are consistent with Drainage Master Plans and the City's urban runoff management program.	CE, PL				☐
CO-4.4.2	Require development within newly urbanizing areas to incorporate runoff control measures into their site design or to participate in an area-wide runoff control management effort, consistent with standards developed by the City.	CE, PL				☐
CO-4.4.3	Encourage new development to incorporate features such as grassy swales, multi-use retention or detention basins, and integrated drainage systems to enhance water quality	CE, PL				☐
CO-4.4.4	New development projects shall be required to incorporate the use of best management practices (BMPs) in order to protect receiving waters from the adverse effects of construction activities, sediment and urban runoff. BMPs shall be developed and incorporated in the project prior to approval by the City.	CE, PL				☐

# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
CO-5.1.1	Regulate surface mining operations within the City limits as required by California's Surface Mining and Reclamation Act of 1975 (SMARA), Public Resources Code Section 2207 (relating to annual reporting requirements), and State Mining and Geology Board regulations for surface mining and reclamation practice.	PL				☐
CO-5.1.2	Coordinate mining operations and urban development to minimize conflicts between residents and mining, particularly where mining is conducted before urbanization.	PL				☐
CO-5.2.1	Establish and require minimum setbacks of future and reauthorized surface mining from adjoining residential land uses.	PL		☐		☐
CO-5.2.2	Review proposed residential and sensitive land uses adjacent to existing or proposed mining operations for adequate buffering and establish setbacks where necessary to ensure public safety from such uses.	PL				☐
CO-6.2.1	Develop educational programs to increase energy conservation at the household and business levels.	BD	☐			
CO-6.2.2	Develop programs to conserve energy resources at City-operated facilities.	CM	☐			
CO-6.2.3	Encourage the development of energy efficient buildings and subdivisions.	PL, BD				☐
CO-6.2.4	Work with local utility providers to make the public aware of energy rebate programs.	CM, BD				☐



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
CO-6.2.5	Work with community organizations to encourage the inclusion of energy efficient systems in remodels and retrofits of existing development.	CM, BD				○
CO-6.5.1	The City will complete a Greenhouse Gas Inventory that provides an inventory of greenhouse gas emissions from manmade sources in the City.	PL	○			
CO-6.5.2	The City will prepare a Climate Action Plan (CAP) that identifies desired goals for reducing manmade greenhouse gas (GHG) emissions, establishes resiliency and adaptation programs to prepare for potential impacts of climate change, and provides a phased implementation plan to achieve these goals. The CAP will establish a greenhouse gas emissions reduction target of 15% percent below 2007 levels by 2020, consistent with California Assembly Bill 32, the Global Warming Solutions Act of 2006 (AB32) and the guidance provided in the associated California Air Resources Board Climate Change Scoping Plan approved in December 2008. The CAP will also outline a strategy to achieve 1990 GHG levels by 2020 and an 80% reduction from 1990 GHG levels by 2050 in accordance with California State Executive Order S-3-05.	PL, CM	○			
CO-7.1.1	Work with local waste service providers to ensure that all residents receiving services are aware of waste disposal programs, recycling programs and green waste services.	CM, BD	○			
CO-7.1.2	Continue to provide curbside recycling and green waste service to all residential properties in Ione. Where this service is not provided, ensure franchise agreements with local providers (ACES Waste Inc. and Amador Disposal	CM	○			

# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	Service) include these services to all areas within the City boundaries.					
CO-7.1.3	Encourage all office, commercial, and multi-family complexes to provide recycling bins and collection service for paper, plastic, glass, and metal.	CM, BD				☐
CO-7.1.4	Provide recycling centers at City facilities (e.g., City Hall, libraries) that are available to the public free-of-charge.	CM, BD				
CO-7.1.5	Provide locations for household hazardous wastes to be recycled.	CM, BD	☐			
CO-7.1.6	Ensure that all construction projects include plans for the disposal of unused materials, the maximum amounts of source reduction, and encourage the utilization of recycled materials to the maximum extent feasible	BD				☐
CO-7.1.7	Work with the Amador County Unified School District to support recycling at school sites by placing easily accessible recycling bins, providing educational programs on recycling, and using recycled products.	CM, BD	☐			
CO-7.1.8	Ensure that as much of the City's office supply purchases are comprised of recycled or reusable products as possible. Encourage public agencies and local businesses to recycle as much as possible.	CM, FI				☐
CO-7.2.1	Implement the State's source reduction and recycling element (required by the California Integrated Waste Management Act) and the household hazardous waste element (required by PRC 41500-41510).	CM, BD				☐
CO-8.1.1	Require developers of all new residential development to dedicate parkland at a rate of at least five acres of land	PL, CM				☐



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
	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.					
CO-8.1.2	Encourage the development of parks adjacent to school sites and other quasi-public and public facilities.	PL				●
CO-8.1.3	Establish a procedure for determining an appropriate in lieu fee amount that ensures adequate funds to purchase required parkland for which in lieu fees are paid.	PL, CM, FI	●			
CO-8.1.4	Adopt and maintain a Noxious Weed Ordinance. The Noxious Weed Ordinance shall include regulatory standards for construction activities that occur adjacent to natural areas to inhibit the establishment of noxious weeds through accidental seed import.	CM	●			
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.	PL, CM, FI				●
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.	CM, FI	●			
CO-8.3.1	Wherever feasible, provide pedestrian and bicycle linkages between existing and future park facilities.	PL				●



# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
CO-8.3.2	Support the development of trails in open space areas, and natural areas used for passive recreation.	PL				☐
CO-8.3.3	Work with property owners of open space and agricultural areas in the Planning Area to establish a mechanism to allow for public access to such open space areas, in coordination with planned trails systems in the area.	PL, CM				☐
CO-9.1.1	Review all proposals for new development to ensure compliance with the City's standards for open space.	PL				☐
CO-9.1.2	Although some recreational uses are allowed in open space areas, the parkland dedication requirements are separate from and in addition to open space dedication requirements.	PL				☐
CO-9.1.3	Open space can include turf areas, agricultural uses, greens, dog parks, some drainage areas, community gardens and other uses, which will be considered on a case-by-case basis by the City.	PL				☐
CO-9.2.1	As part of the tentative subdivision map, Planned Development, or Specific Plan process in newly developing areas, encourage projects to accomplish the following: i. Align roads, trails, and public spaces to take advantage of vistas over open space; and locate trails through open spaces where possible, to maximize these areas as passive recreational uses, and to minimize the destruction of open space areas. ii. Locate public parks adjacent to open space lands to create a greater sense of open space and to take	PL, CE				☐



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	advantage of opportunities for scenic vistas and trail connections.					
CO-9.2.2	Through the development review process, incorporate design features that increase visual access to natural resources.	PL				○
<b>Noise &amp; Safety Element (Chapter 6)</b>						
NS-1.2.1	Require new development of noise-creating uses to conform with the City's maximum noise levels as shown in Table NS-2 and NS-3.	PL				○
NS-1.2.2	Require an acoustical analysis as part of the environmental review process when noise-sensitive land uses are proposed in areas where current or projected exterior noise levels exceed the City's standards. The acoustical analysis must be prepared by a qualified person experienced in environmental noise assessment and architectural acoustics and must estimate existing and projected cumulative noise levels and compare those levels to the policies in this element.	PL				○
NS-1.3.1	Require an acoustical analysis as part of the environmental review process when proposed non-residential land uses are likely to produce noise levels that exceed the City's noise standards. The acoustical analysis must be prepared by a qualified person experienced in environmental noise assessment and architectural acoustics and must estimate existing and projected cumulative noise levels and compare those levels to the policies in this element.	PL				○

# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
NS-1.4.1	Limit construction activity to the hours of 7:00 am to 7:00 pm weekdays and 8:00 am to 6:00 pm weekends, when construction is conducted in proximity to residential land uses.	BD, PL				☐
NS-1.4.2	Restrict the hours of operation of loading docks, trash compactors and other noise-producing uses in commercial areas with the potential to significantly impact noise-sensitive land uses.	PL				☐
NS-1.5.1	Require the use of temporary construction noise control measures including the use of temporary noise barriers, temporary relocation of noise-sensitive land uses, or other appropriate measures as mitigation for noise generated during construction of public and/or private projects.	PL, BD				☐
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.	PD, FD				☐
NS-2.2.2	Collaborate with Amador County Unified School District and other public entities to offer public safety classes, including but not limited to personal safety, fire safety, and traffic and bicycle safety.	PD, FD				☐



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
NS-2.3.1	Create, adopt and update as needed a local Emergency Management Plan identifying leadership, representatives, coordination and action for responding to emergencies in a timely and efficient manner.	PD, FD	☐			
NS-2.3.2	Participate in the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS) and comply with the State of California Emergency Services Act.	PD, FD				☐
NS-2.3.3	Coordinate with the County and other cities on the update, adoption, and implementation of the regional Amador County Multi-Hazard Mitigation Plan.	PD, FD	☐			☐
NS-2.3.4	Develop and adopt a pre-disaster ordinance for post-disaster recovery and reconstruction that includes provisions for debris clearance, damage assessment, demolitions, re-occupancy and building moratorium criteria, fee waivers and deferrals and expedited permitting procedures for repair and reconstruction.	CM, BD		☐		
NS-2.4.1	Develop and update risk assessments and emergency management provisions to maintain or improve the safety rating of the community.	PD, FD, CM	☐			☐
NS-3.1.1	Support the construction of flood control projects to protect residents and properties within the community.	CE, CM				☐
NS-3.1.2	Participate in the National Flood Insurance Program by updating the Local Floodplain Management Ordinance as necessary to help reduce future flood damage. Participation in the National Flood Insurance Program makes federally backed flood insurance available to homeowners, renters, and business owners in the City of	CM				☐

# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	Ione. As part of the update, consider adopting more stringent standards than included in model ordinances as a way of improving flood safety and reducing insurance premiums for property owners.					
NS-3.2.1	The City shall not approve new development projects that will result in new or increased flooding impacts on adjoining parcels or upstream and downstream areas, unless it can be shown that corresponding improvements to drainage facilities are sufficient to mitigate any potential impacts. Projects shall mitigate for increases in flooding potential through project-related improvements (either on-site or off-site), as approved by the City Engineer.	CE				☐
NS-3.2.2	The City shall develop specific criteria for development in infill areas of the community at risk of flood damage. Criteria will include specific performance measures needed to protect homes and structures from flood damage, while providing property owners with options for development of properties designated for urban development.	CM, BD, CE	☐			
NS-3.2.3	Preclude development within the 100-year floodplain, as determined by the most recent floodplain mapping available from the Federal Emergency Management Agency or other acceptable source, unless otherwise approved by the City floodplain administrator based on site-specific mitigation.	CM, BD, CE				☐
NS-3.2.4	On flood-prone parcels, locate development on portions of the site that are not subject to flooding, consistent with other policies of this General Plan or provide an	PL, CE				☐



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
	approved grading plan showing no-net-loss of floodplain storage area.					
NS-3.2.5	Require every residential lot to have buildable area sufficient to accommodate a residence and associated structures outside the 100-year floodplain. Discourage the use of fill to create buildable area within the 100-year floodplain, except in extreme circumstances consistent with all other applicable policies and regulations, and after review to determine potential impacts to wildlife, habitat and flooding on other parcels.	PL, CE				●
NS-3.2.6	Require vehicular access to the buildable area of all parcels to be at or above the ten-year floodplain elevation.	CE, PL				●
NS-3.2.7	Preclude the creation of lots whose access will be inundated by flows resulting from a ten-year or greater storm event. Bridges or similar structures may be used to provide access over creeks or inundated areas, subject to applicable local, state, and federal regulations.	CE, PL				●
NS-3.2.8	Prohibit new and modified bridge structures that will cause an increase in water surface elevations of the 100-year floodplain, unless analysis clearly indicates that the physical and/or economic use of affected properties will not be adversely affected.	CE				●
NS-3.2.9	The City shall consider including mitigation measures to reduce impacts related to significant storm events and flooding resulting from global climate change, as applicable.	PL, CE				●



# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
NS-3.4.1	Require all new urban development projects to either incorporate runoff control measures to minimize peak flows of runoff or otherwise implement comprehensive drainage plans.	CE				☐
NS-3.4.2	Maintain drainage facilities in order to ensure their proper operation during storms.	CE, CM				☐
NS-4.1.1	Continue to implement the California Building Code to ensure that structures meet all applicable seismic standards.	BD				☐
NS-4.2.1	Continue to require that all new construction projects complete a geotechnical report or conduct other appropriate analysis to determine the soils characteristics and associated development constraints and impose appropriate measures for geologically sensitive areas.	BD, CE				☐
NS-5.2.1	Adopt and update local standards, if necessary, above state and federal requirements, for maximum acceptable exposure for the evaluation of hazardous facilities for potential to create hazardous physical effects on-site and at off-site locations that could result in death, significant injury, or significant property damage.	BD, CM		☐		
NS-5.3.1	During the review and approval process for development plans and building permits, ensure that secondary containment is provided for hazardous and toxic materials.	BD, PL				☐
NS-5.3.2	Require all sites that are suspected or known to contain hazardous materials and/or are identified in a hazardous material/waste search to be reviewed, tested, and	BD, PL				☐



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	remediated for potential hazardous materials in accordance with all local, state, and federal regulations.					
NS-5.4.1	Support the continued enforcement of permitting requirements for radioactive materials.	BD				○
NS-5.4.2	Enforce public safety standards for the use of radioactive materials, including the placarding of transport vehicles.	PD, FD				○
NS-5.5.1	Require industries which store and process hazardous or toxic materials to provide a buffer zone between the materials and the property boundaries; the buffer zone must be sufficient to protect public safety, as determined by the City.	PL				○
NS-5.5.2	Consider the impact of proposed industrial development projects with respect to transport of hazardous materials within the city. Locate uses requiring substantial transport of hazardous materials to direct such traffic away from the city's residential and commercial areas.	PL				○
NS-5.5.3	Coordinate with the Amador County Unified School District in the siting of new school facilities, allowing for the location of such facilities at the necessary distances from rail lines, hazardous materials sites, and highways, as determined by the California Department of Education and Government Code standards.	PL, CM				○
NS-5.5.4	Projects requiring a grading permit or a building permit that would result in any earth disturbance that is located in an area likely to contain naturally-occurring asbestos (based on mapping developed by the DOC) shall prepare an Asbestos Hazard Dust Mitigation Plan that addresses the handling and remediation for NOA sites in	BD, PL				○

# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	accordance with all local, state, and federal regulations for potential hazardous materials. The Asbestos Hazard Dust Mitigation Plan shall include practices to eliminate, to the greatest extent possible, the emission of fugitive dust from grading, excavation, and construction activity in order to protect workers and area residents.					
NS-5.6.1	Continue to coordinate with California Emergency Management Agency, the State Department of Toxic Substances Control, the State Highway Patrol, Amador County, and other appropriate agencies in hazardous materials route planning and incident response.	PD, FD				○
NS-5.6.2	Request that state and federal agencies that regulate the transportation of hazardous materials review regulations and procedures, in cooperation with the City, to determine means of mitigating the public safety hazard in urbanized areas.	FD	○			
NS-6.1.1	<p>Adopt, and update as necessary, development standards and design provisions consistent with current Crime Prevention Through Environmental Design (CPTED) guidelines. Specifically, incorporate provisions to address the following:</p> <ul style="list-style-type: none"> <li>Natural Surveillance. Intended to keep intruders easily observable, natural surveillance provisions maximize visibility of people, parking areas, and building entrances (e.g., doors and windows that look out on to streets and parking areas, pedestrian-friendly sidewalks and streets, front porches, adequate nighttime lighting).</li> <li>Territorial Reinforcement. Physical design can create or extend a sphere of influence. Users then develop a</li> </ul>	PL, PD	○			



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
	<p>sense of territorial control while potential offenders, perceiving this control, are discouraged. This design concept is implemented by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, and fences.</p> <ul style="list-style-type: none"> <li>• Natural Access Control. A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating a perception of risk for offenders. This design concept is achieved by designing streets, sidewalks, building entrances, and neighborhood gateways to clearly indicate public routes, and also by discouraging access to private areas with structural elements.</li> <li>• Target Hardening. This is accomplished by adding features that prohibit entry or access, including window locks, dead bolts for doors, and interior door hinges.</li> </ul>					
NS-6.2.1	Partner with Caltrans, Amador County, and ACTC to realign (or otherwise remove) state highways away from the downtown area.	PL, CE		●		
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.	FD, CE				●
NS-7.1.2	Continue to review projects for compliance with the Fire Code as part of the building permit process.	FD				●

# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
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.	FD	☐			
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.	FD				☐
NS-7.1.5	Continue to maintain, periodically update, and test the effectiveness of the City's Emergency Management Plan.	FD, PD				☐
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.	FD				☐
NS-7.1.7	Continue to enforce all codes and ordinances regarding fire protection, including building inspection and vegetation management.	FD, BD				☐
NS-7.1.8	Coordinate the design and installation of traffic control and calming measures to minimize impacts on emergency vehicle responses.	FD, CE				☐
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	RD, PL				☐



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
	process is an acceptable method of providing service capacity upgrades to meet fire department needs.					
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.	FD	○			
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.	RD	○			
<b>Economic Development Element (Chapter 7)</b>						
ED-1.1.1	As part of the General Plan Annual Report, identify need for additional locations for office, industrial and retail uses.	PL				○
ED-1.1.2	Target grants, redevelopment programs, and other incentives to underutilized and vacant sites more adequately suited for vibrant and successful revenue-generating uses.	CM, PL, RD				○
ED-1.1.3	The City shall pursue annexation of lands within the Sphere of Influence as necessary to ensure an adequate supply of developable land, consistent with LAFCo proceedings.	PL, CM				○



# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
ED-1.2.1	Offer incentives to business owners and property owners for facade improvements, historic rehabilitation, and other building improvement programs in the downtown.	CM, PL, BD	☐			☐
ED-1.3.1	Actively work with property owners and developers to facilitate development of the planned industrial and office parks in the Industrial Park and Triangle Policy Areas south of the central City and elsewhere as designated by this General Plan.	PL				☐
ED-1.3.2	Foster retail and restaurant uses to support new industrial and office development.	PL				☐
ED-1.3.3	Require heavy industrial uses and mining to include transitions in intensity, buffers, or other methods to reduce potential impacts on residential uses. Buffers may include land designated for other uses, such as agriculture, commercial, or open spaces.	PL				☐
ED-1.4.1	Collaborate with local businesses and merchant associations to promote and advertise local events and attractions.	CM				☐
ED-1.4.2	Work with local non-profit and historical preservation groups and others to identify potential tourism-oriented market opportunities and to develop strong links between local businesses and regional tourist markets.	CM	☐			☐
ED-2.1.1	Work with local business organizations, merchant groups, and local brokers and developers to attract companies that will serve Ione's specialty retail, some regional needs (e.g., electronics, home décor, crafts and art, fashion-oriented department stores, children's stores, beauty and spa), and other amenities to serve the	CM				☐



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	community (e.g., restaurants, coffee shops, specialty businesses, ethnically diverse enterprises, and services).					
ED-3.1.1	Encourage re-occupation of existing buildings within downtown.	CM				○
ED-3.1.2	Prepare a Downtown Marketing Plan or Economic Development Plan that targets potential new businesses, including restaurants, retail, high quality commercial, and entertainment venues.	CM, RD	○			
ED-3.1.3	Promote “buy local” campaigns to encourage Ione residents to shop in Ione’s businesses instead of traveling to other communities to make purchases.	CM				○
ED-3.1.4	Complete an assessment of infrastructure deficiencies in the downtown and ensure that infrastructure is adequate to support planned intensity and density of land uses, including provision of adequate parking.	CE, PL	○			
ED-3.1.5	When historic architectural resources that are either listed in or determined eligible for inclusion in the NRHP or the CRHR, or the local historical registry, are proposed for demolition or modification, require an evaluation of the proposal to determine whether the project proposal would result in an adverse impact on the historic resource. If an adverse impact to the resource is identified, feasible measures shall be identified to mitigate the impact, which may include modification of the design, reuse of the structure, or avoidance of the structure.	BD, PL				○
ED-3.1.6	Promote community participation in the preservation of historic resources in the City.	CM				○

# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
ED-3.3.1	Create and utilize a Redevelopment Agency to coordinate and implement downtown improvement projects.	CM	☐			
ED-3.3.2	Finalize the City's Redevelopment Plan and establish a Redevelopment District within Ione.	CM, RD, CC	☐			
ED-3.3.3	Work with property owners and developers to attract private investment to redevelopment sites.	CM, RD				☐
ED-3.3.4	Supplement private and public funds through use of Community Development Block Grants and other outside funding mechanisms whenever possible to stimulate economic development in the City.	CM				☐
ED-3.4.1	Continue to revise the Zoning Code to provide flexibility for special infill and redevelopment situations including incentives for development within the downtown area.	PL	☐			
ED-4.1.1	Provide labor market information to local educational institutions and youth and adult training agencies for planning and curricula purposes on an annual basis.	CM				☐
ED-4.1.2	Promote and support business activities that support schools, such as school partnerships, City student internships, faculty internships, and job shadowing.	CM				☐
ED-4.1.3	Foster an on-going connection with existing industries to retain businesses by effectively responding to concerns, whenever possible.	CM				☐
ED-4.2.1	Work with local businesses and merchant groups to support "jobs first" and "first hire" programs to optimize hiring Ione residents.	CM				☐



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
ED-4.2.2	Promote housing development for all income-levels which are compatible with the employment opportunities within the City.	PL				○
ED-4.3.1	Annually update the Framework for Planning, Entitlement Review, and Development, providing developers and interested landowners with the information necessary to quickly apply for development permits within the City.	PL				○
ED-4.3.2	Identify target businesses and retail sectors which will be most compatible with the needs of the community and the existing business and retail options available to residents.	CM	○			
ED-4.3.3	Establish a process or program to provide expedited review of development applications for targeted projects in key development sites.	PL	○			
ED-5.1.1	Partner with regional tourist destinations to promote Ione as a family destination or day-trip from nearby hotels, wineries, and casinos.	CM	○			
ED-5.1.2	Advertise the many activities and diverse resources of Ione including, but not limited to, the Castle, historic downtown, Howard Park, equestrian opportunities, wineries, golfing, bicycling, lakes, fishing, camping and other outdoor recreational opportunities.	CM, VO				○
ED-5.1.3	Create a recognizable city brand, which emulates the resources of the community and draws interest from a diverse population of visitors.	CM	○			

# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
ED-5.2.1	Identify programs such as historic tax credits which could provide support to the City's preservation efforts.	CM, VO	☐			
ED-5.2.2	Seek out grants and participate in federal and state historic preservation programs, including Main Street USA and Preserve America, in order to provide funding and resources for downtown redevelopment and improvement.	CM, VO				☐
ED-5.2.3	Develop historic preservation and sign ordinances that allow flexibility to property owners to maintain and enhance their buildings downtown while preserving their historic character.	CM, PL	☐			
ED-5.2.4	Develop pattern books and other design manuals to assist property owners in developing effective and cost efficient façade enhancements of existing buildings.	PL	☐			
ED-5.3.1	Work with local businesses to host special events within the downtown and at key attractions, such as Howard Park and the Castle.	CM				☐
<b>Public Facilities Element (Chapter 8)</b>						
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.	CM, CE, SW	☐			
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	CM, FI, CE, PL				☐



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	to be established, they shall be done concurrently with Final Map recordation.					
PF-1.3.1	<p>During the development review process, the City shall not approve new development unless the following conditions are met:</p> <ul style="list-style-type: none"> <li>• The applicant can demonstrate that all necessary infrastructure will be installed or adequately financed;</li> <li>• Proposed infrastructure improvements are consistent with City infrastructure plans; and</li> <li>• 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.</li> </ul>	CE, PL, SW				☐
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.	FI, CM, PL, BD, CE	☐			☐
PF-1.5.1	As part of the development review process, the City shall require that all nighttime lighting associated with new development be designed to limit upward and sideways spillover of light.	BD, PL				☐
PF-1.5.2	As part of the development review process, the City shall restrict the use of reflective building materials that could cause glare.	BD				☐



# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
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.	CM				○
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.	CM, SW, CE				○
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.	CM, SW, CE				○
PF-3.1.4	Ensure that drainage facilities in new development incorporate stormwater runoff and sediment control, using sustainable water management and Best Management Practices, as published by the Regional Water Quality Control Board (RWQCB), where appropriate.	CE				○



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
PF-3.1.5	Where possible, require drainage facilities to use natural channels that simulate natural drainage ways while protecting property.	CE				☐
PF-4.1.1	The City shall coordinate with AWA by providing growth forecast information to ensure adequate supply needed to accommodate anticipated growth.	PL, CE				☐
PF-4.1.2	The City shall work with AWA to facilitate the construction, expansion, and/or rehabilitation of water treatment facilities in Ione.	CM, PL, CE				☐
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 Ione.	CM				☐
PF-4.1.4	The City shall work with AWA to protect the quality and quantity of groundwater resources and establish groundwater management planning.	CM				☐
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.	CM, SW				☐

# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
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.	CM, SW	○			
PF-6.1.1	City shall update the Storm Water Master Plan to assess the need for stormwater drainage system improvements and set up a system for monitoring storm drain requirements.	CE	○			
PF-6.1.2	The City shall require appropriate runoff control measures as part of future development proposals to slow runoff, maximize on-site infiltration, and minimize discharge or urban pollutants into area drainages.	CE				○
PF-6.1.3	The City shall encourage project designs that minimize drainage concentrations and impervious coverage.	CE, PL				○
PF-6.1.4	Where feasible, the City shall consider multiple public uses for stormwater facilities as part of future development proposals, including the potential for passive recreation, landscaped area, and open space.	CE, CM, PL				○
PF-6.1.5	The City will establish Low Impact Development (LID) standards through either the Stormwater Master Plan or the Municipal Code.	CE, PL		○		
PF-7.1.1	The City shall encourage the recycling of construction debris.	BD				○



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
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.	CM, BD				<input checked="" type="checkbox"/>
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).	CM	<input checked="" type="checkbox"/>			
PF-9.1.1	Evaluate the potential reuse of the Preston Youth facility site and identify other locations as a potential community college, in the event that the State of California decides to close the facility.	CM, PL		<input checked="" type="checkbox"/>		
10.1.1	Coordinate with Amador County to plan for a new or expanded library facilities in Ione, as needed based on future growth.	CM				<input checked="" type="checkbox"/>
PF-10.1.2	Coordinate with Amador County to continue to provide funding for library programs and activities such as children's story time, the Ione Book Club, and providing state-of-the-art information and communication services.	CM, CC				<input checked="" type="checkbox"/>
PF-13.1.1	Assess the City's needs by updating the Fire Department Master Plan at least every five years.	FD	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
PF-13.1.2	Establish a minimum fire staffing ratio per 1,000 residents.	FD, CM				<input checked="" type="checkbox"/>

# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
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.	FD, CM, CC	☐			
PF-13.3.1	Establish and maintain funding mechanisms for planned additional space needs of the Police Department.	PD, CM, CC	☐			☐
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 are to be established, they shall be done concurrently with Final Map recordation.	FI, CM				☐
PF-13.5.1	Establish a minimum police response time as a standard.	PD	☐			
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.	PD	☐			
<b>Housing Element (Chapter 9)</b>						
H-1.1.1	Building Code Review. The City will continue to annually review the City’s building codes for current compliance and adopt the necessary revisions so as to further local development objectives.	CM, BD, PL, and CC				☐
H-1.2.1	Zoning Code Revision and Update. A complete review of the Zoning Code is necessary to ensure its compliance with new State zoning regulations. The Zoning Code shall be updated to meet new State regulations.	CM, PL, CE, PC, CC	☐			



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
H-1.3.1	<p>Development Processing System Review Program. Complex processing procedures in permit issuance can be a major obstacle in housing development, especially for affordable housing projects that are under tight timelines imposed by state and federal funding programs. Minimize processing time for development permits, especially those for affordable residential projects and those which conform to City development requirements.</p> <p>The City will continue to monitor the development processing/review procedures to minimize the time required for review. This reduction in time will reduce the cost to developers and may increase the housing production in the City. The City will, on an annual basis, review and update as necessary its Framework for Planning, Entitlement Review, and Development. This document is a tool for staff, developers, and decision makers in understanding how to effectively navigate through the City's development process.</p>	CM, PL				○
H-2.1.1	Density Bonus Program. Review the City's density bonus program to ensure its consistency with State density bonus law. If any discrepancies are found, the City's density bonus ordinance will be amended and updated to State minimum standards.	CM, PL, PC, CC				○
H-2.2.1	Residential Site Development Program. The supply of developable land with adequate infrastructure that is zoned for residential use can assist the development of housing in the City. The City will annually ensure that there is enough vacant and underutilized residential land in the City to meet its RHNA allocation.	CM, PL				○



# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
H-2.2.2	Multifamily Zoning Expansion Program. As part of the General Plan update, to be completed in August 2009, the City identified land appropriate to rezone to high density zoning districts. The City has identified seven acres in the One-family dwelling residential (R-1a) district to be rezoned to the High Density Multiple-family dwelling residential district. The City has also identified 1.4 acres of land in the Light Commercial (C-1) district to be rezoned to the Limited Multiple-family dwelling residential (R-2) district. Specific parcels have been identified and are shown in Table HE-41 of the Housing Needs Assessment (Appendix A).	CM, PL, CC and PC.	●			
H-2.2.3	The City is committed to ensuring that there is enough wastewater treatment capacity to support its fair share of the region's housing needs. The City is working towards updating its Wastewater Master Plan and anticipates adoption of the updated plan by the end of 2009. The Master Plan will call for phased improvements to the City's sewer service. Contingent upon Regional Water Quality Control Board approval, the City anticipates initiating construction of sewer treatment improvements within 18 months of General Plan adoption. To comply with Government Code Section 65589.7 the City shall grant a priority for the provision of these services to proposed developments that include housing units affordable to lower income households	CM, PC, CC	●			
H-2.2.4	The City is committed to ensuring that there is enough potable water to support its fair share of the region's housing needs. The City will continue to work collaboratively with the region's potable water provider,	CM, PC, CC	●			



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	Amador Water Agency, to identify both short and long-term viable and cost effective solutions to maintaining potable water availability in the City.					
H-3.1.1	Housing Rehabilitation Program. The City will continue to pursue grant opportunities to create a Rental Rehabilitation Program. The City will apply for HOME funding for this program and consider applying for CDBG funding for this program. Once the Redevelopment Area has been established, the City will consider allocating a portion of the Low and Moderate Housing Fund for housing rehabilitation.	CM, CC	☐			☐
H-3.2.1	Ione Beautification (Code Enforcement) Program. The City currently handles violations of its Municipal Code on a demand-driven basis. Staff responds to housing code complaints initiated by Ione tenants. The City plans to sponsor debris hauling and clean-up programs and plans to limit the number of garage sales permitted during the year.	CM, BD, PD, PL				☐
H-4.1.1	Affordable Housing Development Program. City staff shall continue to coordinate with the appropriate entities, such as Mercy Housing of California, once during the planning period or as projects come onboard that could provide housing and services for lower-income households and take the appropriate steps to recommend that the City Council formally execute an agreement or letter of understanding with these entities.	CM				☐

# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
H-4.2.1	The City will apply for funding as NOFAs are released for the development of affordable housing units.	CM				☐
H-4.3.1	First-Time Homebuyers Down Payment Assistance Program. Continue to use CDBG funding for the First-time Homebuyer Program in the City.	CM, Mercy Housing California				☐
H-4.4.1	Redevelopment Project Area Creation. The City has initiated the creation of a Redevelopment Agency and will work to establish a redevelopment project area.	CM, CA, CC	☐			
H-4.5.1	Infill Development Program. Infill development is one technique in meeting the housing needs required by expanding populations. The City will encourage the use of vacant small individual lots in the central City by reviewing, and amending as appropriate, development standards to accommodate housing development.  The City will encourage the use of infill for the development of housing by addressing density requirements, which may constrain the development of housing on infill lots, and if necessary remove those constraints. The City will consider reduced impact fees for infill development.	PL, CM, PC, CC	☐			
H-4.6.1	Affordable Housing Program. To encourage the development and availability of housing affordable to a broad range of households with varying income levels throughout Ione, the City requires that residential projects of ten or more units include five percent of the units in the project as affordable to very low-, low-, and moderate-income households. Developers of less than ten housing units are exempt from this requirement.  Developers of ten or more housing units shall provide the	CM, PL, PC, and CC				☐



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
	<p>following:</p> <ul style="list-style-type: none"> <li>In a rental housing project of ten or more units two percent of the units shall be affordable to very low - income households, two percent shall be affordable to low-income households and one percent shall be affordable to moderate-income households.</li> <li>In a for-sale project of ten or more units two percent shall be affordable to low-income households and three percent shall be affordable to moderate-income households.</li> <li>Affordable units shall be built on site and must be comparable in infrastructure (including wastewater, water and other utilities), construction quality, and exterior design to the market-rate residential units. Affordable units may be smaller in aggregate size and have different interior finishes and features than market-rate units, so long as the interior features are durable, of good quality, and consistent with contemporary standards for new housing. The number of bedrooms should be the same as those in the market-rate units, except that if the market-rate units provide more than three bedrooms, the affordable units need not provide more than three bedrooms</li> <li>All affordable units must be constructed and occupied concurrently with or prior to the construction and occupancy of market-rate units. In phased developments, the affordable units must be evenly distributed throughout the development and will be constructed and occupied in proportion to the number of units in each phase of the residential</li> </ul>					

# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	<p>development</p> <ul style="list-style-type: none"> <li>Deed restrictions shall be provided to assure that rental units developed for very low-, low- and moderate-income persons will remain affordable for 55 years and ownership units developed for low- and moderate-income units will remain affordable for 45 years.</li> <li>If an owner sells an affordable unit before the end of the 45 year resale restriction term, the owner shall repay the City/ subsidy balance. The balance is any remaining principal and accrued interest after the subsidy has been reduced as defined in the Buyer's Resale Agreement (to be determined at the time of purchase).</li> <li>Per the deed restriction of the affordable units, all affordable units resold shall be required to be sold to an income-eligible household.</li> <li>The City will develop and maintain a waiting list of eligible persons wishing to purchase or occupy an affordable housing unit.</li> </ul> <p>Alternatives</p> <ul style="list-style-type: none"> <li>Payment of an in-lieu fee for ownership or rental units may be acceptable and the amount of in-lieu fees shall be established by a nexus study to be completed by June of 2010. The money will then be placed into an affordable housing trust fund. The City will develop a set of priorities for the use of Housing Trust Fund monies once the Housing Trust Fund is established (Action H-4.7.1).</li> <li>If the developer is permitted to dedicate land for the</li> </ul>					



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	<p>development of affordable units in satisfaction of part or all of its affordable housing requirement, the agreement shall identify the site of the dedicated land and shall provide for the implementation of such dedication in a manner deemed appropriate and timely by the City.</p> <p>Incentives</p> <p>Possible incentives that may be included but are not limited to the following:</p> <ul style="list-style-type: none"> <li>• Assistance with accessing and apply for funding (based on availability of federal, state, local foundations, and private funds);</li> <li>• Mortgage-subsidy or down payment assistance programs to assist first time homebuyers and other qualifying households, when such funds are available;</li> <li>• Expedited/streamlined application processing and development review;</li> <li>• Modification of development requirements, such as reduced set backs and parking standards on a case-by-case basis; and</li> <li>• Density Bonuses.</li> </ul>					
H-4.7.1	<p>Affordable Housing Trust Fund. The City will develop an Affordable Housing Trust Fund with fund that will be acquired through in-lieu fees as a part of the Affordable Housing Program (Action H-4.6.1). Once funds start being collected, the City will develop a priority list for the use of these funds.</p> <p>Additionally, the City will apply for matching funds from</p>	CM, PL, PC, and CC	☐			



# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	the Local Housing Trust Fund Matching Grant Program through the State Housing and Community Development Department (HCD).					
H-5.1.1	In May 2009 the City established a reasonable accommodation procedure (section 17.10.060 of the City's Zoning Code) to ensure a fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes. The City shall ensure that reasonable accommodations to persons with disabilities are provided as required under Senate Bill 520 (Chapter 671 of the Government Code). The City shall annually review its Reasonable Accommodations permit process for consistency with State law. To further comply with SB 520, the City will update its definition of family to state "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."	PL, CM				○
H-5.2.1	Large Family Housing Program. Renter households with seven or more persons do not have an adequate number of dwelling possibilities in the City. The number of large rental housing units is very limited in the City and as such large renter households cannot obtain adequate housing. The City will continue to provide incentives, such as modifications to development standards, and regulatory incentives for the development of rental housing units with four or more bedrooms.	CM, PL, PC and CC				○



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
H-5.3.1	<p>Identification of Sites for Emergency Shelters and Transitional and Supportive Housing.</p> <p>Emergency Shelters</p> <p>California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”</p> <p>The City allows emergency shelters in the Limited Manufacturing (M-1) Zoning District as a use permitted by right without a conditional use permit or other discretionary review. The M-1 district is within close proximity to schools, parks and the downtown area which includes the City Market. After the General Plan and Zoning Code Updates, the City will have approximately 70 acres available in the Limited Manufacturing Zoning District.</p> <p>In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as:</p> <ul style="list-style-type: none"> <li>• Lighting</li> <li>• On-site management</li> <li>• Maximum number of beds or persons to be served nightly by the facility</li> <li>• Off-street parking based on demonstrated need</li> <li>• Security during hours that the emergency shelter is in operation</li> </ul> <p>Transitional and Supportive Housing</p>	CM, PL, PC, and CC				●

# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	Transitional and supportive housing provides temporary housing often with supportive services to formerly homeless persons for a period that is typically between six months and two years. The supportive services, such as job training, rehabilitation, and counseling, help individuals gain life skills necessary for independent living. Both transitional and supportive housing types are allowed as permitted uses subject to only the same restrictions on residential uses contained in the same type of structure.					
H-5.4.1	<p>Extremely Low-Income Households. AB 2634 requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, which includes supportive housing and single-room occupancy units. The City will continue to allow single-room occupancy units (SROs) to be permitted in the Multiple-family dwelling (R 3) and High Density Multiple-family dwelling (R-4) zoning districts with a conditional use permit.</p> <p>In addition, to encourage and facilitate the development of housing affordable to extremely low-income households, the City will prioritize funding and offer financial incentives and regulatory concessions.</p>	CM, PL, PC, CC				☐
H-5.5.1	Senior Housing Program. To encourage the development of affordable senior projects, the City will offer density bonuses, help interested developers apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multifamily development, expedite permit processing, consider	CM, PL, PC, CC				☐



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	reducing parking standards and lot sizes, and consider waiving impact fees for low-income dwelling units.					
H-5.6.1	<p>Female Head of Household Housing Program. Female-headed households, with children under 18 years of age, are one of the fastest growing special housing needs group in the City. Many times these households do not have sufficient income to acquire adequate housing.</p> <p>The City will identify nonprofits, transitional shelter providers, battered spouse assistance providers, and any other assistance-type providers which may offer services for female heads of households. The City will contact these service providers in an attempt to ascertain the specific services and housing needed for this special needs group. The City will assist in the development of housing for this group by considering offering incentives such as fee reduction or waivers, funding assistance, if possible, fast-tracking development plans, and/or any other assistance deemed feasible by the City.</p>	CM, PL, PC, CC				☐
H-5.6.2	In cooperation with private developers, the City will evaluate on a case by case basis the feasibility of pairing a child care center in conjunction with affordable, multifamily housing developments or nearby to major residential subdivisions.	CM				☐
H-6.1.1	Housing Discrimination and Housing Equal Opportunity. Continue to coordinate and refer interested persons to the Amador/Tuolumne Community Action Agency. The City will act as an independent third party to discrimination complaints and shall maintain a file for the purpose of recording information about any alleged	CM				☐

# IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
	violations of State or federal fair housing requirements. The City will support housing equal opportunity programs by providing informational fair housing brochures available to the public at City Hall, public library, and other public places as appropriate.					
H-6.1.2	Continue Ione's Fair Housing Practices in All Housing Development. The City shall continue to require and enforce of all residential development, whether it be new or rehabilitated, public or private, fair housing practices as required by State and federal fair housing laws. Any and all occurrences of housing discrimination will be recorded and steps will be taken to correct the situation.	CM, CC				☐
H-7.1.1	Implement State Energy Conservation Standards. The Building Inspector will continue to be responsible for implementing the State's energy conservation standards (e.g., Title 24 Energy Standards). This includes checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.	BD				☐
H-7.1.2	Ensure Consistency with Green Building Standards. The City will annually ensure that local building codes are consistent with state mandated or recommended green building standards.	CM, PL				☐



## IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
H-7.1.3	Promote Energy Conservation. The City will continue to partner with PG&E to promote energy saving programs such as, the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH) and the Family Electric Rate Assistance (FERA).	CM, PL				<input checked="" type="checkbox"/>



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# 11. GLOSSARY







## GLOSSARY

The following Glossary provides definitions of common planning terms that are used in the General Plan. The definitions may be used to interpret policies in the General Plan, but shall not be interpreted as policies, standards, thresholds, guidelines, etc.

- **100-Year Flood.** A flood that has one percent likelihood of occurring in any given year.
- **100-Year Floodplain.** The area covered in water during a 100-year flood.
- **Access/Egress.** The ability to enter a site from a roadway and exit a site onto a roadway by motorized vehicle.
- **Acres, Gross.** The entire acreage of a site. Gross acreage is calculated to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.
- **Acres, Net.** The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, public open space, and flood ways.
- **Adverse Impact.** A negative consequence for the physical, social, or economic environment resulting from an action or project.
- **Affordable Housing.** Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income for housing and utilities.
- **Agency.** The governmental entity, department, office, or administrative unit responsible for carrying out regulations.
- **Agricultural Preserve.** Land designated for agriculture or conservation. (See "Williamson Act.")
- **Agriculture.** Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pastureland.
- **Air Pollution.** Concentrations of substances found in the atmosphere that exceed naturally occurring quantities and are undesirable or harmful in some way.
- **Alluvial.** Soils deposited by stream action.
- **Alquist-Priolo Special Studies Zone Act, Earthquake Fault Zone.** A state designated seismic hazard zone along traces of potentially and recently active faults, in which specialized



## GLOSSARY

geologic investigations must be prepared prior to approval of certain types of new development.

- **Ambient.** Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air and other environments.
- **Analysis.** The examination of a subject, particularly its component parts and their interrelationships.
- **Annex.** To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.
- **Apartment.** A building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord (e.g., apartment, apartment house, townhouse, condominium).
- **Appropriate.** Suitable for a particular person, place, or condition.
- **Aquifer.** An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.
- **Archaeological.** Relating to the material remains of past human life, culture, or activities.
- **Articulation.** Variation in the depth of the building plane, roofline, or height of a structure that breaks up plain, monotonous areas and creates patterns of light and shadow.
- **At-Grade.** Crossings (e.g., pedestrian, bicycle, train) or intersections that cross at the same level, and are not separated from regular vehicular roadways. Potential safety hazards exist with the use of at-grade crossings due to the different types of traffic at the intersection.
- **Attainment.** Compliance with state and federal ambient air quality standards within an air basin. (See "Non-attainment.")
- **Automobile-intensive Use.** A use of a retail area that depends on exposure to continuous auto traffic.
- **Average Daily Traffic (ADT).** The total volume of traffic carried by a roadway segment in an average 24-hour period or the average number of vehicle trips generated by a project or projects in a 24-hour period.
- **Bicycle Lane (Class II facility).** A corridor expressly reserved for bicycles on a street or roadway in addition to any lanes for use by motorized vehicles.

# GLOSSARY



- **Bicycle Path (Class I facility).** A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area.
- **Bicycle Route (Class III facility).** A facility shared with motorists and identified only by signs. A bicycle route has no pavement markings or lane stripes.
- **Bikeways.** A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.
- **Biotic Community.** A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat.
- **BMP or BMPs (Best Management Practices).** The best available technologies, techniques, etc., to reduce the potential impacts of development or operation of a project on the environment. BMPs are typically referred to in relation to reducing erosion, drainage, and air and water pollution.
- **Bond.** An interest-bearing promise to pay a stipulated sum of money, with the principal amount due on a specific date. Funds raised through the sale of bonds can be used for various public purposes.
- **Buffer Zone.** An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.
- **Building.** Any structure used or intended for supporting or sheltering any use or occupancy.
- **CAL FIRE.** A state agency that provides fire protection and stewardship of over 31 million acres of California's privately-owned wildlands. In addition to its wildland fire fighting role, the Department provides other emergency services.
- **CAL FIRE Academy.** A large CAL FIRE training facility in Ione covering 420 acres that provides training, education and certification programs to firefighters and emergency responders. The facility is located in Ione at 4501 Preston Road.
- **California Ambient Air Quality Standards (CAAQS).** Established by state law, these standards specify the standards for the purity of outdoor air, as measured by the concentration of ten pollutants: particulate matter (very fine dust), ozone, nitrogen dioxide, sulfates, carbon monoxide, sulfur dioxide, visibility reducing particles, lead, hydrogen sulfide, and vinyl chloride. *See also National Ambient Air Quality Standards (NAAQS)*
- **California Department of Corrections and Rehabilitation (CDCR).** A state agency that provides offender incarceration, parole supervision, and offender rehabilitation.
- **California Department of Forestry and Fire Protection.** *See CAL FIRE.*



## GLOSSARY

- **California Environmental Quality Act (CEQA).** A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. General Plans require the preparation of a "program EIR."
- **California Historical Landmark.** Buildings, structures, sites, or places in California that have been determined to have statewide historical significance
- **Caltrans.** California Department of Transportation.
- **Capital Improvements Program (CIP).** A program, administered by a city or county government and reviewed by its planning commission, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for conformance to and consistency with the General Plan.
- **Carbon Dioxide.** A colorless, odorless, non-poisonous gas that is a normal part of the atmosphere.
- **Carbon Monoxide.** A colorless, odorless, highly poisonous gas produced by automobiles and other machines with internal combustion engines that imperfectly burn fossil fuels such as oil and gas.
- **Carrying Capacity.** Used in determining the potential of an area to absorb development: 1) The level of land use, human activity, or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land, or plant and animal habitats; 2) The upper limits of development beyond which the quality of human life, health, welfare, safety, or community character within an area will be impaired; 3) The maximum level of development allowable under current zoning. (See "Buildout.")
- **The Castle (Preston Castle).** *See Preston School of Industry.*
- **Census.** The official decennial enumeration of the population conducted by the federal government.
- **Central Sierra Planning Council (CSPC).** A "council of governments" formed under the provisions of State law for joint powers of agreement agencies. It is a quasi-governmental organization composed of four Counties (Alpine, Amador, Calaveras and Tuolumne) and seven Cities within those four Counties. The CSPC addresses regional planning issues.
- **Channelization.** 1) The straightening and/or deepening of a watercourse for purposes of storm-runoff control or ease of navigation. Channelization often includes lining of stream banks with a retaining material such as concrete; 2) At the intersection of roadways, the



# GLOSSARY



directional separation of traffic lanes through the use of curbs or raised islands that limit the paths that vehicles may take through the intersection.

- **Character.** Special physical characteristics of a structure or area that set it apart from its surroundings and contribute to its individuality.
- **Circulation System.** A network of transit, automobile, bicycle and pedestrian rights-of-way that connect origins and destinations.
- **Clustered Development.** Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.
- **Community Development Block Grant (CDBG).** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.
- **Compatible.** Capable of existing together without conflict or ill effects.
- **Concurrency.** Installation and operation of facilities and services needed to meet the demands of new development simultaneous with the development.
- **Conservation.** The management of natural resources to prevent waste, destruction, or degradation.
- **Consistency, Consistent With.** Free from significant variation or contradiction. California State law requires that a general plan be internally consistent and also requires consistency between a general plan and implementation measures such as the Zoning Code.
- **Consistent.** Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the Zoning Code.
- **Critical Facility.** Facilities housing or serving many people, which are necessary in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.
- **Cumulative Impact.** As used in CEQA, the total impact resulting from the accumulated impacts of individual projects or programs over time.
- **dB.** Decibel; a unit used to express the relative intensity of a sound. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.



## GLOSSARY

- **dBA.** The "A-weighted" scale for measuring sound in decibels; adjusts the effects of low and high frequencies in order to simulate human hearing.
- **Dedication.** The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county. Dedication, In lieu of cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.
- **Density, Employment.** A measure of the number of employed persons per specific area (for example, employees/acre).
- **Density, Residential.** The number of permanent residential dwelling units per acre of land. Densities specified in this General Plan may be expressed in units per gross acre. See "Acres, Gross"
- **Developable Acres, Net.** See "Acres, Net"
- **Developable Land.** Land that is suitable as a location for structures and that can be developed free of hazards to, without disruption of, or significant impact on natural resource areas.
- **Developer.** An individual who or business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.
- **Development.** The physical extension and/or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities).
- **Development Agreement.** A legislatively approved contract between a jurisdiction and a person having legal or equitable interest in real property within the jurisdiction (California Government Code Section 5865 et seq.) that "freezes" certain rules, regulations, and policies applicable to development of a property for a specified period of time, usually in exchange for certain concessions by the owner.
- **Development Fee.** See "Impact Fee"
- **Development Rights, Transfer of (TDR).** Also known as "Transfer of Development Credits," a program that can relocate potential development from areas where proposed land

# GLOSSARY



use or environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts.

- **Discourage.** To advise or persuade to refrain from.
- **Discretionary Decision.** As used in CEQA, an action taken by a governmental agency that calls for the exercise of judgment in deciding whether to approve and/or how to carry out a project.
- **Dwelling Unit.** A room or group of rooms which provides independent living facilities with permanent provisions for living, sleeping, eating, cooking and sanitation, intended for occupancy on a long-term basis.
- **Easement.** Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.
- **Easement, Conservation.** A tool for acquiring open space with less than full-fee purchase, whereby a public agency buys only certain specific rights from the land owner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land), or they may be restrictive rights (limiting the uses to which the land owner may devote the land in the future.)
- **Ecosystem.** An interacting system formed by a biotic community and its physical environment.
- **Elderly.** Persons age 62 and older. (See "Seniors.")
- **Eminent Domain.** The right of a public entity to acquire private property for public use by condemnation, and the payment of just compensation.
- **Emission Standard.** The maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.
- **Encourage.** To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.
- **Endangered Species.** A species of animal or plant is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes.
- **Enhance.** To improve existing conditions by increasing the quantity or quality of beneficial uses or features.



## GLOSSARY

- **Environment.** CEQA defines environment as "the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance." (See "California Environmental Quality Act.")
- **Environmental Impact Report (EIR).** A report required by the California Environmental Quality Act (CEQA) and which assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action or project. (See "California Environmental Quality Act.")
- **Environmental Impact Statement (EIS).** Under the National Environmental Policy Act, a statement on the effect of development proposals and other major actions that significantly affect the environment.
- **Erosion.** 1) The loosening and transportation of rock and soil debris by wind, rain, or running water; 2) The gradual wearing away of the upper layers of earth.
- **Event.** As used in the Safety Element of this General Plan, an "event" is an accidental release of a substance, material or energy from a facility that may cause a hazardous physical effect beyond the exterior boundary of the facility. An "event" may occur as the end result of a series of related circumstances or actions; the individual circumstances or actions are not themselves considered to be "events" for the purposes of implementation of Safety Element policies.
- **Exaction.** A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.
- **Family.** An individual or a group of persons living together in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind.
- **Farmland.** Refers to eight classifications of land mapped by the U.S. Department of Agriculture Soil Conservation Service.
- **Fault.** A fracture in the earth's crust forming a boundary between rock masses that have shifted.
- **Feasible, Economically.** Capable of being done, executed, or managed successfully from the standpoint of the physical and/or financial abilities of the implementer(s).
- **Feasible, Technically.** Capable of being implemented because the industrial, mechanical, or application technology exists.

# GLOSSARY



- **Finding(s).** The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to justify action taken by the entity.
- **Fire Hazard Zone.** An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.
- **Fiscal Viability.** The City's financial ability to undertake and fully fund a project.
- **Flood Insurance Rate Map (FIRM).** For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.
- **Floodplain.** The relatively level land area on either side of the banks of a stream regularly subject to flooding. See "100-Year Floodplain"
- **Floodway.** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the "base flood" without cumulatively increasing the water surface elevation more than one foot. No development is allowed in floodways.
- **Floor Area, Gross.** The sum of the horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including any space where the floor-to-ceiling height is less than six feet. Some
- **Floor Area Ratio (FAR).** The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net sq. ft. of land area, a Floor Area Ratio of 1.0 will allow a maximum of 10,000 gross sq. ft. of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 sq. ft. of floor area; an FAR of 2.0 would allow 20,000 sq. ft.; and an FAR of 0.5 would allow only 5,000 sq. ft.
- **Footprint; Building Footprint.** The outline of a building at all of those points where it meets the ground.
- **Future Growth Area.** An area identified for potential future development at the near-end of the life of the General Plan. The designation allows for application(s) for development to be accepted and processed by the City, but will require a General Plan Amendment to fully adopt project Specific Plan(s) or Planned Development Master Plan(s). Such applications must be consistent the City's General Plan Policies.
- **GRE Property.** The parcels at the eastern edge of the City, south of Preston Road, immediately east of Ione Elementary School, and north of the Wildflower residential development. A special Planned Development zoning may still apply to the property.



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- **Gateway.** A point along a roadway entering a city or county at which a motorist gains a sense of having left the environs and of having entered the city or county.
- **Geological.** Pertaining to rock or solid matter.
- **Grade-separated.** Crossings (e.g., pedestrian, bicycle, train) that are completely separated from regular vehicular roadways so as to promote safe and efficient circulation pathways. Crossings are usually at different elevations and are either under or over passes.
- **Grasslands.** Land reserved for pasturing or mowing, in which grasses are the predominant vegetation.
- **Green Building.** The practice of producing and maintaining a facility in which all materials and systems are designed for the purpose of minimizing the impacts on its occupants and the environment. Such targeted issues include building siting, materials selection, energy efficiency, water conservation, construction waste management, indoor air quality, and others.
- **Green Infrastructure.** Multi-use open space along drainage corridors, detention and retention basins, over regional underground utility corridors and under major overhead utility corridors.
- **Greenway.** Linear systems that connect residences to the regional trail and park system and to community serving facilities such as schools, parks, and village greens. They provide non-vehicular, pedestrian-friendly environments for people to walk, bike, or otherwise travel without a vehicle from one place to another, as well as places to pause, sit, and relax.
- **Groundwater.** Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.
- **Groundwater Recharge.** The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water holding rocks that provide underground storage ("aquifers").
- **Guidelines.** General statements of policy direction around which specific details may be later established.
- **Habitat.** The physical location or type of environment in which an organism or biological population lives or occurs.
- **Hazardous Material.** Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.



# GLOSSARY



- **Historic Preservation.** The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.
- **Historic; Historical.** An historic building or site is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.
- **Household.** All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")
- **Households, Number of.** The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.
- **Housing and Community Development Department of the State of California (HCD).** The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.
- **Housing Unit.** The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. See "Dwelling Unit," "Family," and "Household."
- **Hydrocarbons.** A family of compounds containing carbon and hydrogen in various combinations. They are emitted into the atmosphere from manufacturing, storage and handling, or combustion of petroleum products and through natural processes. Certain hydrocarbons interact with nitrogen oxides in the presence of intense sunlight to form photochemical air pollution.
- **Image.** The mental picture or impression of a city or place taken from memory and held in common by members of the community.
- **Impact.** The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.
- **Impact Fee.** A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000 et seq. specifies that development fees shall not exceed the estimated reasonable cost of providing the service for



## GLOSSARY

which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

- **Impervious Surface.** Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.
- **Implementation.** Actions, procedures, programs, or techniques that carry out policies.
- **Improvement.** The addition of one or more structures or utilities on a parcel of land.
- **Incident.** See “Event”
- **Incorporation.** Creation of a new city.
- **Industrial.** The manufacture, production, and processing of consumer goods. Industrial is often divided into "heavy industrial" uses, such as construction yards, quarrying, and factories; and "light industrial" uses, such as research and development and less intensive warehousing and manufacturing.
- **Industrial Park; Office Park.** A planned assemblage of buildings designed for workplace use.
- **Infill Development.** Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.
- **Infrastructure.** The necessary physical systems and facilities needed to support the operation of a community (e.g., sewer and water systems, communication lines, roadways).
- **Institutional Uses.** 1) Publicly or privately owned and operated activities such as schools, large medical care facilities, nursing homes, museums, prisons, major training facilities; 2) Churches and other religious organizations; and 3) Other non-profit activities of a welfare, educational, or philanthropic nature that can not be considered residential, commercial, or industrial. See "Public and Quasi-public Facilities”
- **Intensity, Building.** For residential uses, the actual number or the allowable range of dwelling units per net or gross acre. For non-residential uses, the actual or the maximum permitted floor area ratios (FARs).
- **Inter-agency.** Indicates cooperation between or among two or more discrete agencies in regard to a specific program.
- **Interest, Fee.** Entitles a landowner to exercise complete control over use of land, subject only to government land use regulations.

# GLOSSARY



- **Interest, Less-than-fee.** The purchase of interest in land rather than outright ownership; includes the purchase of development rights via conservation, open space, or scenic easements. (See "Development Rights.", "Easement, Scenic.", "Lease.", and "Leasehold Interest.")
- **Intermittent Stream.** A stream that normally flows for at least thirty (30) days after the last major rain of the season and is dry a large part of the year.
- **Jobs/Housing Balance; Jobs/Housing Ratio.** The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.
- **Land Use Regulation.** A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).
- **Land Use.** The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.
- **Landmark.** 1) A building, site, object, structure, or significant tree, having historical, architectural, social, or cultural significance and marked for preservation by the local, state, or federal government; 2) A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.
- **Landscaping.** Planting including trees, shrubs, and ground covers suitably designed, selected, installed, and maintained as to enhance a site or roadway permanently.
- **Level of Service (LOS) Standard.** A standard used by government agencies to measure the quality or effectiveness of a municipal service, such as police, fire, or library, or the performance of a facility, such as a street or highway.
- **LID.** *See Low Impact Development.*
- **Liquefaction.** The transformation of loose water-saturated granular materials (such as sand or silt) from a solid into a liquid state. A type of ground failure that can occur during an earthquake.
- **Local Agency Formation Commission (LAFCo).** A five- or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCo is empowered to approve, disapprove, or conditionally approve such proposals. The five LAFCo members generally include two county supervisors, two city council members, and one member representing the general



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public. Some LAFCos include seven members, with two additional representatives of special districts. Amador LAFCo currently has five members.

- **Lot.** (See "Site.")
- **Lot of Record.** A lot that is part of a recorded subdivision or a parcel of land that has been recorded at the county recorder's office containing property tax records.
- **Low Impact Development (LID).** An approach to manage stormwater runoff, emphasizing the use of conservation and existing site features to protect water quality. This generally involves minimizing impervious surfaces and managing stormwater on-site.
- **Maintain.** To keep in an existing state. (See " Preserve")
- **May.** That which is permissible.
- **Median Strip.** The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.
- **Mello-Roos Bonds.** Locally issued bonds that are repaid by a special tax imposed on property owners within a "community facilities" district established by a governmental entity. The bond proceeds can be used for public improvements and for a limited number of services. Named after the program's legislative authors.
- **Mineral Resource.** Land on which known deposits of commercially viable mineral or aggregate deposits exist. This designation is applied to sites determined by the State Division of Mines and Geology as being a resource of regional significance, and is intended to help maintain the quarrying operations and protect them from encroachment of incompatible land uses.
- **Minimize.** To reduce or lessen, but not necessarily to eliminate.
- **Mining.** The act or process of extracting resources, such as oil, minerals, or sand and gravel, from the earth.
- **Ministerial (Administrative) Decision.** An action taken by a governmental agency that follows established procedures and rules and does not call for the exercise of judgment in deciding whether to approve a project.
- **Mitigate.** To ameliorate, alleviate, or avoid to the extent reasonably feasible.
- **Mixed-Use.** Properties on which various uses are combined in a single building or on a single site in an integrated development project. Mixed-use can include office, commercial, institutional, and residential.

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- **Modified Grid.** A network of streets that is similar to a grid street pattern, except that it is modified to incorporate curves in roadways or diagonally directed streets. This pattern is useful in areas where the roadway design must be sensitive to topography, existing development or other pre-existing constraints.
- **Mule Creek State Prison (MCSP).** A state-operated correctional institution for adult male inmates, located at 4001 Preston Road in Ione and covers 866 acres.
- **Multiple Family Building.** A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.
- **Must.** That which is mandatory.
- **National Ambient Air Quality Standards (NAAQS).** The prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.
- **National Environmental Policy Act (NEPA).** An act passed in 1974 establishing federal legislation for national environmental policy, a council on environmental quality, and the requirements for environmental impact statements.
- **National Flood Insurance Program (NFIP).** A federal program that authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.
- **National Historic Preservation Act (NHPA).** A 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation, and that authorized grants-in-aid for preserving historic properties.
- **National Register of Historic Places.** The official list established by the National Historic Preservation Act of sites, districts, buildings, structures, and objects significant in the nation's history or whose artistic or architectural value is unique.
- **Native Plant or Animal.** A plant or animal species that originates from a particular area.
- **Natural State.** The condition existing prior to development.
- **Necessary.** Essential or required.
- **Noise.** Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."
- **Noise Attenuation.** Reduction of the level of a noise source using a substance, material, or surface, such as earth berms and/or solid concrete walls.



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- **Noise Contour.** A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 Ldn contour (measured in dBA) require noise attenuation in residential development.
- **Non-attainment.** The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality. (See "Attainment.")
- **Oak.** Any tree of the *Quercus* species.
- **Office Use.** The use of land by general business offices, medical and professional offices, administrative or headquarters offices for large wholesaling or manufacturing operations, and research and development.
- **Open Space Land.** Any parcel or area of land or water that is essentially unimproved and devoted to an open space use for the purposes of 1) the preservation of natural resources; 2) the managed production of resources; 3) outdoor recreation; or 4) public health and safety.
- **Ordinance.** A law or regulation set forth and adopted by a governmental authority, usually a city or county.
- **Park Land, Parkland.** Land that is publicly owned or controlled for the purpose of providing parks, recreation, or open space for public use.
- **Parks.** Open space lands whose primary purpose is recreation. (See "Open Space Land.", "Community Park.", and "Neighborhood Park.")
- **Peak Hour/Peak Period.** For any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods. Under some conditions, the "peak hour" may stretch into a "peak period" of several hours' duration.
- **Performance Standards.** Zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards provide specific criteria limiting noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and visual impact of a use.
- **Planning Area.** The area directly addressed by the general plan. This area includes the City limits and land within the City's sphere of influence, plus any additional land the City deems related to its planning efforts.
- **Planning Commission.** A body created by a city or county in compliance with California law (Section 65100) that requires the assignment of the planning functions of the city or county to a planning department, planning commission, hearing officers, and/or the legislative body itself, as deemed appropriate by the legislative body. The Ione Planning Commission's five members are appointed by the City Council.



# GLOSSARY



- **Policy.** A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow in order to meet its goals and objectives before undertaking an action program. (See "Program.")
- **Policy Area.** An area designated in the City's General Plan that includes specific visions and policies pertaining to the area. The policy areas are usually undeveloped or can be redeveloped, requiring additional future land planning. Future land use planning for these areas can include Specific Plans or Planned Development Master Plans, in order to develop or redevelop the property.
- **Pollutant.** Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose.
- **Pollution.** The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.
- **Pollution, Non-Point.** Sources for pollution that are less definable and usually cover broad areas of land, such as agricultural land with fertilizers that are carried from the land by runoff.
- **Pollution, Point.** In reference to water quality, a discrete source from which pollution is generated before it enters receiving waters, such as a sewer outfall, a smokestack, or an industrial waste pipe.
- **Preservation.** As used in historic preservation, the process of sustaining the form and extent of a structure essentially as it exists. Preservation aims at halting further deterioration and providing structural stability but does not contemplate significant rebuilding. (See "Historic Preservation.")
- **Preserve, n.** An area in which beneficial uses in their present condition are protected; for example, a nature preserve or an agricultural preserve. (See "Agricultural Preserve." and "Protect.")
- **Preserve, v.** To keep safe from destruction or decay; to maintain or keep intact. (See "Maintain.")
- **Preston School of Industry.** A former state correctional facility constructed in the 1890's to rehabilitate youth offenders. It is listed as a California State Historical Landmark and is listed on the National Register of Historic Places. The landmark is highly visible in Ione. The building is currently vacant and open for public tours. The facility is commonly known as the Castle or the Preston Castle.
- **Preston Youth Correctional Facility (PYCF).** A state-operated correctional institution for juvenile males, located at 201 Waterman Road in Ione.



## GLOSSARY

- **Prime Agricultural Land.** 1) Land used actively in the production of food, fiber, or livestock; 2) All land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use compatibility classifications; 3) Land which qualifies for rating 80 through 100 in the Storie Index Rating. (See "Prime Farmland" and "Storie Index.")
- **Prime Farmland.** Land which has the best combination of physical and chemical characteristics for the production of crops. Prime Farmland must have been used for the production of irrigated crops within the last three years. Prime Farmland does not include publicly-owned lands for which there is an adopted policy preventing agricultural use. (See "Prime Agricultural Land.")
- **Property rights.** With no intent either to limit existing rights or to create new rights, "property rights" as used in this General Plan means all the rights customarily and traditionally residing in ownership of real property, including the exclusive right to possess, occupy, use, and enjoy the property and the water, mineral, and other resources on, under, and over the surface thereof, to control the use of the property and to exclude others from it, to protect the property from damage and from pollution, to farm the property and otherwise improve it, to benefit economically from the property and its improvements, and to temporarily or permanently transfer, encumber, assign, or alienate or otherwise dispose of certain of those rights through bequest, sale, mortgage, lease, deed, easement, or otherwise.
- **Protect, v.** To maintain and preserve beneficial uses in their present condition as nearly as possible. (See "Enhance.")
- **Public and Quasi-public Facilities.** Institutional, academic, governmental and community service uses, either owned publicly or operated by non-profit organizations, including private hospitals and cemeteries. (See "Institutional")
- **Public Services.** Services traditionally provided by local government, including water and sewer, roads, parks, schools, and police and fire protection.
- **Q Ranch.** The undeveloped parcels immediately northwest of the City, along State Route 104 and immediately west of the Mule Creek State Prison. The property is within the City's SOI. A portion of the property is impacted by the 100-year floodplain along Dry Creek.
- **Quality of Development.** The level of development that positively affects the appearance of a city as well as its ability to express community character.
- **Rare or Endangered Species.** A species of animal or plant listed in: Sections 670.2 or 670.5, Title 14, California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.
- **Recognize, v.** To officially (or by official action) identify or perceive a given situation.

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- **Reconstruction.** As used in historic preservation, the process of reproducing by new construction the exact form and detail of a vanished structure, or part thereof, as it appeared during a specific period of time. Reconstruction is often undertaken when the property to be reconstructed is essential for understanding and interpreting the value of an historic district and sufficient documentation exists to insure an exact reproduction of the original.
- **Recreation, Active.** A type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children's play equipment.
- **Recreation, Passive.** Type of recreation or activity that does not require the use of organized play areas.
- **Recycle, v.** The process of extraction and reuse of materials from waste products.
- **Recycled Water.** Reusing treated wastewater for beneficial purposes such as agricultural and landscape irrigation, industrial processes, toilet flushing, and replenishing a ground water basin.
- **Regional.** Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.
- **Regional Water Quality Control Board (RWQCB).** A state agency. Each Regional Board makes critical water quality decisions for its region, including setting standards, issuing waste discharge requirements, determining compliance with those requirements, and taking appropriate enforcement actions. Ione is under the jurisdiction of the Central Valley Region of the RWQCB.
- **Rehabilitation.** The repair, preservation, and/or improvement of substandard housing.
- **Remodeling.** As used in historic preservation, making over or rebuilding all or part of an historic structure in a way that does not necessarily preserve its historical, architectural, and cultural features and character.
- **Restore, v.** To renew, rebuild, or reconstruct to a former state.
- **Restrict, v.** To check, bound, or decrease the range, scope, or incidence of a particular condition.
- **Retrofit, v.** To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings can be retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.



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- **Rezoning.** An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.
- **Richter Scale.** A measure of the size or energy release of an earthquake at its source. The scale is logarithmic; the wave amplitude of each number on the scale is 10 times greater than that of the previous whole number.
- **Right-of-way.** A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.
- **Ringer Ranch Property.** The parcel at the western most portion of the City, along Preston Road, immediately south of the Mule Creek State Prison, and northwest of the Castle Oaks development. The property is designated as a Special Planning Area.
- **Riparian Area.** Riparian areas are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.
- **Risk.** The danger or degree of hazard or potential loss.
- **Runoff.** That portion of rain or other precipitation that does not percolate into the ground and is discharged into streams or drainage facilities instead.
- **Sanitary Sewer.** A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (that carry surface water) and septic tanks or leech fields (that hold refuse liquids and waste matter on-site). See "Septic System"
- **Seiche.** An earthquake-generated wave in an enclosed body of water such as a lake, reservoir, or bay.
- **Seismic.** Caused by or subject to earthquakes or earth vibrations.
- **Seniors.** Persons age 62 and older. (See "Elderly.")
- **Sense of Place.** A feeling of identity resulting from the aesthetic, nostalgic, or spiritual effects of the physical design or natural features of a specific location, ultimately evoking the essential character of the community.
- **Septic System.** A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available. See "Sanitary Sewer"
- **Setback.** The horizontal distance between the property line and any structure.

# GLOSSARY



- **Sewage.** See “Wastewater”
- **Shall.** That which is obligatory; an unequivocal direction.
- **Shopping Center.** A group of commercial establishments, planned, developed, owned, or managed as a unit, with common off-street parking provided on the site.
- **Should.** Signifies a directive to be honored if at all possible; a less rigid directive than "shall," to be honored in the absence of compelling or contravening considerations.
- **Sign.** Any representation (written or pictorial) used to convey information, or to identify, announce, or otherwise direct attention to a business, profession, commodity, service, or entertainment, and placed on, suspended from, or in any way attached to, any structure, vehicle, or feature of the natural or manmade landscape.
- **Significant Effect.** A beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area's air, water, and land resources.
- **Silva Property.** The four parcels south of Ringer Ranch and west of Castle Oaks on both sides of Five Mile Drive. The property is outside of the City limits, but within the City's SOI. The property is designated as a Special Planning Area.
- **Site.** A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.
- **Slope.** Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.
- **Soil.** The unconsolidated material on the immediate surface of the earth created by natural forces that serves as natural medium for growing land plants.
- **Solid Waste.** Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does not include sewage and hazardous materials. Organic wastes and paper products comprise about 75 percent of typical urban solid waste.
- **Specific Plan.** A legal tool authorized by Article 8 of the Government Code (Section 65450 et seq.) for the systematic implementation of the general plan for a defined portion of a community's planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development, and use of natural resources, and a program of implementation measures, including financing measures.
- **Sphere of Influence (SOI).** The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCO) of the



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County. LAFCO establishes, amends, and reviews spheres to indicate to local agencies that, at some future date, a particular area will likely be induced within a jurisdiction or service area. LAFCO is required to review each agency's SOI every five years.

- **Standards.** A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 65302) requires that general plans spell out the objectives, principles, "standards," and proposals of the general plan. Examples of standards might include the number of acres of park land per 1,000 population that the community will attempt to acquire and improve, or the "traffic Level of Service" (LOS) that the plan hopes to attain. This also includes the requirements in a zoning ordinance that govern building and development as distinguished from use restrictions, for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.
- **Storm Runoff.** Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water.
- **Structure.** Anything constructed or erected that requires location on the ground (excluding swimming pools, fences, and walls used as fences).
- **Substantial.** Considerable in importance, value, degree, or amount.
- **Topography.** Configuration of a surface, including its relief and the position of natural and man-made features.
- **Trail.** A path of travel for recreation and/or transportation within a park, natural environment, or designated corridor that is not classified as a highway, road, or street.
- **Transit.** The conveyance of persons or goods from one place to another by means of a local, public transportation system.
- **Triangle Area.** The Special Planning Area bounded by State Routes 124, 88, and 104, south of the Hughes Arena and Wildflower development. A number of significant site constraints in this area make development a major challenge. Previous uses on this site included surface mining.
- **Trip Generation.** The dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of households are correlated with destinations that attract household members for specific purposes.
- **Uniform Building Code (UBC).** A national, standard building code that sets forth minimum standards for construction, published by the International Conference of Building Officials (ICBO).



# GLOSSARY



- **Uniform Housing Code (UHC).** State housing regulations governing the condition of habitable structures with regard to health and safety standards, and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).
- **Urban Design.** The attempt to give form, in terms of both beauty and function to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.
- **Urban Land Use.** Residential, commercial, or industrial land use in areas where urban services are available.
- **Urban Services.** Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.
- **Use.** The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the City or County zoning ordinance and General Plan land use designations.
- **Utility Corridors.** Rights-of-way or easements for utility lines on either publicly or privately owned property. (See "Right-of-way." or "Easement.")
- **Vacant.** Lands or buildings that are not actively used for any purpose.
- **Vernal Pools.** Seasonal pools of water which form during the wet months and disappear in the dry months, usually characterized by unique flora and fauna that depend on the pools' seasonality.
- **Volume-to-Capacity Ratio.** A measure of the operating capacity of a roadway or intersection, in terms of the number of vehicles passing through, divided by the number of vehicles that theoretically could pass through when the roadway or intersection is operating at its designed capacity. Abbreviated as "v/c." At a v/c ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has additional capacity.
- **Wastewater.** Liquid and water-carried industrial wastes and sewage from residential dwellings, commercial buildings, industrial and manufacturing facilities, and institutions, whether treated or untreated.
- **West Ione Roadway Improvement Strategy (WIRIS).** The West Ione Roadway Improvement Strategy (WIRIS) is a planned project for creating a backbone roadway system on the west side of the City. This new system of roadways will help alleviate congestion, improve safety, improve quality of life, and enhance economic development by improving



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current operations as well as accommodating future traffic volumes forecast for the area in and around the City of Ione. WIRIS improvements consist of a combination of a new roadways and improvements to existing roadways.

- **Wetlands.** Areas that are saturated with surface water or groundwater at a frequency and duration sufficient to support vegetation typically adapted for life in saturated soil conditions.
- **Wildfire.** Uncontrolled fire often occurring in wildland areas. Wildfires may threaten and consume urban areas. CAL FIRE is the primary agency responsible for fighting wildfires.
- **Wildflower property.** The residential and open space parcels at the southeast corner of the City, immediately east of Howard Park, and south of the GRE Property.
- **Wildland.** Vegetated areas more than 150' from urban areas in patches at least 250 acres in size and having no constrictions less than 150' wide.
- **Wildlife.** Animals or plants existing in their natural habitat.
- **Will.** That which is expected or may be expected. Expresses intent or purpose. (See "Shall" and "Should.")
- **Williamson Act.** The California Land Conservation Act of 1965—commonly referred to as the Williamson Act—which enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return for maintaining agricultural uses, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971.
- **Woodlands.** Lands covered with woods or trees.
- **Zoning.** The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

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## APPENDIX A: GENERAL PLAN UPDATE BACKGROUND REPORT







City of **lone**  
General Plan Update



# Background Report

August 2008



PMC<sup>®</sup>







# Background Report

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August 2008



### 1.1 PURPOSE OF THE BACKGROUND REPORT

The purpose of this Background Report is to support the City of Ione's update to the General Plan. The City of Ione General Plan ("General Plan") was originally adopted in 1963 to guide the physical, social, and economic development within the City's Planning Area. The plan was subsequently updated in 1974 and 1982. Various elements have been updated since the 1982 update, including the General Plan Land Use Map in 1989 and 1992, the Circulation Element in 1991 and 2003, and the Housing Element in 2005. This Background Report presents background information (data, facts, and information on the existing conditions of the City and its environs) collected as part of the General Plan update process. It will serve as a resource for the General Plan and the associated Environmental Impact Report that will be prepared pursuant to the requirements of the California Environmental Quality Act. This document will also be used as a resource for future planning studies, environmental impact reports, or other documents.

### 1.2 PURPOSE OF THE GENERAL PLAN UPDATE

The Background Report effectively serves as a foundation on which Ione's General Plan update process proceeds. Mandated by state law, each city and county must adopt a general plan that addresses physical development in the community. The general plan is perhaps the single most important document a local government can adopt, serving as the guiding policy document. A general plan is often referred to as a "constitution" for decision-making by a local government. The general plan is comprehensive in its scope, identifying land use, circulation, environmental, economic, and even social goals and policies as they relate to local land use and development. A general plan is also central to the effective management of a community's physical and natural resources and provides a basis for local decision-making.

The City of Ione General Plan will be used to inform citizens, developers, agencies, interest groups, and others of the ground rules that will guide development-related decisions in the community. The General Plan will provide the long-term vision for the community and, through its implementation policies, how that vision may be achieved over time.

In order for a general plan to be effective, it must remain current. While state law does not specify rigid requirements or timing for updating a general plan (other than for the housing element), it does establish that the responsibility for determining whether a general plan is up to date and accurate rests with each jurisdiction. The City Council adopted the Ione General Plan in December 1982. Since that time, the City has experienced population growth, economic development, residential development, and other changes that should be addressed in the updated General Plan. Community interests and attitudes may also have changed since 1982. Additionally, planning, development, and environmental laws have changed since the General Plan was last adopted. The General Plan update will therefore address pertinent issues guiding planning, development, and environmental statutes as part of the City's General Plan.

### 1.3 FORMAT AND SCOPE OF THE BACKGROUND REPORT

The Background Report provides background data and information specific to all elements of the General Plan.

All references cited or used and persons consulted in the preparation of this document are listed in Chapter 9.0 of this Background Report. References to documents in the text are by author and date.

## **1.0 INTRODUCTION**

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Although the Background Report is intended to be a comprehensive resource, it does have limitations. Research conducted during General Plan preparation was limited in scope to that necessary to support the update process. For example, detailed technical analyses of flood control issues were not conducted nor part of the scope of work for this document. The data in this document may not prove sufficient to support future development projects, necessitating the need for more specific analyses. Additional and more authoritative information for a particular subject may be available. Before using the information in this document in the future, readers are cautioned to consult the City and other agencies. They may have developed, or be in the process of developing, more current and relevant information. Data included in this Background Report is time-specific and may decline in value over time. The City should consider the need to update pertinent information during any subsequent update of the General Plan or in conjunction with environmental review of major development projects.

This section provides a discussion of land use conditions and population information for the City of Lone Background Report, as well as a summary of the current land use conditions in and around the City of Lone.

### 2.1 BACKGROUND/EXISTING SETTING

The City of Lone is located in southwestern Amador County at the juncture of the Sierra Nevada foothills and the Central Valley. Lone is located approximately 30 miles southeast of Sacramento and 30 miles northeast of Stockton. Elevations in the city range from 258 above mean sea level (amsl) in the southwest of the city to approximately 600 feet amsl in the northeast. Both State Route (SR) 124 and SR 104 bisect the city. SR 104 aligns generally northwest to southeast and SR 124 aligns northeast to southwest from its juncture with SR 104. Sutter Creek also passes through the city from east to west.

Incorporated in 1953, Lone occupies approximately five square miles. According to the current General Plan, approximately 3,771 acres are located in the existing City limits and SOI including 2,920 acres in the city and 851 acres in the remaining part of the Sphere of Influence (City of Lone, 1982). The city core is largely built out with retail and commercial businesses. Residential uses surround the core. The special planning area that comprises a large portion of the western area of the city is still largely undeveloped. The 2000 Census indicated that Lone had a population of 7,219. Current population estimates (as of January 1, 2008) indicate that the population has grown to 7,416 (Department of Finance, 2008).

The proposed Planning Area boundary (the study area for the General Plan update) reflects the City's current Sphere of Influence (SOI) boundary and the existing city boundary (**Figure 2.0-1**) as well as lands beyond the SOI. The SOI was adopted in the mid 1980s and includes lands surrounding the existing city limits that could eventually be converted to urban uses and which the City can reasonably expect to serve. The Planning Area encompasses approximately 31,770 acres and extends as far west as the San Joaquin County Line.

The existing land use pattern is generally reflective of the land use designations in the City's current General Plan, with a mix of residential neighborhoods surrounding a downtown core and open space and industrial uses on the fringes of the Planning Area. The City can be categorized by several distinct features, neighborhoods or areas:

- *SR 104 and SR 124* - The highways divide the community along a north/south axis with junctures in downtown and north of the downtown.
- *Downtown/Main Street* – Comprises the commercial core of downtown Lone. Contains a variety of shops, restaurants, and government offices.
- *Mule Creek State Prison* – This state prison facility is located in the northwestern portion of the city.
- *California Department of Forestry (CDF) Fire Protection Training Academy* – The CDF facility is located in the northern portion of the Planning Area southeast of Mule Creek State Prison. The CDF facility is used to train staff from all over California.
- *Preston Youth Correctional Facility* - The Preston Youth Correctional Facility (formerly the Preston School of Industry) is neighbors the CDF Fire Protection Training Academy in the northern Portion of the Planning Area.

## 2.0 LAND USE

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- *Large new developments* – Castle Oaks is located south of SR 104 in the southwestern portion of the city and includes residential and commercial uses as well as an 18-hole championship golf course. The proposed Wildflower project is also located south of SR 104 in the southeastern corner of the city immediately east of Howard Park.

Open space surrounds the Sphere of Influence, and several mining operations are located in the vicinity of the city. These include the Unimin Corporation mining operation to the south of the city at 800 Brickyard Road and the Owens-Illinois sand and limestone mining operation south of the city along SR 124.

Agricultural uses in and around lone were historically limited to raising corn on the Preston farmlands. Farmland in the City's SOI is limited to native pasture (dry), irrigated pasture, small grains (wheat and barley), and field crops (such as sugar beets, alfalfa, safflower, beans, and corn) (City of lone, 1982). Soils in the city and surrounding area do not possess characteristics which are favorable to agricultural purposes. The lone General Plan did not indicate the presence of any prime farmlands or suitable soils located in this area to make agriculture a major land use.

### EXISTING GENERAL PLAN

The original lone General Plan was adopted by the City Council in 1963. The plan was subsequently updated in 1974 and 1982. The Land Use Element was modified in December 1989, and the Land Use Map was amended in June 1992. The Circulation Element was amended in June 2003 and the Housing Element was amended in May 2005. The current General Plan notes that "Aspects of life in lone that make it a desirable place to live are its 'small town' rural atmosphere, its rich history, and the absence of crime, noise, and congestion that plague urban areas. These qualities should be preserved."

The City of lone General Plan has 16 land use designations as listed below:

- Residential Suburban (RS)
- Residential Low Density (RL)
- Residential Medium Density (RM)
- Commercial Business District (C-CBD)
- General Commercial (C-G)
- Neighborhood and Highway Commercial (C-N)
- Light Industrial (I-L)
- Heavy Industrial (I-H)
- Special Planning (SP)
- Open Space (OS)
- Agricultural Transition (AT)



- Agricultural Mineral Resources (A/MR)
- Public Services (PS)
- Recreational (R)
- Designated Floodway (DF)
- Waste Disposal Facilities (WD)

**Figure 2.0-2** shows the current land use designations within the City of Lone. Not all of the land use designations are currently being applied to the map. No General Plan land use designations have been identified for the Planning Area. Land uses within the Planning Area will be designated as part of the General Plan Update.

### EXISTING ZONING

The Zoning Ordinance was first adopted in 1958 and has been modified several times since. The Zoning Ordinance is a primary tool for implementing the policies of the General Plan. The Zoning Ordinance establishes Zoning Districts based upon the General Plan land use designations. The City of Lone's Zoning Ordinance is Title 17 of the Lone Municipal Code. The Zoning Code has 16 different designations as listed below.

- R-1a One-family Dwelling Zone
- R-1b One-family Dwelling Zone
- R-1c One-family Dwelling Zone
- R-2 Limited Multiple-family Dwelling Zone
- R-3 Multiple-family Dwelling Zone
- R-4 High Density Multiple Family Dwelling Zone
- C-1 Light Commercial Zone
- C-2 Central Business District Commercial Zone
- C-3 Heavy Commercial Zone
- M-1 Limited Manufacturing Zone
- A Agricultural Zone
- D Architectural Design Zone
- MP Mobile Home Park Zone
- O-S Open Space Zone
- Architectural Heritage and Historic Preservation

## 2.0 LAND USE

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- P-D Planned Development Zone

**Figure 2.0-3** depicts current zoning within the City. Not all of the 16 zoning designations are currently being used. No zoning land use designations have been identified for the Planning Area. Zoning within the Planning Area will be determined based on the land use designations assigned.

## 2.2 REGULATORY FRAMEWORK

### LOCAL

#### **Amador Local Agency Formation Commission**

The City of Ione is located within the jurisdiction of the Amador Local Agency Formation Commission (LAFCo). LAFCo coordinates logical and timely changes in local governmental boundaries (Government Code §56001); conducts special studies which review ways to reorganize, simplify, and streamline governmental structures (Government Code §56031); and prepares spheres of influence for each city and special district within the County (Government Code §56425). The Commission promotes provision of efficient and economical services while encouraging protection of agricultural and open space lands (Government Code §56001, §56300). Further efforts include discouraging urban sprawl and encouraging orderly formation and development of local agencies based upon local conditions and circumstances (Government Code §56301) (<http://www.co.amador.ca.us/LAFCO/>).

#### **City of Ione Redevelopment Agency**

In the mid-1990s, the City created a Redevelopment Agency (RDA) and named the City Council as the RDA Board of Directors. The redevelopment plan has been drafted but not adopted. The City will identifying funding in the next round of Notice of Funding Availability grants to complete the project. The funding will most likely be in the form of two CDBG-funded Technical Assistance (TA) grant applications.

#### **City of Ione General Plan**

The City of Ione General Plan identified two goals and associated policies relative to land use.

- |      |             |  |
|------|-------------|--|
| 1.00 | Goal:       | Provide for an effective distribution of all land uses in order to maintain efficient city operations.         |
|      | Policy 1.1: | Maintain densities on agricultural lands commensurate with the type of agricultural activity taking place.     |
|      | Policy 1.2: | Avoid any premature development of agricultural lands within the city.   |
|      | Policy 1.3: | Consider the agricultural lands within the sphere of influence as an extension of the open space network.      |
| 2.00 | Goal:       | Preserve open space lands for the future use of community residents.   |
|      | Policy 2.1  | Require that a certain amount of open space or common area be set aside with all new subdivision developments. |

- |            |   |
|------------|---|
| Policy 2.2 | Retain adequate areas of open space adjacent to sewage treatment facilities for health and safety protection.   |
| Policy 2.3 | Develop lands adjacent to Sutter Creek in a manner which minimizes disturbance of riparian vegetation, and the inherent qualities of the natural environment.               |
| Policy 2.4 | Encourage the use of cluster development and Planned Unit Development in new housing development to minimize construction and public service costs and preserve open space. |

### **FOR MORE INFORMATION**

City of Ione. Ione 1982 General Plan.

City of Ione. 1989. Land Use Element.

City of Ione. Ione website: <http://ione-ca.com/home/ione/>. Accessed May 2008.

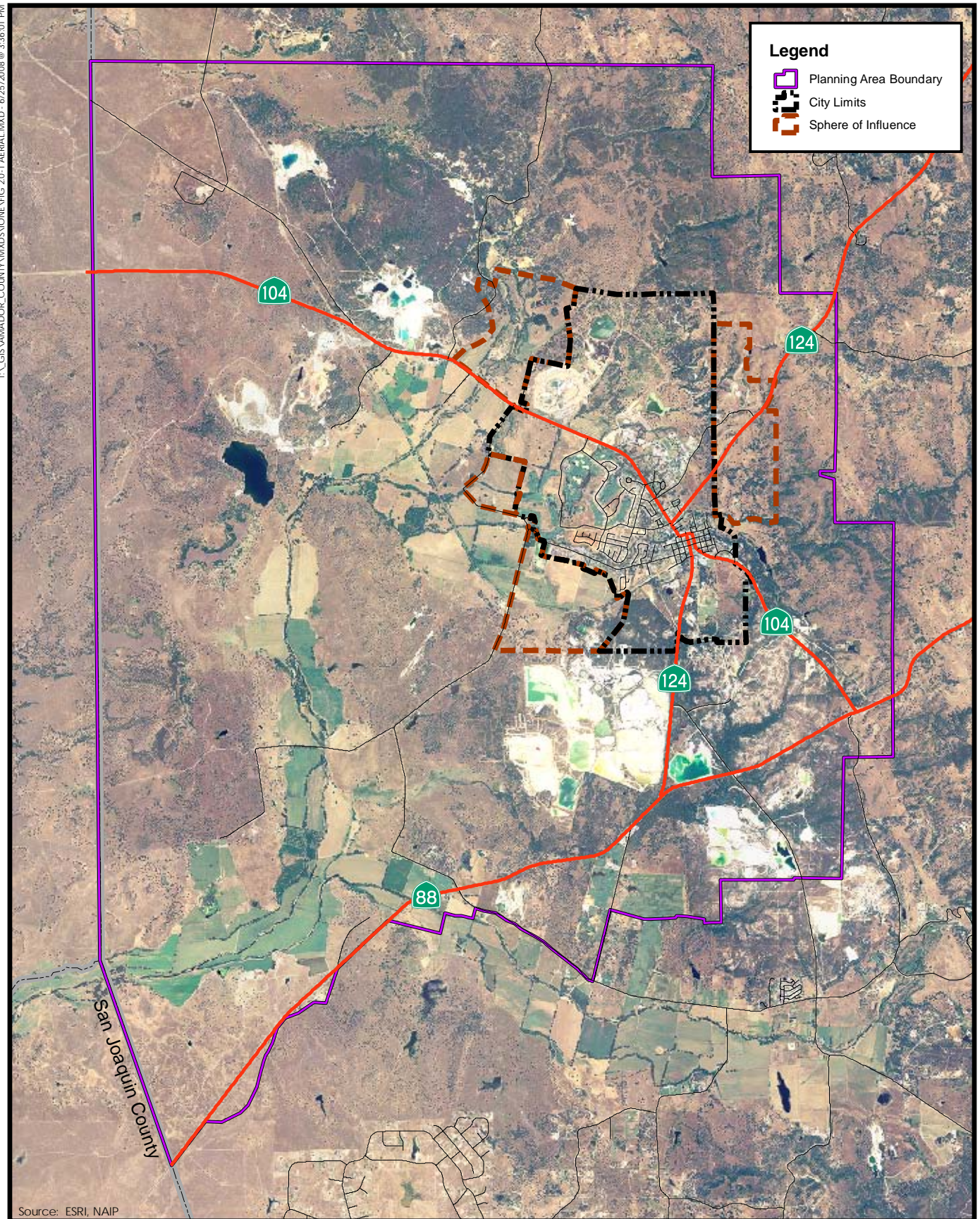
City of Ione. 2003. Zoning Code <http://www.ione-ca.com/home/ione/zoning.htm>

Amador County Local Agency Formation Commission.  
<http://www.ione-ca.com/home/ione/zoning.htm>. Accessed May 2008.





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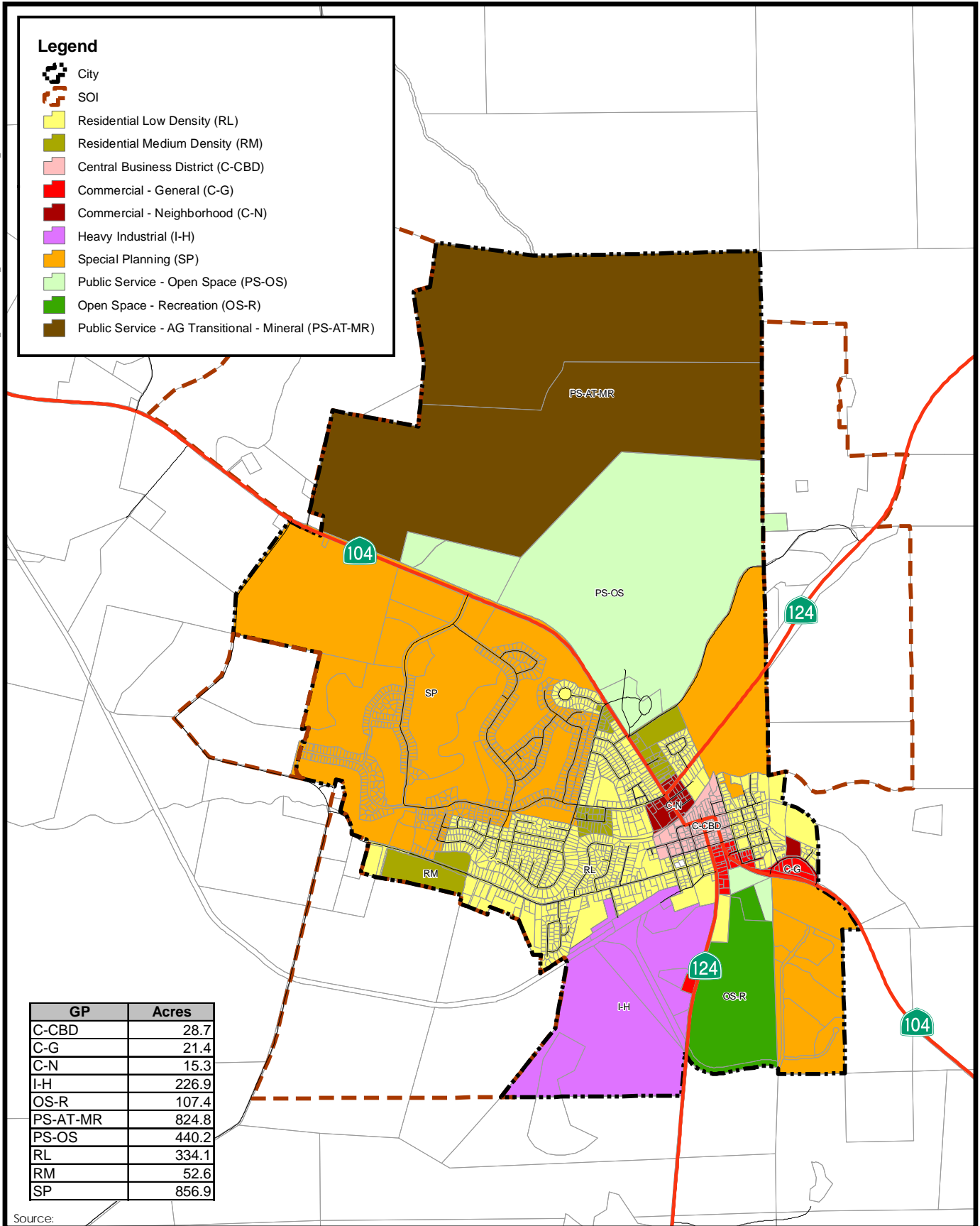


Figure 2.0-1  
Aerial of Planning Area









**DRAFT**

**Figure 2.0-2**  
General Plan Land Use



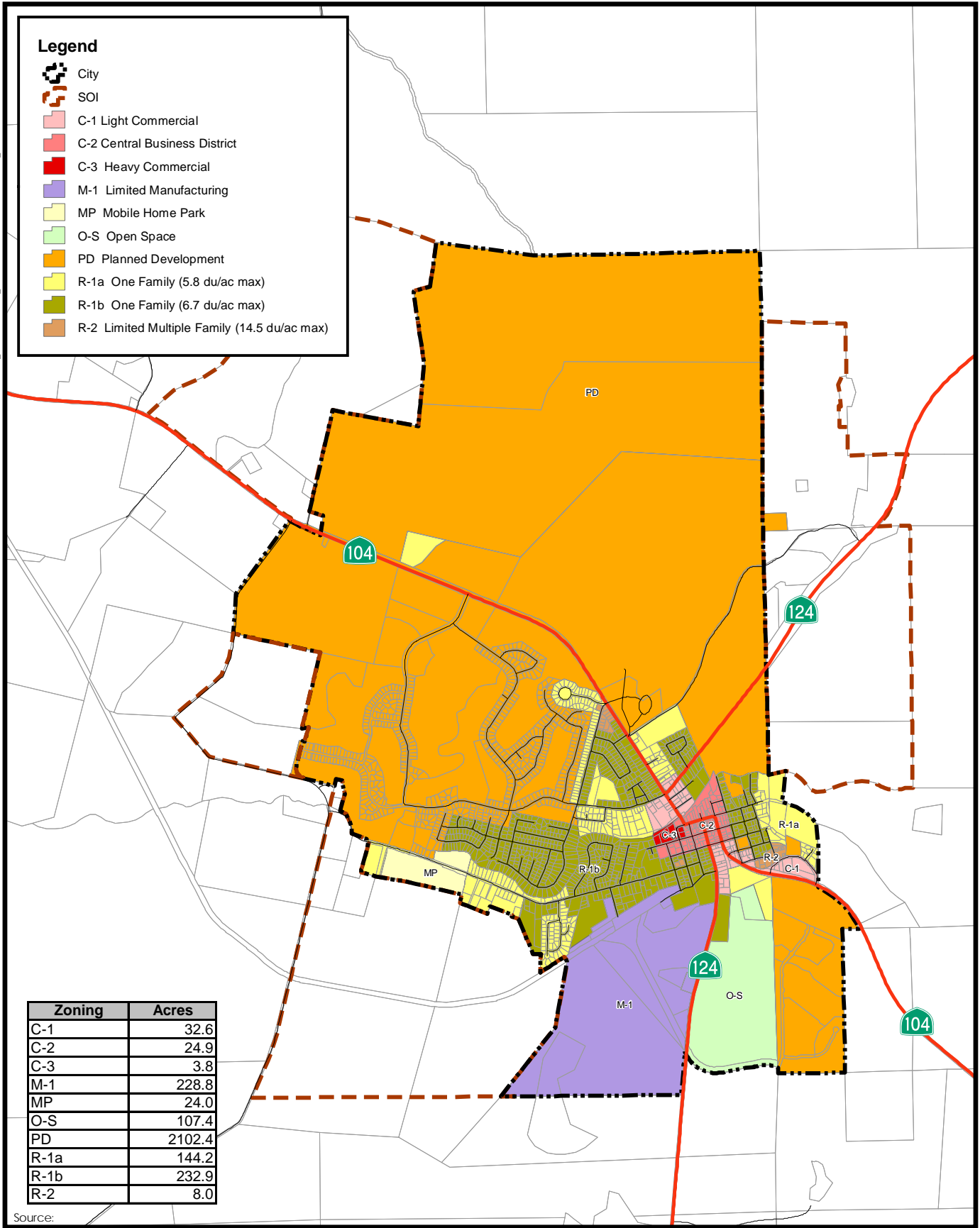


Figure 2.0-3  
Zoning Districts



This section provides a discussion of air quality conditions in the City of Ione as well as the Mountain Counties Air Basin. This section also describes the federal, state, and local regulatory framework that applies to air quality in the City of Ione and surrounding areas.

### 3.1 BACKGROUND/EXISTING SETTING

#### EXISTING SETTING AND CLIMATE

The City of Ione is located in Amador County Air Pollution Control District, which is in the central portion of the Mountain Counties Air Basin (MCAB). This air basin covers the mountainous area of the central and northern Sierra Nevada mountains from Plumas County in the north to Mariposa County in the south. Elevation in the MCAB ranges from several hundred feet in the foothills to over 10,000 feet along the Sierra crest (California Air Resources Board, 2008a). The MCAB consists of the air pollution control districts of Amador, Calaveras, El Dorado, and Mariposa Northern Sierra (Nevada, Plumas, and Sierra counties), as well as a portion of the Placer County and Tuolumne air pollution control districts. These air districts work together to employ a regional approach to air pollution control.

Air quality in the area is a function of the criteria pollutants emitted locally, the existing regional ambient air quality, and the meteorological and topographic factors that influence the intrusion of pollutants into the area from sources outside the immediate vicinity.

Air quality issues within the air basin are primarily due to migration of pollutants from the Bay Area and Central Valley (CARB, 2008b). The majority of the MCAB is located in the northern Sierra Nevada area with the western boundary of the basin extending into the Sacramento Valley. The topography in the MCAB is quite variable because of mountain peaks and valleys that differ substantially in elevation from approximately 100 to 10,000 feet.

The City of Ione and surrounding areas of Amador County generally have warm, dry summers and mild winters. During the summer, in the western portion of the MCAB, temperatures that often exceed 100°F coupled with clear sky conditions are favorable for ozone formation. Temperatures of more than 100°F occur every year and temperatures drop below freezing during winter months. The seasonal rain totals range from less than 20 inches at lower elevations to more than 40 inches at higher elevations. In the lower foothills region surrounding the site, there is little snowfall, but at higher elevations, the amount of snowfall is fairly large.

Amador County experiences ozone as a major air quality problem because it is transported into the county from the San Joaquin Valley Air Basin. Internal combustion engines in mobile sources such as cars, light-duty and heavy-duty trucks, and off-road vehicles are a major source of ozone (O<sub>3</sub>) precursors, which include nitrogen oxides (NO<sub>x</sub>). Concentrations of ozone precursors and oxides of nitrogen are significant in the county. Concentrations of other monitored pollutants in Amador County generally meet the state and federal standards.

Based on ambient air quality measures taken at the Clinton Road monitoring station, Amador County exceeded the 1-hour state standard for O<sub>3</sub> 30 times from the year 2003 through 2007. Amador County exceeded the 1-hour federal standard for O<sub>3</sub> only once in the same time period, but exceeded the 8-hour federal standard of O<sub>3</sub> 12 times from 2003 through 2007 (California Air Resources Board, 2008b).

## 3.0 AIR QUALITY

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### AIR POLLUTANTS AND AMBIENT AIR QUALITY STANDARDS

#### Criteria Pollutants

Air quality within the MCAB is regulated by several jurisdictions including the U.S. Environmental Protection Agency (EPA), California Air Resources Board (CARB), and the Amador County Air Pollution Control District (ACAPCD). Each of these jurisdictions develops rules, regulations, and policies to attain the goals or directives imposed upon them through legislation. Although U.S. EPA regulations may not be superseded, both state and local regulations may be more stringent.

The six “criteria air pollutants” for which federal and state ambient standards have been established are ozone (O<sub>3</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), lead (Pb), and suspended particulate matter (PM<sub>10</sub>). Common sources of these pollutants include vehicle exhaust, woodburning stoves, heavy industry (e.g., metal refineries), and windblown dust.

Amador County is a designated nonattainment area for ozone under both state and federal standards. Amador County is in attainment for NO<sub>2</sub> and SO<sub>2</sub> but is unclassified for CO and PM<sub>10</sub> (CARB, 2008c). Amador County has implemented Rule 408 - Attainment Pollutant Air Quality Analysis (CARB, 2008d).

### 3.2 REGULATORY FRAMEWORK

The Amador Air District (AAD) is the local air quality agency. AAD adopts and enforces controls on stationary sources of air pollutants through its permit and inspection programs and regulates agricultural burning. Other AAD responsibilities include monitoring air quality, preparing clean air plans, and responding to citizen air quality complaints.

Federal and state air quality standards have been established for all six ambient air pollutants, primarily to protect human health and welfare.

#### FEDERAL

##### Federal Clean Air Act

The Federal Clean Air Act (FCAA) required the U.S. EPA to establish National Ambient Air Quality Standards (NAAQS) and also set deadlines for their attainment. Two types of NAAQS have been established: primary standards, which protect public health, and secondary standards, which protect public welfare from non-health-related adverse effects, such as visibility restrictions. The FCAA also required each state to prepare an air quality control plan referred to as a State Implementation Plan (SIP). The federal Clean Air Act Amendments of 1990 (CAAA) added requirements for states with nonattainment areas to revise their SIPs to incorporate additional control measures to reduce air pollution. The SIP is periodically modified to reflect the latest emissions inventories, planning documents, and rules and regulations of the air basins as reported by their jurisdictional agencies. The U.S. EPA has responsibility to review all SIPs to determine conformance to the mandates of the CAAA and the amendments thereof, and to determine if implementation will achieve air quality goals. If the U.S. EPA determines a SIP to be inadequate, a Federal Implementation Plan (FIP) may be prepared for the nonattainment area that imposes additional control measures. Failure to submit an approvable SIP or to implement



the plan within the mandated time frame may result in sanctions being applied to transportation funding and stationary air pollution sources in the air basin.

## STATE

### **California Clean Air Act**

The California Air Resources Board (CARB) is the agency responsible for coordination and oversight of state and local air pollution control programs in California and for implementing the California Clean Air Act (CCAA) of 1988. The CCAA requires that all air districts in the state endeavor to achieve and maintain CAAQS for O<sub>3</sub>, CO, SO<sub>2</sub>, and NO<sub>2</sub> by the earliest practical date. The CCAA specifies that districts focus particular attention on reducing the emissions from transportation and area-wide emission sources, and the act provides districts with authority to regulate indirect sources. Each district plan is required to either (1) achieve a 5 percent annual reduction, averaged over consecutive 3-year periods, in district-wide emissions of each nonattainment pollutant or its precursors, or (2) to provide for implementation of all feasible measures to reduce emissions. Any planning effort for air quality attainment would thus need to consider both state and federal planning requirements.

Other CARB duties include monitoring air quality (in conjunction with air monitoring networks maintained by air pollution control districts and air quality management districts), establishing CAAQS (which in many cases are more stringent than the NAAQS), and setting emissions standards for new motor vehicles. The emission standards established for motor vehicles differ depending on various factors including the model year and the type of vehicle, fuel, and engine used.

The State of California has been studying the impacts of climate change since 1988, when AB 4420 was approved. This legislation directed the California Energy Commission, in consultation with the Air Resources Board and other agencies, to study the implications of global warming on California's environment, economy, and water supply. The Energy Commission was also directed to prepare and maintain the state's inventory of greenhouse gas (GHG) emissions. That bill directed CARB to adopt regulations to achieve the maximum feasible and cost-effective reduction of greenhouse gas emissions from motor vehicles. CARB staff's proposal implementing these regulations was approved by the California Air Resources Board in September 2004. With implementation, the average reduction of greenhouse gases from new California cars and light trucks will be about 22 percent in 2012 and about 30 percent in 2016, compared to today's vehicles (<http://www.climatechange.ca.gov/>).

### **Executive Order S-3-05**

Executive Order S-3-05, which was signed by Governor Schwarzenegger in 2005, proclaims that California is vulnerable to the impacts of climate change. It declares that increased temperatures could reduce the Sierra snowpack, further exacerbate California's air quality problems, and potentially cause a rise in sea levels. To combat those concerns, the Executive Order established total greenhouse gas emission targets. Specifically, emissions are to be reduced to the 2000 level by 2010, the 1990 level by 2020, and to 80 percent below the 1990 level by 2050.

The Executive Order directed the Secretary of the California Environmental Protection Agency (CalEPA) to coordinate a multi-agency effort to reduce greenhouse gas emissions to the target levels. The secretary will also submit biannual reports to the governor and state legislature describing (1) progress made toward reaching the emission targets; (2) impacts of global

### **3.0 AIR QUALITY**

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warming on California's resources; and (3) mitigation and adaptation plans to combat these impacts. To comply with the Executive Order, the Secretary of the CalEPA created a Climate Act Team (CAT) made up of members from various state agencies and commission. CAT released its first report in March 2006. The report proposed to achieve the targets by building on voluntary actions of California businesses, local government and community actions, as well as through state incentive and regulatory programs.

#### **Assembly Bill 32**

In September 2006, Governor Arnold Schwarzenegger signed AB 32, the California Climate Solutions Act of 2006. AB 32 requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. This reduction will be accomplished through an enforceable statewide cap on GHG emissions that will be phased in starting in 2012. To effectively implement the cap, AB 32 directs ARB to develop and implement regulations to reduce statewide GHG emissions from stationary sources. AB 32 specifies that regulations adopted in response to AB 1493 should be used to address GHG emissions from vehicles. However, AB 32 also includes language stating that if the AB 1493 regulations cannot be implemented, then ARB should develop new regulations to control vehicle GHG emissions under the authorization of AB 32.

AB 32 requires that CARB adopt a quantified cap on GHG emissions representing 1990 emissions levels and disclose how it arrives at the cap; institute a schedule to meet the emissions cap; and develop tracking, reporting, and enforcement mechanisms to ensure that the state achieves reductions in GHG emissions necessary to meet the cap. AB 32 also includes guidance to institute emissions reductions in an economically efficient manner and conditions to ensure that businesses and consumers are not unfairly affected by the reductions.

#### **Senate Bill 1368**

SB 1368 is the companion bill of AB 32 and was signed by Governor Schwarzenegger in September 2006. SB 1368 requires the California Public Utilities Commission (CPUC) to establish a greenhouse gas emission performance standard for baseload generation from investor-owned utilities by February 1, 2007. The California Energy Commission (CEC) must establish a similar standard for local publicly owned utilities by June 30, 2007. These standards cannot exceed the greenhouse gas emission rate from a baseload combined-cycle natural gas-fired plant. The legislation further requires that all electricity provided to California, including imported electricity, must be generated from plants that meet the standards set by the CPUC and CEC.

#### **Assembly Bill 1493**

AB 1493 requires CARB to develop and adopt the nation's first greenhouse gas emission standards for automobiles. AB 1493 declared that global warming was a matter of increasing concern for public health and the environment in the state, citing risks that California faces from climate change, including reduction in the state's water supply, increased air pollution creation by higher temperatures, harm to agriculture, an increase in wildfires, damage to the coastline, and economic losses caused by higher food, water, energy, and insurance prices.

#### **LOCAL**

#### **Amador County Air Pollution Control District**

The Amador County Air Pollution Control District (ACAPCD) is the agency primarily responsible for compliance with NAAQS and CAAQS. ACAPCD works to ensure that air quality conditions are

maintained in Amador County through a comprehensive program of planning, regulation, enforcement, technical innovation, and promotion of the understanding of air quality issues. ACAPCD has not yet adopted a clean air plan to achieve compliance with the California State Implementation Plan. Each district must adopt one by 2010 and it is ACAPCD's intention to have one in place in keeping with this deadline (Harris, 2008).

### **City of Ione General Plan**

The City of Ione General Plan has no specific air quality policies. However, the EIR for the 1982 General Plan identified as mitigation that the City would "Maintain air quality at or above standards of the Federal Clean Air Act of 1970 and the California Air Resources Board Act of 1976."

### **FOR MORE INFORMATION**

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## 4.0 BIOLOGICAL RESOURCES

This section provides a discussion of biological resources with the potential to occur in the Planning Area. Wildlife and plant species are identified as well as habitat types known to occur within the area.

### 4.1 BACKGROUND/EXISTING SETTING

#### VEGETATION TYPES

Ione is located at the juncture of two major California vegetation zones: the Lower Sonoran Zone and the Upper Sonoran Zone (City of Ione, 1982). The Planning Area includes approximately 10 different vegetation types as shown in **Figure 4.0-1**. **Table 4.0-1** includes a summary of the vegetation types, their acreages, and percentage of the Planning Area.

**TABLE 4.0-1**  
**VEGETATION TYPES WITHIN THE PLANNING AREA**

Vegetation Type	Acres	Percentage of Planning Area
Annual Grass	6,968	21.9
Cropland	1,798	5.7
Chamise-Red Shank Chaparral	711	2.2
Mixed Chaparral	2,383	7.5
Montane Riparian	141	> 1%
Blue Oak Woodland	4,680	14.8
Valley Oak Woodland	215	1.0
Montane Hardwood	1,819	5.7
Blue-Oak Foothill Pine	854	2.7
Ponderosa Pine	4	> 1%
Barren	1,523	4.8
Lacustrine (lake)	271	1.0
Urban	1,072	3.4
No Data	9,251	29.2
<b>Total</b>	<b>31,690*</b>	<b>100%</b>

Source: USFS, 2007.

Note: Total acreage for Vegetation Map Planning Area differs from Planning Area total in Land Use section of approximately 31,770 acres. This is because the County Line identified in USFS data differs slightly from the County Line identified in preparation of the map used to calculate the Planning Area.

#### WILDLIFE

According to the California Natural Diversity Database (CNDDB) and the U.S. Fish and Wildlife Service (USFWS), 37 special-status species have the potential to occur within Amador County (**Table 4.0-2**). Of these, five have been recorded within the Ione, California, quadrangle.

## 4.0 BIOLOGICAL RESOURCES

**TABLE 4.0-2  
SPECIAL-STATUS SPECIES OF AMADOR COUNTY**

Scientific Name	Common Name	Status		
		Federal	California	CDFG/CNPS
Plants				
<i>Arctostaphyos myrtifolia</i>	lone manzanita*	T	None	1B
<i>Calochortus clavatus</i> var. <i>avius</i>	Pleasant Valley mariposa lily	SC	None	1B
<i>Chlorogalum glandiflorum</i>	Red Hills soaproot	SC	None	1B
<i>Erigonum apricum</i> ar. <i>Apricum</i>	lone buckwheat*	E	E	1B
<i>Erigonum apricum</i> var. <i>parostratum</i>	Irish Hill buckwheat	E	None	1B
<i>Helianthemum suffrutescens</i>	Bisbee Peak rush-rose*	None	None	3
<i>Horkelia parryi</i>	Parry’s horkelia*	SC	None	1B
<i>Navarretia myersii</i> aap. <i>Myersii</i>	Pincushion navareitta	None	None	1B
<i>Sphenopholis obtusata</i>	Prairie wedge grass	None	T	2
Fish				
<i>Hypomesus transpaciducus</i>	Delta smelt	T	None	
<i>Oncorhynchus mykiss</i>	Central Valley steelhead**	T	None	SC
<i>Pogonichthys macrolepidotus</i>	Sacramento splittail	T	None	SC
Invertebrates				
<i>Desmocerus californicus dimorphus</i>	Valley elderberry longhorn beetle*	T	None	
Amphibians				
<i>Ambystoma caiforniense</i>	California tiger salamander	T	None	SC
<i>Rana aurora draytonii</i>	California red-legged frog	T	None	SC
<i>Rana mucosa</i>	Mountain yellow-legged frog	SC	None	SC
Reptiles				
<i>Clemmys marmorata marmorata</i>	Northwestern pond turtle	SC	None	SC
<i>Clemmys marmorata pallida</i>	Southwestern pond turtle	SC	None	SC
<i>Phrynosoma coronatum frontale</i>	California horned lizard	SC	None	SC
Birds				
<i>Agelaius tricolor</i>	Tricolored blackbird***	SC	None	SC
<i>Amphispiza belli belli</i>	Bell’s sage sparrow***	SC	None	SC
<i>Athene cunicularia hypugaea</i>	Western burrowing owl***	SC	None	SC
<i>Buteo regalis</i>	Ferruginous hawk***	SC	None	SC
<i>Elanu leucurus</i>	White-tailed kite***	SC	None	SC



## 4.0 BIOLOGICAL RESOURCES

Scientific Name	Common Name	Status		
		Federal	California	CDFG/CNPS
<i>Falco mexicanus</i>	Prairie falcon	None	None	SC
<i>Haliaeetus leucocephalus</i>	Bald eagle	T	E	SC
<i>Lanius ludovicianus</i>	Loggerhead shrike***	SC	None	SC
<i>Toxostoma redivivum</i>	California thrasher	SC	None	
<b>Mammals</b>				
<i>Corynorhinus townsendii townsendii</i>	Pacific Western big-eared bat	SC	None	SC
<i>Euderma maculatum</i>	Spotted bat	SC	None	
<i>Eumops perotis californicus</i>	Greater Western mastiff-bat	SC	None	
<i>Gulo gulo leteus</i>	California wolverine	SC	T	
<i>Martes pennanti pacifica</i>	Pacific fisher	SC	None	SC
<i>Myotis ciliolabrum</i>	Small-footed myotis bat	SC	None	
<i>Myotis evotis</i>	Long-eared myotis bat	SC	None	
<i>Myotis thysanodes</i>	Fringed myotis bat	SC	None	
<i>Myotis volans</i>	Long-legged myotis bat	SC	None	
<i>Myotis ymanensis</i>	Yuma myotis bat	SC	None	SC
<i>Sylvilagus bachmani riparius</i>	Riparian brush rabbit	E	E	

Source: ECORP, 2005a.

E = Endangered T = Threatened SC = Species of Concern P = Proposed C = Candidate

\* = recorded in lone, California, quadrangle

\*\* = under the jurisdiction of the National Marine Fisheries Service

\*\*\* = Migratory Nongame Birds of Management Concern (Fish and Wildlife Service designation)

CNPS Listings

List 1b plants are rare, threatened, or endangered in California and elsewhere

List 2 plants rare, threatened, or endangered in California, but more common elsewhere

List 3 plants about which more information is needed - a review list

List 4 plants of limited distribution - a watch list

lone manzanita (*Arctostaphylos myrtifolia*), lone buckwheat (*Erigonum apricum* var. *apricum*), Bisbee Peak rush rose (*Helianthemum suffrutescens*), and Parry's horkelia (*Horkelia parryi*) have all been identified in the lone, California, quadrangle. lone manzanita (federally threatened), Bisbee Peak rush-rose (CNPS List 3), and Parry's horkelia (federal species of concern) have been found within the Planning Area. lone buckwheat and Irish Hill buckwheat (*Erigonum apricum* var. *prostratum*), also know to occur in Amador County, are both federally proposed endangered species and are listed as endangered by the state of California. Of these species, the California Native Plant Society (CNPS) has deemed lone manzanita, lone buckwheat, Irish Hill buckwheat, and Parry's horkelia as rare or endangered in California and elsewhere (List 1B). Bisbee Peak rush-rose is a CNPS List 3 species. More information is needed to determine whether protection of this species is warranted .

Pleasant Valley ariopos lily (*Calochortus clavatus* var. *avius*), Red Hills soaproot (*Chlorogalum landiflorum*), pincushion navarretia (*Navarretia myersii* aap. *Myersii*), and prairie wedge grass (*Sphenopholis obtusata*) have been found in the Planning Area. Pleasant Valley mariposa lily

## 4.0 BIOLOGICAL RESOURCES

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and Red Hills soaproot are CNPS List 1B species and are both federal species of concern, while bearing no state designation. Pincushion navarretia is a List 1B species but is neither federally nor state-listed. The CNPS regards prairie wedge grass as a rare or endangered species in California, but more common elsewhere (List 2). Prairie wedge grass is not recognized federally or by the state.

**Fish:** Delta smelt (*Hypomesus transpacificus*), Central Valley steelhead (*Oncorhynchus mykiss*), and Sacramento splittail (*Pogonichthys macrolepidotus*) are all listed as federally threatened species. Delta smelt is state-listed as well, while Central Valley steelhead and Sacramento splittail are considered state species of concern. All three species are protected under federal law per the Federal Endangered Species Act. The CNDDDB has no records of these species within the 9 quadrangle search of lone. However, the USFWS has identified these species within their quadrangles. Therefore, Dry Creek, Mule Creek, and Sutter Creek may potentially provide habitat for these species within the Planning Area.

**Invertebrates:** The valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) is a special-status invertebrate species that has been recorded in the lone, California, quadrangle. Valley elderberry longhorn beetles (VELB), which are federally listed as threatened, are associated with elderberry (*Sambucus sp.*) shrubs within riparian and other woodland habitats in the Central Valley and foothills.

The seasonal wetlands in the planning area could constitute potential habitat for vernal pool fairy shrimp (*Branchinecta lynchi*) and/or the vernal pool tadpole shrimp (*Lepidurus packardii*). Vernal pool fairy shrimp are listed as threatened under the Federal Endangered Species Act but currently have no state designation. These species are known to occur in the Planning Area.

**Amphibians:** The California tiger salamander (*Ambystoma californiense*), California red-legged frog (*Rana aurora draytonii*), and mountain yellow-legged frog (*Rana mucosa*) are all special-status species that have potential to occur in Amador County. The California tiger salamander was listed as threatened under the Federal Endangered Species Act on August 10, 2004, while the California red-legged frog was federally listed as threatened on June 24, 1996. The mountain yellow-legged frog is a federal species of concern. All three species are recognized by the California Department of Fish and Game (CDFG) as a species of concern, but none of the species are state-listed. The above-listed species have not been documented by the California Natural Diversity Database as occurring in the lone quadrangle.

**Reptiles:** The northwestern pond turtle (*Clemmys marmorata marmorata*), the southwestern pond turtle (*Clemmys marmorata pallida*), and the California horned lizard (*Phrynosoma coronatum frontale*) are identified in Amador County as potentially occurring special-status species. These species are considered federal and CDFG species of special concern, although they are not listed pursuant to either the California or Federal Endangered Species Acts. Pond turtles typically occur in perennial aquatic systems such as marshes, ponds, slow-moving streams, creeks, and ditches. The California horned lizard typically occurs in chaparral areas. Chamise-Red Shank Chaparral and Mixed Chaparral occur within the Planning Area.

**Birds:** The tricolored blackbird (*Agelaius tricolor*), Bell's sage sparrow (*Amphispiza belli belli*), western burrowing owl (*Athene cunicularia hypugaea*), ferruginous hawk (*buteo regalis*), white-tailed kite (*Elanus leucurus*), loggerhead shrike (*Lanius ludovicianus*), California thrasher (*Toxostoma redivivum*), and prairie falcon (*Falco mexicanus*) are considered potentially nesting species within the Planning Area. These species are considered species of concern by the federal government and the CDFG with the exception of the prairie falcon, which is not recognized federally, and the California thrasher, which is not recognized by the state. In

addition, the bald eagle is federally listed as threatened and state-listed as endangered and potentially occurs within the Planning Area.

Tricolored blackbirds nest within marsh, riparian thickets, or thorny scrub vegetation communities typically near grasslands, meadows, pastures, or other open areas for foraging. Bell's sage sparrows and California thrashers are chaparral-specific species, and western burrowing owls, ferruginous hawks, white-tailed kites, and loggerhead shrikes are associated with grasslands. Tricolored blackbirds may potentially occur in the Planning Area.

Prairie falcons, ferruginous hawks, white-tailed kites, and bald eagles are all tree-nesting raptors. All raptors (birds of prey) and their nests are protected pursuant to California Fish and Game Code Section 3503.5 and the Federal Migratory Bird Treaty Act. Prairie falcons, ferruginous hawks, white-tailed kites, and bald eagles may potentially occur in the Planning Area.

**Mammals:** The California wolverine (*Gulo gulo luteus*) and Pacific fisher (*Martes pennanti pacifica*) are both federal species of concern. The California wolverine is additionally a state-listed threatened species and the Pacific fisher is a species of concern recognized by the CDFG. These two species are found in high elevation alpine and coniferous forests, unlike terrain in the Planning Area which includes grassland, woodland, and chaparral. Therefore occurrences of these species are not expected in the Planning Area.

Riparian brush rabbits (*Sylvilagus bachmani riparius*) are classified as endangered by both the state and federal government and are therefore protected pursuant to both the Federal and California Endangered Species Acts. This species is found in areas of dense riparian shrub where there are mats of low-growing vines and scrubby trees such as exist along Dry Creek, Mule Creek and Sutter Creek.

The Planning Area provides foraging habitat for a variety of special-status bats that are known to occur in this region. These are Pacific Western big-eared bat (*Corynorhinus townsendii townsendii*), spotted bat (*Euderma maculatum*), greater Western mastiff-bat (*Eumops perotis californicus*), small-footed myotis (*myotis ciliolabrum*), long-eared myotis (*Myotis evotis*), fringed myotis (*Myotis thysanodes*), long-legged myotis (*myotis volans*), and yuma myotis (*Myotis yumanensis*). None of these species are listed as protected pursuant to the California or Federal Endangered Species Acts. However, these species are considered CDFG species of special concern, Forest Service sensitive species, and/or Bureau of Land Management sensitive species.

Seasonal wetlands and jurisdictional waters of the U.S. are known to exist in the Planning Area (ECORP, 2005a). Seasonal wetlands experience varying levels of inundation/saturation and are typically dominated by native annual plants that have become adapted to the unique hydrologic regime. Jurisdictional waters of the U.S. mapped on the project site include seasonal wetlands as well as seasonal wetland swales.

The City of Lone does not currently have, or participate in, a Habitat Conservation Plan.

## **4.2 REGULATORY FRAMEWORK**

### **FEDERAL**

#### **Federal Endangered Species Act**

Provisions of the Federal Endangered Species Act (FESA), as amended (16 USC 1531), protect federally listed threatened and endangered species and their habitats from unlawful take.

## **4.0 BIOLOGICAL RESOURCES**

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"Take" under FESA includes activities such as "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." The USFWS regulations define harm to include some types of "significant habitat modification or degradation." The U.S. Supreme Court ruled on June 29, 1995, that "harm" may include habitat modification "...where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering." For projects with a federal nexus, Section 7 of the FESA requires that federal agencies, in consultation with USFWS or National Oceanic and Atmospheric Administration's National Marine Fisheries Service (NOAA Fisheries Service), use their authorities to further the purpose of FESA and to ensure that their actions are not likely to jeopardize the continued existence of listed species or result in destruction or adverse modification of critical habitat. Section 10(a)(1)(B) allows non-federal entities to obtain permits for incidental taking of threatened or endangered species through consultation with USFWS or NOAA Fisheries Service.

### **Clean Water Act, Section 404**

The objective of the Clean Water Act (CWA 1977, as amended) is to restore and maintain the chemical, physical, and biological integrity of the nation's waters. Discharge of fill material into "waters of the U.S." including wetlands, is regulated by the U.S. Army Corps of Engineers (ACOE) under Section 404 of the federal CWA (33 USC 1251-1376). ACOE regulations implementing Section 404 define "waters of the U.S." to include intrastate waters, including lakes, rivers, streams, wetlands, and natural ponds, the use, degradation, or destruction of which could affect interstate or foreign commerce. Wetlands are defined for regulatory purposes as "areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (33 CFR 328.3; 40 CFR 230.3). In addition to verifying wetlands for potential jurisdiction, ACOE is responsible for the issuance of permits for projects that propose filling of wetlands. Any permanent loss of a jurisdictional wetland as a result of project construction activities is considered a significant impact.

### **Migratory Bird Treaty Act**

The Migratory Bird Treaty Act (MBTA) implements international treaties between the United States and other nations devised to protect migratory birds, their parts, eggs, and nests from activities such as hunting, pursuing, capturing, killing, selling, and shipping, unless expressly authorized in the regulations or by permit. The State of California has incorporated the protection of birds of prey in Sections 3800, 3513, and 3503.5 of the Fish and Game Code (FGC).

All raptors and their nests are protected from take or disturbance under the MBTA (16 United States Code [USC], § 703 et seq.) and California statute (FGC § 3503.5). The golden eagle and bald eagle are also afforded additional protection under the Eagle Protection Act, amended in 1973 (16 USC, § 669 et seq.).

### **Executive Order 13112 - Invasive Species**

Executive Order 13112 - Invasive Species directs all federal agencies to refrain from authorizing, funding, or carrying out actions or projects that may spread invasive species. The order further directs federal agencies to prevent the introduction of invasive species, control and monitor existing invasive species populations, restore native species to invaded ecosystems, research and develop prevention and control methods for invasive species, and promote public education on invasive species. As part of the proposed action, USFWS and USACOE issue permits and are responsible for ensuring that the proposed action complies with Executive Order 13112 and does not contribute to the spread of invasive species.

**STATE****California Endangered Species Act**

Under the California Endangered Species Act (CESA), the California Department of Fish and Game has the responsibility for maintaining a list of endangered and threatened species (California Fish and Game Code 2070). CDFG maintains a list of "candidate species" which are species that CDFG formally notices as being under review for addition to the list of endangered or threatened species. CDFG also maintains lists of "species of special concern" which serves as species "watch lists." Pursuant to the requirements of CESA, an agency reviewing a proposed project within its jurisdiction must determine whether any state-listed endangered or threatened species may be present in the project study.

**California Department of Fish and Game****Fully Protected Species (Sections 3500 to 5500 of the California Fish and Game Code)**

Sections 3500 to 5500 of the California Fish and Game Code outline protection for fully protected species of mammals, birds, reptiles, amphibians, and fish. Species that are fully protected by these sections may not be taken or possessed at any time. CDFG cannot issue permits or licenses that authorize the "take" of any fully protected species, except under certain circumstances such as scientific research and live capture and relocation of such species pursuant to a permit for the protection of livestock.

**Streambed Alteration Agreement (Sections 1600-1607 of the California Fish and Game Code)**

State and local public agencies are subject to Section 1602 of the California Fish and Game Code, which governs construction activities that will substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake designated by the California Air Resources Control Board. Under Section 1602, a discretionary Streambed Alteration Agreement permit from the CDFG (Region 2 for the proposed project) must be issued by the CDFG to the project developer prior to the initiation of construction activities within lands under CDFG jurisdiction. As a general rule, this requirement applies to any work undertaken within the 100-year floodplain of a stream or river containing fish or wildlife resources.

**Native Plant Protection Act**

The Native Plant Protection Act (California Fish and Game Code Section 1900-1913) prohibits the taking, possessing, or sale within the state of any plants with a state designation of rare, threatened, or endangered (as defined by CDFG). An exception to this prohibition in the act allows landowners, under specified circumstances, to take listed plant species, provided that the owners first notify CDFG and give that state agency at least 10 days to come and retrieve (and presumably replant) the plants before they are plowed under or otherwise destroyed (Fish and Game Code, § 1913 exempts from "take" prohibition "the removal of endangered or rare native plants from a canal, lateral ditch, building site, or road, or other right of way"). Project impacts to these species are not considered significant unless the species are known to have a high potential to occur within the area of disturbance associated with construction of the proposed project.

## **4.0 BIOLOGICAL RESOURCES**

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### **Birds of Prey**

Under Section 3503.5 of the California Fish and Game Code, it is unlawful to take, possess, or destroy any birds in the orders of Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.

### **FOR MORE INFORMATION**

City of Ione. 1982. City of Ione General Plan & Environmental Impact Report.

ECORP, Letter report to Warren Hughes RE: Gold Village Project Site; Special-Status Species Assessment (superseding the April 8, 2005, submittal). February 7, 2006.

ECORP, Letter report to Warren Hughes RE: Ione-10 Project Site; Special-Status Species Assessment. April 8, 2005a.

ECORP. Rare Plant Survey Results for Gallelli & Sons Subdivision, Amador County, California. August 31, 2005b.

United States Forestry Service (USFS), 2007. Remote Sensing Lab (Figure 4.0-1).



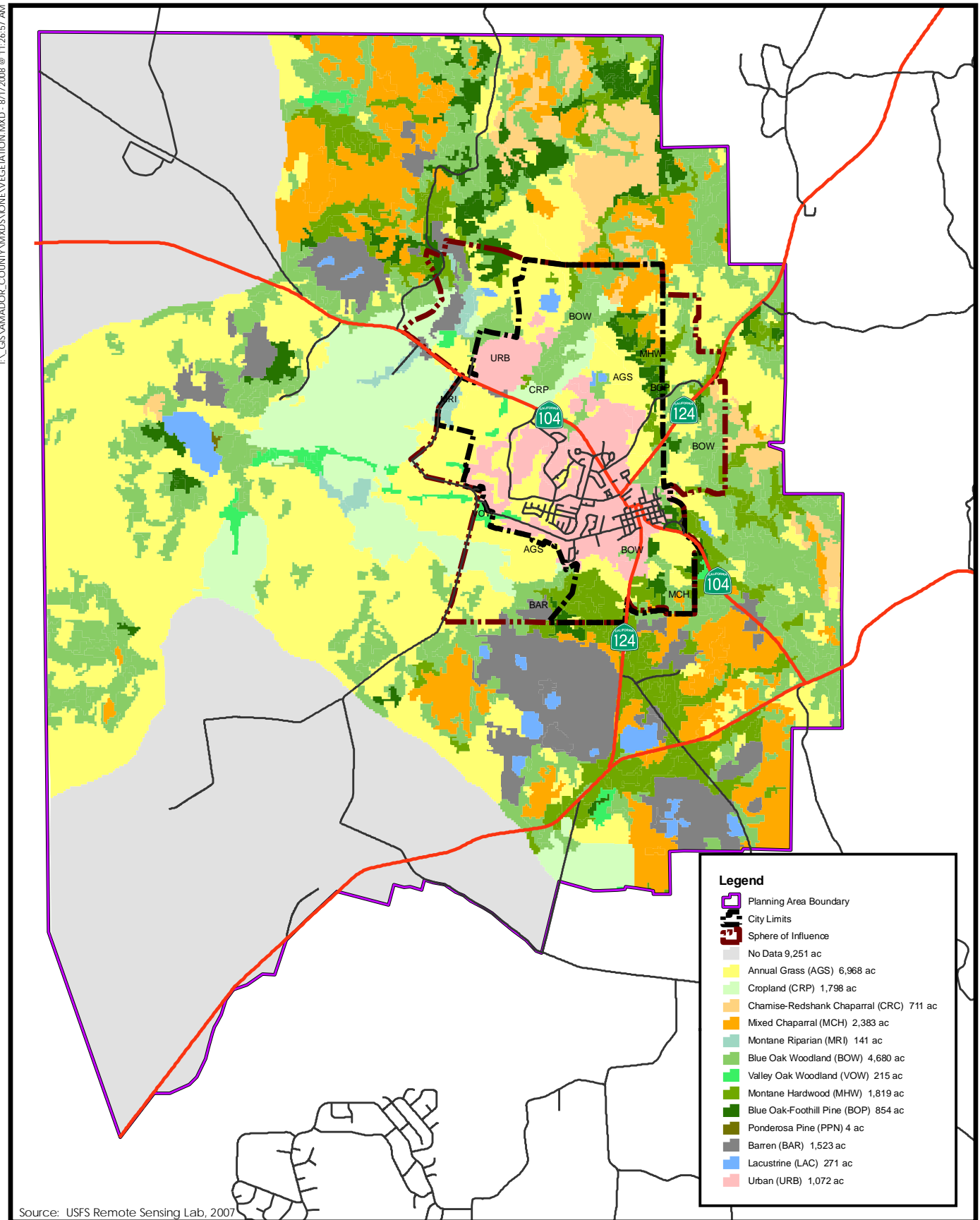


Figure 4.0-1  
Vegetation Map



This section provides a discussion of cultural resources for the City of Ione Background Report, as well as a summary of the current cultural resources in and around the City of Ione.

### 5.1 BACKGROUND/EXISTING SETTING

#### AREA HISTORY

Historically, Ione and the surrounding region was inhabited the Northern Sierra Miwok, one of the five divisions of the Eastern Miwok. As many as 5,000 Native Americans are estimated to have lived within 10 miles of the Ione Valley in the 1840s (City of Ione, 1982).

Around 1848, William Hicks and Moses Childers settled near the present day City of Ione where they established a lucrative cattle business. The Gold Rush attracted additional settlers to the area and within a few years the town supported a post office, blacksmith shop, churches, and schools. In the mid-1850s, a large sawmill and flourmill were added to the city. By 1876, Ione's population had grown to roughly 600. The Central Pacific Railroad laid tracks at this time. The discovery nearby of lignite (a substitute for coal) prompted the need to improve transportation in the region. This resulted in construction of better roads and extended rail service. Ione City held the County's first agricultural fair in 1862. Steady growth continued for the next two decades (Jones & Stokes, 2007). The City incorporated in 1953; it is currently the second largest city in the county (exclusive of the population at Mule Creek State Prison).

#### Known Resources

The racetrack at the City of Ione's Charles Howard Park is considered one of the earliest in Northern California, having been constructed prior to 1885. The use of the park dates back to the 1870s when the racetrack was developed and horse races were held in the park. Though the racetrack remains, the grandstand and associated buildings have been removed or renovated and the interior of the track has been developed as sports fields (ECORP, 2003).

Another historical feature is Preston Castle. The "Castle," built in 1890-1894, is the most significant example of Romanesque Revival architecture in the Mother Lode region. It was built to house the Preston School of Industry, established by the State Legislature as a progressive action toward rehabilitating, rather than simply imprisoning, juvenile offenders. The doors of the 120-room "Castle" closed in 1960 after new facilities were completed. The Preston Castle is listed with the state as California Registered Historical Landmark No. 867 (<http://www.noehill.com/amador/cal0867.asp>). A private group called the Preston Castle foundation is restoring the castle, to become an arts college.

### 5.2 REGULATORY FRAMEWORK

#### FEDERAL

##### National Historic Preservation Act

Federal regulations for cultural resources are governed primarily by Section 106 of the National Historic Preservation Act (NHPA) of 1966, and as amended. Section 106 requires federal agencies to take into account the effects of their undertakings on historic properties and, if appropriate, afford the Advisory Council on Historic Preservation an opportunity to comment on such undertakings. The council's implementing regulations, "Protection of Historic Properties," can be found in 36 Code of Federal Regulations (CFR) Part 800. The goal of the Section 106

## 5.0 CULTURAL RESOURCES

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review process is to offer a measure of protection to sites which are determined eligible for listing or listed in the National Register of Historic Places. The criteria for determining NRHP eligibility are found in 36 CFR Part 60. Recent amendments to the NHPA (1986 and 1992) and subsequent revisions to the implementation regulations have strengthened the provisions for Native American consultation and participation in the Section 106 review process. While federal agencies must follow federal regulations, most projects by private developers and landowners do not require this level of compliance. Federal regulations come into play in the private sector if the proposed project requires a federal permit (i.e., Section 404 of the CWA Permit) or if it uses federal money.

### STATE

#### California Environmental Quality Act

CEQA requires lead agencies to carefully consider the potential effects of a project on historical resources. State CEQA Guidelines Section 15064.5 defines a significant effect as one that may cause a substantial adverse change in the significance of an historical resource. A “substantial adverse change” means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings, such that the significance of an historical resource is materially impaired.

The California Register of Historical Resources (CRHR) serves as the authoritative guide to resources that are considered significant under CEQA. However, simply because a resource is not currently listed in the CRHR does not mean that it is not a historical resource. A “historical resource” includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript that is historically or archaeologically significant (Pub. Res. Code Section 5020.1). Section 15064.5 of the State CEQA Guidelines specifies criteria for evaluating the importance of cultural resources. Native American concerns and the concerns of other interested persons and corporate entities, including but not limited to museums, historical commissions, associations, and societies, shall be solicited as part of the process of cultural resources inventory. In addition, California law protects Native American burials, skeletal remains, and associated grave goods regardless of their antiquity and provides for the sensitive treatment and disposition of those remains (Health and Safety Code Section 7050.5, Pub. Res. Code Sections 5097.94 et seq.).

Any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided that the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets any of the following criteria for listing on the CRHR (Pub. Res. Code Section 5024.1(c), 14 CCR 4852):

- Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- Is associated with the lives of persons important in our past.
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- Has yielded, or may be likely to yield, information important in prehistory or history.

California Public Resources Code Section 21083.2 also addresses the identification and protection of unique archaeological resources. A "unique archaeological resource," as defined in this section, is an archaeological artifact, object, or site about which it can be demonstrated that there is a high probability that it meets any of the following criteria:

- 1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- 2) Has a special and particular quality, such as being the oldest of its type or the best available example of its type.
- 3) Is associated with a scientifically recognized important prehistoric or historic person or event.

CEQA emphasizes avoidance of archaeological and historical resources as the preferred means of reducing potential significant effects. If avoidance is not feasible, the lead agency shall identify potentially feasible mitigation measures, following guidance in Section 21083.2, to mitigate significant adverse changes in the significance of an historical resource.

### **FOR MORE INFORMATION**

City of Ione. 1982. City of Ione General Plan & Environmental Impact Report.

Jones & Stokes. 2007. Final Tribal Environmental Impact Report for the Buena Vista Rancheria of Me-Wuk Indians of California Gaming and Entertainment Facility.

ECORP, Inc. Letter report to Warren Hughes RE: Ione 80 Property, Project Number 2003-078. November 12, 2003.

California Historical Landmarks in Amador County.  
<http://www.noehill.com/amador/cal0867.asp>. Accessed June 10, 2008.





This section provides a discussion of noise conditions and information for the City of Lone Background Report, including major existing sources of noise and the noise-related regulatory environment.

## **6.1 BACKGROUND/EXISTING SETTING**

Major noise sources in and around the Lone Planning Area include State Route (SR) 104, SR 124, and industrial operations in the vicinity, such as the Unimin mining operation. Recent growth in Lone has increased the volume of traffic traveling on both SR 104 and SR 124, as well as increased the associated noise levels. According to the current General Plan, Caltrans estimates that, on a low volume highway (less than 20,000 average daily trips) like those currently traversing Lone, the 70 dB contour range (Ldn) will be reached 1,000 feet from the center of the roadway and the 60 dB contour range will be reached at approximately 200 feet. As traffic volumes and traffic noise increase in the future, housing will be required to be located farther from the road to meet acceptable noise standards or significant attenuation measures will have to be undertaken, such as sound walls and other sound absorbing/reflecting features.

Railroad noise in the Planning Area is limited and occurs on an intermittent basis. None of the railroads that have historically operated in the area are currently providing service (i.e., the Lone and Eastern Railroad, Amador Central Railroad). Industrial operations such as blasting, mining, mineral processing, drilling, and extensive use of heavy equipment do not occur in the city limits. Some large industrial concerns do exist in the southern portion of the City's proposed Sphere of Influence. The Union Pacific railroad currently provides industrial rail service to one or two of the mines (e.g., near Lone-Michigan Bar Road/SR-104) in the Planning Area.

In addition to the mining operations and industrial uses, other intermittent noise-producing sources within the Planning Area include the Ranch Airstrip, an elementary and middle school and Howard Park, as well as construction activities associated with new development and roadway improvements.

The City's General Plan notes that schools, hospitals, long-term care facilities, nursing homes, and other similar sites have been defined by the state as "noise sensitive." Noise levels in these areas should not exceed 60 dB. The only noise-sensitive facilities in Lone are schools, and none of the existing schools are currently located within the 60 dB contour of any significant noise generator (City of Lone, 1989). Noise standards were part of the 1982 Circulation Element, but the Noise Element was repealed in 2003 with adoption of the updated Circulation Element.

## **6.2 REGULATORY FRAMEWORK**

### **FEDERAL**

Federal noise regulations pertain to transportation noise sources, including noise generated by airports and freeway construction and improvement projects. These regulations identify noise abatement criteria (NAC) that are applied to specific land uses, based on sensitivity to noise. The Federal Highway Administration (FHA) has adopted procedures for the abatement of highway traffic noise, as codified in 23 Code of Federal Regulations, Part 772.

### **STATE**

The State of California regulates vehicular and freeway noise affecting classrooms, sets standards for sound transmission and occupational noise control, and identifies noise insulation

## 6.0 NOISE

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standards and airport noise/land-use compatibility criteria. California Government Code Section 65302(f) requires a noise element to be part of the General Plan and to address current and projected noise levels associated with major noise sources and identify noise contours for these sources. The *State of California General Plan Guidelines* (State of California 1998), published by the Governor's Office of Planning and Research (OPR), provides guidance for the acceptability of projects within specific noise exposure contours. In addition, Title 24 of the California Code of Regulations establishes standards governing interior noise levels that apply to transient land uses and new multi-family residential units in California.

### LOCAL

#### **City of Ione General Plan**

The City of Ione General Plan contains standards and policies designed to protect individuals from the harmful and annoying effects of exposure to excessive noise. However, the Noise Element was repealed in 2003 with adoption of the updated Circulation Element.

#### **FOR MORE INFORMATION:**

City of Ione. 1982. City of Ione General Plan and Environmental Impact Report.

The purpose of this chapter is to describe the role of agriculture and mining in the City of Lone Planning Area. Included are discussions of historic agricultural operations, current agricultural resources, and current mining operations in the Planning Area.

### 7.1 BACKGROUND/EXISTING SETTING

#### AGRICULTURAL RESOURCES

Agricultural uses in and around Lone were historically limited to the growing of corn on the Preston farmlands (City of Lone, 1982). Farmland within the Planning Area is limited to native pasture (dry), irrigated pasture, small grains (wheat and barley), and field crops (such as sugar beets, alfalfa, safflower, beans, and corn) (City of Lone, 1982). In general, soils in the city and surrounding area do not possess characteristics favorable to agricultural purposes. Soil characteristics that generally limit agriculture and development purposes include steep slopes, bedrock located near the surface, high erosion potential, poor drainage, a high percentage of stones and rocks in the profile, low water-holding capacity, low fertility, poor soil structure, and damage caused by flooding (City of Lone, 1982).

The Lone General Plan identifies two land use designations that are pertinent to agriculture, Agricultural Transition (AT) and Agricultural/Mineral Resources (A/MR). The AT designation applies to lands adjacent to urban areas where agriculture is practiced either full time or part time (refer to **Figure 2.0-1** in Section 2.0, Land Use). The intent of this designation is to allow for the orderly transition from agricultural uses to urban and suburban uses while avoiding scattered development patterns (City of Lone, 1982). The A/MR designation identifies lands suitable for agriculture as well as those containing significant mineral deposits for future use. It is the intent of this designation to protect these important natural resources from encroachment by incompatible adjacent uses. Permitted uses in the A/MR designation include agriculture, recreation, and limited residential development. These uses are located beyond the city core to the north, northwest, and south.

The California Department of Conservation (DOC), in partnership with the U.S. Department of Agriculture, Soil Conservation Service (USDA-SCS), maps agricultural resources in the state with the intent of classifying particular farmland by its statewide and local importance. As shown in **Figure 7.0-1**, the Planning Area contains primarily urban and developed land with some areas designated by DOC as "Grazing Land" and "Farmland of Local Importance." The only area within the city limits that contains Prime Farmland is the site of the Preston Castle, just north of SR 104. Farmland of Statewide Importance as well as Unique Farmland is located to the south of the city limits within the Planning Area. Urban and built-up land is primarily in the core of the Planning Area as well as to the northwest. Grazing land is located along the periphery of the city core.

As shown in **Figure 7.0-1**, the majority of FMMP mapped farmland is within the Grazing Land designation within both the city and the Planning Area. Urban/Built-Up Land is the most prevalent designation within the city. The majority of land designated as Prime Farmland and Farmland of Statewide Importance is located within the Planning Area, outside the city limits.

As shown on **Figure 7.0-1**, there are currently no Williamson Act lands (a mechanism for protecting agricultural and open space land from premature and unnecessary urban development) lands within the city limits. However, several Williamson Act lands are located within the Planning Area Boundary.

## 7.0 AGRICULTURAL AND MINERAL RESOURCES

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### MINERAL RESOURCES

Mineral resources have played an important role in the City of Ione's development. Gold and copper as well as non-metallic minerals such as lignite have been mined in the Planning Area historically (City of Ione, 1982). The mining of lignite, once used as an alternative to coal, was especially significant in the past as the discovery of this resource led to improvements in local transportation and thus to growth in the city.

Three geologic formations occur within the Planning Area. They include Alluvium, the Ione Formation, and the Amador Group (City of Ione, 1982). Of these three formations, the Ione Formation is of importance for non-metallic minerals. The Ione formation includes an upper and lower layer. The upper layer is composed of clay, sand, clay-sand, and conglomerate. The lower layer contains sand, clay, and lignite. While metallic ores were the primary source of mining activities during the early days of the city, the predominant modes of mining today focus on non-metallics such as clays, sands, and similar materials. Most of the commercial clays desired by mining operations, primarily kaolinite or anauxite, are located in the lower layer of the Ione Formation (City of Ione, 1982). As discussed above, the City has designated areas with known significant deposits of these materials as A/MR in order to prevent development of the land from precluding the extraction of these resources in the future (see "Agricultural Resources" above).

Areas known as Mineral Resources Zones (MRZs) (described further below) are categorized into four general classifications: MRZ-1, MRZ-2, MRZ-3, and MRZ-4. Of the four, the MRZ-2 classification is recognized in land use planning because the likelihood for occurrence of significant mineral deposits is high, and the classification may be a factor in the discovery and development of mineral deposits that would tend to be economically beneficial to society. Map 3, State Classified Mineral Areas in Ione, of the Ione General Plan shows that the majority of Ione and surrounding area are located in MRZ 2 through 3a (City of Ione, 1982).

## 7.2 REGULATORY FRAMEWORK

Federal, state, and local policies relevant to agricultural resources in the City of Ione are described below.

### FEDERAL

#### Natural Resource Conservation Service

The Natural Resource Conservation Service (NRCS) provides local landowners with experienced professional advice about soil and water development and conservation. This process of local people working to assess community conservation needs, make decisions, and implement solutions is called locally led conservation. At the local level, the NRCS administers an agricultural program known as EQIP (Environmental Quality Incentives Program), which offers financial and technical help to assist eligible participants install or implement structural and management practices on eligible agricultural land.

### STATE

State policies related to agricultural resources include the Williamson Act and legislation related to the Farmland Mapping and Monitoring Program (FMMP).

### **Williamson Act**

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, has its roots in the immediate post-World War II period. During that time, California's agricultural and open space lands began to face dramatically increasing conversion pressures from population growth, new commercial enterprises, and rising property taxes. Valuable farmland began disappearing at an increasing rate as conversion to urban uses became the only financially viable alternative for many landowners. The Williamson Act evolved, and continues to evolve, as a statewide strategic response to these pressures. The Williamson Act enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Private land within locally designated agricultural preserve areas is eligible for enrollment under contract. The minimum term for contracts is ten years. However, since the contract term automatically renews on each anniversary date of the contract, the actual term is essentially indefinite unless non-renewal procedures are enacted by the landowner or county.

The Williamson Act Program has remained stable and effective as a mechanism for protecting agricultural and open space land from premature and unnecessary urban development. Participation in the program has been steady, hovering at about 16 million acres enrolled under contract statewide since the early 1980s. This number represents about one-third of all privately held land in California and about one-half of all the state's agricultural land. Every indication points to an indefinite continuation of this level of participation into the future.

### **Farmland Mapping and Monitoring Program**

The Farmland Mapping and Monitoring Program (FMMP) was established in 1982 to continue the Important Farmland mapping efforts begun in 1975 by the U.S. Department of Agriculture, Soil Conservation Service (USDA-SCS). The intent of the USDA-SCS was to produce agricultural resource maps based on soil quality and land use across the nation. As part of the nationwide agricultural land use mapping effort, the USDA-SCS developed a series of definitions known as Land Inventory and Monitoring (LIM) criteria. The LIM criteria classified the land's suitability for agricultural production; suitability included both the physical and chemical characteristics of soils and the actual land use. Important Farmland Maps are derived from the USDA-SCS soil survey maps using the LIM criteria.

Since 1980, the State of California has assisted the USDA-SCS with completing its mapping in the state. The FMMP was created in the State Department of Conservation (DOC) to continue the mapping activity with a greater level of detail. The DOC applied a greater level of detail by modifying the LIM criteria for use in California. The LIM criteria in California utilize the Soil Capability Classification and Storie Index Rating systems, but also consider physical conditions such as a dependable water supply for agricultural production, soil temperature range, depth of the ground water table, flooding potential, rock fragment content, and rooting depth.

Important Farmland Maps for California are compiled using the modified LIM criteria, as described above, and current land use information. The minimum mapping unit is 10 acres unless otherwise specified. Units of land smaller than 10 acres are incorporated into the surrounding classification. The Important Farmland Maps identify five agriculture-related categories: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land (Department of Conservation, 2004).

### Surface Mining and Reclamation Act of 1975

The California Department of Conservation Reclamation Surface Mining and Reclamation Act of 1975 (Section 2710), also known as SMARA, provides a comprehensive surface mining and reclamation policy that permits the continued mining of minerals as well as the protection and subsequent beneficial use of the mined and reclaimed land. The purpose of SMARA is to ensure that adverse environmental effects are prevented or minimized and that mined lands are reclaimed to a useable condition and readily adaptable for alternative land uses. The production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, wildlife, range, and forage, as well as aesthetic enjoyment. Residual hazards to the public health and safety are eliminated. These goals are achieved through land use planning, by allowing a jurisdiction to balance the economic benefits of resource reclamation with the need to provide other land uses.

The Surface Mining and Reclamation Act (Cal. Pub. Res. Code Section 2710 et seq.) directs the state geologist to identify and map the non-fuel mineral resources of the state in order to show where economically significant mineral deposits occur and where they are likely to occur based upon the best available scientific data. As such, the California Geological Survey and the State Mining and Geology Board are the state agencies responsible for the classification and designation of areas containing, or potentially containing, significant mineral resources.

### Mineral Resource Classification

Areas known as Mineral Resources Zones (MRZs) are classified on the basis of geologic factors, without regard to existing land use and land ownership. The primary objective of the process is to provide local agencies with the information on the location, need, and importance of minerals within their respective jurisdictions. The areas are categorized into four general classifications (MRZ-1 through MRZ-4) and are defined as follows:

- MRZ-1:** Areas where available geologic information indicates that little likelihood exists for the presence of significant mineral resources.
- MRZ-2a:** Areas underlain by mineral deposits where geologic data indicate that significant measured or indicated resources are present. MRZ-2 is divided on the basis of both degree of knowledge and economic factors. Areas classified MRZ-2a contain discovered mineral deposits that are either measured or indicated reserves as determined by such evidence as drilling records, sample analysis, surface exposure, and mine information. Land included in the MRZ-2a category is of prime importance because it contains known economic mineral deposits.
- MRZ-2b:** Areas underlain by mineral deposits where geologic information indicates that significant inferred resources are present. For this report, areas classified MRZ-2b contain discovered mineral deposits that are significant inferred resources as determined by their lateral extension from proven deposits or their similarity to proven deposits. Further exploration work could result in upgrading areas classified MRZ-2b to MRZ-2a.
- MRZ-3a:** Areas containing known mineral occurrences of undetermined mineral resource significance. Further exploration work within these areas could result in the reclassification of specific localities into MRZ-2a or MRZ-2b categories. MRZ-3 is divided on the basis of knowledge of economic characteristics of the resources.

**MRZ-3b:** Areas containing inferred mineral occurrences of undetermined mineral resource significance. Land classified MRZ-3b represents areas in geologic settings that appear to be favorable environments for the occurrence of specific mineral deposits. Further exploration work could result in the reclassification of all or part of these areas into the MRZ-2a or MRZ-2b categories.

**MRZ-4:** Areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources.

### LOCAL

#### City of Ione General Plan

The City of Ione General Plan includes several policies as part of the Land Use Element which address preservation of agricultural lands and open space:

Goal 1.00 Provide for efficient distribution of all land uses in order to maintain efficient city operations.

1.2 Policy Avoid any premature development of agricultural lands within the city.

Goal 3.00 Pursue the wise use of natural resources within the city.

3.2 Policy Protect Ione's remaining mineral resources from conflicting, incompatible land uses.

3.3 Policy Any surface mined lands shall be reclaimed following completion of surface mining operations to a usable condition which is readily adaptable to alternative land uses.

#### FOR MORE INFORMATION

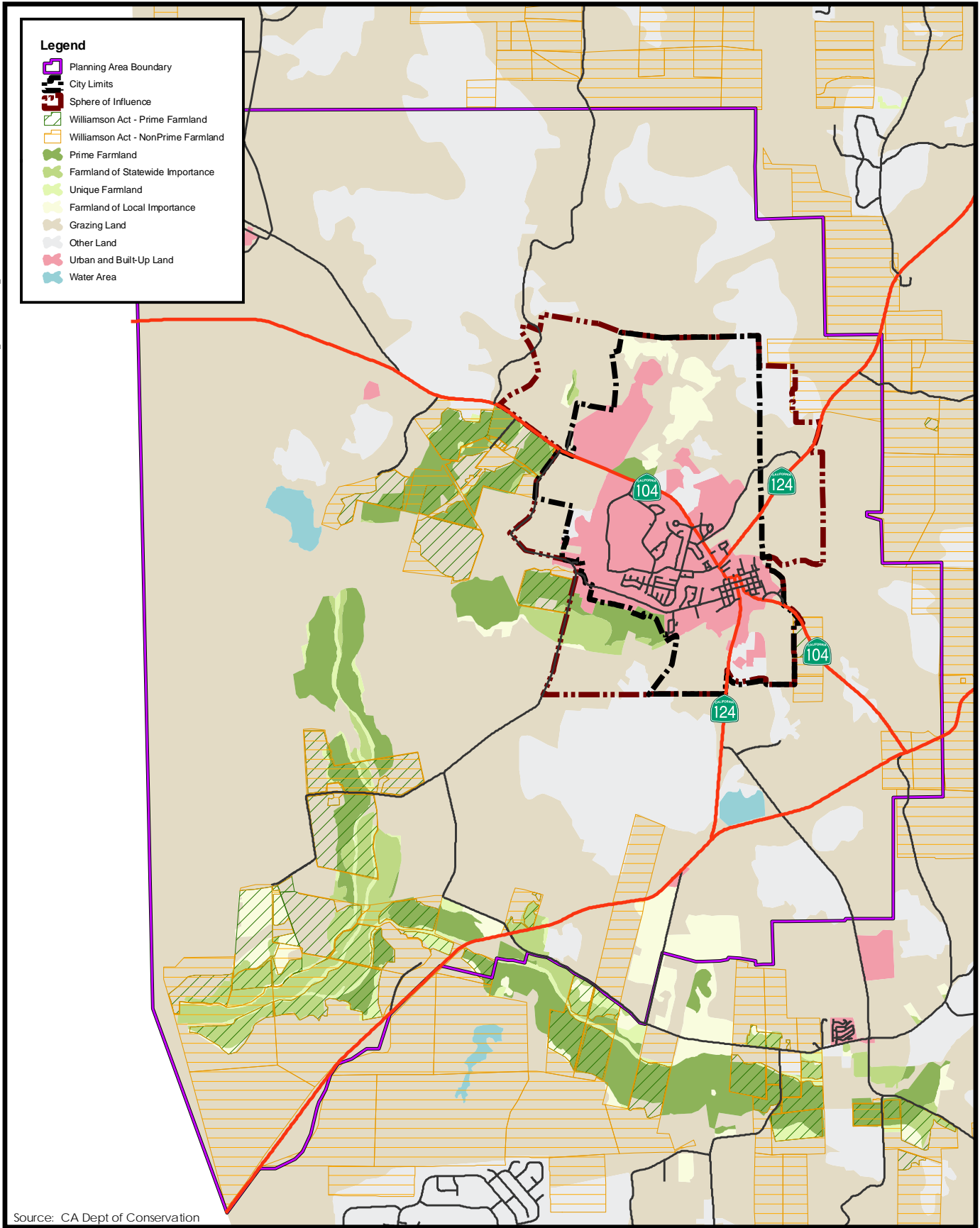
City of Ione. 1982. City of Ione General Plan & Environmental Impact Report.

Department of Conservation. 2004. *A Guide to the Farmland Mapping and Monitoring Program*. 2004 Edition.

Department of Conservation. 2008. Important Farmland and Williamson Act Lands (Figure 7.0-1).







**Figure 7.0-1**  
Important Farmland and Williamson Act Lands



This section provides a discussion of geology and soils for the City of Ione Background Report, as well as a summary of the seismic conditions and faults around the City of Ione.

### 8.1 BACKGROUND/EXISTING SETTING

The City of Ione and associated Planning Area are located in the Mother Lode province at the hingeline between the Sierra Nevada foothills and the Sacramento Valley. Three geologic formations occur within the Planning Area. They include Alluvium, the Ione Formation, and the Amador Group (City of Ione, 1982). The majority of the Planning Area is relatively flat. However, there are some areas with slopes greater than 60 percent in both the eastern and western portions of the Planning Area (**Figure 8.0-1**).

Soils in the Planning Area include the Auburn-Exchequer association in the eastern foothills and the Pentz-Pardee and Honcut-Snelling-Ryer association in the south and west. A total of 55 different soil types occur within the Planning Area. Soils occurring within the Planning Area are depicted in **Figure 8.0-2**. At least half of the soil types found in the Planning Area are moderately to very severely prone to erosion (City of Ione, 1982). Soils with clay content can be considered expansive and prone to fluctuations associated with the moisture content. Expansive soils with high "shrink-swell" potential (alternatively swelling in the wet season and shrinking in the dry season) require special engineering for placement of roads, foundations, etc. The majority of soils in the Planning Area are classified as severe (limited capability) relative to septic tank and leach field capability.

Ione is rich in both metallic and non-metallic mineral resources. Historically, Ione was founded by gold miners. In the 1860s, copper was discovered and proved to be in large supply. Clay, coal, sand, and gravel mines are also located in the Planning Area (City of Ione, 1982). Refer to Section 7.0 for a discussion of mineral resources.

Amador County lies between two seismically active regions in the western United States. Tectonic stresses associated with the North American Pacific Plate boundary can generate damaging earthquakes along faults to the west of the county. Eastern Amador County borders the basin and range province that entails most of Nevada and western Utah. This area is riddled with active faults that are responsible for and form the boundary between each basin or valley and the neighboring mountain range. "Active" faults, which represent the highest earthquake hazard, are those that have ruptured to the ground surface during the Holocene period (about the last 11,000 years) (Amador County Multi-Hazards Plan, 2008).

The nearest fault to the Planning Area is the Bear Mountains Fault Zone, which is mapped approximately 2 miles to the east (**Figure 8.0-3**). This fault is considered capable of a maximum earthquake of 6.5 magnitude. Moment magnitude is a logarithmic scale of 1 to 10 used to compare the energy released by different earthquakes on the basis of the area of the geological fault that ruptured in the quake. This worst-case scenario earthquake for the Bear Mountains Fault Zone has a low probability of occurrence, and the State Geological Survey has not designated the Bear Mountain as an active fault (<http://www.parks.ca.gov/pages/500/files/Geology.pdf>).

Other active faults in the region are as follows (ENGEO, 2006):

- The Genoa fault exists approximately 51.6 miles away and is capable of a moment magnitude of 6.9.

## 8.0 GEOLOGY AND SOILS

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- The Mohawk–Honey Lake Zone exists approximately 53.5 miles away and is capable of a moment magnitude of 7.3.
- The Great Valley 7 Fault System exists approximately 60.3 miles away and is capable of a moment magnitude of 6.7.

### 8.2 REGULATORY FRAMEWORK

#### STATE

##### **Alquist-Priolo Earthquake Faulting Zone Act**

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 (prior to January 1, 1994, called the Alquist-Priolo Special Studies Zones Act – CCR, Title 14, Section 3600) sets forth the policies and criteria of the State Mining and Geology Board that governs the exercise of governments' responsibilities to prohibit the location of developments and structures for human occupancy across the trace of active faults. The policies and criteria are limited to potential hazards resulting from surface faulting or fault creep within earthquake fault zones delineated on maps officially issued by the State Geologist. Working definitions include:

Fault – A fracture or zone of closely associated fractures along which rocks on one side have been displaced with respect to those on the other side.

Fault Zone – A zone of related faults, which commonly are braided and subparallel, but may be branching and divergent. A fault zone has a significant width (with respect to the scale at which the fault is being considered, portrayed, or investigated), ranging from a few feet to several miles.

Sufficiently Active Fault – A fault that has evidence of Holocene surface displacement along one or more of its segments or branches (last 11,000 years).

Well-Defined Fault – A fault whose trace is clearly detectable by a trained geologist as a physical feature at or just below the ground surface. The geologist should be able to locate the fault in the field with sufficient precision and confidence to indicate that the required site-specific investigations would meet with some success. "Sufficiently Active" and "Well Defined" are the two criteria used by the state to determine if a fault should be zoned under the Alquist-Priolo Act.

##### **Uniform Building Code (UBC)**

To respond to potential for earthquake damage, the City of Lone has adopted the Uniform Building Code (UBC) Section 2312. Lone is in Zone 3 under the UBC classification, which indicates the possibility of major damage corresponding to earthquakes equivalent or greater than Richter Magnitude 6. This includes special design requirements for building and foundation stress capabilities, masonry and concrete reinforcement, and building spacing (City of Lone, 1982).

##### **California Health and Safety Code**

The California Health and Safety Code stipulates that all buildings must be designed to resist stresses developed by earthquakes. Accepted seismic design criteria for most structures are presented in the California Building Code.

**LOCAL****City of Ione General Plan**

The City of Ione General Plan contains the following goal and associated policies relative to geology, soils, and mineral resources:

3.00 Goal: Pursue the wise use of natural resources within the city.

Policy 3.1: Mineral extraction activities shall be controlled for air, noise, water, and scenic degradation. The controls shall apply to quarrying, processing, and transportation.

Policy 3.2: Protect Ione's remaining mineral resources from conflicting, incompatible land uses.

Policy 3.3: Any surface mined lands shall be reclaimed following completion of surface mining operations to a usable condition which is readily adaptable to alternative land uses.

Policy 3.5: Grading and erosion shall be controlled to protect soil stability and land contour, to prevent siltation, and maintain environmental quality.

9.00 Goal: Provide an environment for city residents which is safe from seismic concerns and other geologic hazards.

Policy 9.1: Placement and construction of future structures shall be carefully monitored with respect to existing codes and regulations.

**City of Ione Municipal Code**

The City of Ione has also adopted by reference portions of the Uniform Building Code (UBC) which address construction and seismic safety. Title 15 of the City's Municipal Code addresses buildings and construction. The specific sections are identified below:

Title 15: Buildings and Construction – Adopted by Reference

15.04 Uniform Building Code

15.24 Uniform Code for Abatement of Dangerous Buildings

**FOR MORE INFORMATION**

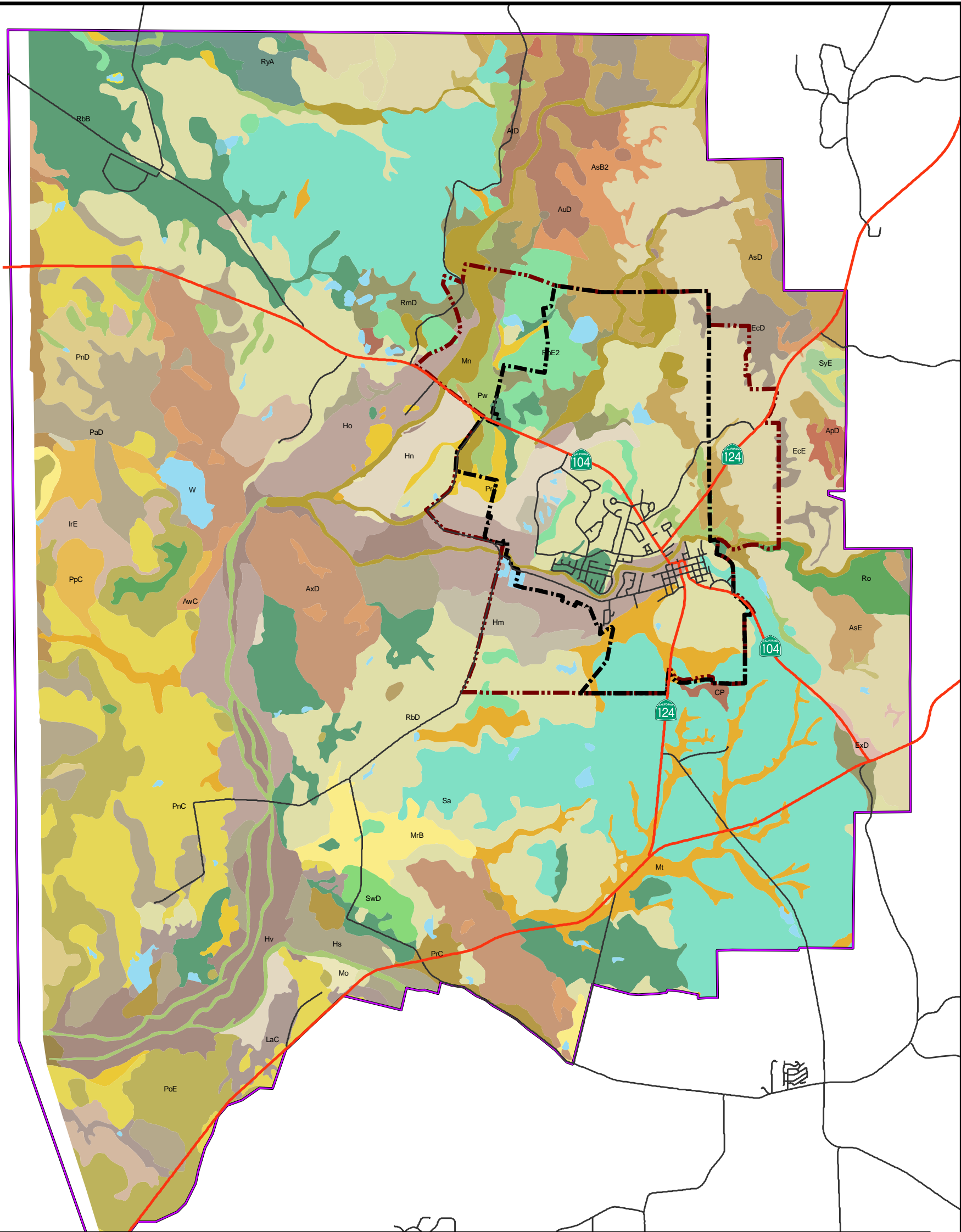
City of Ione. 1982. City of Ione General Plan & Environmental Impact Report.

ENGEO Incorporated. 2006. *Preliminary Geotechnical Report Ione Gold Village, Ione, California*. June 14, 2006.

<http://www.parks.ca.gov/pages/500/files/Geology.pdf> Accessed August 4, 2008.  
Environmental Conditions Geology at Folsom State Park Recreation Area. Prepared by Geotechnical Consultants, Inc., April, 2003.







**Legend**

Planning Area Boundary

City Limits

Sphere of Influence

101sa, Amador-Gillender complex, 2 to 15 percent slopes (113 ac)

132sa, Creviscreek sandy loam, 0 to 3 percent slopes (24 ac)

160sa, Hicksville sandy clay loam, 0 to 2 percent slopes, occasionally flooded (11 ac)

222sj, Reliff fine sandy loam, 0 to 2 percent slopes, occasionally flooded (16 ac)

AfD, Ahwahnee extremely rocky loam, 9 to 51 percent slopes (9 ac)

AnD, Argonaut gravelly loam, 3 to 31 percent slopes (17 ac)

ApD, Auburn silt loam, 0 to 31 percent slopes (66 ac)

ArC, Auburn silt loam, moderately deep, 3 to 16 percent slopes (10 ac)

AsB2, Auburn very rocky silt loam, 3 to 9 percent slopes, eroded (214 ac)

AsD, Auburn very rocky silt loam, 3 to 31 percent slopes (1033 ac)

AsE, Auburn very rocky silt loam, 31 to 51 percent slopes (134 ac)

AtD, Auburn very rocky silt loam, moderately deep, 3 to 31 percent slopes (52 ac)

AuD, Auburn extremely rocky silt loam, 3 to 31 percent slopes (363 ac)

AuF, Auburn extremely rocky silt loam, 31 to 71 percent slopes (27 ac)

AwC, Auburn-Argonaut silt loams, 0 to 16 percent slopes (213 ac)

AxD, Auburn-Argonaut very rocky silt loams, 3 to 31 percent slopes (1395 ac)

CP, Clay pits (33 ac)

EcD, Exchequer very rocky silt loam, 3 to 31 percent slopes (423 ac)

EcE, Exchequer very rocky silt loam, 31 to 51 percent slopes ( )

ExD, Exchequer and Auburn very rocky loams, 3 to 31 percent slopes (39 ac)

Hm, Honcut clay loam, over clay (234 ac)

Hn, Honcut silt loam (492 ac)

Ho, Honcut very fine sandy loam (1427 ac)

Hs, Honcut very fine sandy loam, moderately well drained (410 ac)

Hv, Honcut very fine sandy loam, channeled (831 ac)

IrE, Inks loam and Rock land, 3 to 45 percent slopes (444 ac)

IsE, Iron Mountain very stony loam, 9 to 51 percent slopes (7 ac)

LaC, Laniger sandy loam, 2 to 16 percent slopes (254 ac)

MP, Mine pits (2 ac)

Mn, Mine tailings and Riverwash (702 ac)

Mo, Mixed alluvial land (40 ac)

Mp, Mixed wet alluvial land (2 ac)

MrB, Mokelumne sandy loam, 2 to 5 percent slopes (330 ac)

MsD, Mokelumne coarse sandy loam, 5 to 36 percent slopes (9 ac)

Mt, Mokelumne soils and alluvial land (839 ac)

PaD, Pardee cobbly loam, 3 to 31 percent slopes (1090 ac)

PnC, Pentz sandy loam, 2 to 16 percent slopes (1878 ac)

PnD, Pentz sandy loam, 16 to 31 percent slopes (285 ac)

PoE, Pentz sandy loam, very shallow, 2 to 51 percent slopes (1250 ac)

PpC, Pentz gravelly sandy loam, 2 to 16 percent slopes (259 ac)

PrA, Perkins loam, 0 to 3 percent slopes (197 ac)

PrC, Perkins loam, 3 to 16 percent slopes (213 ac)

Pw, Placer diggings and Riverwash (649 ac)

QU, Quarries (6 ac)

RbB, Red Bluff-Mokelumne complex, 0 to 5 percent slopes (2019 ac)

RbD, Red Bluff-Mokelumne complex, 5 to 16 percent slopes (4305 ac)

RbE2, Red Bluff-Mokelumne complex, 16 to 36 percent slopes, eroded (546 ac)

RmD, Red Bluff-Mokelumne-Mine pits complex, 2 to 16 percent slopes (397 ac)

Ro, Rock land (220 ac)

RyA, Ryer silty clay loam, 0 to 3 percent slopes (207 ac)

Sa, Sedimentary rock land (4203 ac)

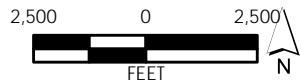
SwD, Snelling sandy loam, 9 to 16 percent slopes (112 ac)

SyD, Supan very cobbly loam, moderately deep, 3 to 31 percent slopes (25 ac)

SyE, Supan very cobbly loam, moderately deep, 31 to 51 percent slopes (50 ac)

W, Water (282 ac)

Source: NRCS



**Figure 8.0-2**  
Soils Map



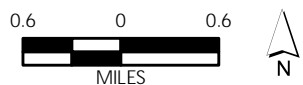
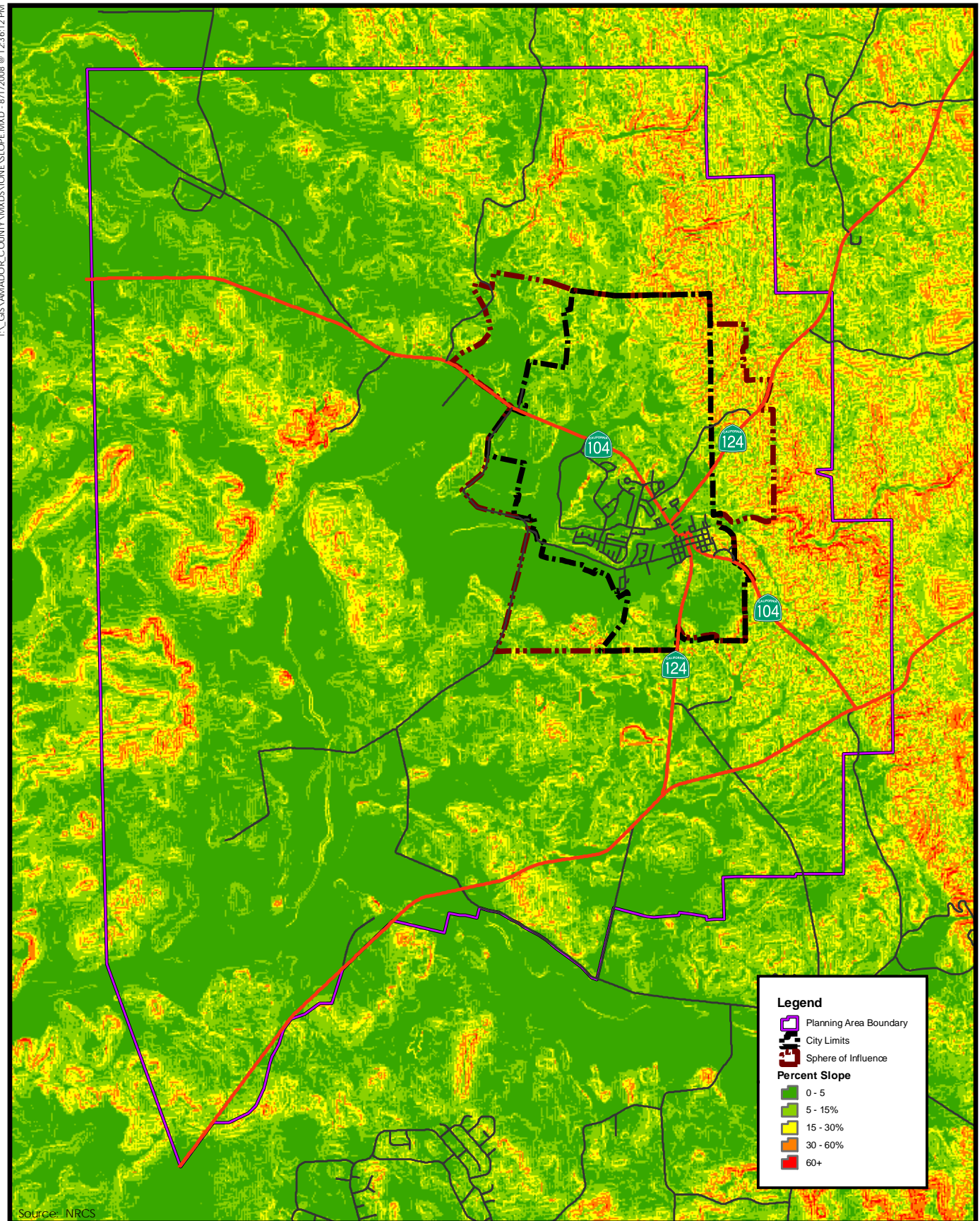
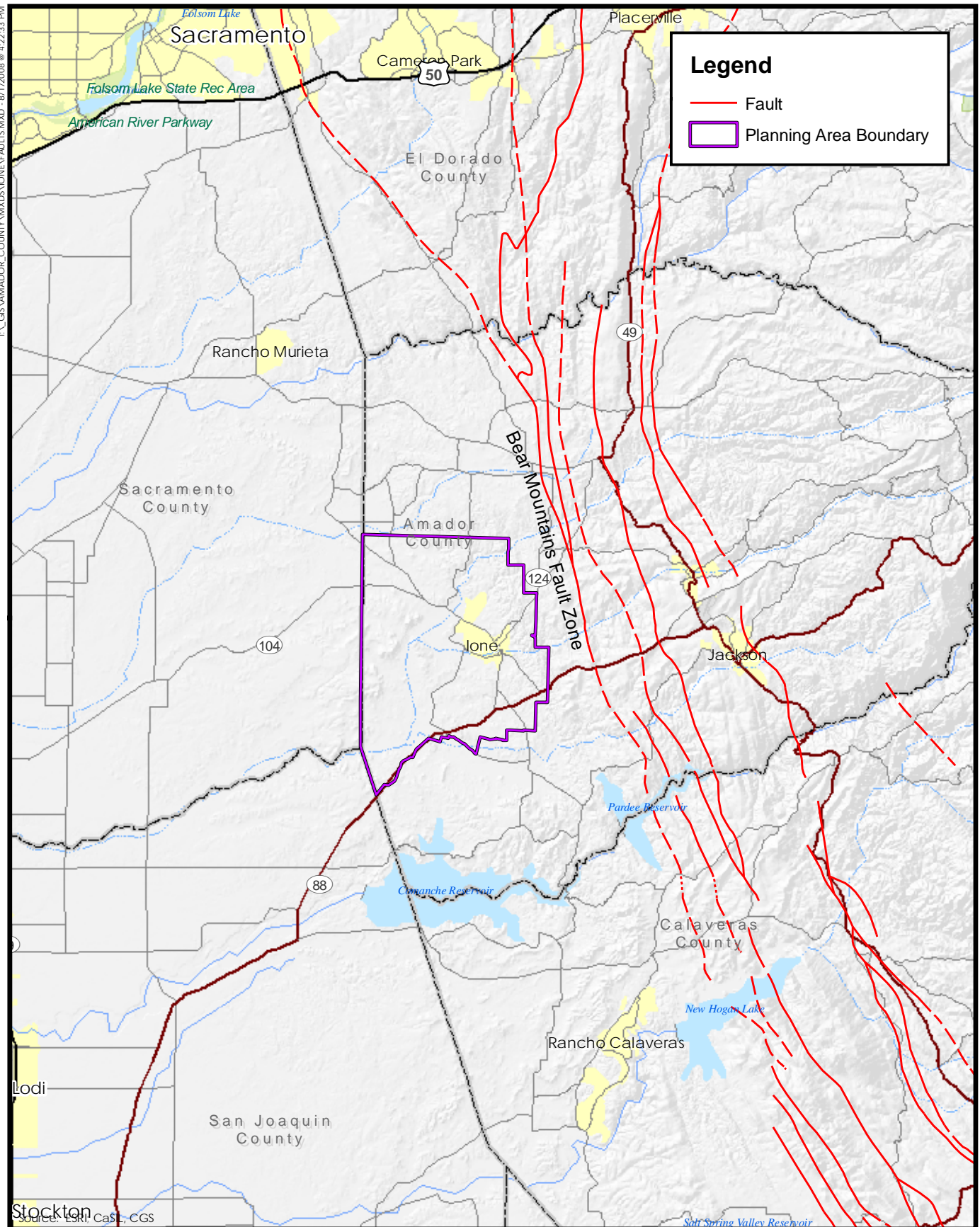


Figure 8.0-1  
Slope







**Figure 8.0-3**  
Known Fault Zones



This section provides a discussion of flooding, wildland, and hazardous materials hazards in and around the Planning Area. Seismic hazards are discussed in the Geology and Soils section of this Background Report.

## **9.1 BACKGROUND/EXISTING SETTING**

The City of Ione and associated Planning Area is located in southwestern Amador County. The terrain of the area includes rolling foothills and several streams and creeks. Development within the city is subject to both flooding and wildland fires due to the city's location in a largely undeveloped portion the county. In the past, the Rancho Seco Nuclear Power Plant had presented a hazard relative to nuclear accident. However, the plant was closed in 1989 and is no longer considered a threat to safety.

### **FLOODING**

The City of Ione and associated Planning Area is located in the Sacramento-San Joaquin Drainage Basin. Stream courses generally align southwest from the foothills to the Central Valley. Major streams in the area include Sutter Creek, which flows through the center of town, and Mule Creek, which is located at the western city limits. Both flow into Dry Creek west of the city within the Planning Area. Dry Creek which eventually drains into the Cosumnes River (City of Ione, 1982). The City of Ione's flood concerns occur mostly where portions of Sutter Creek flow through the city. Flood prone areas are depicted in **Figure 9.0-1** (US Forestry Service [USFS] Remote Sensing Lab, 2007).

Surface drainage flows westward through a series of naturally occurring channels that distribute water to the City of Ione's municipal storm water system via street drains. The City recently constructed an earthen berm, channel, and detention basin to collect storm water runoff and prevent future flood damage resulting from overland runoff during heavy rain events. The facility is located on the existing baseball fields within Howard Park, immediately southwest of the Planning Area. Flows also go into the Caltrans system as part of the State highways.

Flooding has been a documented hazard in the Planning Area since the 1860s. The area bounded by Main Street, Highway 104, Washington Street, Highway 124, and El Dorado Street has historically experienced on-site flooding. In 1997, Sutter Creek overflowed its banks, causing evacuations in flooded areas (Amador County Multi-Hazard Mitigation Plan, 2006). Sutter Creek has many vertical banks within the city limits that are eroding and at risk of ultimately collapsing. The City recently rebuilt one area of the bank in order to save a backyard from destruction (Amador County Multi-Hazard Mitigation Plan, 2006).

### **WILDFIRES**

The entire Planning Area is located in an area susceptible to risk of wildland fires. The rural setting coupled with hot, dry summers and dense clusters of trees and dry grasses presents increased 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 Ione grows, greater potential for exposure to wildland fires could occur.

City is listed as a Wildland-Urban Interface Fire Area under the 2007 California Fire Code. The City and Planning Area are served by the City of Ione Fire Department and the Amador Fire Protection District (refer to Section 14.0).



## 9.0 HAZARDS

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### HAZARDOUS MATERIALS

The City of Lone and surrounding Planning Area has historically been used for agricultural and mining activities. Both activities present the potential for contamination resulting from chemicals used in production of crops (fertilizers, pesticides) and mineral extraction (arsenic, etc.). A review of the Calsites website revealed two locations where prior releases of hazardous materials occurred within the Planning Area. The Q Ranch, located at 3391 State Highway 104, is currently performing a voluntary cleanup of contaminated soil with arsenic as a potential contaminant of concern. The second location concerns the MP Associates, Inc. site located at 6555 Jackson Valley Road. This site is a state response site that recently completed its cleanup. Potential contaminants included perchlorate and strontium that may have affected surface water and soil (<http://www.dtsc.ca.gov/database/Calsites/>).

## 9.2 REGULATORY FRAMEWORK

### FEDERAL

#### **Federal Emergency Management Agency (FEMA)**

Amador County is a participant in the National Flood Insurance Program (NFIP), a federal program administered by the Federal Emergency Management Agency (FEMA). Participants in the NFIP must satisfy certain mandated floodplain management criteria. The National Flood Insurance Act of 1968 has adopted, as a desired level of protection, an expectation that developments should be protected from floodwater damage of the Intermediate Regional Flood (IRF). The IRF is defined as a flood that has an average frequency of occurrence on the order of once in 100 years, although such a flood may occur in any given year. Amador County is occasionally audited by the DWR to ensure the proper implementation of FEMA floodplain management regulations.

#### **Environmental Protection Agency**

The Environmental Protection Agency (EPA) provides leadership in the nation's environmental science, research, education, and assessment efforts. The EPA works closely with other federal agencies, state and local governments, and Indian tribes to develop and enforce regulations under existing environmental laws. The EPA is responsible for researching and setting national standards for a variety of environmental programs and delegates to states and tribes responsibility for issuing permits and for monitoring and enforcing compliance.

#### **Other Federal Agencies**

Other federal agencies that regulate hazardous materials include the Occupational Safety and Health Administration (OSHA), the Department of Transportation (DOT), and the National Institute of Health (NIH). The following federal laws and guidelines govern hazardous materials.

- Federal Water Pollution Control
- Clean Air Act
- Occupational Safety and Health Act
- Federal Insecticide, Fungicide, and Rodenticide Act

- Comprehensive Environmental Response, Compensation, and Liability Act
- Guidelines for Carcinogens and Biohazards
- Superfund Amendments and Reauthorization Act Title III
- Resource Conservation and Recovery Act
- Safe Drinking Water Act
- Toxic Substances Control Act

## STATE

### **California Environmental Protection Agency**

The California Environmental Protection Agency (Cal-EPA) and the State Water Resources Control Board establish rules governing the use of hazardous materials and the management of hazardous waste. Applicable state and local laws include the following:

- Public Safety/Fire Regulations/Building Codes
- Hazardous Waste Control Law
- Hazardous Substances Information and Training Act
- Air Toxics Hot Spots and Emissions Inventory Law
- Underground Storage of Hazardous Substances Act
- Porter-Cologne Water Quality Control Act

Subsequent development under the proposed Jackson Land Use, Circulation, and Zoning project may be subject to one or more of the above laws.

### **California Department of Toxic Substances Control**

Within Cal-EPA, the Department of Toxic Substances Control (DTSC) has primary regulatory responsibility, with delegation of enforcement to local jurisdictions that enter into agreements with the state agency, for the management of hazardous materials and the generation, transport, and disposal of hazardous waste under the authority of the Hazardous Waste Control Law (HWCL).

### **Amador County Multi-Hazard Mitigation Plan**

The Amador County Multi-Hazard Mitigation Plan is a multijurisdictional plan that includes the County and the incorporated communities of Amador City, Lone, Jackson, Plymouth, and Sutter Creek. The purpose of hazard mitigation and this plan is to reduce or eliminate long-term risk to people and property from natural hazards and their effects in Amador County, California. This plan has been prepared to meet Disaster Mitigation Act of 2000 (DMA 2000) requirements in order to maintain Amador's eligibility for the Federal Emergency Management Agency (FEMA)

## 9.0 HAZARDS

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Pre-Disaster Mitigation (PDM) and Hazard Mitigation Grant Programs (HMGP), and it lays out the strategy that will enable Amador County to become less vulnerable to future disaster losses.

Amador County is vulnerable to several natural hazards that are identified, profiled, and analyzed in the plan, including wildfires, floods, and drought. This plan has been formally adopted by each participating entity and is required to be updated a minimum of every five years (Amador County, 2006).

### FOR MORE INFORMATION

City of Ione. 1982. General Plan and Environmental Impact Report.

Amador County Multi-Hazard Mitigation Plan. August 2006.

[http://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=03390001](http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=03390001)

[http://www.envirostor.dtsc.ca.gov/public/map.asp?global\\_id=03390001](http://www.envirostor.dtsc.ca.gov/public/map.asp?global_id=03390001)

[http://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=60000391](http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60000391)

[http://www.envirostor.dtsc.ca.gov/public/map.asp?global\\_id=60000391](http://www.envirostor.dtsc.ca.gov/public/map.asp?global_id=60000391)

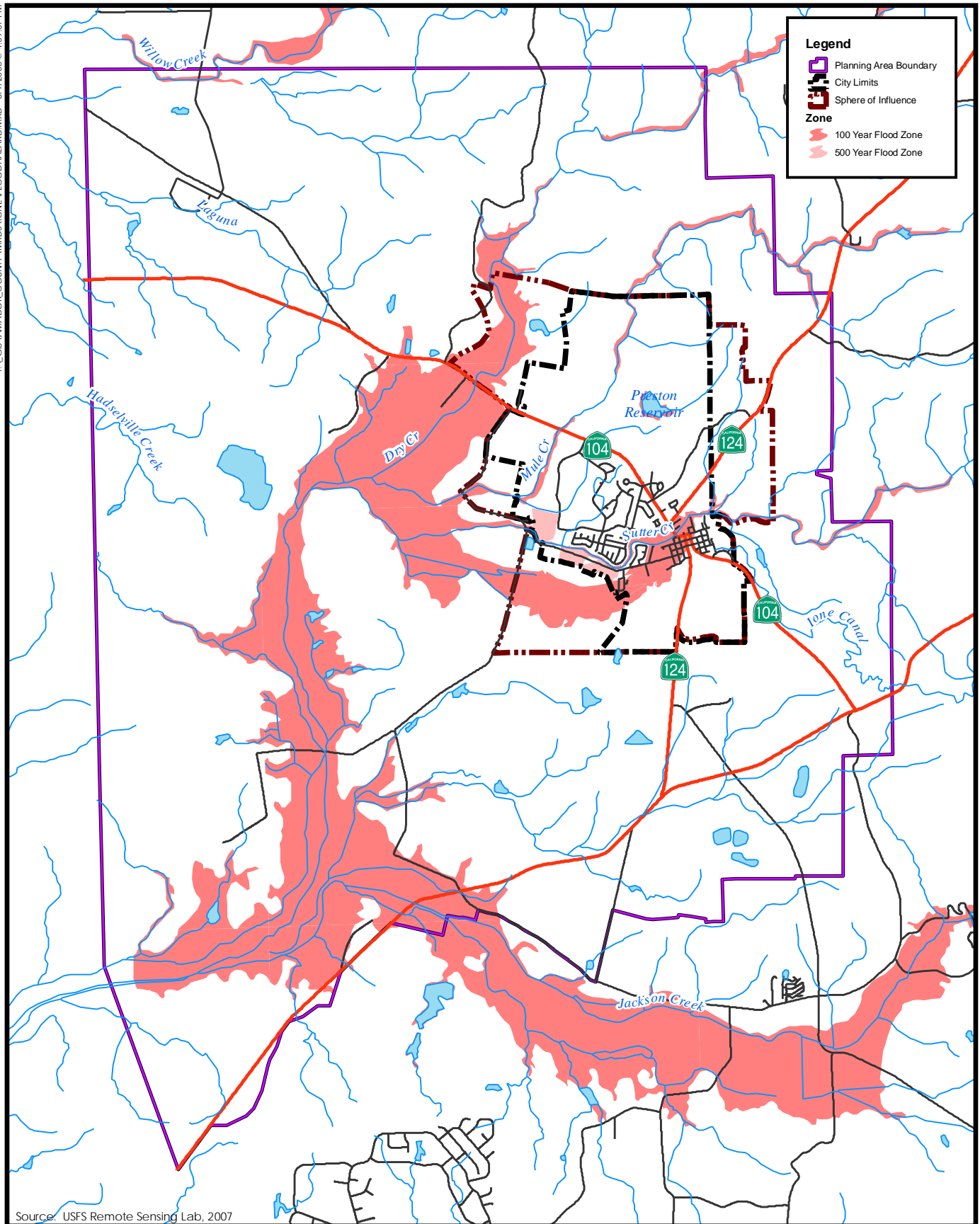


Figure 9.0-1  
Flood Hazards Map



This section provides a discussion of population, employment, and housing for the City of Lone Background Report. The Planning Area includes both the existing city limits and the SOI. This discussion focuses on the City as the remainder of the Planning Area is sparsely developed at this time.

## **10.1 BACKGROUND/EXISTING SETTING**

### **POPULATION**

The 2000 U.S. Census indicated that Lone had a population of 7,214, including the population of inmates at the Mule Creek State Prison. In the ensuing years since the census, the City has seen steady growth. The California Department of Finance estimate of the population of the City of Lone was 7,842 as of January 1, 2007. This represents a 2.9 percent increase from the estimated population of January 1, 2006, of 7,613. Lone is the largest incorporated city within Amador County as shown in the table below. According to the California Department of Finance in 2005, 57.6 percent (21,953 individuals) of Amador County residents lived in the unincorporated county and the remaining 42.4 percent (16,180 individuals) lived in the incorporated cities.

**TABLE 10.0-1  
POPULATION ESTIMATES**

<b>City</b>	<b>Population (2006)</b>
Amador	213
Lone	7,613
Jackson	4,350
Plymouth	1,060
Sutter Creek	2,944
Total Incorporated Population	16,180
Unincorporated County	21,953

*Source: California Department of Finance, 2006, in Jones & Stokes, 2007.*

*Note: The population of Lone includes 3,650 inmates held at Mule Creek State Prison.*

### **EMPLOYMENT**

The economy of Lone is composed of mining, manufacturing, services, trade, and public service institutions. The Mule Creek State Prison, which was established in 1987, created 750 new jobs and is one of the city's largest employers. Other major employers include the California Youth Authority and the California Department of Forestry (City of Lone, 1982). Several mining operations, including Owens-Illinois (sand and limestone), North American Refractories (clay, refractory products), Unimin (bricks and clay), and American Lignite Products Company (montana wax and lignite) are also major employers.

The central business district is located on and adjacent to Main Street, and a neighborhood shopping center is located on Highway 124/104 near Sutter Creek. This area contains the majority of Lone's retail and service offerings. These operations are small and often locally owned, employing only a few individuals.

## **10.0 POPULATION AND HOUSING**

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### **HOUSING**

The City of Lone has a variety of housing stock ranging from older single-family residences near the downtown core to newer homes within two new developing subdivisions, Castle Oaks and Wildflower. The Castle Oaks development includes an 18-hole golf course. The city also has multi-family dwellings as well as several mobile home parks.

The Department of Finance's E-5 Population and Housing Estimates (2006) estimate the number of vacancies in the counties of California and their incorporated cities. As of 2006, Lone had a total of 1,411 housing units, 90 of which were vacant. This represented a 6.38 percent vacancy rate (Department of Finance, 2006, in Jones & Stokes, 2007).

Areas outside the City limit within the Planning Area consist of undeveloped open space with some agricultural area. Residential development is extremely sparse beyond the City limits.

### **10.2 REGULATORY FRAMEWORK**

#### **STATE**

##### **State Housing Policies**

State policies affecting land use regulations in cities throughout California are included in housing policies as established by the Housing Element of the City of Lone General Plan. The Housing Element is the primary policy document regarding the development, rehabilitation, and preservation of housing for all economic segments of the population within a jurisdiction and is required by law. Accordingly, the Housing Element identifies and analyzes the existing and projected housing needs and states goals toward providing sufficient housing. The element contains policies, quantified objectives, and implementation programs for the preservation, improvement, and development of housing in the City of Lone.

State law sets out a process for determining each local jurisdiction's fair share of regional housing needs, called the Regional Housing Needs Determination (RHND). As a first step in the process, the State Department of Housing and Community Development (HCD) assigns each regional council of governments a needed number of new housing units for that region, including affordable housing.

##### **Proposition 46**

In November 2002, the "Housing and Emergency Shelter Trust Fund Act of 2002" was passed by the voters of California. Prop. 46 created a trust fund to provide shelters for battered women, clean and safe housing for low-income senior citizens, emergency shelters for homeless families with children, housing with social services for homeless and mentally ill persons, repairs/accessibility improvements to apartments for families and handicapped citizens, veteran homeownership assistance, and security improvements/repairs to existing emergency shelters. Funded by a bond issue of \$2.1 billion, Prop. 46 makes cities and counties eligible to receive specified funds and subjects expenditures to independent audit. Prop. 46 also appropriates money from the state General Fund to repay bonds.

Lone's Housing Element complies with the Workforce Housing Reward Program Funded by Proposition 46, which provides grants eligible to local governments for every qualifying unit



permitted starting January 1, 2005 (California Department of Housing and Community Development).

### LOCAL

#### **City of Lone General Plan**

The existing City of Lone General Plan was adopted in 1982, and its Housing Element was last updated in 2005. The adopted element reflects the City's commitment to address the housing and community development needs of lone families and special housing needs groups. Because the adopted housing element complies with state housing element law, the City has met one of the threshold requirements for an innovative new program that rewards local governments for approving affordable workforce housing.

#### **FOR MORE INFORMATION**

City of Lone, 1982. City of Lone General Plan.

City of Lone. 2005. Housing Element

California Department of Housing and Community Development.  
([http://www.hcd.ca.gov/hpd/hrc/plan/he/he\\_review\\_letters/amione070105.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_letters/amione070105.pdf))

Department of Finance in Jones & Stokes. 2007. Final Tribal Environmental Impact Report for the Buena Vista Rancheria of Me-Wuk Indians of California Gaming and Entertainment Facility. May 2007.



This section describes the network of highways and roadways serving the City of Ione and the Planning Area. Bicycle and pedestrian facilities are also discussed.

### 11.1 BACKGROUND

#### ROADWAY SYSTEM

##### Regional Facilities

Two state highways pass through the City of Ione and the Planning Area, State Route (SR) 104 and SR 124. A third, SR 88 passes through the Planning Area south of the City. Each is described below and depicted in **Figure 11.0-1**.

State Route 104. State Route (SR) 104 connects the junction of SR 99 north of the City of Galt in Sacramento County to the junction of SR 49 in Sutter Creek. As designated, SR 104 includes an unconstructed segment east of SR 49 to SR 88, near Pine Grove. SR 124 is concurrent with SR 104 for a 0.2-mile segment in downtown Ione.

SR 104 is classified as a major collector. Most of SR 104, including the segment in and around the City of Ione, has a 30-foot kingpin-to-rear-axle (KPRA) advisory for trucks. Trucks which exceed this limit are not advised to travel this route because two 90-degree turns in downtown Ione cannot be negotiated by a 30-foot or more KPRA truck without infringing onto opposing traffic lanes.

State Route 124. SR 124 connects SR 88 south of the City of Ione to SR 16 north and east of the City of Ione. SR 124 is functionally classified as a minor arterial. Portions of SR 124, including the segment in and around the City of Ione, have a 30-foot KPRA advisory for trucks. Any truck which exceeds this limit is not advised to travel this route for the same reasons identified for SR 104.

The Amador Transportation Commission (ACTC) has been planning the South and West Ione Transportation Corridor Project. The 2004 Amador County Regional Transportation Plan Update identified an "Interim West Bypass" involving the construction of a roadway (arterial or collector) to serve some local traffic and to route truck traffic around the downtown area. The bypass would include the use of a north-south road proposed west of Castle Oaks Drive and a new segment of roadway between SR 104 and Old Stockton Road. It may also include improvements to existing Buena Vista Road from SR 88 to SR 124. While the City of Ione has determined that a bypass is necessary to eliminate illegal and unsafe truck travel on SR 104 and SR 124 through the downtown area, peak hour traffic congestion is also a growing concern.

State Route 88 - SR 88 is a two-lane east/west arterial through Amador County. This highway extends east from San Joaquin County to Alpine County. It generally aligns through the southern portion of the Plan Area trending north-south. Both SR 124 and SR 104 connect with SR 88 within the Plan Area.

ACTC, in collaboration with the City of Ione, Amador County, and the California Department of Transportation (Caltrans), is proceeding with the Interim West Bypass (referred to as the West Ione Road Way Improvement Study, West-IRIS) project based on prior work completed over the last two decades and toward implementation of adopted local and regional plans. The bypass would alleviate congestion, improve safety, improve quality of life, and enhance economic development by improving current operations as well as accommodating future traffic volumes forecast for the area in and around the City of Ione (ACTC, 2008).

## 11.0 TRANSPORTATION AND CIRCULATION

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### Local Facilities

The City of Lodi is also served by a system of publicly owned and maintained streets of various categories. These streets are as follows:

Arterial Streets. Arterial streets are intended to carry large volumes of traffic. Existing arterials in the Planning Area include Preston Avenue, Church Street, Main Street (between Preston Avenue and Lodi Street), and Lodi Street (City of Lodi, 1982).

Collector Streets. Collector streets carry traffic from neighborhood residential streets to the arterial system. They are not intended to carry large volumes of traffic. Collector streets include West Marlette Street, Sacramento Street, Market Street, Shakeley Lane, Sutter Lane, Waterman Road, and Main Street east of Lodi Street. Five-Mile Drive/Old Stockton Road is a county-designated major collector road located west of the central city.

All other streets are classified as local streets. The principal function of a local street is to provide access to property and it is not intended to carry large traffic volumes.

### Alternative Transportation Methods

Based on the 2000 U.S. Census, the majority of residents in Lodi commuted to work by themselves. A small percentage carpooled. The modes of alternative transportation available to residents of Lodi are discussed below (ACTC, 2006).

Transit. Lodi is currently served by the Amador Rapid Transit System (ARTS). ARTS operates seven routes through the county: Jackson/Sutter Creek Shuttle, Jackson/Mace Meadow/Amador Sacramento Express, Jackson/Plymouth, Sutter Hill/Lodi, Sutter Hill/Pine Grove/Volcano, and Sutter Hill/Lodi/Camanche (<http://www.amadortransit.com>). The service operates Monday through Friday from approximately 6:00 a.m. to 7:00 p.m. (City of Lodi, 1982).

Bicycle Facilities. With the exception of bike lanes that have been installed in new development (Castle Oaks), the City of Lodi does not have any formal bike lanes. However, the City does have a list of proposed bikeway and sidewalk projects (City of Lodi, 2008). The list includes 31 sidewalk improvements and 20 bike lane improvements. The majority of these facilities are proposed for the downtown area (City of Lodi, 2008).

Rail System. A rail line connects the City of Lodi with Stockton. This line is used for light industrial purposes only (Amador County Multi-Hazard Mitigation Plan, 2006). Sierra Pacific ceased operation of a commercial rail line between Martell and Lodi in 2004 (Amador Ledger Dispatch, 2004). No other rail service is provided to the city.

Park and Ride Lots. Park and Ride Lots are purposely built parking lots (typically free) where commuters park their vehicles and transfer to public transportation or a carpool to continue their journey. The city does not currently have a park and ride lot, but plans are in progress for construction of the Lodi Park and Ride at the northwest corner of the intersection of West Main Street and South Sacramento Street. Currently, ACTS provides a pickup for commuter service from the Ace Hardware/Lodi Shopping Center. This service would move to the Park and Ride Lot when it is completed in late 2008 or early 2009.

## **11.2 REGULATORY FRAMEWORK**

The transportation system in Ione is regulated by agencies on the state and local levels. The regulatory bodies that are pertinent to the city's transportation system are discussed below.

### **STATE**

#### **California Department of Transportation (Caltrans)**

Caltrans is responsible for planning, designing, constructing, and maintaining all state highways. The jurisdictional interest of Caltrans extends to improvements to roadways at the interchange ramps serving area freeways and the freeways that connect the municipalities. Any federally funded transportation improvements would be subject to review by Caltrans staff and the California Transportation Commission.

### **LOCAL**

#### **Amador County Transportation Commission (ACTC)**

ACTC has jurisdiction over the transportation network within Amador County. ACTC works in partnerships with other agencies and municipalities within its jurisdiction including the County and the Cities within the County, including Ione, Jackson, Amador City, Plymouth, and Sutter Creek. ACTC facilitates implementation of the Countywide Regional Transportation Plan. ACTC has also prepared the Amador County Pedestrian and Bicycle Transportation Plan and is responsible for its implementation.

#### **City of Ione General Plan**

The City of Ione General Plan Circulation Element (last updated in 2003) contains local goals and guiding policies related to all aspects of new development. The Circulation Element was last updated in 2003. The Circulation Element contains a policy that requires that the City maintain a minimum level of service "C" (LOS C) for major arterials, collector streets, and intersections and implement circulation improvements prior to deterioration in levels of service below LOS C for arterials and collectors. This standard has been difficult to maintain, given recent development levels and traffic volumes.

The General Plan includes the following goals and policies which apply to the City's circulation network.

8.00 Goal: Provide a safe and hazard free environment.

Policy 8.3: Identify areas in need of sidewalk improvement and pursue development thereof.

### **FOR MORE INFORMATION**

Amador Rapid Transit Service (ARTS). <http://www.amadortransit.com>

Amador County, California. 2006. *Multi-Hazard Mitigation Plan*. August, 2006.

## 11.0 TRANSPORTATION AND CIRCULATION

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Amador County Transportation Commission (ACTC). <http://www.actc-amador.org/about-actc/index.php>

ACTC. *South and West Ione Transportation Corridor Route Adoption. Technical Memorandum #1 Background/Purpose and Need/Evaluation Criteria.* March 17, 2008.

ACTC. *Amador County Bicycle and Transportation Plan.* April 2006.

Amador Ledger Dispatch. <http://www.trainweb.com/info/newspaper/ledger.html>. Sierra Pacific Halts Amador Railroad. May 26, 2004. Website accessed June 11, 2008.

City of Ione. 1982. City of Ione General Plan & Environmental Impact Report.

City of Ione. 2003. Circulation Element.

City of Ione. 2008. *Ione Proposed Pedestrian and Bikeway Projects (Spreadsheet sent via electronic mail)* May 23, 2008.

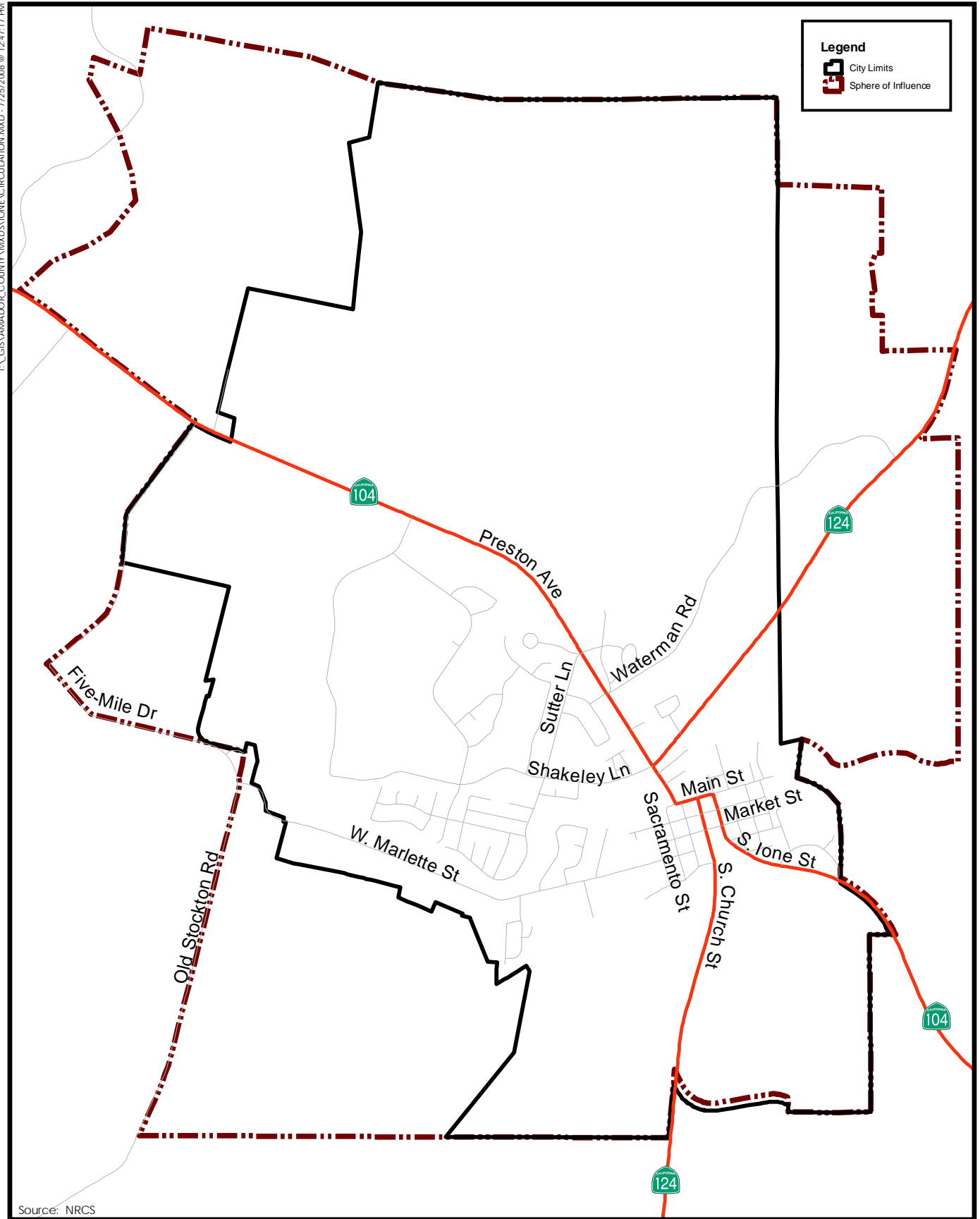


Figure 11.0-1  
City of Ione Circulation System





This section describes the existing school facilities that serve the City of Ione and the Planning Area. Capacity and funding mechanisms for schools are also described as part of this Background Report.

### 12.1 BACKGROUND/EXISTING SETTING

The Amador County Unified School District (ACUSD or the 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 Sutter Creek (501 Argonaut Lane, Jackson, CA).

**Table 12.0-1** 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 exceeding their capacity.

**TABLE 12.0-1  
MAXIMUM SCHOOL CAPACITIES AS OF JUNE 2008**

School	Grade Levels	2008 District Capacity <sup>(1)</sup>	2008 Enrollment <sup>(3)</sup>	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: Amador Unified School District, 2008.

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 (ACUSD, 2006).

### 12.2 REGULATORY FRAMEWORK

#### STATE

#### Senate Bill 50

Senate Bill 50 (SB 50), Chapter 407, Statute 1998, which became effective on November 4, 1998, provides authority for three different levels of fees. Education Code Section 17620 provides the basic authority for school districts to levy fees against construction for the purpose of funding construction or reconstruction of school facilities, subject to limits set forth in Government Code Section 65995.

SB 50 requires a school district to conduct a School Facilities Needs Analysis (Needs Analysis), which provides the justification for the imposition of Level 2 fees and calculates the amount of the fee according to a complex statutory formula. Government Code Section 65995.5 specifies the data that must be evaluated in the Needs Analysis, such as the extent of overcrowding in the district, the number of unhoused students, existing school building capacity, surplus property available to the district, projected enrollment growth, and identification of other potential sources of revenue. According to the ACUSD Superintendent's Office, the District conducted the developer fee justification study in 2003-04.

## 12.0 SCHOOLS

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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 in order to relieve overcrowding and repair older schools. Funds are targeted to areas of greatest need and must be spent according to strict accountability measures. Funds are also to 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 required to accommodate growing student enrollment. Amador County voters passed the bond with approximately 65 percent of the voters in favor of the bond. The bond provided \$11 million to the District for the renovation of existing facilities and the construction of new facilities.

#### LOCAL

#### **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).

Local sources of funding for ACUSD include property taxes and various fees. These taxes and fees provided approximately \$16,780,694 to the District. 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 rates of \$2.97 per square foot for residential development and \$0.46 per square foot 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, 2008).

*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 in state bonds 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.

To date, Measure F funds have all been spent (City of Jackson, 2007)

### **FOR MORE INFORMATION**

California Department of Education website. Dataquest page.  
<http://dq.cde.ca.gov/dataquest/>.

California State Allocation Board. January 30, 2008. *Report of the Executive Officer, State Allocation Board Meeting, January 30, 2008, Index Adjustment on the Assessment for Development*. [http://www.documents.dgs.ca.gov/opsc/Resources/Index\\_Adj\\_Dev.pdf](http://www.documents.dgs.ca.gov/opsc/Resources/Index_Adj_Dev.pdf).

Amador County Unified School District. Amador County Public Schools Enrollment, Capacity and Developer Fees. July 7, 2008.

City of Jackson. Jackson Home Depot Draft Environmental Impact Report. August 2007.



This section provides a discussion of law enforcement services for the City of Lone Background Report, including a discussion of the Police Department, their services, staff levels, and equipment.

### 13.1 BACKGROUND/EXISTING SETTING

Police protection in the City of Lone is provided by the Lone Police Department. The Department is located in City Hall at 1 East Main Street (City of Lone, 1989). The Department provides policing services within the city limits but also has a mutual aid agreement with the Amador County Sheriff's Department. Under this agreement, each agency can respond to calls outside their jurisdiction if necessary.

The Department currently employs five sworn officers, a chief of police, a sergeant, and three patrol officers (Johnson, 2008). The Department hired one additional patrol officer in June 2008. The Department also employs two level-one paid reserve officers (retired CHP) and is supplemented by two additional unpaid reserve officers, a paid community police assistant, and one records clerk.

The Department does not have an established "preferred" ratio for staffing. According to Mike Johnson, City of Lone Chief of Police, the number of officers, when up to full staff, with the reserves' assistance, is adequate to provide police protection to the city. The Department would like to have (at least) two more full-time officers added to the police force so patrol officers could work four, 10-hour shifts with overlap on nights and weekends.

Lone's Police Department currently operates eight vehicles. The Department's current budget is approximately one million dollars annually (Johnson, 2008). The Department receives funding through the Community Oriented Policing Services (COPS) grant (which pays for one position) and public safety assessment fees placed on new homes built in Lone. Community policing focuses on crime and social disorder through the delivery of police services that include aspects of traditional law enforcement, as well as prevention, problem-solving, community engagement, and partnerships (Office of Community Oriented Policing Services, 2008). The majority of the Department's budget comes from the City's General Fund (Johnson, 2008).

Areas outside of the city limits within the Planning Area would be served by the Amador County Sheriff's Department. The Sheriff's Department is responsible for responding to law enforcement calls and provides patrol and investigative 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 (Amador County Sheriff's Department, 2008).

As areas outside the current city limits are annexed into the city, they would be served by the City of Lone Police Department.

### 13.2 REGULATORY FRAMEWORK

#### 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

## 13.0 POLICE PROTECTION

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administrative, technical and operational services, for emergency tactical, administrative, 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, 2004). 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.

### City of Ione General Plan

The City of Ione General Plan includes the following goals and policies which would support provision of public services, including police.

6.00 Goal: Provide adequate public services to serve all city residents and businesses.

Policy 6.2: On-site and off-site capital improvements necessary to service new development shall be provided by the new development.

Policy 6.3: Ongoing service and maintenance of new development shall be allocated to the new development in proportion to the increased costs of service.

8.00 Goal: Provide a safe and hazard free environment.

Policy 8.6: New development shall not overextend safety services (police and fire).

### FOR MORE INFORMATION

Amador County Sheriff's Department. <http://www.sheriff.co.amador.ca.us/>. Accessed July 25, 2008.

City of Ione. 1989. City of Ione General Plan & Environmental Impact Report.

County of Amador. 2004. *RACES Plan Emergency Communications Reserve*. [http://acs.oes.ca.gov/Samplans/Amador\\_RACES.pdf](http://acs.oes.ca.gov/Samplans/Amador_RACES.pdf). August, 2004.

Michael Johnson, Police Chief. City of Ione. Personal communication (e-mail), June 5, 2008.

Office of Community Oriented Policing Services. <http://www.cops.usdoj.gov/default.asp?item=36>. Accessed July 25, 2008.



This section provides a discussion of fire protection for the City of Lone and the General Plan Planning Area by identifying existing fire protection facilities and personnel. Wildland fire hazards are discussed in Section 9.0, Hazards.

### 14.1 BACKGROUND/EXISTING SETTING

Chief Ken MacKey provided the following information regarding the City of Lone Fire Department. The Department is responsible for fire protection in the City of Lone (emergency medical aid service is provided by the Amador Fire Protection District, discussed below). The Department operates one fire station (Station #1) located at 22 West Jackson Street in Lone operated by approximately 33 paid on-call firefighters and one paid fire chief. There are also several assistant chiefs, captains, and on-call duty officers. The Department has several pieces of firefighting equipment, including the following: four type #1 (structure fire) fire engines, one type #3 (wildland) fire engine, one 55-foot ladder truck, one water tender, one wildland quick attack patrol unit, one squad, one rescue unit, and one ReHab support unit (City of Lone, 2006). The City's response threshold is five minutes (City of Lone, 2006). The Department's ability to meet this threshold is affected by a variety of factors, including traffic and weather conditions. The Insurance Service Office (ISO) rates fire departments on a scale of 1 to 10. Class 1 represents the best public protection rating and Class 10 indicates no recognized protection. The Lone Fire Department currently has an ISO rating of Class 5 (City of Lone, 2006).

The Fire Department is currently constructing a new fire station adjacent to State Route (SR) 104 (Preston Drive), approximately one-quarter mile north of the intersection of Shakeley Lane and SR 124, adjacent to Waterman Road. The new station will be approximately 8,250 square feet (110 feet wide by 75 feet deep). The building will be set back 44 feet from the sidewalk on Preston Avenue.

The Lone Fire Department is funded by payment of new development fees.

Areas within the Planning Area outside the City limits are currently served by the Amador Fire Protection District. The District is responsible for emergency fire, rescue, and medical aid service in approximately 85% of the unincorporated area of Amador County. This includes the communities and surrounding areas of Amador Pines, Pioneer, Pine Grove, Pine Acres, Volcano, Martell, Drytown, Willow Springs, Fiddletown, River Pines, and the City of Plymouth. The AFD maintains automatic aid and mutual aid agreements with surrounding fire departments/districts and the California Department of Forestry and Fire Protection ([www.co.amador.ca.us/depts/afpd/](http://www.co.amador.ca.us/depts/afpd/)).

### 14.2 REGULATORY FRAMEWORK

#### STATE

#### California Occupational Safety and Health Administration

In accordance with the California Code of Regulations, Title 8 Sections 1270 "Fire Prevention" and 6773 "Fire Protection and Fire Fighting Equipment," the California Occupational Safety and Health Administration (Cal OSHA) has established minimum standards for fire suppression and emergency medical services. 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.

## 14.0 FIRE PROTECTION

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### Uniform Fire Code

The Uniform Fire Code (UFC) 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 UFC 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 building, childcare facility standards, and fire suppression training.

### LOCAL

#### Amador County Multi-Hazard Mitigation Plan

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

#### City of Lone General Plan

The City of Lone General Plan includes the following goals and policies that would support provision of public services, including fire.

- 6.00 Goal: Provide adequate public services to serve all city residents and businesses.
- Policy 6.2: On-site and off-site capital improvements necessary to service new development shall be provided by the new development.
  - Policy 6.3: Ongoing service and maintenance of new development shall be allocated to the new development in proportion to the increased costs of service.
- 8.00 Goal: Provide a safe and hazard free environment.
- Policy 8.2: Develop and maintain an effective fire prevention planning program.
  - Policy 8.6: New development shall not overextend safety services (police and fire).

### FOR MORE INFORMATION

Amador County, California. *Multi-Hazard Mitigation Plan*. August 2006.

Amador Fire Protection District website. [www.co.amador.ca.us/depts/afpd/](http://www.co.amador.ca.us/depts/afpd/) Accessed August 1, 2008.

City of Ione, 1982. *City of Ione General Plan and Environmental Impact Report*.

City of Ione. 2006. *Gold Village Initial Study*.



This section provides a discussion of water supply, treatment, and conveyance for the City of Lone Background Report, as well as a summary of the current land use conditions in and around the City of Lone. The Planning Area beyond the City limits is currently undeveloped and, with the exception of Unimin Corporation, does not receive municipal water service. Currently Unimin's sand mining operation located south of the City in Unincorporated Amador County is using potable water from AWA. In the future Unimin may be transitioned to recycled/tertiary water, either from the City or AWA (Jordan, 2008).

### 15.1 BACKGROUND/EXISTING SETTING AND LAND USE

#### AMADOR WATER AGENCY (AWA)

AWA provides wholesale, retail, raw, and treated domestic water to most of Amador County's residences and businesses. AWA has two main water systems, which include the Amador Water System (AWS) and the Central Amador Water Project (CAWP). The AWS, formerly owned by PG&E, serves approximately 10,000 customers, including AWA's retail customers and the retail customers of AWA's wholesale customers within the service area boundaries of Jackson, Martell, Sutter Creek, Sutter Hill, Lone, Amador City, Drytown, and other areas located between Lake Tabeaud and Sutter Hill (City of Jackson, 2005).

The annual usage of AWS is approaching 6,000 acre-feet per year (AFY) (Hebrard, 2008). This annual use includes an estimate for unmetered/flat rate users (including the cities of Amador, Lone, Sutter Creek, and Jackson). The system has an available annual capacity of 15,000 AFY (Hebrard, 2008). As shown in Table 15.0-1, the City of Lone's current maximum day usage is 2.774 million gallons per day (mgd).

**TABLE 15.0-1**  
**AWS LONE TREATMENT PLANT CONNECTION COMMITMENTS**

<b>Current Water Treatment Plant Capacity</b>	<b># of EDUs* 3,650</b>	<b>Peak MGD 3,300</b>
Maximum Day Usage		
Residential	1,536	1.382
Commercial	229	0.206
Industrial	1,300	1.185
<b>TOTAL</b>	<b>3,065</b>	<b>2.774</b>
Will Serves		
	384	0.346
<b>TOTAL</b>	<b>3,449</b>	<b>3.119</b>
Conditional Will Serves		
	838	0.754
<b>TOTAL</b>	<b>4,287</b>	<b>3.874</b>
Letters of Water Availability		
	405	0.365
<b>TOTAL</b>	<b>4,692</b>	<b>4.238</b>

## 15.0 WATER

Current Water Treatment Plant Capacity	# of EDUs* 3,650	Peak MGD 3,300
Future Projects**		
	1,989	1.790
<b>TOTAL</b>	<b>6,681</b>	<b>6.028</b>

Source: AWA, 2008

\* Peak GPD/EDU 900 Avg GPD/EDU 400

The projects identified in the future are listed primarily for informational purposes for AWA. These are projects that AWA is aware of and are used to track projects which have not yet requested a Letter of Water Availability.

**Table 15.0-1** identifies treatment capacity and existing commitments in the form of will serves and conditional will serves. Per AWA's Water Code, a conditional will serve has a two-year term and can be issued once a project receives a tentative map from the Land Use Agency. Once the conditions of the letter are met, a will serve is issued. However, if the conditions of the letter are not met within two years, the letter expires and the applicant must re-apply. Once a new application is received, a new conditional will serve letter is issued, the project is placed at the bottom of the list of waiting requests, and new conditions may be added to the project.

A Letter of Water Availability is issued when requested. Although there is no commitment promised, there are many benefits of the letter. For example, all likely conditions for the project are identified, which allows the applicant to estimate costs of improvements for the project and decide whether or not to move forward based on firm information, instead of conjecture. It also allows the applicant to begin preparing for the project, should the applicant desire to continue with the project without a formal will serve.

In the long-term, AWA is in the process of constructing an expansion to the existing Tanner Water Treatment Plant in Sutter Creek. Upon completion of this plant, the lone Water Treatment Plant (see below) will be decommissioned. The existing raw water facilities will be converted to treated water. The project is currently scheduled to be complete in late 2010 or early 2011 (Griffin, 2008).

### Surface Water Supplies

Surface water accounts for approximately 98 percent of the AWA's total supply (City of Jackson, 2007). Surface water is the sole supply source for both the AWS and the CAWP. AWA receives surface water for the AWS and CAWP from the Mokelumne River.

In 1985, AWA acquired AWS from PG&E and the contractual right to not more than 15,000 AFY at a rate not to exceed 30 cubic feet per second (cfs). In 1978, AWA entered into an agreement with PG&E for the use of its facilities to store and divert water under water rights acquired by AWA for the CAWP water system. CAWP pumps water from the Mokelumne River at PG&E's Tiger Creek afterbay. The CAWP surface water diversion is limited to a firm yield of 1,150 AFY. AWA is currently working to obtain additional surface water rights for the CAWP system, which would expand the surface water diversions to 2,200 AFY.

AWA's 15,000 AFY water supply for AWS represents a "safe yield" because of AWA's pre-1914 appropriative water rights, which support water diversions and storage for such systems. AWA estimates current water supplies, which include groundwater, surface diversions, and recycled water (non-AWA facilities), at 17,238 AFY and projects that water supplies will reach 18,561 in 2030 (Amador Water Agency, 2005).

### **City of Ione Distribution System**

The City of Ione Distribution System, operated by AWA and comprising local water supply infrastructure and the Ione Water Treatment Plant, serves the incorporated area of Ione plus a few subdivisions in the unincorporated western portion of the county. Water is conveyed from the Ione Reservoir via a 14-inch pipe to the City's Water Treatment Plant. In addition, the Ione canal and pipeline system supply raw water to the City's major industries and to the Ione Water Treatment Plant. Water from the Ione Water Treatment Plant is delivered to the City of Ione and the California Department of Forestry or is pumped to the State Department of Corrections prison storage tank (City of Ione, 1989).

#### **The Ione Water Treatment Plant**

The Ione Water Treatment Plant was constructed in 1953 with a design capacity of 0.65 mgd. The plant's capacity was expanded to 2.5 mgd in 1988. Currently, the plant is treating 2.774 mgd (refer to **Table 15.0-1**). The plant serves the City of Ione as well as the Mule Creek State Prison facility.

## **15.2 REGULATORY FRAMEWORK**

### **STATE**

#### **State Water Resources Control Board – Basin Plan for the Central Valley Region**

The Basin Plan for the Central Valley Region covers the entire area of the Sacramento and San Joaquin River drainage basins, which includes the Mokelumne River basin. The Basin Plan defines beneficial uses for both surface waters and ground waters in this region.

### **LOCAL**

#### **Amador Water Agency Urban Water Management Plan 2005**

AWA published and adopted its Urban Water Management Plan in October 2005. The Urban Water Management Plan (UWMP) 2005 is utilized by the AWA for the management of the Agency's water supplies and water demands covering a range of normal and drought conditions. The UWMP provides information and protections regarding water supply availability and future water demands for AWA's four service areas.

#### **City of Ione General Plan**

The City of Ione General Plan includes the following goals and policies that would support provision of public services, including water.

- |            |   |
|------------|---|
| Goal 6.00  | Provide adequate public services to serve all city residents and businesses.  |
| Policy 6.2 | On-site and off-site capital improvements necessary to service new development shall be provided by the new development.                      |
| Policy 6.3 | Ongoing service and maintenance of new development shall be allocated to the new development in proportion to the increased costs of service. |



## 15.0 WATER

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Policy 6.4      Public facilities shall be located and improved such that they increase the efficiency of operations.

### FOR MORE INFORMATION

Amador Water Agency. Urban Water Management Plan 2005.

<http://www.amadorwa.com/pdfs/AWA%20UWMP%202005.pdf> Accessed July 27, 2008.

Griffin, John. Supervising Engineer over New Development. Amador Water Agency.

Hebard, Tammy. Engineering Support. Amador Water Agency.

Jackson, City of. Jackson Home Depot Draft Environmental Impact Report. August 2007.

Jordan, Christopher. Planner, City of Ione. August 4, 2008.

This section provides a discussion of wastewater treatment and conveyance for the City of Ione Background Report, as well as a summary of the current wastewater generators in and around the City of Ione. The Planning Area beyond the City limits is currently undeveloped and is not served by municipal wastewater service.

### **16.1 BACKGROUND/EXISTING SETTING**

Wastewater collection, treatment, and disposal in Ione is complex. The City of Ione operates two wastewater treatment plants (WWTPs): a secondary plant (the Ione Wastewater Treatment Plant) and a tertiary plant (Castle Oaks).

Ione does not have a primary treatment plant. Primary treatment is not a common treatment method for small plants which have secondary treatment. For smaller plants, such as Ione, it is easier and more cost efficient to send high biological oxygen demand sewage to the secondary system and treat it there rather than incur the expense of constructing a primary treatment system (Godwin, 2008a).

The secondary plant (Ione Wastewater Treatment Plant) is located at the corner of Old Stockton Road and Marlette Street. This plant currently treats City wastewater in seven ponds with aerated biological treatment in the first four ponds and a combination of evaporation-percolation disposal in the last four ponds (Pond 4 serves both as a treatment and percolation pond). 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, Inc., 2007a).

The current flow to the treatment facility is approximately 0.41 million gallons per day (mgd) average dry weather flow (ADWF) based on 2003-2006 flow data. The capacity of the facility is 0.55 mgd ADWF (Lee & Ro, Inc., 2007b). As of October 2007, the City had a remaining treatment and disposal capacity of 700 EDUs (140,000 gallons per day) based upon 1,275 sewer connections. The number of connections as of October 2007 was 1,475, and remaining capacity at the Ione Wastewater Treatment Plant is estimated to be 500 EDUs (100,000 gallons a day) (Godwin, 2007). Based on expert opinion, 500 EDUs should be the maximum commitment by the City until a new facility is constructed (Godwin, 2007).

Wastewater flows to the plant consist of residential flows, backwash water from the Amador Water Agency-owned water treatment plant, and secondary effluent from the Amador County Regional Sanitation Agency (ARSA) and the Mule Creek State Prison. Each of these sources is described in more detail below.

The secondary treatment facility includes four percolation ponds. Two aerators are located in Pond 1 and one aerator is located in Pond 2. Solids treatment occurs in the treatment ponds. The disposal capacity of the percolation ponds is higher than the treatment capacity and is approximately 0.78 mgd. The excess capacity is reserved for ARSA. However, it should be noted that 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, the RWQCB has concerns regarding the potential leakage of water from the treatment ponds into the shallow groundwater and leakage from the percolation ponds into Sutter Creek (Lee & Ro, Inc., 2007a).

In addition to the two WWTPs discussed above, the City of Ione also owns and operates the Castle Oaks Water Reclamation Plant (COWRP), which receives secondary effluent from ARSA and Mule Creek during the summer months (Lee & Ro, Inc., 2007b). At this tertiary plant, the

## 16.0 WASTEWATER

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water is treated to Title 22 Standards before it is used for irrigation of the Castle Oaks Golf Course. There currently are no facilities that would make it possible for the City to send lone's secondary effluent to the COWRP. Average flow to Castle Oaks for 2002-2006 was 532 acre-feet per year (AFY) (Lee & Ro, Inc., 2007b).

### AMADOR WATER AGENCY (AWA) BACKWASH WATER

Filter backwash water from the lone Wastewater Treatment Plant averages 87,000 gallons per day (gpd) with a flow pattern that increases during winter periods due to the impact of precipitation on surface runoff (Lee & Ro, Inc., 2007a). While the backwash water represents approximately 20 percent of the volumetric portion of the total water treated at the plant, it is not a strong waste stream (Lee & Ro, Inc., 2007a). As a result, the backwash water's main adverse impact on the lone Wastewater Treatment Plant (IWTP) is related to the percolation and evaporation disposal capacity of the plant and the hydraulic limitations of the pumps and piping at the plant.

AWA has proposed the construction of a new regional water treatment plant at the current 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 lone sewer system. The schedule for construction of the new Tanner facility and decommissioning of the IWTP is controlled by AWA, not the City of lone.

Secondary treated flows are discharged to the lone Wastewater Treatment Plant only for disposal in the percolation ponds. Effluent from Mule Creek and ARSA are combined in Preston Reservoir prior to discharge (Lee & Ro, Inc., 2007a).

### CITY OF IONE/MULE CREEK/ARSA AGREEMENT

In the spring of 2007, the City entered into a three-party agreement with the State of California and the Amador County Regional Sanitation Authority (ARSA). This agreement replaced an earlier court settlement between ARSA and the City in 1990 and subsequent amendments, the most recent of which was in 2004. The significant impact of this new agreement is that the City will have their current obligation to accept 900 acre-feet of ARSA effluent permanently reduced to a maximum 650 feet per year (AFY). Discharge of effluent from Mule Creek Prison is included in the 650 AFY limit.

Six hundred and fifty (650) AFY will continue to be disposed of either at Castle Oaks Golf Course or in the City percolation ponds for the near term, set to begin when the agreement is signed. The new agreement provides a reduction of 250 AFY versus the regional agreement. All requirements for the City of lone to dispose of ARSA water in the percolation ponds will be discontinued four years after the date the agreement is signed. This will result in a further reduction in the City's disposal obligation by limiting the obligation to the disposal capacity of the 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 in five years by either ARSA or the City. The clause to discontinue disposal goes into effect upon the signing of the agreement. This new agreement will not go into effect until all parties have signed it (Lee & Ro, Inc., 2007a).

A summary of the existing City wastewater service obligation after the signing of the ARSA agreement is presented in **Table 16-1**, below.

**TABLE 16-1  
WASTEWATER SERVICE OBLIGATIONS**

	Flow (Million Gallons per Day)	Flow (Acre-Feet per Year)
Ione Municipal Flow	0.32	359
AWA Backwash Flow	0.087	97
ARSA Effluent Disposal Commitment	0.58	650

Source: Lee & Ro, Inc., 2007a.

The disposal of 650 AFY of effluent mentioned in the agreement is equivalent to an approximate daily average flow of 0.58 mgd (Lee & Ro, Inc., 2007b). For comparison, current City municipal wastewater flows minus the AWA backwash flow are approximately 0.32 mgd. Disposal of secondary effluent flows from Mule Creek and ARSA have historically been as high as 800 AFY, or 0.71 mgd.

### CASTLE OAKS DISPOSAL CAPACITY

Castle Oaks Golf Course occupies approximately 200 acres. Seasonal disposal capacity of this property is estimated to be between 410 and 540 AFY. This is equivalent to between 0.37 and 0.40 mgd, averaged over the 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. The capacity of the COWRP is 1.2 mgd (Lee & Ro, Inc., 2007b). No excess capacity is available in the COWRP during portions of high irrigation demand.

### CEASE AND DESIST ORDER

Cease and Desist Order (CDO) No. R5-2003-0108 for the City of Ione was adopted by the RWQCB on July 11, 2003, due to violations of the waste discharge requirements and failure to comply with staff enforcement letters. In response to the CDO, the 2004 Master Plan recommended installation of liners in the percolation ponds within 200 feet of Sutter Creek Channel. If this recommendation is implemented, the percolation capacity of the ponds could potentially be reduced to approximately 0.05–0.13 mgd (Lee & Ro, Inc., 2007a).

## 16.2 REGULATORY FRAMEWORK

### STATE

#### State Water Resources Control Board – Basin Plan for the Central Valley Region

The Basin Plan for the Central Valley Region (the Basin Plan) concerns the entire area of the Sacramento and San Joaquin River drainage basins. The Basin Plan defines beneficial uses for both surface waters and ground waters in this region. Water quality objectives are established to protect those beneficial uses. The State Water Resources Control Board also regulates the use of recycled water through RWQCB.

#### Regional Water Quality Control Board – Waste Discharge Requirements

A Waste Discharge Requirements (WDR) permit is typically required for any facility that discharges or proposes to discharge waste that may affect groundwater quality. This may

## 16.0 WASTEWATER

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include systems that have waste storage systems with land disposal, such as seasonal storage and reuse. Potential dischargers must file a complete Report on Waste Discharge with RWQCB at least 120 days prior to discharging waste. In addition, a Report on Waste Discharge must be submitted for onsite septic systems at residential subdivisions of over 100 homes. Issuance of a WDR permit is based on information provided in the Report on Waste Discharge. A WDR permit may set effluent standards for activities that do not pose a threat or nuisance to water quality.

### City of Ione Wastewater Master Plan

The City of Ione adopted a Wastewater Master Plan on November 30, 2004. The Master Plan included various wastewater treatment and disposal options to address the City's need for additional wastewater treatment capacity. The City is currently in the process of selecting a preferred alternative for expansion of the Ione Wastewater Treatment Plant to increase capacity between 0.75–0.80 million gallons per day to meet development identified in the current General Plan (Godwin, 2008b). A variety of alternatives are being considered to increase plant capacity. To date, the City has not identified the preferred system (Jordan, 2008). However, the existing treatment plant will likely be expanded or replaced at the existing site and the capacity of the current tertiary treatment plant on the north side of Sutter Creek will be expanded to supply more recycled water to future and existing customers.

### City of Ione General Plan

The City of Ione General Plan includes a goal and policies regarding public services.

6.00 Goal: Provide adequate public services to serve all city residents and businesses.

Policy 6.1: Areas designated for industry shall have all necessary services available, and proper access to circulation routes.

Policy 6.2: On-site and off-site capital improvements necessary to service new development shall be provided by the new development.

Policy 6.3: Ongoing service and maintenance of new development shall be allocated to the new development in proportion to the increased costs of service.

### FOR MORE INFORMATION

Lee & Ro, Inc. City of Ione Technical Memorandum Wastewater Treatment and Disposal. October 4, 2007a.

Lee & Ro, Inc. Wastewater Disposal and Treatment Capacity, City of Ione WWT. Technical Memorandum from Robert O. Goodwin to George Lambert. May 4, 2007b.

City of Ione, 1982. City of Ione General Plan and Environmental Impact Report.

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Godwin, Robert. 2008a. Lee & Ro, Inc. E-mail RE: Ione Wastewater Treatment Plant Treatment methods. July 29, 2008.

Godwin, Robert. 2008b. Lee & Ro, Inc. E-mail RE: Ione Wastewater Treatment Plant Capacity. June 13, 2008.





This section describes the provision of solid waste services in the City of Ione and the Planning Area. The Planning Area is currently undeveloped and does not receive wastewater pick-up or disposal.

### **17.1 BACKGROUND/EXISTING SETTING**

Solid waste collection services are provided to Ione residents by the Amador Disposal Service as well as the 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. 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 Ione. Recyclable materials are sorted out at the WARF and residual waste is disposed of at the Forward Landfill in Manteca. The Forward Landfill has approximately 40 million cubic yards of remaining capacity (CIWMB, 2008a). Waste collected by ACES is disposed of at the Kiefer Landfill in eastern Sacramento County. Currently, the Kiefer Road landfill is operating below permitted capacity and has approximately 112.9 million cubic yards of capacity remaining (CIWMB, 2008b).

### **17.2 REGULATORY FRAMEWORK**

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

#### **LOCAL**

#### **Amador County Integrated Solid Waste Management Regional Agency**

The Amador County Integrated Solid Waste Management Regional Agency (RA) is an intergovernmental agency that allows Amador County and the cities of Amador City, Jackson, Ione, 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 RA must implement additional waste reduction programs and services. To fund the required activities and avoid state-imposed financial penalties, the RA 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).

## 17.0 SOLID WASTE

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### FOR MORE INFORMATION

Amador County. 2008. <http://www.co.amador.ca.us/Depts/waste/index.cfm?id=4>

CIWMB, 2008a. <http://www.ciwmb.ca.gov/SWIS/detail.asp?PG=DET&SITESCH=39-AA-0015&OUT=HTML>

CIWMB, 2008b. <http://www.ciwmb.ca.gov/SWIS/detail.asp?PG=DET&SITESCH=34-AA-0001&OUT=HTML>

California Integrated Waste Management Board.  
<http://www.ciwmb.ca.gov/swis/Detail.asp?PG=DET&SITESCH=39-AA-0015&OUT=HTML>

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## 18.0 GAS, ELECTRICITY, CABLE AND TELEPHONE

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This section identifies gas, electricity, cable and telephone services in the City of Ione and the General Plan Planning Area. Currently, the areas outside the City limits are undeveloped and have limited gas, electricity, cable and telephone infrastructure.

### 18.1 BACKGROUND\EXISTING SETTING

#### GAS AND ELECTRICITY

Both gas and electric service are provided to the City of Ione 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 currently has both gas and electrical transmissions 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, 1989). Industrial users, such as North American Refractories and Owens-Illinois, tie directly into major transmission lines adjacent to plant sites.

#### 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.

#### TELEPHONE

Telephone service in the City of Ione and the Planning Area is provided by AT&T.

### 18.2 REGULATORY FRAMEWORK

#### STATE

##### California Public Utilities Commission

The California Public Utilities Commission (PUC) regulates investor-owned telecommunications, electric, natural gas, water, railroad, rail transit, and passenger transportation companies. PUC is responsible for ensuring that California utility customers have safe, reliable utility service at reasonable rates and for protecting utility customers from fraud. PUC establishes service standards and service rules and authorizes utility rate changes as well as enforcing CEQA for utility construction. PUC also regulates the relation of power lines by public utilities under its jurisdiction such as PG&E. PUC works with other state and federal agencies to promote water quality, environmental protection, and safety (Jones & Stokes, 2007).

#### FOR MORE INFORMATION

City of Ione. City of Ione General Plan and Environmental Impact Report. 1982.

## **18.0 GAS, ELECTRICITY, CABLE AND TELEPHONE**

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Jones & Stokes. 2007. Final Tribal Environmental Impact Report for the Buena Vista Rancheria of Me-Wuk Indians of California Gaming and Entertainment Facility. May 2007.

Volcano Vision. <http://www.volcanocommunications.com/Default.aspx?tabid=418515>  
Accessed June 26, 2008.

This section provides a discussion of parks and recreation for the City of Ione Background Report, including a description of any existing facilities within the City. The areas outside the City limits within the Planning Area are currently undeveloped and do not contain park facilities.

### **19.1 BACKGROUND/EXISTING SETTING**

The City of Ione's recreational facilities include four small parks with benches and historical exhibits and one major recreation facility. The small parks include Oak Ridge Park, Schmidt Park, Train Park at City Hall, and Pioneer Park (City of Ione, 1982). Howard Park is the major recreational facility and includes soccer fields; softball, baseball and little league diamonds; half-court basketball courts; tennis courts; a Bocci ball court; a playground; and a roller hockey area. In addition, a variety of equestrian facilities are located at the park including stables, corrals, an arena, and a racetrack. The Castle Oaks Golf Course provides an 18-hole championship golf course (<http://www.ione-ca.com/home/ione/recreation.htm>).

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 19.0-1** below.

**TABLE 19.0-1**  
**SUMMARY OF PARKS AND FACILITIES IN THE CITY OF IONE**

<b>Park Site</b>	<b>Acres</b>	<b>Park Type</b>
Grove Size	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

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. In the Sacramento area, most communities average 4–8 acres of active parkland per 1,000 population. The City of Ione has established a park requirement of 5 acres of parkland for every 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, the City of Ione has a ratio of 12.3 acres of parkland for every 1,000 population (based on a population of 7,613, as identified in the Amador County Parks and Recreation Master Plan).

### **19.2 REGULATORY FRAMEWORK**

#### **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

## 19.0 PARKS AND RECREATION

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strategy is the document called the Amador County Park and Recreation Master Plan (the 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. In addition, the City's General Plan includes a goal and associated policies which address recreation.

Goal 7.0	Provide recreational opportunities for all members of the community.
Policy 7.1	Actively pursue expansion of community recreation through planning and construction of additional recreational facilities.
Policy 7.2	New development should provide for recreational facilities to meet the needs of the intended population.
Policy 7.3	Identify sites for future recreation opportunities.
Policy 7.4	Determine recreational needs through citizen involvement.
Policy 7.5	Recreational areas shall be designated in order to maintain the open and rural character of the city.

### FOR MORE INFORMATION

City of Ione. 1982. City of Ione General Plan & Environmental Impact Report.

City of Ione Recreation website. <http://www.ione-ca.com/home/ione/recreation.htm>.

Amador County Recreation Area (ACRA). Amador County, California. *Draft Park and Recreation Master Plan*. October 2006.

[http://www.co.amador.ca.us/depts/acra/documents/rec\\_plan\\_intro.pdf](http://www.co.amador.ca.us/depts/acra/documents/rec_plan_intro.pdf)

and Chapter 3, Existing Parks and Facilities

[http://www.co.amador.ca.us/depts/acra/documents/rec\\_plan\\_chap\\_3.pdf](http://www.co.amador.ca.us/depts/acra/documents/rec_plan_chap_3.pdf)

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## APPENDIX B: HOUSING NEEDS ASSESSMENT







## APPENDIX B: HOUSING NEEDS ASSESSMENT



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### 1.0 INTRODUCTION

Accommodating its fair share of the housing needs of the State of California is an important goal for the City of Ione. As the population of the state continues to grow and pressures on resources increase, Ione is concerned with providing adequate housing opportunities while maintaining a high standard of living for all citizens in the community.

Recognizing the importance of providing adequate housing, the State has mandated a Housing Element within every General Plan since 1969. This Housing Element was created in compliance with State General Plan law pertaining to Housing Elements and was certified by the California Department of Housing and Community Development (HCD) on\_\_\_\_\_.

**Purpose.** The State of California has declared that “the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.” In addition, government and the private sector should make an effort to provide a diversity of housing opportunity and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental and fiscal factors and community goals within the general plan.

Further, State Housing Element law requires “[a]n assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.” The law requires the element to include the following:

- An analysis of population and employment trends,
- An analysis and documentation of households characteristics,
- An inventory of land suitable for residential development,
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit,
- An analysis of potential or actual governmental and non-governmental constraints on the improvement, maintenance and development of housing,
- An analysis of any special housing needs,
- An analysis opportunities for energy conservation with respect to residential development,
- An analysis of publicly-assisted housing developments that may convert to non-assisted housing developments within the next 10 years, and
- An analysis of the City’s fair share of the regional housing needs.



## APPENDIX B: HOUSING NEEDS ASSESSMENT

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules promoting the preservation, improvement, and development of diverse housing types available at a range of costs in Ione.

**Relationship to Other Elements.** State law requires that "...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies..."

All elements of the City of Ione General Plan, including the goals, policies, and implementation measures (actions) for environmental management, community development, public safety, circulation, and land use, have been reviewed for their internal consistency with this Housing Element. In addition, the City of Ione Zoning Code has been reviewed for compatibility with this Housing Element's goals, policies, and implementation measures to identify places where the Zoning Code will need to be updated for consistency. This Housing Element was designed to integrate and be compatible with the new 2009 General Plan.

### PUBLIC PARTICIPATION

The City of Ione has made diligent efforts to solicit public participation pertaining to the formulation of the Housing Element since its initial adoption. Multiple public workshops and special meetings were held prior to the initial writing of the Housing Element in order to obtain City residents' concerns and desires for housing development in the City. The meetings were advertised through the local newspaper and flyers distributed throughout the City in an attempt to reach all residents in the City.

The Housing Element included a public review draft, which was prepared and made available to the community for a 60-day review period during April and May 2009. Extensive effort was made to notify all residents of the City of Ione of the draft Housing Element availability through notices in the local newspaper, as well as postings at government offices and the public library and on the City's website. Public meetings were held before the Executive Committee, the Planning Commission and City Council to allow for public input throughout the update process. The City contacted and made the public review draft available to various local agencies including the Amador County Planning Department, local affordable and fair housing advocates such as Mercy Housing California, Amador/Tuolumne Community Action Agency, nonprofit organizations, various service providers, and any other interested parties. The City received one comment from the Amador Childcare Council. To address their concerns, the City has included Action H-5.6.2.

### Public Workshops

The City conducted three public workshops (August 14, 2008, September 8, 2008, and November 1, 2009) at Evalynn Bishop Hall in Howard Park. The workshops provided the public with an introduction to the General Plan process and were a forum for the public to express their ideas and concerns about the future of Ione. During all three workshops, staff conducted informal polling as part of the presentation. The City solicited attendance via the City newsletter, flyers posted around town and distributed at the local grocery store, email blast, and a banner hung over Main Street.



## APPENDIX B: HOUSING NEEDS ASSESSMENT



### General Plan 101 Workshop

The first workshop on August 14, 2008 was an introduction to the General Plan. It provided residents an overview of the General Plan Update process, and asked attendees general questions about the community. The second and third workshops gathered information about residents' ideas on development, housing, downtown, open space, and many other parts of community identity.

### Guiding Principles Workshop

At the second public workshop on September 8, 2008, a mapping exercise was conducted with members of the community. The intent of this exercise was to get attendees thinking about the possible locations for future growth in and around the City. Residents were asked to place a dot on a map of Ione to represent a location for future development of residences and businesses.

In the dot mapping exercise, residents identified that the preferred locations for new residential development would be along State Route 124 east of the existing City, northwest of the Castle Oaks development (Q Ranch north of State Route 104 and Ringer Ranch south of State Route 104), and south of West Marlette Street. Preferred locations for new commercial development were identified in the Downtown area and at the State Route 88 and Buena Vista, and the State Route 88 and State Route 104 intersections. Infill development opportunities were seen in the Downtown and along Five Mile Drive near the Tertiary Treatment Plant.

The input collected from participants was used to create three separate land use alternatives maps for consideration during the third public workshop.

### General Plan Alternatives Workshop

The third workshop, held on November 19, 2008, focused on review and the consideration of three land use alternatives. Based upon the input gathered during public workshop 1 and 2, along with the direction of the General Plan Executive Committee, staff generated three land use alternative scenarios for the future of Ione. These scenarios characterized future growth of the community based upon location. The public workshop was used to gather input on the three alternative land use scenarios to begin to define the preferred land use plan for the future of Ione.

### **General Plan Executive Committee Input**

The City Council established a General Plan Executive Committee to provide direction to staff on the process of updating the General Plan. The Executive Committee composed of two Council members, two Planning Commissioners, and two Parks Commissioners, all of which are representatives from the elected officials and appointed boards of the community. The Executive Committee met twice a month throughout the update and provided regular input during the creation of this General Plan.

On October 1, 2008 the Executive Committee met to discuss the start of the Housing Element. The City's Consultant informed the EC that the default density for Ione was in fact 15 units to the acre not 20 like they had previously thought.



## APPENDIX B: HOUSING NEEDS ASSESSMENT

October 16, 2008 the Executive Committee met and discussed below market rate housing. The EC would like to see alternatives with both 5 acres of below market rate housing (to address 2007-2014 RHNA housing allocation only) and 25 acres of below market rate housing (which would address longer term RHNA housing needs out to 2030). The EC was concerned about BMR housing being built at too high of density, not in line with existing densities. The EC feels that 45 units per acre is too high of a density and would like to see a cap of at most 30 units per acre.

The Executive Committee met on March 4, 2009 to review draft policy language for the Housing Element. The General Plan consultant reviewed the Housing Element with the Executive Committee.

- The Executive Committee asked about State requirements regarding provision of affordable housing and homeless shelters.

**Response:** General Plan Consultant explained that the City needs to show that they can accommodate affordable housing, not that they need to build affordable housing themselves. As far as homeless shelters, the City will continue to allow emergency shelters in the Limited Manufacturing (M-1) Zoning District as a use permitted by right without a conditional use permit or other discretionary review to allow for the development of a homeless shelters, if someone was interested in doing so (Action H-5.3.1).

The Executive Committee met on April 1, 2009 to review draft Inclusionary Housing language for the Housing Element.

- The Executive Committee directed Planning Staff to draft language for Inclusionary Housing for the Housing Element, with 5 percent of new housing units to be below market rate, or to pay affordable housing in-lieu fee.

**Response:** Planning Staff presented Inclusionary Housing language.

- The EC felt that while they did not love the idea of having Inclusionary Housing, that it was necessary to ensure an adequate supply of affordable housing. The EC noted the current Ione GP requires 10 percent Inclusionary Housing while this version represents a reduction to 5 percent. The EC asked if other jurisdictions have Inclusionary Housing ordinance requirements, and

**Response:** Planning Staff responded that many did, some at 10 percent.

- EC was concerned that the number of affordable housing units that Ione has to ensure was too high.

**Response:** Planning Staff responded that that number has already been set through the Regional Housing Needs Assessment (RHNA) process and so it cannot be adjusted downward at this point.

## APPENDIX B: HOUSING NEEDS ASSESSMENT



### **Landowner Coordination**

During the General Plan process, the City encouraged and continually received input from landowners regarding their property. City staff received numerous comments and met with many landowners throughout the course of the update process, especially during the land use alternatives recommendation. In addition, both the Planning Commission and the City Council considered each landowner's specific request for changes that would affect their parcels.

### **Agency Coordination**

Throughout the entire preparation of the General Plan, City staff met with various interested and affected agencies to ensure their input and considerations were included in the process. The City met extensively with County staff, ensuring that both the City's and County's objectives were discussed and addressed in a collaborative process, as both the City and County were updating their General Plan at the same time. While the City and County General Plans may include different land use designations for properties within the Planning Area, both Plans contain policies to encourage collaboration and coordination on any potential development within the City's Sphere of Influence.

In addition, City staff consulted with all of the public service providers that are essential for providing services to residents, including:

- Amador Childcare Council serving lower-income families,
- the Amador Water Agency,
- Amador County Recreation Agency,
- the California Department of Transportation (Caltrans), and
- the California Department of Forestry and Fire Protection (Cal Fire) for wildfire protection.

Staff also consulted with officials from the Cal Fire Training Academy, Mule Creek State Prison, Preston Youth Correctional Facility, which are located within and have a large impact on the City.

**Planning Commission** –August 5, 2009

**City Council**–August 26, 2009



## APPENDIX B: HOUSING NEEDS ASSESSMENT

### REVIEW OF PREVIOUS ELEMENT

State law requires the City of Ione to review its previous (2005) Housing Element in order to evaluate:

- 1) The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the State housing goal.
- 2) The effectiveness of the Housing Element in attainment of the community's housing goals and objectives.
- 3) The progress of the City's implementation of the Housing Element.

The California Department of Housing and Community Development (HCD) passes down gross allocations of housing unit goals to regional councils of governments, which in turn allocate the housing unit goals to counties and cities. Each regional council of governments allocates housing unit goals (for each jurisdiction in its region) in the Regional Housing Needs Plan (RHNP). This housing unit goal is referred to as the Regional Housing Needs Allocation (RHNA). The last RHNA (2001-2008) was prepared in 2001 by the Central Sierra Planning Council (CSPC), which set forth a housing goal of 126 units to be produced in the City of Ione between 2001 and 2008 and was the goal for the 2003–2008 Housing Element. The current RHNA (2007-2014) for the City is discussed on page HNA-73.

**Appropriateness.** The appropriateness of the 2005 Housing Element can be determined by evaluating the effectiveness of its housing program (i.e., housing goals, policies, and actions) in meeting the City's share of the State's housing goal. This is ascertained by analyzing the development and the effectiveness of the 2005 Housing Element in assisting in the development of housing for all income groups in the City. Goals, policies, and programs identified as effective will be continued. Inappropriate or ineffective goals, policies, and actions will be discontinued or rewritten in order to bring about a successful conclusion.

**Effectiveness.** The effectiveness of Ione's 2005 Housing Element, in regard to meeting regional housing needs and the City's quantified objectives, can be measured by the level of achievement in the development of new and rehabilitated housing and the successfulness of the programs. The level of achievement is simply the actual construction divided by the RHNA goal. However, many uncontrollable factors in reaching the RHNA influence the City's effectiveness (such as market recessions, available funding programs, available lenders, available developers, and the political climate). In addition, the effectiveness of the goals, policies, and programs can be measured in the ability of the City to achieve the programs in the 2005 Housing Element.

## APPENDIX B: HOUSING NEEDS ASSESSMENT



Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
<b>Goal 1</b> <b>Promote decent, safe, adequate, and affordable housing in sufficient quantities for all economic segments of the community.</b>			
<b>Program 1.1</b> General Plan and Housing Element Periodic Review and Update  <b>Timing:</b> Annually starting in 2005  <b>Responsibility:</b> City Administrator, City Planner, City Engineer, Planning Commission, City Council	The City Administrator, City Planner and City Engineer will review the General Plan and Housing Element on an annual basis to determine the effectiveness of the Element in achieving goals and objectives. Provide annual reports the Ione Planning Commission and City Council as to the effectiveness of the Housing Element.	<b>Progress/Effectiveness:</b> The City's annual report is due April 2009, and this review will satisfy all 2008 reports. The City will be submitting all information for the past RHNA period (2001–2008).  <b>Appropriateness:</b> The City will delete this program but continue to review the General Plan and Housing Element on an annual basis to determine the effectiveness of the element in achieving its goals, consistent with State law.	Delete
<b>Program 1.2</b> Building Code Review  <b>Timing:</b> Ongoing  <b>Responsibility:</b> City Administrator, Building Inspector, Planning Commission, City Council	The City shall review the City's Building Code for current compliance and adopt the necessary revisions to the City's Building Code and Housing Codes so as to further local development objectives.	<b>Progress/Effectiveness:</b> The City adopted a new Building Code in February 2008 and it went into effect in March 2008.  <b>Appropriateness:</b> The City will continue to review the Building Code for current compliance and will adopt necessary revisions as needed.	Modify



## APPENDIX B: HOUSING NEEDS ASSESSMENT

Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
<p><b>Program 1.3</b> Zoning Code Revision and Update</p> <p><b>Timing:</b> Update by 2006</p> <p><b>Responsibility:</b> City Administrator, City Planner, City Engineer, Planning Commission, City Council</p>	<p>The City shall complete a comprehensive review of the zoning code and amend the Zoning Code when necessary to ensure its compliance with state zoning guidelines and with the 2003-2008 Housing Element Programs, as well as the General Plan.</p>	<p><b>Progress/Effectiveness:</b> The City is currently completing a comprehensive reorganization of the Zoning Code which will be adopted in April 2009 and will go into effect 30 days after adoption.</p> <p><b>Appropriateness:</b> The City will continue to review the Zoning Code when necessary to ensure compliance with state guidelines.</p>	Continue
<p><b>Program 1.4</b> Housing Inspection and Code Enforcement</p> <p><b>Timing:</b> Ongoing</p> <p><b>Responsibility:</b> City Administrator, City Building Inspector, Police Chief</p>	<p>The basic components of the program are two-fold. First, the proactive, which is the systematic inspection of housing units to identify housing code violations, and set into place the process to require the property owner to correct the deficiencies. Second, is the reactive, which is the inspection of housing units on a demand-driven basis. Staff will respond to housing code complaints initiated by lone tenants, which will be determined at the time of the order to repair.</p>	<p><b>Progress/Effectiveness:</b> The City has drafted a code enforcement program that will go into effect in January/February 2009. The City handles violations on a receive-and-respond basis and receives approximately five complaints a year. The City plans to sponsor debris hauling and cleanup programs and plans to limit the number of garage sales permitted during the year.</p> <p><b>Appropriateness:</b> The City plans to continue this program.</p>	Modify

## APPENDIX B: HOUSING NEEDS ASSESSMENT



Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
<p><b>Program 1.5</b> Development Processing System Review Program</p> <p><b>Timing:</b> Ongoing</p> <p><b>Responsibility:</b> City Administrator, City Planner</p>	<p>The City will continue to monitor the development processing/review procedures to minimize the time required for review. This reduction in time will reduce the cost to developers and may increase the housing production in the City.</p>	<p><b>Progress/Effectiveness:</b> The City completed a comprehensive review of the development review process in 2008 and developed a new process manual that formalized and streamlined the process (the Framework for Planning, Entitlement Review, and Development). New provisions in the City's Zoning Code reflect this manual and the provisions of the Permit Streamlining Act.</p> <p><b>Appropriateness:</b> The City will continue review and update as necessary its Framework for Planning, Entitlement Review, and Development. The City will make necessary revisions to the Zoning Code and Subdivision Ordinance as required by State law.</p>	Continue
<p><b>Goal 2</b></p> <p><b>Maintain adequate land within the various land use categories to allow development of housing to meet projected demand for residential units.</b></p>			
<p><b>Program 2.1</b> Density Bonus Program</p> <p><b>Timing:</b> Ongoing, density bonus ordinance review and update by June 2005</p>	<p>The City will review its density bonus program ensure its consistency with state density bonus law. If any discrepancies are found, the City's density bonus ordinance will be amended and</p>	<p><b>Progress/Effectiveness:</b> With the updating of this Housing Element, the City is ensuring consistency with State density bonus law.</p> <p><b>Appropriateness:</b> The City will</p>	Modify





## APPENDIX B: HOUSING NEEDS ASSESSMENT

Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
<b>Responsibility:</b> City Administrator, City Planner, Planning Commission, City Council	updated to state standards. The City will continue to offer a density bonus and, at its discretion, offer a density bonus in excess of the state required 25% density bonus for very low and low income housing units. In addition, a density bonus will be offered, at the City's discretion, for moderate-income housing (affordable at 80% to 120% of median income) depending on the physical characteristics of the site, the availability of sufficient infrastructure to serve the project, project design, and surrounding land uses.	continue to review its density bonus program to ensure consistency with State density bonus law.	
<b>Program 2.2</b> Residential Site Development Program <b>Timing:</b> 2004–2005 <b>Responsibility:</b> City Administrator, City Planner	The supply of developable land with adequate infrastructure that is also zoned for residential use can assist the development of housing in the City. Identification of vacant and under-utilized residential land and its development potential will help to determine the residential development options in the City and assist in identifying ways to remove any constraints.  The City Planner will develop a	<b>Progress/Effectiveness:</b> As a part of the General Plan and Housing Element update, the City has identified vacant and underutilized residential land and its development potential.  <b>Appropriateness:</b> The City will delete this program due to the lack of funding and political issues. The updated General Plan Land Use Plan, adopted as part of this update, identifies new sites with adequate infrastructure of the	Delete

## APPENDIX B: HOUSING NEEDS ASSESSMENT



Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
	database to identify vacant and under-utilized residential land and the constraints to the development of that land.	development or redevelopment of residential uses. The City will undertake a rezone program to ensure consistency between the General Plan Land Use Map and the Zoning Map.	
<b>Program 2.3</b> Multifamily Zoning Expansion Program  <b>Timing:</b> Amend Zoning Code by the end of 2005  <b>Responsibility:</b> City Administrator, City Planner	The City Planner shall initiate the process of identification and rezoning of the appropriate parcels for higher density uses. This rezoning shall be no less than 2 acres on lots large enough (at least two acres) to make it practical for affordable multifamily housing development. Once identified, the City will rezone these areas to the R-3 and R-4 zoning district. Specific parcels have yet to be identified, however the 8 acres will come from the vacant 166 acres in the P-D zoning districts.	<b>Progress/Effectiveness:</b> As part of the General Plan update, the City has identified 7 acres of land to rezone to the High Density Multiple-family (R-4) zoning district, available for the development of multifamily housing. In addition, the City has also identified 1.4 acres of land in the Light Commercial (C-1) district to rezone to the Limited Multiple-family (R-2) district.  <b>Appropriateness:</b> The City will continue, if necessary, to identify land to rezone to the R-4 district.	Modify
<b>Program 2.4</b> Reduction in Off-Street Parking Requirements for Affordable Multifamily Development  <b>Timing:</b> 2005  <b>Responsibility:</b> City Administrator, City Planner,	Currently, the City requires one covered and one additional parking space for all multifamily (3 or more units) complexes. The parking requirements reduce the number of possible housing units per complex by taking space that may be developed for housing.	<b>Progress/Effectiveness:</b> The City is adopting updates to the parking regulations consistent with this program in April 2009.  <b>Appropriateness:</b> The City will delete this program, as they are planning to address these changes as part of the April 2009 Zoning	Delete



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Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
Planning Commission, City Council	<p>This in turn may increase the cost per unit in the complex.</p> <p>The City shall reduce the number of parking spaces required for one and two-bedroom multifamily units as well as senior units affordable to lower income households by amending the Zoning Code Parking Standards to reflect the following:</p> <p>For multifamily housing projects affordable to lower (less than 80 percent of AMI) income households and senior projects, the following parking standards are allowed:</p> <p>One-bedroom and two bedroom units – one and a half spaces (one cover, one-half uncovered).</p> <p>Senior one-bedroom and two-bedroom units – one covered space.</p>	Code update.	
<p><b>Program 2.5</b> Identification of Zones for Community Care and Transitional Shelters</p> <p><b>Timing:</b> 2005</p> <p><b>Responsibility:</b> City Administrator, City Planner, Planning Commission, City</p>	The City shall include community care and transitional shelters in the Zoning Code and identify the zones in which they would be allowed.	<b>Progress/Effectiveness:</b> The City is completing a Zoning Code update and will include updated definitions of supportive and transitional housing along with the zones in which each use is allowed.	Modify

## APPENDIX B: HOUSING NEEDS ASSESSMENT



Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
Council		<b>Appropriateness:</b> The City will modify this program to comply with SB 2 requirements.	
<p><b>Program 2.6</b> Raising the Height Limit in the R-3 Zone</p> <p><b>Timing:</b> 2005</p> <p><b>Responsibility:</b> City Administrator, City Planner, Planning Commission, City Council</p>	<p>Height restrictions can affect the number of dwelling units per acre and as such, an adequate height must be permitted in a zoning district to allow the maximum number of units. In the City, the R-3 zone allows up to 29 dwelling units per acre but has a height limit of 35 feet or 2.5 stories. While this height limit may permit the construction of units at the maximum density in a basic form, it may not allow for a variety of design and levels. This height limit is considered a constraining factor in the development of housing to its maximum potential density in the R-3 zone.</p> <p>The City shall amend the Zoning Code to allow a height limit of 45 feet or 3 stories in the R-3 zone.</p>	<p><b>Progress/Effectiveness:</b> The City is doing this as part of the August 2009 Zoning Code update.</p> <p><b>Appropriateness:</b> The City will delete this program because it will be completed before adoption of the Housing Element.</p>	Delete



## APPENDIX B: HOUSING NEEDS ASSESSMENT

Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
<b>Goal 3</b> <b>Maintain and preserve the City's existing housing stock.</b>			
<b>Program 3.1</b> Housing Rehabilitation Program  <b>Timing:</b> Ongoing. Rental Rehabilitation program by 2006. Apply for HOME and CDBG funding during the 2005 funding cycle.  <b>Responsibility:</b> City Administrator, City Council	Continuation of existing Ione Housing Owner Rehabilitation Program. Expand the Rehabilitation Program to include rehabilitation of rental units. Continue to apply for HOME funding for this program and consider applying for CDBG funding for this program. Once the Redevelopment Agency has been established, allocate a portion of the Low and Moderate Housing Fund for housing rehabilitation.	<b>Progress/Effectiveness:</b> With the Housing Rehabilitation Program, the City has assisted 12 households using HOME funds and 29 using CDBG funds. Additionally, they have assisted 10 households using the First-Time Homebuyer program. In 2008, the City applied for \$1.2 million in HOME and CDBG funds.  <b>Appropriateness:</b> The City will continue to apply for HOME and CDBG funding.	Continue
<b>Goal 4</b> <b>Preserve Ione's overall identity and character by supporting a mix of housing types which preserve and complement the City's existing housing supply.</b>			
<b>Program 4.1</b> Design Standards  <b>Timing:</b> Review by 2005. Amend Zoning Code by 2006  <b>Responsibility:</b> City Planner, City Engineer, Planning Commission, City Council	The City Planner and City Engineer shall identify design standards that promote traditional neighborhood design (e.g. front porches, garages situated behind the primary dwelling, narrower streets with on-street parking to encourage pedestrian activity). Cul-de-sacs shall generally be discouraged. Pedestrian linkages	<b>Progress/Effectiveness:</b> The City Council has not yet adopted any formal design standards but as projects are reviewed the City encourages projects to blend with the existing neighborhoods.  <b>Appropriateness:</b> The City only has architectural design standards for the Historic Overlay district,	Delete

## APPENDIX B: HOUSING NEEDS ASSESSMENT



Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
	where cul-de-sacs are allowed shall be required. Grid street design as opposed to curvilinear design shall be required where terrain permits. The staff shall prepare the necessary reports and make recommendations to amend the Zoning Code.	which covers the Downtown.	
<b>Program 4.2</b> Mobile Home Park Site Increase  <b>Timing:</b> Review by 2005. Amend Zoning Code by the end of 2006.  <b>Responsibility:</b> City Planner, City Engineer, Planning Commission, City Council	The City will continue to allow for the Mobile Home Park (MP) zone in the Zoning Code recognizing that this is a viable option for the development of housing affordable to lower income households and seniors. The City will rezone 5 acres to the MP zone thereby allowing for the development of mobile home parks. The City will, as a part of the Zoning Code update process, define additional residential areas in which mobile homes are allowed by right. Specific parcels have yet to be identified; however the 5 acres will come from the vacant 166 acres in the P-D zoning districts.	<b>Progress/Effectiveness:</b> Based on the market demands, the City has not yet rezoned 5 acres from PD zone to MP zone. The rezone of 5 acres to MP was not to meet the City's past RHNA, and so rather than rezone 5 acres to the MP zone the City has reevaluated and has decided to rezone 7 acres to High Density Residential as part of the General Plan update.  <b>Appropriateness:</b> The City will delete this program as there has not been a market demand for this need.	Delete
<b>Program 4.3</b> Creation of Open Space and/or Recreational Opportunities for New Residential	The City will revise the Zoning Code to include a requirement that new residential development either provide areas of open space for	<b>Progress/Effectiveness:</b> The City is currently in the process of completing a General Plan update, and the new policies in the	Delete



## APPENDIX B: HOUSING NEEDS ASSESSMENT

Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
<p>Development</p> <p><b>Timing:</b> Determine appropriate ratio and fee by July 2005. Amend Zoning Code by 2006</p> <p><b>Responsibility:</b> City Planner, City Administrator, Planning Commission, City Council</p>	<p>recreational opportunities and/or pay an open space/parkland development fee. The City Administrator and City Planner will investigate the appropriate ratio of open space/parkland to new residential development and fee structure and then make a recommendation to the Planning Commission and City Council.</p>	<p>General Plan address open space standards for new subdivisions. There are existing standards in the Zoning Code addressing open space areas as part of multifamily developments.</p> <p><b>Appropriateness:</b> The City has addressed the need for specific standards for open space dedications within the General Plan. Ordinances which provide guidance on the policy may be developed in the future as an implementation measure for the program.</p>	
<p><b>Goal 5</b></p> <p><b>Promote affordability of housing of all types to meet the present and projected needs of households of all income levels.</b></p>			
<p><b>Program 5.1</b> Affordable Housing Development Program</p> <p><b>Timing:</b> Ongoing</p> <p><b>Responsibility:</b> City Administrator</p>	<p>City staff shall continue to coordinate with the appropriate entities, such as Mercy Housing of California that could provide housing and services for lower income households and take the appropriate steps to recommend that the City Council formally execute and agreement or letter if understanding with these entities.</p>	<p><b>Progress/Effectiveness:</b> The City worked with Jose's Place, a 44-unit affordable development, and has secured funding through 2063.</p> <p><b>Appropriateness:</b> The City does not currently have any at-risk units but will continue to coordinate with the appropriate entities that can provide for the</p>	Continue



## APPENDIX B: HOUSING NEEDS ASSESSMENT



Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
		development of affordable housing.	
<b>Program 5.2</b> State and Federal Housing Programs <b>Timing:</b> Ongoing <b>Responsibility:</b> City Administrator	Coordinate with county, state and federal resources to obtain any available sources of funding for the development of affordable housing units. This activity will be updated annually.	<b>Progress/Effectiveness:</b> On a case-by-case basis, the City explores the use of federal, state, or regional resources as a way of achieving affordable housing. <b>Appropriateness:</b> The City will continue to explore the use of federal, state, or regional resources as a way of achieving affordable housing.	Continue
<b>Program 5.3</b> First-Time Homebuyers Downpayment Assistance Program <b>Timing:</b> Ongoing <b>Responsibility:</b> City Administrator, Mercy Housing California	Continue to use CDBG funding for the First-time Homebuyer Program in the City. The City's First-time Homebuyer Program was started in December 2003 and currently has approximately \$150,000 available for downpayment assistance.	<b>Progress/Effectiveness:</b> With the Housing Rehabilitation Program, the City has assisted 12 households using HOME funds and 29 using CDBG funds. Additionally, they have assisted 10 households using the First-Time Homebuyer program. In 2008, the City applied for \$1.2 million in HOME and CDBG funds. <b>Appropriateness:</b> The City will continue to apply for CDBG funding for the First-Time Homebuyer program.	Continue



## APPENDIX B: HOUSING NEEDS ASSESSMENT

Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
<p><b>Program 5.4</b> Inclusionary Requirements for Affordable Housing Development</p> <p><b>Timing:</b> Add the Inclusionary zoning standards to the Zoning Code by 2005.</p> <p><b>Responsibility:</b> City Administrator, City Planner, Planning Commission, City Council</p>	<p>The City will develop inclusionary zoning standards as part of the update to the Code (Program 1.3), identifying the Inclusionary housing requirement and incentives to provide the inclusionary units. The following items will be identified in the inclusionary standards:</p> <p>Percentage of affordable units required in each development (identify minimum percentage of very low, low, and moderate income units);</p> <p>Options to providing the inclusionary units in the development, which may include dedication of land, development of units off-site, payment of an in-lieu fee, and/or inclusionary housing credits,</p> <p>Minimum threshold size of development;</p> <p>Timing for construction of affordable units (e.g., prior to completion of market-rate units or prior to occupancy of market-rate units);</p>	<p><b>Progress/Effectiveness:</b> Not successful</p> <p><b>Appropriateness:</b> Due to the current housing crisis. The City has reevaluated this program and has decided to make it a 5 percent Affordable Housing program instead of a 10 percent Affordable Housing program.</p>	Modify

## APPENDIX B: HOUSING NEEDS ASSESSMENT



Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
	<p>Period of affordability;</p> <p>Exceptions to the inclusionary standards; and</p> <p>Incentives to provide affordable units, further described below.</p> <p>The City will continue to offer the following incentives for the inclusion of dwelling units affordable to very-low low and moderate-income households within new residential development:</p> <p>Density bonuses;</p> <p>Flexible zoning requirements through the utilization of planned development and other innovative standards;</p> <p>Assistance with local, state or federal public housing programs;</p> <p>Mortgage-subsidy or down payment assistance programs to assist first time homebuyers and other qualifying households, when such funds are available;</p> <p>Inclusionary zoning standards.</p> <p>Deed restrictions or other means shall be provided to assure that</p>		



## APPENDIX B: HOUSING NEEDS ASSESSMENT

Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
	units developed for very low, low and moderate income persons remain available to households in those categories over time, in compliance with state law.		
<p><b>Program 5.5</b> Affordable Housing Trust Fund</p> <p><b>Timing:</b> Develop program by 2006. Apply for matching funds from the Local Housing Trust Fund as soon as feasible.</p> <p><b>Responsibility:</b> City Administrator, City Planner, Planning Commission, City Council</p>	<p>The City will develop an Affordable Housing Trust Fund. Possible funding may be acquired through the development of an Affordable Housing Trust Fund Fee which may be applied to all new residential, commercial and/or industrial development in the City or funding permitted as a part of the Inclusionary Housing Program. The Program will be used for the development of affordable housing in the City.</p> <p>Additionally, the City will apply for matching funds from the Local Housing Trust Fund Matching Grant Program through HCD.</p>	<p><b>Progress/Effectiveness:</b> The City has not yet developed an Affordable Housing Trust fund but as part of the General Plan update the City will look into putting a type of fee in place. Ryland did pay a fee to help finance a multifamily project on Foothill Blvd.</p> <p><b>Appropriateness:</b> The City is planning to develop an Affordable Housing Trust fund.</p>	Modify
<p><b>Program 5.6</b> Redevelopment Agency Creation</p> <p><b>Timing:</b> Report to be completed by 2005</p> <p><b>Responsibility:</b> City Administrator, City Attorney, City</p>	<p>The City initiated the creation of a Redevelopment Agency during the last planning period; however for various reasons this process was never completed. The creation of a Redevelopment Agency in the City has many benefits, one of which is</p>	<p><b>Progress/Effectiveness:</b> The City has created a Redevelopment Agency and will modify this program to applying for grant funds in 2009 to set up a redevelopment project area.</p> <p><b>Appropriateness:</b> The City plans</p>	Modify

## APPENDIX B: HOUSING NEEDS ASSESSMENT



Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
Council	<p>the formation of a Low and Moderate Income Housing Fund. This Fund can be used for various housing programs.</p> <p>The City Administrator and City Attorney will investigate the process for the creation of the Ione Redevelopment Agency and report to the City Council the procedure. The City Council will then decide on the feasibility of a redevelopment agency in the City.</p>	to create a redevelopment project area within the next 24 to 36 months.	
<p><b>Program 5.7</b> Residential Development Information Program</p> <p><b>Timing:</b> Information will be updated and posted quarterly.</p> <p><b>Responsibility:</b> City Administrator, City Planner</p>	<p>By keeping the public and the housing development community informed of approved residential development and the availability of vacant land, the City desires to promote residential development and public participation in the development process.</p> <p>The City will identify all current approved housing projects and provide this information to the public and developers through postings in the planning department and on the City's web site.</p>	<p><b>Progress/Effectiveness:</b> The City's website currently provides information to both the public and developers identifying all current approved housing projects.</p> <p><b>Appropriateness:</b> The City will delete this program.</p>	Delete



## APPENDIX B: HOUSING NEEDS ASSESSMENT

Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
<p><b>Program 5.8</b> Infill Development Program</p> <p><b>Timing:</b> 2004-2005</p> <p><b>Responsibility:</b> City Planner, Building Inspector, City Council</p>	<p>Infill development is one technique in meeting the housing needs required by expanding populations. The City will encourage the use vacant small individual lots in the central City for the development of housing by developing and displaying an informative brochure showing examples of small-lot development, and reducing development standards to accommodate housing development.</p> <p>The City will encourage the use of infill for the development of housing by addressing density requirements, which may constrain the development of housing on infill lots, and if necessary remove those constraints.</p>	<p><b>Progress/Effectiveness:</b> The City will consider reduced impact fees for infill development during the comprehensive update to the fee schedule in 2009/2010. The City has amended parking requirements for multifamily development citywide. Additional policies and actions in the new General Plan call for the creation of a Parking Plan for the Downtown area as a way of waiving parking requirements for all development Downtown.</p> <p><b>Appropriateness:</b> The City is addressing this in 2009/2010.</p>	Continue
<p><b>Goal 6</b></p> <p><b>Ensure availability of adequate housing for special needs groups including elderly, disabled, large families, female heads of households and the homeless.</b></p>			
<p><b>Program 6.1</b> Persons with Disabilities Access</p> <p><b>Timing:</b> Ongoing</p> <p><b>Responsibility:</b> City</p>	Provide housing units accessible to persons with disabilities.	<p><b>Progress/Effectiveness:</b> The City provides safe routes in the City and has curb cuts on main streets. They will also have CDBG funds available for persons with</p>	Continue

## APPENDIX B: HOUSING NEEDS ASSESSMENT



Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
Administrator, City Planner		disabilities to use towards making their homes more accessible. The City has adopted a Reasonable Accommodations ordinance. <b>Appropriateness:</b> The City will modify this to comply with SB 520.	
<b>Program 6.2</b> Large Family Housing Program <b>Timing:</b> Ongoing <b>Responsibility:</b> City Administrator, City Planner, Planning Commission, City Council	Renter households with seven or more persons do not have an adequate number of dwelling possibilities in the City. The number of large rental housing units is very limited in the City and as such large renter households cannot obtain adequate housing.  The City will provide incentives, such as fee reductions, and modifications to development standards, and financial incentives for the development of rental housing units with four or more bedrooms.	<b>Progress/Effectiveness:</b> The City has not yet seen a market demand for this program, but if a developer comes to them with a project, they will work with the developer. <b>Appropriateness:</b> The City will continue to handle this program on a case-by-case basis.	Continue
<b>Program 6.3</b> Senior Housing Program <b>Timing:</b> Ongoing <b>Responsibility:</b> City Administrator, City Planner,	To encourage the development of affordable senior projects, the City will offer density bonuses, help interested developers apply for government financing and/or other government subsidies, assist interested developers in acquiring	<b>Progress/Effectiveness:</b> The City addresses this by offering incentives such as fee reduction or waivers, funding assistance, if possible, fast-tracking development plans, and/or any other assistance deemed feasible	Continue





## APPENDIX B: HOUSING NEEDS ASSESSMENT

Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
Planning Commission, City Council	surplus government land suitable for multifamily development, expedite permit processing, reduce parking standards and lot sizes, and waive fees for low-income dwelling units.	by the City. <b>Appropriateness:</b> The City will continue to encourage the development of senior housing and will look at parking reductions.	
<b>Program 6.4</b> Female Head of Household Housing Program <b>Timing:</b> Identification of sources by 2005, assistance thereafter <b>Responsibility:</b> City Administrator, City Planner, Planning Commission, City Council	<p>Female headed households, with children under 18 years of age is the second fastest growing special housing needs group in the City. Many times these households do not have sufficient income to acquire adequate housing.</p> <p>The City will identify non-profits, transitional shelter providers, batter spouse assistance providers and any other assistance type providers which may provide services for female heads-of-households. The City will contact these service providers in an attempt to ascertain the specific services and housing needed for this special needs group. The City will assist in the development of housing for this group by offering incentives such as fee reduction or waivers, funding assistance, if possible, fast-tracking development plans, and/or any</p>	<p><b>Progress/Effectiveness:</b> The City addresses this by fast-tracking development plans and/or any other assistance deemed feasible by the City.</p> <p><b>Appropriateness:</b> The City will continue to address the needs of single-parent households.</p>	Continue

## APPENDIX B: HOUSING NEEDS ASSESSMENT



Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
	other assistance deemed feasible by the City.		
<b>Program 6.5</b> Identification of Sites for Homeless and Transitional Shelters  <b>Timing:</b> Identification of possible homeless and transitional shelter sites by 2005  <b>Responsibility:</b> City Administrator, City Planner	The City Administrator and City Planner will identify the best locations for homeless shelters in the City based on proximity to services such as transportation, government services, food, health care, etc.	<b>Progress/Effectiveness:</b> The City allows homeless shelters by right in the Limited Manufacturing (M-1) zoning district. After the General Plan Update, the City will have 70 acres available in this zone.  <b>Appropriateness:</b> The City will modify this program to comply with SB 2 requirements.	Modify
<b>Goal 7</b> It is the goal of the City of Ione to assure that discrimination is not a factor in the ability of households to obtain housing.			
<b>Program 7.1</b> Housing Discrimination and Housing Equal Opportunity  <b>Timing:</b> Ongoing  <b>Responsibility:</b> City Administrator	Continue to coordinate and refer interested persons to the Amador/Tuolumne Community Action Agency. The City will act as an independent third-party to discrimination complaints and shall continue to maintain a file for the purpose of recording information about any alleged violations of state or federal fair housing requirements. The City will support housing equal opportunity programs by	<b>Progress/Effectiveness:</b> All calls received are handled by the Amador/Tuolumne Community Action Agency. The City is in the process of creating brochures and is adding information regarding fair housing to the City's website.  <b>Appropriateness:</b> The City will continue to coordinate with interested parties and refer interested persons to the Amador/Tuolumne Community	Continue



## APPENDIX B: HOUSING NEEDS ASSESSMENT

Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
	continuing to provide informational fair housing brochures available to the public at City Hall, senior center, community center, the local bus terminal, and library.	Action Agency.	
<b>Program 7.2</b> Continue Ione's Fair Housing Practices in all Housing Development <b>Timing:</b> Ongoing <b>Responsibility:</b> City Administrator, City Council	The City shall continue to require and enforce, of all residential development, whether it be new or rehabilitated, public or private, fair housing practices, as required by state and federal fair housing laws. Any and all occurrences of housing discrimination will be recorded and steps will be taken to correct the situation.	<b>Progress/Effectiveness:</b> The City has not received notification of any occurrences of housing discrimination. <b>Appropriateness:</b> The City will continue to enforce all fair housing practices.	Continue
<b>Program 7.3</b> Removal of Housing Constraints for Persons with Disabilities <b>Timing:</b> The City will conduct an evaluation by January 2005 and annually thereafter. If any constraints are found, the City will take subsequent actions within six months of the completion of the evaluation <b>Responsibility:</b> City Administrator, City Planner, Planning Commission, City	Persons with disabilities have been identified by the State as a housing special needs group and thus actions must be taken to ensure that housing for these persons is not inhibited due to Ione housing policies and practices. Annually evaluate whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities. The analysis will include a monitoring of existing land use controls,	<b>Progress/Effectiveness:</b> The City adopted a Reasonable Accommodation ordinance in April 2009. <b>Appropriateness:</b> The City will update this program to comply with SB 520 requirements.	Modify

## APPENDIX B: HOUSING NEEDS ASSESSMENT



Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
Council	permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.		
<b>Goal 8</b> <b>Promote the conservation of natural resources and energy in housing design requirements.</b>			
<b>Program 8.1</b> Implement State Energy Conservation Standards <b>Timing:</b> Ongoing <b>Responsibility:</b> City Planner, Building Inspector	The City Planner and Building Inspector will continue to be responsible for implementing the state's energy conservation standards. This includes checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans. Applicants for building permits must show compliance with the state's energy conservation requirements at the time of building plans are submitted.	<b>Progress/Effectiveness:</b> The City is implementing Title 24. <b>Appropriateness:</b> The Building Inspector will continue to be responsible for implementing the State's energy conservation standards as part of Building Permit review.	Continue



## APPENDIX B: HOUSING NEEDS ASSESSMENT

Housing Program	Specific Action	Accomplishments	Continue, Modify or Delete Program
<p><b>Program 8.2</b> Green and Alternative Building Guidelines</p> <p><b>Timing:</b> Evaluation to be completed by 2005. Guidelines to be established by 2006.</p> <p><b>Responsibility:</b> City Planner, Building Inspector, Planning Commission, City Council</p>	<p>The City Planner and the Building Inspector will evaluate alternative building methods in order to determine their compliance with City and State building codes. The City will establish guidelines for new construction, and remodeling in order to promote energy efficiency and reduce building costs and promote the use of renewable energy technologies in residential and mixed use buildings and projects (e.g., solar, biomass, wind and geothermal). These methods will be promoted by the City through information provided through brochures and placement on the City's website.</p>	<p><b>Progress/Effectiveness:</b> The City is implementing title 24.</p> <p><b>Appropriateness:</b> The City plans to delete this program and as part of the 2010 building requirements will adopt all necessary standards and consider adopting any recommended standards of the State. The City has included two new programs in the Housing Element to promote energy efficiency.</p>	<p>Delete</p>

## APPENDIX B: HOUSING NEEDS ASSESSMENT



### 2.0 HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs that will meet the needs of current and future Ione residents.

The data used in preparing the Housing Needs Assessment was taken from the 1990 and 2000 U.S. Census, California Department of Finance, 2008 Claritas Report, Employment Development Department, California Department of Housing and Community Development, and City documents. While the 2000 Census is still considered the most reliable source of demographic information, it has now been nine years since the data was collected and therefore the validity of the numbers has lessened. To correct this, the City has used 2008 projections provided by Claritas, a data collection firm. The Claritas numbers use 2000 Census data as a baseline for these projections.

### POPULATION CHARACTERISTICS

According to the Census and shown in **Table HE-1** below, between 1990 and 2000 the City population increased by 613 persons, or about 9 percent. However, because of a high prison population incarcerated in the two state correctional facilities in the City, Mule Creek State Prison and Preston School of Industry, this is not a true representation of the City's growth. Deducting the incarcerated population from the population total provides a more accurate indication of the City's population. In 2000 the actual population of the City was 2,912, an increase of 567 persons since 1990. Based on information from the California Department of Finance (DOF), the population in 2008 was 37,943 in Amador County and 3,526 in the City of Ione. Based on these numbers, the County's population increased by 2,843 persons and the City's population increased by 614 persons between 2000 and 2008.

**TABLE HE-1  
POPULATION TRENDS**

Year	Population	Change	% Change
City of Ione Population			
1990	6,516	–	–
2000	7,129	613	9.4%
2008	7,416	287	4.0%
City of Ione Non-Incarcerated Population			
1990	2,345	–	–
2000	2,912	567	24.2%
2008	3,526	614	21.1%
Amador County Population			
1990	30,039	–	–



## APPENDIX B: HOUSING NEEDS ASSESSMENT

Year	Population	Change	% Change
2000	35,100	5,061	16.8%
2008	37,943	2,843	8.1%

Source: 1990, 2000 Census; California Department of Finance, 2008

**Population by Age.** The median age for the City of Ione in 2008 was 33.11 years, down slightly from 2000 (34.3 years). **Table HE-2** shows that in the City of Ione children (age 14 and under) account for 10.3 percent, while the 15 to 19 age group represents 13.4 percent of the total population. The largest age group for the City of Ione is 35 to 44 years, which represents 24.9 percent of the total City population. This segment of the population had the largest numerical increase from the 1990 Census figure with 683 additional persons. The largest proportional change was the 45 to 54 age group representing 5.9 percent of the population in 1990 and 12.7 percent of the population in 2000, an increase of 135 percent. **Table HE-3** shows population change from 2000 to 2008. The largest proportional change was in the 20 to 24 age group, at 103.9 percent, and the largest decrease in population was in the 15 to 24 age group, at negative 52.5 percent.

**TABLE HE-2**  
**POPULATION BY AGE 1990–2000 – CITY OF IONE**

Age Group	1990		2000		Change	Percentage Change
	Number	Percentage	Number	Percentage		
Under 5 Years	233	3.6%	223	3.1%	-10	-4.3%
5 to 9 Years	174	2.7%	250	3.5%	76	43.7%
10 to 14 Years	187	2.9%	266	3.7%	79	42.2%
15 to 19 Years	576	8.8%	958	13.4%	382	66.3%
20 to 24 Years	1,294	19.9%	539	7.6%	-755	-58.3%
25 to 34 Years	2,064	31.7%	1,439	20.2%	-625	-30.3%
35 to 44 Years	1,089	16.7%	1,772	24.9%	683	62.7%
45 to 54 Years	386	5.9%	907	12.7%	521	135.0%
55 to 59 Years	125	1.9%	218	3.1%	93	74.4%
60 to 64 Years	106	1.6%	159	2.2%	53	50.0%
65 to 74 Years	160	2.5%	239	3.4%	79	49.4%
75 to 84 Years	103	1.6%	127	1.8%	24	23.3%
85 Years and over	19	0.3%	32	0.4%	13	68.4%
Median Age	28.4*		34.3		-	

Source: 1990, 2000 Census

Note: \* Estimated as no 1990 Census median age is available.



## APPENDIX B: HOUSING NEEDS ASSESSMENT



**TABLE HE-3**  
**POPULATION BY AGE 2000–2008 – CITY OF IONE**

Age Group	2000		2008		Change	Percentage Change
	Number	Percentage	Number	Percentage		
Under 5 Years	223	3.1%	240	3.0%	17	7.6%
5 to 9 Years	250	3.5%	252	3.2%	2	0.8%
10 to 14 Years	266	3.7%	288	3.6%	22	8.3%
15 to 19 Years	958	13.4%	455	5.7%	-503	-52.5%
20 to 24 Years	539	7.6%	1,099	13.8%	560	103.9%
25 to 34 Years	1,439	20.2%	2,016	25.4%	577	40.1%
35 to 44 Years	1,772	24.9%	1,620	20.4%	-152	-8.6%
45 to 54 Years	907	12.7%	980	12.3%	73	8.0%
55 to 59 Years	218	3.1%	274	3.5%	56	25.7%
60 to 64 Years	159	2.2%	193	2.4%	34	21.4%
65 to 74 Years	239	3.4%	278	3.5%	39	16.3%
75 to 84 Years	127	1.8%	186	2.3%	59	46.5%
85 Years and over	32	0.4%	58	0.7%	26	81.3%
Median Age	34.3		33.11			

Source: 2000 Census; 2008 Claritas Report

**Table HE-4** shows the number of persons in correctional or juvenile institutions by age. The 2000 Census shows that there were a total of 763 persons in a juvenile institution and 3,454 persons in a correctional institution.

**TABLE HE-4**  
**PERSONS IN CORRECTIONAL OR JUVENILE INSTITUTIONS BY AGE – 2000**

Age	Juvenile Institution	Correctional Institution	Census		Actual City	
			Number	Percentage	Number	Percentage
Less than 18	375	0	1,583	22.2%	1,208	41.5%
18 to 64	388	3,428	5,148	72.2%	1,332	45.7%
65 and over	0	26	398	5.6%	372	12.8%
Total	763	3,454	7,129	100.0%	2,912	100.0%

Source: 2000 Census



## APPENDIX B: HOUSING NEEDS ASSESSMENT

**Population by Race and Ethnicity.** According to the 2000 Census, the largest racial group in Ione was “White,” representing 57.9 percent of the City’s total population. However, if the incarcerated population were not included in the count, the white population would account for 88.7 percent of the total, similar to that of Amador County, in which “White” represents 85.8 percent of the County’s total population. The “Other” category represents the second largest ethnic group, 18.1 percent, in the City according to the Census; this category represents only 2.7 percent when incarcerated persons are deducted from the equation. “American Indian, Native Alaskan” becomes the second largest race category with the exclusion of the incarcerated population in the City at 3.1 percent. When looking at the 2008 Claritas Report, the largest racial group was still “White” at 57.7 percent and the largest percentage change was in the “Asian” racial group at 50.8 percent.

The City of Ione race characteristics are shown in **Tables HE-5, HE-6, and HE-7.**

**TABLE HE-5**  
**POPULATION BY RACE 1990–2000 – CITY OF IONE**

Race	1990		2000		Change	Percentage Change
	Number	Percentage	Number	Percentage		
White	4,243	65.1%	4,128	57.9%	-115	-2.7%
African American	1,567	24.0%	1,271	17.8%	-296	-18.9%
American Indian, Native Alaskan	98	1.5%	164	2.3%	66	67.3%
Asian	42	0.6%	120	1.7%	78	185.7%
Native Hawaiian or Pacific Islander	9	0.1%	12	0.2%	3	33.3%
Other Race	557	8.5%	1,292	18.1%	735	132.0%
Two or more Races	N/A	N/A	142	2.0%	N/A	N/A
<b>Total</b>	<b>6,516</b>	<b>100.0%</b>	<b>7,129</b>	<b>100.0%</b>	<b>613</b>	<b>9.4%</b>
Of Hispanic or Latino Origin	1,445	22.2%	1,437	20.2%	-8	-0.6%

*Source: 1990, 2000 Census*

## APPENDIX B: HOUSING NEEDS ASSESSMENT



**TABLE HE-6**  
**POPULATION BY RACE 2000–2008 – CITY OF IONE**

Race	2000		2008		Change	Percentage Change
	Number	Percentage	Number	Percentage		
White	4,128	57.9%	4,580	57.7%	452	10.9%
African American	1,271	17.8%	1,333	16.8%	62	4.9%
American Indian, Native Alaskan	164	2.3%	167	2.1%	3	1.8%
Asian	120	1.7%	181	2.3%	61	50.8%
Native Hawaiian or Pacific Islander	12	0.2%	12	0.2%	0	0.0%
Other Race	1,292	18.1%	1,475	18.6%	183	14.2%
Two or more Races	142	2.0%	191	2.4%	49	34.5%
<b>Total</b>	<b>7,129</b>	<b>100.0%</b>	<b>7,939</b>	<b>100.0%</b>	<b>810</b>	<b>11.4%</b>
Of Hispanic or Latino Origin	1,437	20.2%	1,616	20.4%	179	12.5%

Source: 2000 Census; 2008 Claritas Report

**TABLE HE-7**  
**INCARCERATED AND NON-INCARCERATED CITY POPULATION BY RACE – 2000**

Race	Incarcerated	Census City	Non-Incarcerated City	
	Number	Number	Number	Percentage
White	1,544	4,128	2,584	88.7%
African American	1,254	1,271	17	0.6%
American Indian, Alaska Native	75	164	89	3.1%
Asian	98	120	22	0.8%
Native Hawaiian or Pacific Islander	9	12	3	0.1%
Other Race	1,212	1,292	80	2.7%
Two or more Races	25	142	117	4.0%
<b>Total</b>	<b>4,217</b>	<b>7,129</b>	<b>2,912</b>	<b>100.00%</b>
Of Hispanic or Latino Origin	1,180	1,437	257	8.8%

Source: 2000 Census



## APPENDIX B: HOUSING NEEDS ASSESSMENT

### HOUSEHOLD CHARACTERISTICS

According to the 2000 Census, shown in **Table HE-8**, there were 1,081 households in the City of Ione. This was a 26.3 percent increase, or 225 households, from the 1990 count of 856 households. Calculations based on DOF information show the number of households in the City of Ione increased by 38.3 percent, or 414 households, between 2000 and 2008.

**TABLE HE-8**  
**HOUSEHOLDS TRENDS – CITY OF IONE**

Year	Households	Change	% Change
1990	856	–	–
2000	1,081	225	26.3%
2008	1,495	414	38.3%

*Source: 1990, 2000 Census; California Department of Finance, 2008*

**Household Size.** In 2008 the average household size for Ione was 2.66 persons, slightly less than the 2.68 persons per household reported in 2000. **Table HE-9** displays the household size, number of households, and percentage of each household size within the City of Ione. All households have increased numerically since 1990, with two-person households showing the largest increase by 126 households from 2000 to 2008. Seven or more person households reflect a change of 18 percent (4 households) since 2000 and 271 percent (19 households) since 1990.

**TABLE HE-9**  
**HOUSEHOLD SIZE – CITY OF IONE**

Household Size	1990		2000		2008	
	Number	Percentage	Number	Percentage	Number	Percentage
1 person	198	23.1%	248	22.9%	332	23.1%
2 person	277	32.4%	369	34.1%	495	34.4%
3 person	152	17.8%	168	15.5%	227	15.8%
4 person	126	14.7%	159	14.7%	211	14.7%
5 person	68	7.9%	82	7.6%	104	7.2%
6 person	28	3.3%	33	3.1%	45	3.1%
7+ person	7	0.8%	22	2.0%	26	1.8%
<b>Total</b>	<b>856</b>	<b>100.0%</b>	<b>1,081</b>	<b>100.0%</b>	<b>1,440</b>	<b>100.0%</b>
Average Household Size	2.65		2.68		2.66	

*Source: 1990, 2000 Census; 2008 Claritas Report*

## APPENDIX B: HOUSING NEEDS ASSESSMENT



**Household Type.** The majority of households in Ione in 2008 were family households (71.9 percent) compared to non-family households (28.1 percent). Family households have slightly decreased since 2000, declining by 255 households. Non-family households have increased by 104 households. Within family households, female householders with their own child under 18 have increased by only 13 households. A summary of Ione household characteristics is provided in **Table HE-10**.

**TABLE HE-10**  
**HOUSEHOLD CHARACTERISTICS – CITY OF IONE**

Household Type	1990		2000		2008	
	Number	Percentage	Number	Percentage	Number	Percentage
<b>Family Households</b>	<b>608</b>	<b>71.0%</b>	<b>780</b>	<b>72.2%</b>	<b>1,035</b>	<b>71.9%</b>
Married Couple Households	483	56.4%	594	54.9%	795	55.2%
Married Couple with own child under 18	251	29.3%	291	26.9%	377	26.2%
Female Householder (no husband present) with own child under 18	67	7.8%	125	11.6%	138	9.6%
Male Householder (no wife present) with own child under 18	21	2.5%	27	2.5%	35	2.4%
<b>Non-Family Household</b>	<b>248</b>	<b>29.0%</b>	<b>301</b>	<b>27.8%</b>	<b>405</b>	<b>28.1%</b>
Householder living alone	198	23.1%	248	22.9%	N/A	–
Households with Individuals < 18 years old	22	2.6%	2	0.0%	N/A	–
Householder > 65 years of age	192	22.4%	249	23.0%	N/A	–

*Source: 1990, 2000 Census; 2008 Claritas Report*

**Household Tenure.** As shown in **Tables HE-11** and **HE-12**, 662 homes in Ione were owner occupied (61.2 percent) and 419 homes were renter occupied (38.8 percent) in 2000. Based on the 2000 Census, renter-occupied housing units in Ione increased by 14.5 percent (53 units) since 1990 and owner-occupied housing units increased by 172 units during the same time period. When looking at the 2008 Claritas report, renter-occupied housing units increased by 28.4 percent (119 units) and owner-occupied units increased by 36.3 percent (240 units). There was a larger percentage increase in 2008 for both renter- and owner-occupied units.



## APPENDIX B: HOUSING NEEDS ASSESSMENT

**TABLE HE-11**  
**HOUSEHOLD TENURE 1990–2000**

Household Type	1990		2000		Change	
	Number	Percentage	Number	Percentage	Number	Percentage
<b>Occupied Housing Units</b>	<b>856</b>	<b>100.0%</b>	<b>1,081</b>	<b>100.0%</b>	<b>225</b>	<b>26.3%</b>
Owner Occupied	490	57.2%	662	61.2%	172	35.1%
Renter Occupied	366	42.8%	419	38.8%	53	14.5%

*Source: 1990, 2000 Census*

**TABLE HE-12**  
**HOUSEHOLD TENURE 2000–2008**

Household Type	2000		2008		Change	
	Number	Percentage	Number	Percentage	Number	Percentage
<b>Occupied Housing Units</b>	<b>1,081</b>	<b>100.0%</b>	<b>1,440</b>	<b>100.0%</b>	<b>359</b>	<b>33.2%</b>
Owner Occupied	662	61.2%	902	62.6%	240	36.3%
Renter Occupied	419	38.8%	538	37.4%	119	28.4%

*Source: 2000 Census; 2008 Claritas Report*

**Overcrowded Households.** Overcrowding is defined as a situation where there is more than one person per room in an occupied housing unit. Overcrowding can result from a low supply of affordable and adequate housing. Households that are unable to afford larger housing units may be forced to rent or purchase housing that is too small to meet their needs.

The 1990 Census reported overcrowding in 2.9 percent of households in Ione. According to the 2000 Census, the number of overcrowded households increased by 37, representing 5.7 percent of households. Of the 37 overcrowded households, 9 are severely overcrowded, representing 24.3 percent. This information would indicate a need for larger housing units and/or more affordable housing units in the City. As **Table HE-13** shows, the level of overcrowding by tenure is slightly higher in owner households, representing 51.6 percent of the overcrowded households in the 2000 Census. Overcrowded renter households have increased by 20 households while overcrowded owner households have increased by 17 since 1990.

## APPENDIX B: HOUSING NEEDS ASSESSMENT



**TABLE HE-13**  
**OVERCROWDED HOUSEHOLDS**

Type	Overcrowded (1.0-1.50 persons per room)		Severely Overcrowded (1.50+ persons per room)		Total		Percentage of Total Households
	Number	%	Number	%	Number	%	Percentage
<b>1990</b>							
Owner	15	60.0%	0	0.0%	15	60.0%	1.8%
Renter	10	40.0%	0	0.0%	10	40.0%	1.2%
<b>Total</b>	<b>25</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>	<b>25</b>	<b>100.0%</b>	<b>2.9%</b>
<b>2000</b>							
Owner	28	52.8%	4	44.4%	32	51.6%	3.0%
Renter	25	47.2%	5	55.6%	30	48.4%	2.8%
<b>Total</b>	<b>53</b>	<b>100.0%</b>	<b>9</b>	<b>100.0%</b>	<b>62</b>	<b>100.0%</b>	<b>5.7%</b>

Source: 1990, 2000 Census

### HOUSING STOCK CHARACTERISTICS

**Historic Residential Construction Trends.** The 2000 Census data indicates a total of 1,155 housing units in the City. According to the DOF, there were 1,495 housing units in the City in 2008, an increase of 331 units since the 2000 Census. Of these, 80.5 percent were detached single-family units, while 15.9 percent (238 units) were multifamily units. Comparing the 1990 and 2000 Census data shows that detached single-family homes had the largest numerical increase (195 units, 28.8 percent increase). **Tables HE-14** and **HE-15** show housing units by type for 1990, 2000, and 2008.

**TABLE HE-14**  
**HOUSING UNITS BY TYPE 1990-2000**

Units in Structure	1990		2000		Change	
	Number	Percentage	Number	Percentage	Number	Percentage
Single-family detached	677	74.4%	872	75.5%	195	28.8%
Single-family attached	39	4.3%	54	4.7%	15	38.5%
Duplex	24	2.6%	35	3.0%	11	45.8%
3 or 4 units	30	3.3%	29	2.5%	-1	-3.3%
5 to 9 units	5	0.5%	14	1.2%	9	180.0%





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Units in Structure	1990		2000		Change	
	Number	Percentage	Number	Percentage	Number	Percentage
10 to 19 units	20	2.2%	3	0.3%	-17	-85.0%
20 to 49 units	43	4.7%	70	6.1%	27	62.8%
50 or more units	0	0.0%	0	0.0%	0	0.0%
Mobile Home	58	6.4%	74	6.4%	16	27.6%
Other (includes RVs, vans, boats, etc.)	14	1.5%	4	0.3%	-10	-71.4%
<b>Total</b>	<b>910</b>	<b>100.0%</b>	<b>1,155</b>	<b>100.0%</b>	<b>245</b>	<b>26.9%</b>

Source: 1990, 2000 Census

**TABLE HE-15**  
**HOUSING UNITS BY TYPE 2000–2008**

Units in Structure	2000		2008		Change	
	Number	Percentage	Number	Percentage	Number	Percentage
Single-family detached	872	75.8%	1,203	80.5%	331	38.0%
Single-family attached	54	4.7%	54	3.6%	0	0.0%
2 to 4 units	64	5.6%	66	4.4%	2	3.1%
5 or more units	87	7.6%	87	5.8%	0	0.0%
Mobile Home	74	6.4%	85	5.7%	11	14.9%
<b>Total</b>	<b>1,155</b>	<b>100.0%</b>	<b>1,495</b>	<b>100.0%</b>	<b>340</b>	<b>29.4%</b>

Source: 2000 Census; California Department of Finance, 2008

**Age of Housing Stock.** According to the 2000 Census and 2008 Claritas data, the majority of housing in Ione was built after 1980. The largest percentage of Ione's housing stock, 30.2 percent (466 units), was built between 1999 and 2008 (see **Table HE-16**). Approximately 61.6 percent of Ione's housing stock has been built since 1980. Based on the 2000 Census, the median year built for the housing stock in the City was 1979, which indicates a relatively newer housing stock.

## APPENDIX B: HOUSING NEEDS ASSESSMENT



**TABLE HE-16**  
**HOUSING UNITS BY YEAR BUILT**

Year Built	Number	Percentage	Accumulated Percentage
1999 to 2008	466	30.2%	100.0%
1990 to 1998	77	5.0%	69.8%
1990 to 1994	152	9.8%	64.8%
1980 to 1989	256	16.6%	55.0%
1970 to 1979	153	9.9%	38.4%
1960 to 1969	141	9.1%	28.5%
1950 to 1959	102	6.6%	19.4%
1940 to 1949	67	4.3%	12.8%
1939 or earlier	130	8.4%	8.4%
<b>Total</b>	<b>1,320</b>	<b>100.0%</b>	
2000 Census Median Year Built		1979	

*Source: 2000 Census; 2008 Claritas Report*

**Condition of the Housing Stock.** As a part of the 2005 Housing Element update process, the condition of the City's housing stock was ascertained through a Housing Condition Survey. The survey of 1,106 residential housing units in Ione was performed by Mercy Housing California in the summer and fall of 2003. Mobile homes were included and apartment buildings were counted as a single unit. The survey rated all housing units within the city limits based on the methodology developed from the California Housing and Community Development (HCD) Program survey format.

As classified by HCD, a housing unit is deemed in need of rehabilitation if it is classified as Minor, Moderate, or Substantial. Housing units classified as dilapidated are not considered as eligible for rehabilitation because it is assumed that the cost of rehabilitation exceeds the cost to replace the existing structure.



## APPENDIX B: HOUSING NEEDS ASSESSMENT

Each structure was rated according to criteria established by HCD, which establishes five structure categories: foundation, roofing, siding, windows, and doors. Within each category, the housing unit is rated from “no repairs needed” to “replacement needed.” Points are added together for each unit and a designation made as follows:

SOUND	9 points or less: New or well maintained Structurally intact and undamaged – straight roof lines – no signs of deferred maintenance.
MINOR REPAIR	10 to 15 points: Shows signs of deferred maintenance – only one component needs replacement.
MODERATE REHABILITATION	16 to 39 points: Repairs needed for one or more major component and other repairs – i.e., roof replacement, painting, and window repairs.
SUBSTANTIAL REHABILITATION	40 to 55 points: Replacement needed for several major systems and possibly other repairs – i.e., complete foundation work and roof replacement, along with painting and windows.
DILAPIDATED	56 or more points: Structurally unsound – not fit for human habitation – major rehabilitation needed – demolition suggested.

*Source: City of Ione Housing Condition Survey, November 2003, Mercy Housing California*

In general, the purpose of the study is to determine the eligibility of areas in need of community development activities. The results of the Housing Condition Survey may be used as a basis for an application to the State Community Development Block Grant (CDBG) program, HOME program, Redevelopment Agency Low and Moderate Income Housing Fund (LMIHF), or other programs that support the City’s Housing Rehabilitation Program.

The survey evaluated a total of 1,106 housing units (1,030 single-family, 21 duplexes, 46 mobile homes, and 9 multifamily (considered one unit)). Of these units, 14 percent (152 units) were in need of minor repairs, 11 percent (121 units) needed moderate repairs, 1 percent (15 units) needed substantial rehabilitation, and 0.4 percent (4 units) were dilapidated and require replacement. Approximately 27 percent of Ione’s housing stock is considered substandard and in need of rehabilitation or demolition (see **Table HE-17** below).

After conversations with City staff in 2008, it is estimated that approximately 20 percent of the current housing stock is in need of rehabilitation.

## APPENDIX B: HOUSING NEEDS ASSESSMENT



**TABLE HE-17**  
**HOUSING CONDITIONS**

Condition	Surveyed Units	
	Number	Percentage
Sound	814	73.6%
Minor	152	13.7%
Moderate	121	10.9%
Substantial	15	1.4%
Dilapidated	4	0.4%
<b>Total</b>	<b>1,106</b>	<b>100.0%</b>

*Source: City of Ione Housing Condition Survey, November 2003, Mercy Housing California*

### HOUSING COSTS AND OVERPAYMENT

#### For Sale Housing Cost

The residential real estate market in Ione reflects a steady number of homes selling between 2005 and 2008. Although the number of homes has remained steady, the selling price has decreased since 2005. Similar to the rest of California and the nation, home prices in Ione decreased between 2006 and 2008. Shown in **Table HE-18** below, the median sales price in 2008 was \$269,990, a decrease of over \$50,000 from 2005 and 2006. Although there was not a significant change in the low selling price between 2005 and 2008, the high selling price dropped by nearly \$100,000 from 2005 to 2008.

**TABLE HE-18**  
**MEDIAN HOME VALUE FOR SINGLE-FAMILY HOMES**

Year	Median Sales Price	Number of Units Sold	Sold Price	
			Low	High
2005	\$360,000	59	\$150,500	\$629,000
2006	\$334,990	63	\$88,000	\$620,000
2007	\$325,000	65	\$50,000	\$799,900
2008	\$281,340	69	\$80,000	\$525,990

*Source: MLS, collected for January 2009*



## APPENDIX B: HOUSING NEEDS ASSESSMENT

### Rental Housing Cost

**Table HE-19** below displays the number of rentals and rental costs available in the City of Ione and surrounding areas (Sutter Creek, Pioneer, Jackson, Amador, Pine Grove, and Mokelumne Hill) as of February 2009. There were a total of 40 rental properties available: 15 were apartments, condominiums, or duplexes and 25 were single-family homes. There were not any four-bedroom units listed during this rental survey.

**TABLE HE-19**  
**IONE RENTAL COSTS**

Number of Bedrooms	Number of Listings	Price Range	Median Price
<b>Apartments/Condominiums/Duplexes</b>			
1-bedroom	4	\$675–750	\$743
2-bedroom	10	\$725–950	\$835
3-bedroom	1	\$975	\$975
4-bedroom	0	–	–
<b>Total</b>	15		
<b>Single-Family Homes</b>			
2-bedroom	13	\$750–\$1,425	\$1,050
3-bedroom	12	\$950–\$1,400	\$1,092
4-bedroom	0	–	–
<b>Total</b>	25		

*Source: PMC Rental Survey, February 2009*

**Overpayment.** Generally, overpayment compares the total housing cost for a household to the ability of that household to pay. Specifically, overpayment is defined as monthly housing costs in excess of 30 percent of a household's income. Housing cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

As shown in **Table HE-20**, 37.0 percent of the occupied housing units in Ione are overpaying for housing. According to the 2000 Census, 15.8 percent of the owner households and 17.1 percent of the renter households in the City are overpaying for housing. **Table HE-20** summarizes data from the 2000 Census that indicates the percentage of rental households and owner-occupied households overpaying for housing by income range. Households earning \$10,000 to \$19,999 annually have the highest proportion of overpayment (12.1 percent).

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**TABLE HE-20**  
**TOTAL HOUSEHOLDS OVERPAYING BY ANNUAL INCOME**

Income (Annual)	Housing Type						Total	
	Owner			Renter				
	30%	35%	% of Category	30%	35%	% of Category	#	% of Category
Less than \$10,000	0	9	1.4%	0	55	13.1%	64	7.5%
\$10,000 to \$19,999	0	32	4.8%	4	68	16.2%	104	12.1%
\$20,000 to \$34,999	0	75	11.3%	0	19	4.5%	94	11.0%
\$35,000 to \$49,999	3	21	3.6%	0	0	0.0%	24	2.8%
\$50,000 and over	10	21	4.7%	0	0	0.0%	31	3.6%
Percentage	2.0%	23.9%	25.8%	1.0%	33.9%	34.8%	317	37.0%
Percentage of Total Households	15.8%			17.1%			37.0%	

Source: 2000 Census

The Comprehensive Housing Affordability Strategy (CHAS), which was developed by the Department of Housing and Urban Development (HUD) to assist jurisdictions in writing their consolidated plans, has special tabulation data based on the 2000 Census. According to this data (see **Table HE-21**) there were 117 owner households and 168 renter households earning less than 50 percent of the Median Family Income (MFI) in the City in 2000. Of those households, 39 owner-occupied households and 90 renter-occupied households fell into the extremely low-income category.

**TABLE HE-21**  
**HOUSING PROBLEMS FOR ALL HOUSEHOLDS**

	Total Renters	Total Owners	Total Households
Household Income ≤ 50% MFI	168	117	285
Household Income ≤ 30% MFI	90	39	129
% with any housing problems	67.8%	79.5%	71.3%
% Cost Burden > 30%	67.8%	79.5%	71.3%
% Cost Burden > 50%	50.0%	59.0%	52.7%

Source: CHAS, 2000



## APPENDIX B: HOUSING NEEDS ASSESSMENT

**Housing Affordability by Household Income.** Tables HE-22 and HE-23 show the maximum rents and sales prices, respectively, affordable to very low-, low-, and moderate-income households. Affordability is based on a household spending 30 percent or less of their total gross household income for shelter and on the maximum household income levels established by the Department of Housing and Community Development.

As shown in **Table HE-22**, the maximum affordable rent for a very low-income three-person household is \$450 monthly, while for a four-person household the maximum is \$834 monthly. As shown in **Table HE-19** rental prices for three and four-bedroom apartments, condominiums, and homes where renting from \$975 to \$1,400, and therefore are out of the affordability range for these households.

The median sales price for single-family homes in Ione continues to decline. In 2008, the median sales price for single-family homes in the City was \$281,340, a decline of \$43,660 since 2007. Based on the HCD income limits for Amador County, the maximum affordable sales price for a four-person household is \$62,460 for an extremely low-income household, \$104,040 for a very low-income household, \$166,500 for a lower-income household, and \$249,840 for a moderate-income household. This would indicate that the average home is not affordable to four-person households in the extremely low-, very low-, or lower-income ranges.

**TABLE HE-22**  
**AFFORDABLE HOUSING COSTS**

	Household Size							
	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
<b>Extremely Low-Income</b>								
Annual Income	\$14,000	\$16,000	\$18,000	\$20,000	\$21,600	\$23,200	\$24,800	\$26,400
Monthly Income	\$1,167	\$1,333	\$1,500	\$1,667	\$1,800	\$1,933	\$2,067	\$2,200
Monthly Rent/ Payment	\$350	\$400	\$450	\$500	\$540	\$580	\$620	\$660
<b>Very Low-Income</b>								
Annual Income	\$23,350	\$26,700	\$30,000	\$33,350	\$36,000	\$38,700	\$41,350	\$44,000
Monthly Income	\$1,946	\$2,225	\$2,500	\$2,779	\$3,000	\$3,225	\$3,446	\$3,667
Monthly Rent/ Payment	\$584	\$668	\$750	\$834	\$900	\$968	\$1,034	\$1,100
<b>Lower-Income</b>								
Annual	\$37,350	\$42,700	\$48,000	\$53,350	\$57,600	\$61,900	\$66,150	\$70,400



## APPENDIX B: HOUSING NEEDS ASSESSMENT



	Household Size							
	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
Income								
Monthly Income	\$3,113	\$3,558	\$4,000	\$4,446	\$4,800	\$5,158	\$5,513	\$5,867
Monthly Rent/ Payment	\$934	\$1,068	\$1,200	\$1,334	\$1,440	\$1,548	\$1,654	\$1,760
<b>Moderate-Income</b>								
Annual Income	\$56,000	\$64,000	\$72,000	\$80,000	\$86,400	\$92,800	\$99,200	\$105,600
Monthly Income	\$4,667	\$5,333	\$6,000	\$6,667	\$7,200	\$7,733	\$8,267	\$8,800
Monthly Rent/ Payment	\$1,400	\$1,600	\$1,800	\$2,000	\$2,160	\$2,320	\$2,480	\$2,640

Source: 2008 Income Limits, Department of Housing and Community Development

**TABLE HE-23**  
**MAXIMUM AFFORDABLE HOME SALES PRICE**

	Household Size							
	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
<b>Extremely Low-Income</b>								
Maximum Sales Price	\$43,650	\$49,770	\$56,160	\$62,460	\$67,410	\$72,270	\$77,400	\$82,440
Annual Income	\$14,000	\$16,000	\$18,000	\$20,000	\$21,600	\$23,200	\$24,800	\$26,400
<b>Very Low-Income</b>								
Maximum Sales Price	\$72,810	\$83,340	\$93,690	\$104,040	\$112,410	\$120,780	\$129,060	\$137,430
Annual Income	\$23,350	\$26,700	\$30,000	\$33,350	\$36,000	\$38,700	\$41,350	\$44,000
<b>Lower-Income</b>								
Maximum Sales Price	\$116,550	\$133,290	\$149,940	\$166,500	\$179,910	\$194,310	\$206,550	\$219,870
Annual Income	\$37,350	\$42,700	\$48,000	\$53,350	\$57,600	\$61,900	\$66,150	\$70,400
<b>Moderate-Income</b>								
Maximum	\$174,870	\$199,800	\$224,910	\$249,840	\$269,910	\$289,710	\$309,870	\$329,850



## APPENDIX B: HOUSING NEEDS ASSESSMENT

	Household Size							
	1- Person	2- Person	3- Person	4- Person	5- Person	6- Person	7- Person	8- Person
Sales Price								
Annual Income	\$56,000	\$64,000	\$72,000	\$80,000	\$86,400	\$92,800	\$99,200	\$105,600

Source: 2008 Income Limits, Department of Housing and Community Development; <http://nt.mortgage101.com>

Note: Affordable housing sales prices are based on the following assumed variables: 10% down payment, 30-year fixed rate mortgage at 7% annual interest rate. Assignment of 30% of gross household income to housing costs - to cover principal, interest, property taxes, homeowner's insurance, and private mortgage insurance.

**Housing Vacancy.** Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the supply, then the vacancy rate is probably low and the price of housing will most likely increase. According to “Raising the Roof, California Housing Development Projections and Constraints, 1997–2020,” the desirable vacancy rate in a community is considered to be 5 percent. Generally, when the vacancy rate drops below 5 percent, the demand for housing exceeds the supply of housing. Subsequently, prospective buyers and renters may experience an increase in housing costs.

According to the 2000 Census, the total vacancy rate for Ione was 6.4 percent, which includes all types of housing in the City. Specifically, vacancy rates were 2.9 percent for owner housing units and 5.0 percent for rental housing units. The City's vacancy rate is slightly higher than the optimal vacancy rate of 5 percent. Amador County had a 15.1 percent vacancy rate for all housing units; however 71.6 percent of the vacant units are for seasonal, recreational, or occasional use. **Table HE-24** shows the vacancy rates by type of housing in Ione and Amador County.

**TABLE HE-24**  
**HOUSING UNIT VACANCY STATUS**

Type	Ione		Amador County	
	Number	Percentage	Number	Percentage
Vacant Housing Units	74	100.0%	2,276	100.0%
For rent	22	29.7%	145	6.4%
For sale only	20	27.0%	187	8.2%
Rented or sold, not occupied	4	5.4%	75	3.3%
For seasonal, recreational, or occasional use	12	16.2%	1,630	71.6%
For migrant workers	0	0.0%	2	0.1%
Other vacant	16	21.6%	237	10.4%
Vacancy Rate	City		County	

## APPENDIX B: HOUSING NEEDS ASSESSMENT



Type	Ione		Amador County	
	Number	Percentage	Number	Percentage
Owner		2.9%		1.4%
Rental		5.0%		6.0%
Total		6.4%		15.1%

Source: 2000 Census

### Employment Characteristics

The work force in the City of Ione encompasses professional, technical, production, transportation, and service occupations. The major employers in and in the vicinity of Ione represent a wide range of employment sectors.

**Employment by Industry.** In the 2000 Census, the educational, health, and social services sector employed the largest proportion of persons, with 251 persons or 18.8 percent. The second largest employment sector is in the public administration area with 249 persons. The arts, entertainment, recreation, accommodation, and food services sector had the largest percentage increase in employment since the 1990 Census with an increase of 778.9 percent (148 persons). However, the change between the 1990 and 2000 Census may be due to different recording methods between the two censuses and does not accurately project the City's employment change in that sector. As shown in **Table HE-25**, manufacturing represented the largest decline in employment, decreasing by 98 persons since 1990. Transportation and warehousing, and utilities, mining and informational/personal services also experienced significant decreases in employment between 1990 and 2000.

**TABLE HE-25**  
**EMPLOYMENT BY INDUSTRY – CITY OF IONE**

Industry	1990		2000		Change	Percentage Change
	Number	Percentage	Number	Percentage		
Agriculture, Forestry, Fishing, Hunting	10	0.8%	24	1.8%	14	140.0%
Construction	96	7.9%	94	7.0%	-2	-2.1%
Mining	72	5.9%	39	2.9%	-33	-45.8%
Manufacturing	177	14.5%	79	5.9%	-98	-55.4%
Transportation and Warehousing, and Utilities	81	6.6%	48	3.6%	-33	-40.7%
Wholesale Trade	20	1.6%	32	2.4%	12	60.0%
Retail Trade	173	14.2%	172	12.9%	-1	-0.6%



## APPENDIX B: HOUSING NEEDS ASSESSMENT

Industry	1990		2000		Change	Percentage Change
	Number	Percentage	Number	Percentage		
Information/ Personal Services	39	3.2%	11	0.8%	-28	-71.8%
Finance, Insurance, and Real Estate	53	4.3%	68	5.1%	15	28.3%
Professional, Scientific, Management, Administrative, and Waste Management Services	34	2.8%	76	5.7%	42	123.5%
Educational, Health and Social Services	218	17.9%	251	18.8%	33	15.1%
Arts, Entertainment, Recreation, Accommodation and Food Services	19	1.6%	167	12.5%	148	778.9%
Public Administration	152	12.5%	249	18.6%	97	63.8%
Other Services	75	6.2%	27	2.0%	-48	-64.0%
<b>Total</b>	<b>1,219</b>	<b>100.0%</b>	<b>1,336</b>	<b>100.0%</b>	<b>117</b>	<b>9.6%</b>

Source: 1990, 2000 Census

**Employment by Occupation.** Since the 1990 Census, service occupations have increased by 96.9 percent (189 persons) and represent the largest occupational increase in the City. **Table HE-26** shows that management and professional occupations had the second largest increase, 65 persons, a 24.3 percent increase. Sales and office, construction, extraction and maintenance, and production and transport had a decrease of 97 persons, 35 persons, and 10 persons respectively in the 1990 to 2000 time period.

**TABLE HE-26**  
**EMPLOYMENT BY OCCUPATION – CITY OF IONE**

Industry	1990		2000		Change	Percentage Change
	Number	Percentage	Number	Percentage		
Management and Professional	266	21.9%	332	24.9%	65	24.3%
Sales and Office	399	32.7%	302	22.6%	-97	-24.3%
Service	195	16.0%	384	28.7%	189	96.9%

## APPENDIX B: HOUSING NEEDS ASSESSMENT



Industry	1990		2000		Change	Percentage Change
	Number	Percentage	Number	Percentage		
Farming, Fishing, and Forestry	11	0.9%	16	1.2%	5	45.5%
Construction, Extraction, and Maintenance	158	13.0%	123	9.2%	-35	-22.2%
Production and Transport	189	15.5%	179	13.4%	-10	-5.3%
<b>Total</b>	<b>1,219</b>	<b>100.0%</b>	<b>1,336</b>	<b>100.0%</b>	<b>117</b>	<b>9.6%</b>

Source: 1990, 2000 Census

**Table HE-27** shows projections for the entry-level and mean hourly wage for different occupations in the Mother Lode Region (Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, and Tuolumne counties) as established by the California Employment Development Department (EDD). Statistics for individual cities are not available for hourly wages.

**Table HE-27** also depicts the monthly housing allocation of each annual wage. For example, the average entry level hourly wage for a person working in the Janitors and Cleaners field is \$10.38 which computes into a \$21,590 annual wage (40 hours per week, 52 weeks per year). This would allocate up to \$528 per month for housing and still not be considered in a housing overpayment situation. This table covers all types of occupation categories for the greater Mother Lode Region.

**TABLE HE- 27**  
**OCCUPATIONAL WAGE 2004–2014 – MOTHER LODGE REGION**

Occupation	2004	2014	Numerical Change	Annual Income	Housing Allocation*
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	910	1040	130	\$21,590	Very Low
Carpenters	530	660	130	\$50,835	Low
Combined Food Preparation and Serving Workers, Including Fast Food	690	820	130	\$17,181	Extremely Low
Registered Nurses	730	860	130	\$65,811	Moderate
Waiters and Waitresses	760	880	120	\$16,411	Extremely Low
Maintenance and Repair Workers, General	570	660	90	\$32,198	Very Low
Child Care Workers	370	460	90	\$20,613	Very Low



## APPENDIX B: HOUSING NEEDS ASSESSMENT

Occupation	2004	2014	Numerical Change	Annual Income	Housing Allocation*
Maintenance and Repair Workers, General	570	660	90	\$32,198	Very Low
Nursing Aides, Orderlies, and Attendants	430	510	80	\$22,838	Very Low
Home Health Aides	100	180	80	\$18,304	Extremely Low
Medical Assistants	300	380	80	\$26,582	Very Low
Food Preparation Workers	380	450	70	\$18,387	Extremely Low
Truck Drivers, Light or Delivery Services	290	360	70	\$25,792	Very Low
Truck Drivers, Heavy and Tractor-Trailer	370	440	70	\$34,611	Moderate

*Source: California Employment Development Department, 2005 Benchmark*

*Note: \*Assumes income level for a family of four*

**Household Income.** For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For Amador County, the applicable median income for a family of four in 2008 is \$66,700.

HCD has defined the following income categories for Amador County, based on the median income for a household of four persons:

- Extremely low-income: 30 percent and below (\$0 to \$20,000)
- Very low-income: 31 to 50 percent of median income (\$20,001 to \$33,350)
- Low-income: 51 to 80 percent of median income (\$33,351 to \$53,350)
- Moderate-income: 81 to 120 percent of median income (\$53,351 to \$80,000)
- Above moderate-income: 120 percent or more of median income (\$80,001 or more)

**Table HE-28** shows the maximum annual income level for each income group adjusted for household size for Amador County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

## APPENDIX B: HOUSING NEEDS ASSESSMENT



**TABLE HE-28**  
**MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE – 2008**

Household Size	Maximum Income Level				
	Median	Extremely Low	Very Low	Lower	Moderate
1-Person	\$46,700	\$14,000	\$23,350	\$37,350	\$56,000
2-Person	\$53,400	\$16,000	\$26,700	\$42,700	\$64,000
3-Person	\$60,000	\$18,000	\$30,000	\$48,000	\$72,000
4-Person	\$66,700	\$20,000	\$33,350	\$53,350	\$80,000
5-Person	\$72,000	\$21,600	\$36,000	\$57,600	\$86,400
6-Person	\$77,400	\$23,200	\$38,700	\$61,900	\$92,800
7-Person	\$82,700	\$24,800	\$41,350	\$66,150	\$99,200
8-Person	\$88,000	\$26,400	\$44,00	\$70,400	\$105,600

*Source: Department of Housing and Community Development, 2008*

According to the 2008 Claritas Report, the median household income in Ione for 2008 was \$50,513. The largest change from 2000 to 2008 was the \$100,000 to \$149,999 income group, with an increase of 120 households or a percentage change of 210.5. According to the 2000 Census, the median household income for the City of Ione was \$40,625, which is lower than the median household income for Amador County at \$42,280. The median income for Ione was 4.1 percent, or \$1,655, lower than that of Amador County. From 1990 to 2000, the median income of Amador County increased by \$12,015 (39.7 percent), while the median income for the City of Ione increased by \$8,171 (25.2 percent).

Households earning less than \$25,000 annually decreased from 37.2 percent of all households to 31.4 percent during the 1990 to 2000 time period. Households earning over \$45,000 annually have substantially increased during the same time period. In 1990, 22.4 percent of the households in the City earned \$45,000 or more annually. By the 2000 Census, this proportion had increased to 46.8 percent.

The 2000 Census defines poverty level by using a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being below the poverty level. According to the 2000 Census, 325 persons were considered to earn less than the 2000 U.S. poverty level, approximately 11.2 percent of the Ione population.

Tables HE-29 and HE-30 provide the income breakdown for 1990, 2000, and 2008.





## APPENDIX B: HOUSING NEEDS ASSESSMENT

**TABLE HE-29**  
**HOUSEHOLD INCOME – CITY OF IONE**

Annual Income	1990		2000		Change	Percentage Change
	Number	Percentage	Number	Percentage		
Less than \$10,000	129	15.1%	92	8.6%	-37	-28.7%
\$10,000 to \$14,999	62	7.2%	92	8.6%	30	48.4%
\$15,000 to \$19,999	38	4.4%	90	8.4%	52	136.8%
\$20,000 to \$24,999	90	10.5%	62	5.8%	-28	-31.1%
\$25,000 to \$29,999	59	6.9%	67	6.2%	8	13.6%
\$30,000 to \$34,999	78	9.1%	85	7.8%	7	9.0%
\$35,000 to \$39,999	93	10.9%	47	4.3%	-46	-49.5%
\$40,000 to \$44,999	115	13.4%	39	3.6%	-76	-66.1%
\$45,000 to \$49,999	70	8.2%	58	5.4%	-12	-17.1%
\$50,000 to \$59,999	62	7.2%	103	9.5%	41	66.1%
\$60,000 to \$74,999	36	4.2%	136	12.6%	100	277.8%
\$75,000 to \$99,999	16	1.9%	135	12.5%	119	743.8%
\$100,000 to \$124,999	8	0.9%	42	3.9%	34	425.0%
\$125,000 to \$149,999	0	0.0%	15	1.4%	15	0.0%
\$150,000 or more	0	0.0%	17	1.5%	17	0.0%
Median Income	\$32,454		\$40,625		\$8,171	25.2%
Amador County Median Income	\$30,265		\$42,280		\$12,015	39.7%

Source: 1990, 2000 Census

## APPENDIX B: HOUSING NEEDS ASSESSMENT



**TABLE HE-30**  
**HOUSEHOLD INCOME – CITY OF IONE**

Annual Income	2000		2008		Change	Percentage Change
	Number	Percentage	Number	Percentage		
Less than \$15,000	184	17.0%	163	11.3%	-21	-11.4%
\$15,000 to \$24,999	152	14.1%	191	13.3%	39	25.7%
\$25,000 to \$34,999	152	14.1%	139	9.7%	-13	-8.6%
\$35,000 to \$49,999	144	13.3%	222	15.4%	78	54.2%
\$50,000 to \$74,999	239	22.1%	267	18.5%	28	11.7%
\$75,000 to \$99,999	135	12.5%	228	15.8%	93	68.9%
\$100,000 to \$149,999	57	5.3%	177	12.3%	120	210.5%
\$150,000 or more	17	1.6%	53	3.7%	36	211.8%
Median Income	\$40,625		\$50,513		9,888	24.34%

*Source: 2000 Census; 2008 Claritas Report*

**Jobs/Housing Balance.** The jobs/housing balance is a meaningful way to gain a sense of how many people will commute to work, to or from where they will commute, and how far they will have to commute. An imbalanced jobs/housing ratio implies employees will be spending more time on roadways that may be better spent with their families or at work.

The jobs/housing balance is the ratio of jobs in a city compared to the number of housing units in that city. If the jobs/housing ratio is greater than one, then the city is likely to import workers. If the ratio is less than one, then the city is likely to export workers. However, a better indicator of the jobs/housing balance may be the number of persons who work within their city of residence compared to the number of housing units. A perfect jobs/housing ratio would be the number of employed households working within a city equal to the number of housing units in that city. However, there is no perfect scenario for a city and what works in one area may not work in another. The City of Ione has a jobs/housing ratio of 1.16:1, meaning that there are 1.16 employed persons for each housing unit. This would indicate a fairly equal jobs/housing balance and the City would be importing a minimal amount of workers.

A more accurate indication of a jobs/housing balance may be the ratio of persons working in their place of residence compared to the number of housing units. According to the 2000 Census, there were 1,336 employed persons and 1,155 housing units in the City. Approximately 33.3 percent of the employed persons residing in Ione worked in the City. Comparing the number of persons working



## APPENDIX B: HOUSING NEEDS ASSESSMENT

in their place of residence and the number of housing units establishes the “worked in place of residence/housing ratio” as 0.39:1 in 2000. This implies a lack of employment opportunities in the City, as many residents have to commute outside the City for employment. **Table HE-31** indicates that 66.7 percent of the City’s residents worked outside the City, while almost half (49.3 percent) traveled more than 20 minutes to their place of work.

**TABLE HE-31**  
**JOBS/HOUSING BALANCE INDICATORS**

Category	Number	Percentage	
Housing Units	1,155	100.0%	
Employed Persons	1,336	100.0%	
Place of Work			
Worked in place of residence	451	33.3%	
Worked outside place of residence	885	66.7%	
Travel Time to Work	Persons	Percentage	
Less than 5 minutes	163	12.2%	50.7%
5 to 9 minutes	230	17.2%	
10 to 14 minutes	108	8.1%	
15 to 19 minutes	176	13.2%	
20 to 24 minutes	167	12.5%	23.9%
25 to 29 minutes	61	4.6%	
30 to 34 minutes	59	4.4%	
35 to 39 minutes	32	2.4%	
40 to 44 minutes	17	1.3%	12.2%
45 to 59 minutes	146	10.9%	
60 to 89 minutes	113	8.5%	11.8%
90 or more minutes	44	3.3%	
Worked at home	20	1.5%	1.5%
Worked in City/Housing Units	0.39:1		
Jobs/Housing Ratio	1.16:1		

*Source: 2000 Census*

## APPENDIX B: HOUSING NEEDS ASSESSMENT



### SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, mentally and physically disabled persons, large family households, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems.

**Senior Population and Households.** Seniors have special housing needs primarily resulting from physical disabilities and limitations, income, and health care costs. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance. In 1990, 282 persons in Ione were 65 years and older. In 2000 and as shown in **Table HE-32**, the City had 398 persons 65 years old or older, which accounts for 13.7 percent of the total population in the City.

The senior population in the 2000 Census is equally split between male (49.8 percent) and female (50.2 percent). Seniors over 80 years of age, who may require more care because of their age, represent 19.6 percent of the total senior persons in the City. Of these, 52.6 percent were female and 47.4 percent male. According to the 2008 Claritas Report, the largest number increase in senior population was in the group between the ages of 75 and 84 (59 persons). The largest percentage change was in the 80 to 84 age group at 81.3 percent. **Action H-5.5.1** addresses senior needs in the City.

**TABLE HE-32**  
**SENIOR POPULATION BY AGE – 2000**

Age of Seniors	Male			Female		
	Number	Percentage	% of Total	Number	Percentage	% of Total
55 to 59 years	141	32.8%	18.2%	77	22.3%	9.9%
60 to 64 years	91	21.2%	11.7%	68	19.7%	8.8%
65 to 69 years	72	16.7%	9.3%	63	18.3%	8.1%
70 to 74 years	50	11.6%	6.5%	54	15.7%	7.0%
75 to 79 years	39	9.1%	5.0%	42	12.2%	5.4%
80 to 84 years	28	6.5%	3.6%	18	5.2%	2.3%
85 years and over	9	2.1%	1.2%	23	6.7%	3.0%
<b>Total</b>	<b>430</b>	<b>100.0%</b>	<b>55.5%</b>	<b>345</b>	<b>100.0%</b>	<b>44.5%</b>

*Source: 2000 Census*



## APPENDIX B: HOUSING NEEDS ASSESSMENT

In 2000, 249 householders in Ione were seniors, representing 23.0 percent of the households in the City. Of the senior households, approximately 73.1 percent are owners and 26.9 percent are renters as shown in **Table HE-33**.

**TABLE HE-33**  
**SENIOR HOUSEHOLDERS BY TENURE – 2000**

Age	Number	Percentage	Percentage of Total
<b>Renter-Occupied Households</b>			
65 to 74 years	37	55.2%	14.9%
75 to 84 years	23	34.3%	9.2%
85 years and over	7	10.4%	2.8%
Total	67	100.0%	26.9%
<b>Owner-Occupied Households</b>			
65 to 74 years	103	56.6%	41.4%
75 to 84 years	62	34.1%	24.9%
85 years and over	17	9.3%	6.8%
Total	182	100.0%	73.1%
<b>Total Households</b>			
65 to 74 years	140	56.2%	
75 to 84 years	85	34.1%	
85 years and over	24	9.6%	
Total	249	100.0%	

*Source: 2000 Census*

In 2000, the estimated median income was \$31,660 for households where the householder was between the ages of 65 and 74 and \$21,675 for those over 75, as shown in **Table HE-34**. Approximately 13.3 percent of the 65 to 74 age group and 34.0 percent of the 75 and over age group earned less than \$15,000 in 2000.

## APPENDIX B: HOUSING NEEDS ASSESSMENT



**TABLE HE-34**  
**SENIOR HOUSEHOLDER BY INCOME**

Income	Age 65 to 74		Age 75 and over		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Less than \$10,000	12	9.4%	7	7.4%	19	8.6%
\$10,000 to \$14,999	5	3.9%	25	26.6%	30	13.6%
\$15,000 to \$19,999	26	20.5%	9	9.6%	35	15.8%
\$20,000 to \$24,999	12	9.4%	18	19.1%	30	13.6%
\$25,000 to \$29,999	0	0.0%	9	9.6%	9	4.1%
\$30,000 to \$34,999	26	20.5%	0	0.0%	26	11.8%
\$35,000 to \$39,999	0	0.0%	8	8.5%	8	3.6%
\$40,000 to \$44,999	3	2.4%	0	0.0%	3	1.4%
\$45,000 to \$49,999	4	3.1%	5	5.3%	9	4.1%
\$50,000 to \$59,999	4	3.1%	0	0.0%	4	1.8%
\$60,000 to \$74,999	16	12.6%	0	0.0%	16	7.2%
\$75,000 to \$99,999	8	6.3%	4	4.3%	12	5.4%
\$100,000 to \$124,999	4	3.1%	4	4.3%	8	3.6%
\$125,000 to \$149,999	0	0.0%	0	0.0%	0	0.0%
\$150,000 or more	7	5.5%	5	5.3%	12	5.4%
Median Income	\$31,660		\$21,675		\$24,410	

Source: 2000 Census



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**Disabled Persons.** According to the California Government Code, a “disability” includes, but is not limited to, any physical or mental disability as defined in Section 12926. A “mental disability” involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A “physical disability” involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person’s mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (e.g., lowered countertops, grab bars, adjustable shower heads), and special sensory devices including smoke alarms and flashing lights.

The 2000 Census defined six types of disabilities including sensory, physical, self-care, mental, go-outside-home, and employment. A disability is defined as a mental, physical, or health condition that lasts over six months, and persons may have more than one disability. According to the 2000 Census and shown in **Table HE-35**, there were 1,060 disabilities in Ione. However, this is not to say that there were 1,060 disabled persons in Ione, only 1,060 disabilities, as a person may have multiple disabilities. Further, 256 persons had a physical disability in Ione (3.7 percent of the population over 5 years of age). According to 2000 Census information, approximately 281 persons, ages 16 to 64, in Ione have an employment disability, 3.6 percent of the City population in that age group. Approximately 141 persons, representing 2.0 percent of the population age 5 and over, had a mental disability.

In 2000, there were 589 persons (21.9 percent of the total population ages 5 and over) with a disability living in the City. Of these, 8.7 percent (51 persons) were under the poverty line. There were 325 persons in the City who earned an income less than the poverty level in 1999. Approximately 15.7 percent were disabled. Of the 362 persons with a disability between the ages of 21 and 64, 11.3 percent earned an annual wage below the poverty level.

Although there is a fairly large population in Ione with some type of disability, the total number of persons that may require a specialized living situation is not known. Work disability may give some indication of the number of persons who may need special care or at least subsidized housing.



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The 2000 Census does not characterize employment disability for the 65 years and over age group. It does list employment disabilities for the age group 16 to 64. According to the Census, there were 281 persons in Ione with an employment disability. In 2000, there were 163 persons in the City with a disability who were unemployed. The City has included **Action H-5.1.1** to ensure that reasonable accommodations to persons with disabilities are provided as required under Senate Bill 520 (Chapter 671 of the Government Code).

**TABLE HE-35**  
**DISABILITY STATUS**

Disability	Number	Percentage of Disabilities by Age	Percentage of Total 5 Years and Over Population
<b>Non-institutionalized Persons with Disabilities by Age</b>			
Total disabilities	1,060	3.2%	15.3%
Total disabilities tallied for people 5 to 15 years	34	100.0%	0.5%
Sensory disability	0	0.0%	0.0%
Physical disability	3	8.8%	0.0%
Mental disability	24	70.6%	0.3%
Self-care disability	7	20.6%	0.1%
Total disabilities tallied for people 16 to 64 years	710	100.0%	10.3%
Sensory disability	54	7.6%	0.8%
Physical disability	146	20.6%	2.1%
Mental disability	95	13.4%	1.4%
Self-care disability	46	6.5%	0.7%
Go-outside-home disability	88	12.4%	1.3%
Employment disability	281	39.6%	4.1%
Total disabilities tallied for people 65 years and over	1,387	100.0%	20.1%
Sensory disability	70	5.0%	1.0%
Physical disability	107	7.7%	1.5%
Mental disability	22	1.6%	0.3%
Self-care disability	32	2.3%	0.5%
Go-outside-home disability	85	6.1%	1.2%
Total sensory disability	124	11.7%	1.8%



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Disability	Number	Percentage of Disabilities by Age	Percentage of Total 5 Years and Over Population
Total physical disability	256	24.2%	3.7%
Total mental disability	141	13.3%	2.0%
Total self-care disability	85	8.0%	1.2%
Total go-outside-home disability	173	16.3%	2.5%
Total employment disability	281	26.5%	
<b>Persons with Disabilities by Poverty Level</b>			
Age 5 to 15	27	100.0%	
Below poverty level	10	37.0%	
At or above poverty level	17	63.0%	
Age 16 to 20	28	100.0%	
Below poverty level	0	0.0%	
At or above poverty level	28	100.0%	
Age 21 to 64	362	100.0%	
Below poverty level	41	11.3%	
At or above poverty level	321	88.7%	
Age 65 and over	172	100.0%	
Below poverty level	0	0.0%	
At or above poverty level	172	100.0%	
Total persons with disabilities	589	100.0%	
Below poverty level	51	8.7%	
At or above poverty level	538	91.3%	

*Source: 2000 Census*

According to the 2000 Census, no persons in the City reside in nursing homes, which are defined as skilled-nursing facilities, intermediate-care facilities, long-term care rooms in wards or buildings on the grounds of hospitals, or long-term care rooms/nursing wings in congregate housing facilities. Also included are nursing, convalescent, and rest homes.

There are three residential care facilities located in the City that provide assistance to persons 18 to 59 years of age with disabilities. No other care facilities or services are offered in the City (see **Table HE-36**).

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**TABLE HE-36**  
**SERVICES FOR THE DISABLED**

Facility Name	Address	Capacity	Service
C & G Residential Care Home	514 Sutter Lane	3 persons	Adult Residential Care
Ferrer Home Care, LLC	614 Sutter Lane	6 persons	Adult Residential Care
First Step, LLC	670 Oakshire Rd.	6 persons	Adult Residential Care

*Source: California Community Care Licensing Division, City of Ione, 2009*

**Single-Parent-Headed Households.** Single-parent households are households with children under the age of 18 at home and include both male- and female-headed households. These households generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Therefore, finding affordable, decent, and safe housing is often more difficult for single-parent and female-headed households. Additionally, single-parent and female-headed households have special needs involving access to daycare or childcare, health care, and other supportive services.

According to Census 2000 data, 14.1 percent (152 households) of all households in the City of Ione are headed by single parents with children under the age of 18. Approximately 125 households or 82.2 percent of all single-parent households are female-headed households, an increase of 86.6 percent (58 households) since 1990. Additionally, there are 27 single-parent households in the City that are headed by a male with no female present and having related children under the age of 18 present in the home.

A high proportion of single-parent households have incomes below the poverty line according to 2000 Census statistics, approximately 37.8 percent or 57 households. Approximately 48.1 percent (13 households) of the male-headed and 35.2 percent (44 households) of the female-headed single-parent households are living below the poverty line in the City.

**Action H-5.6.1** was incorporated into this Housing Element in order to assist female-headed households in their housing needs.

**Large Family Households.** Large family households are defined as households of five or more persons. Large family households are considered a special needs group because there is a limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms, and a seven-person household would require four to six bedrooms. Shown in **Table HE-37**, data from the 2000 Census indicates that 137 households in Ione have five or more persons (12.7 percent), while there were 661 occupied housing units in the City of three or more bedrooms. There were 75 large owner households compared with 518 owner-occupied housing units of three or more bedrooms. There were 62 large renter households and 143 rental housing units of three or more bedrooms. There are an adequate number of ownership housing units with sufficient bedrooms to accommodate the large households in the City of Ione. However, there are no large renter housing



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units (those with five or more bedrooms) to accommodate families of seven or more persons. Comparing the lack of large renter housing units and a renter overcrowding proportion of 48.4 percent indicates a need for additional large rental housing units in the City. **Action H-5.2.1** addresses the needs for large family households.

**TABLE HE-37**  
**LARGE FAMILY HOUSEHOLDS AND HOUSING UNITS**

Household Size	Number	% Of Total	Number of Bedrooms	Number of Units	% of Total
<b>Owner Households</b>			<b>Owner Units</b>		
5 Persons	40	53.3%	3 Bedrooms	439	84.7%
6 Persons	24	32.0%	4 Bedrooms	62	12.0%
7 Persons or more	11	14.7%	5 Bedrooms or more	17	32.8%
<b>Total</b>	<b>75</b>	<b>100.0%</b>	<b>Total</b>	<b>518</b>	<b>100.0%</b>
<b>Renter Households</b>			<b>Renter Units</b>		
5 Persons	42	67.7%	3 Bedrooms	127	88.8%
6 Persons	9	14.5%	4 Bedrooms	16	11.2%
7 Persons or more	11	17.7%	5 Bedrooms or more	0	0.0%
<b>Total</b>	<b>62</b>	<b>100.0%</b>	<b>Total</b>	<b>143</b>	<b>100.0%</b>

*Source: 2000 Census*

**Agricultural Workers.** The City of Ione does not have an economy based on agriculture and does not have a large number of farmworkers residing in the City.

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. The California Employment Development Department (EDD) states that there were an estimated 330 persons employed as farmworkers in the Mother Lode Consortium (Amador, Calaveras, Mariposa, and Tuolumne counties) in 2008. Of the employed persons in 2000, in the City of Ione (1,336 persons), 1.2 percent, or 16 persons, were employed in agriculture, forestry, or fishing. The Census does not distinguish between the various categories. According to the 1990 Census, 0.9 percent, or 11 persons, of all employed persons in Ione (1,219) worked in the farming, forestry, and fishing occupation. The number of persons in Ione employed in the farming, fishing, or forestry category had risen to 16 by the 2000 Census. Considering the location of the City, the majority of these persons are most likely occupied in the forestry or fishing industry. The agricultural workers represent a minute amount of the total employment base in the City. There are no specific farmworker housing projects located in the City. However, considering the small number of City residents who are employed in this occupation, it is believed that no specialized housing is needed for this group in the City. All existing and future farmworker housing demand could be accommodated in existing or future affordable housing projects.

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**Homeless Persons.** Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness and to community opposition to the siting of facilities that serve homeless clients. California law requires that Housing Elements estimate the need for emergency shelter for homeless people.

Currently, according to City staff, there are two known transients/homeless persons in the City of Ione area. There are currently no programs or shelters offered in the City of Ione to provide support for the homeless. The closest shelter is located in Jackson and provides shelter for abused women and homeless persons with the inclusion of meals and emergency shelter during winter months. However, in order to assist in the development of emergency shelters, the City has incorporated **Action 5.3.1** into the Housing Element. **Action 5.3.1** permits emergency shelters by right in the Limited Manufacturing (M-1) zoning district without a conditional use permit or any other discretionary review. The M-1 district is within close proximity to schools, parks and the downtown area which includes the City Market.



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### 3.0 HOUSING RESOURCES AND INCENTIVES

**Affordable Housing Projects in Ione.** The City of Ione has one designated affordable apartment complex (see **Table HE-38**) with a total of 43 dwelling units (43 one-bedroom units restricted to lower-income households and 1 two-bedroom non-rental unit). Jose's Place received funding from Washington Mutual, USDA 515 loan, and Low Income Housing Tax Credit (LIHTC) with a term of affordability through 2063. This project has 21 one-bedroom units reserved for very low-income households and 22 one-bedroom units reserved for low-income households.

Funding for Section 8 affordable housing originates from the federal Department of Housing and Urban Development (HUD). The California Department of Housing and Community Development (HCD) is responsible for administering the project-based Section 8 properties and rental assistance vouchers in Amador County. HCD contracts with the Central Sierra Planning Council to administer the project-based Section 8 properties and Housing Choice Voucher (formerly Section 8) program. Persons using Housing Choice Vouchers are not restricted to the type or location of housing that they may choose to live in, so the vouchers can be used for housing units in multifamily complexes and single-family detached housing units. According to the Council, there are 16 households using the Housing Choice Voucher program in the City of Ione. Additionally, there are 55 households using the Housing Choice Vouchers in Amador County, with a waiting list of approximately 16 persons. Central Sierra does not keep records related to the area in which the vouchers are used.

**TABLE HE-38**  
**ASSISTED HOUSING PROJECTS**

Name	Address	Funding Source	Assisted Units	Term of Affordability
Jose's Place	154 North Arroyo Seco	LIHTC, USDA 515 Loan	43	2063

*Source: City of Ione; California Department of Housing and Community Development, 2008*

**At-Risk Housing.** The Housing Element law in the California Government Code (Section 65583) requires all jurisdictions to include a study of all low-income housing units which may at some future time be lost to the affordable inventory by the expiration of affordability restrictions. There are three general cases that create the opportunity for the conversion of affordable units:

- 1) Prepayment of HUD mortgages Section 221(d)(3), Section 202, and Section 236;
- 2) Opt-outs and expirations of project-based Section 8 contracts; and
- 3) Other cases.

A prepayment of HUD mortgages Section 221(d)(3) involves a privately held project with HUD providing either below-market interest rate loans or market-rate loans with subsidy to the tenants. In a Section 236 complex, HUD provides assistance to the owner to reduce the costs for tenants by paying most of the interest on a market-rate mortgage. Additional rental subsidy may be provided to

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the tenant. In a Section 202, HUD provides a direct loan to nonprofit organizations for project development and rent subsidy for low-income tenants. All Section 202 handicapped units (Section 202 H.C.) are designed for physically handicapped, mentally disabled and chronically mentally ill residents.

In a Section 8 contract for new construction or substantial rehabilitation, HUD provides a subsidy to the owner for the difference between the tenant's ability to pay and the contract rent. The likelihood for opt-outs increases as the market rents exceed the contract rents.

Other cases that create the opportunity for the conversion of affordable housing includes the expiration of low-income use periods of various financing sources, such as LIHTC, bond financing, density bonuses, CHFA and CDBG and HOME funds, and redevelopment funds.

There are no affordable housing complexes in Ione at risk of losing affordability restrictions during the Housing Element planning period. The requirement of providing a cost analysis of preserving "at-risk" units is not necessary in Ione due to the lack of at-risk housing complexes.

**Resources and Incentives for Affordable Housing.** Efforts by the City to assist in the development, rehabilitation, and preservation of affordable housing would utilize organizational and financial types of resources. The following programs include local, state, and federal housing programs that are valuable resources in assisting in the development of affordable housing, preserving at-risk housing, and for housing rehabilitation.

- **City of Ione Density Bonus Ordinance:** The City's Zoning Code provides for a density bonus consistent with State law. The City of Ione offers a housing density bonus for lower- and very low-income and senior households in accordance with Government Code Sections 65915 and 65917. Cities are required to grant a density bonus of at least 25 percent above the base zoning density and one additional concession or incentive. The provisions of the density bonus apply to all new residential developments in the City.
- **City of Ione Affordable Housing Program:** The Affordable Housing program provides opportunities for developing affordable housing in the community and will not act as a constraint to the development of housing. The goal of this program is to develop a mix of housing types targeted to different income groups.
- **HOME Program:** The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits.

The HOME Investment Partnership Act is another HUD program that is designed to improve and increase the supply of affordable housing. As with CDBG funds, the City of





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Ione applies to HCD for these funds and the grants are awarded on a competitive basis. HOME funds may be used for housing rehabilitation, new construction, and acquisition and rehabilitation for both single-family and multifamily projects. The City has used the HOME funds that it has received to support its Housing Rehabilitation Program, which to date has assisted 12 lower-income households.

- **Public Housing Authority (PHA):** The City of Ione and Amador County do not have a local PHA; therefore HCD administers the Section 8 program through the Housing Assistance Program (HAP). HCD receives an allocation of Section 8 rent assistance funds from HUD and contracts with the Central Sierra Planning Council to administer the Section 8 Housing Choice Voucher Program in Amador County, including the City of Ione.
- **Community Development Block Grant (CDBG):** The Department of Housing and Urban Development awards CDBG funds annually to entitlement jurisdictions and states for general housing and community development activities, including housing construction, housing rehabilitation, public services, and economic development activities. HUD also offers various other programs that can be utilized by the City and nonprofit and for-profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees.

The annual appropriation for CDBG is split between states and local jurisdictions. The City of Ione receives CDBG funds through the Small Cities program. The Small Cities program is a competitive program, meaning that the City of Ione must submit an application for funding annually and must compete with other jurisdictions in the state. For all activities that use CDBG funding, at least 51 percent of the persons or households benefited must have annual incomes of less than 80 percent of the area median income. The rating factors used in the CDBG program consist of benefit to Targeted Income Group (TIG) households, the extent of poverty in the applicant jurisdiction, the seriousness of the problem to be addressed using CDBG funds, the applicant's efforts to assist in resolving the problem, the environmental, social, or economic impacts of the proposal, and the applicant's performance with any prior CDBG grants from the State. HUD's Small Cities Community Development Block Grant program provides funds for community development and housing activities and is administered by HCD. Examples of such activities include the acquisition of housing or land, rehabilitation of housing, homebuyer assistance, and public facility and infrastructure improvements, among others. The City of Ione has used CDBG funds for its First-Time Homebuyers Program and Housing Rehabilitation Program. The City has assisted in the rehabilitation of 29 homes using CDBG funds. The First-Time Homebuyers Program is a new program started in December 2003, and the City has assisted 10 persons with this program.

- **Community Reinvestment Act (CRA):** The CRA, enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be

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evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.

The CRA has come to play an increasingly important role in improving access to credit in communities, both rural and urban. Under the impetus of the CRA, many banks and thrifts opened new branches, provided expanded services, and made substantial commitments to increase lending to all segments of society. By evaluating a financial institution's lending practices, any practices that are considered discriminating because of race, sex, or income can be removed and thus improve access to loans for all persons in Ione.

- **Low Income Housing Tax Credit Program (LIHTC):** In 1986, Congress created the federal low-income housing tax credit to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing.

Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California Legislature created a State low-income housing tax credit program to supplement the federal credit.

The State credit is essentially identical to the federal credit. State credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10 percent for nonprofit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The assisted units must be reserved for the target population for 55 years.

The federal tax credit provides a subsidy over ten years toward the cost of producing a unit. Developers sell these tax benefits to investors for their present market value to provide up-front capital to build the units.

Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehabilitation, or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of 9 percent per year for ten years and a state credit of 30 percent over four years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a 4 percent federal credit each year for ten years and a 13 percent State credit over four years.

- **California Housing Finance Agency (CHFA):** CHFA offers permanent financing for acquisition and rehabilitation to for-profit, nonprofit, and public agency developers seeking to preserve at-risk housing units. In addition, CHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.
- **Federal Home Loan Bank System:** The Federal Home Loan Bank System facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.



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- **California Department of Housing and Community Development:** HCD conducts the Urban Predevelopment Loan Program, which provides funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.

HCD also conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.

**Incentives for Affordable Housing Development.** In addition to the affordable housing resources listed above, the City offers incentives to promote the development of housing affordable to very low- and low-income households. The City of Ione assists housing developers by providing support in the following areas:

- Assistance with access to and application for funding (based on availability of federal, state, local foundations, and private funds);
- Mortgage-subsidy or down payment assistance programs to assist first time homebuyers and other qualifying households, when such funds are available;
- Expedited/streamlined application processing and development review;
- Modification of development requirements, such as reduced set backs and parking standards on a case-by-case basis; and
- Density Bonuses.

**Regional Housing Needs Allocation.** A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code, Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP is developed by the California Department of Housing and Community Development and allocates to cities and the unincorporated counties their “fair share” or Regional Housing Needs Allocation (RHNA) of the regions’ projected housing needs (see **Table HE-39**). The RHNP allocates the RHNA based on household income groupings over the five-year planning period for each specific jurisdiction’s Housing Element.

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**TABLE HE-39**  
**REGIONAL HOUSING NEEDS ALLOCATION PROGRESS (2007–2014)**

Income Level	RHNA	Units Built since January 2007	Remaining RHNA
Extremely Low	25	0	25
Very Low	25	0	25
Low	36	0	36
Moderate	43	0	43
Above Moderate	99	33 <sup>1</sup>	66
<b>Total</b>	<b>228</b>	<b>33</b>	<b>195</b>

Source: HCD Regional Housing Needs Plan for Amador County; City of Ione, 2009

Notes:

<sup>1</sup> Building Permits (26 in 2007, 2 in 2008 and 5 in 2009)

The intent of the RHNA is to ensure that local jurisdictions address their fair share of the housing needs for the entire region. Additionally, a major goal of the RHNA is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. **Table HE-39** provides the RHNA target for the planning period 2007 to 2014.

Based on the above projections, the City of Ione will need to allow for 25 housing units affordable to 25 extremely low- and low-income households to comply with the City's regional allocation targets for these income levels. In addition, the City will have to allow for 43 housing units available to moderate-income households and 99 units to above moderate-income households. A total of 228 new housing units have been allocated by HCD for the City of Ione from 2007 through 2014.

As of February 2009, there have not been any housing units affordable to very low- and low-income households constructed, but 33 market-rate building permits have been granted. As a result of the limited building production since 2007, the City will need an additional 86 housing units affordable to lower-income households and 109 housing units affordable to moderate- and above moderate-income households to meet the City's 2007–2014 RHNA. However, the City currently has the vacant land capacity to accommodate all of the City's RHNA need. See **Table HE-41** for a complete list of available sites to meet the City's 2007–2014 RHNA.



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### 4.0 ADEQUATE SITES

This section provides the inventory of vacant land that is available in the City of Ione for both multifamily and single-family residential development. **Table HE-41** provides the number of acres, zoning, unit potential, and availability of infrastructure for all vacant acreage not earmarked for a pending project in Ione.

The City is currently going through a General Plan and Zoning Code update, and both will be adopted prior to or simultaneously with the adoption of the Housing Element. As part of this update, sites 1, 7, and 8 will be rezoned (See **Table HE-41**). Site 1 is 7.0 acres and will be rezoned from the R-1a zone to the R-4. Sites 7 and 8 totaling 1.4 acres will be rezoned from the C-1 zone to the R-2 zone. As shown in **Table HE-41**, the rezoning of these sites is not necessary to meet the City's RHNA.

After this rezone, there will be a total of 16.30 vacant acres zoned for multifamily residential development or otherwise called out in the General Plan for high density residential development. The acreage has the capacity for 196 units available for multifamily development at the City's default density of 15 units per acre set by HCD. The City has 31.07 acres of vacant land available for single-family development. This would allow for a capacity of 300 units if built at maximum densities. The rezoning of sites 1, 7 and 8 (see **Table HE-41**) is not required to meet the City's RHNA.

**Realistic Capacity.** The Zoning Districts and General Plan land use designations are shown for each site and are used to determine the realistic unit capacity of each site. Realistic capacity was determined by multiplying the number of acres by the maximum density for the site, and then 80 percent of that result was used as the final realistic unit number. The 80 percent assumption was derived from sample developments of what could happen in Ione based upon market conditions and would be consistent with the General Plan and Zoning District designations.

- Jose's Place, a 44-unit affordable project, was built on 2.43 acres in the Planned Development (PD) zone which has a High Density General Plan Designation. This project contained 44 units showing a capacity of 18 units per acre, which is 72 percent of the maximum density for this site.
- 115 Clay Street was built on .307 acres in the Commercial Transition (CT) zone and contained 4 units, showing a development capacity of 13 units per acre or 87 percent of the maximum development capacity.
- 306 South Church Street was built on .537 acres in the Light Commercial (C-1) zone and contained 20 units, showing a development capacity of 161 percent. This project developed at 37 units per acre.
- 25 North Ione Street was built on .29 acres in the Central Business (C-2) zone. This project contained 8 units which showed a capacity of 110 percent. This project was developed at 27 units per acre.

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- 421 to 463 Foothill Blvd. was built on 1.196 acres in the Planned Development (PD) zoning district. The project had 20 units, showing a capacity of 111 percent. This project was developed at 16 units per acre.

### Environmental Constraints.

Amador County lies between two seismically active regions in the western United States. Tectonic stresses associated with the North American Pacific Plate boundary can generate damaging earthquakes along faults to the west of the County. Eastern Amador County borders the Basin and Range provinces that entail most of Nevada and western Utah. This area is riddled with active faults that are responsible for and form the boundary between each basin or valley and the neighboring mountain range.

Although Amador County has felt ground shaking from earthquakes with epicenters located elsewhere, no major earthquakes have been recorded within the county. Notable regional earthquake events include those detailed below. It is unknown whether damages occurred within Amador County and to what extent these events were actually felt by county residents. The entirety of Amador County, including the Planning Area, is shown as being located in a relatively low intensity ground shaking zone and does not pose a constraint to any of the sites listed in the inventory below (**Table HE-41**).

In addition, the site inventory contains a description of additional constraints on each site. None of the associated constraints identified limit the realistic capacity stated in **Table HE-41**.

**Table HE-40** compares the City of Ione's RHNA to the site inventory capacity. Including the credit of 33 building permits and the site inventory capacity (including the rezoning of 8.4 acres), the City has a surplus of 110 units available to extremely low-, very low-, and low-income households, 83 units available to moderate-income households, and 97 units available to above moderate-income households, a total surplus of 290 units. **Table HE-41** provides the characteristics of the available sites for the development of single-family homes and multifamily units. There is a potential for 290 single-family dwelling units and 196 multifamily dwelling units.

**TABLE HE-40**  
**COMPARISON OF REGIONAL GROWTH NEED AND RESIDENTIAL SITES**

Income Group	Total RHNA	Building Permits	Remaining RHNA	Site Inventory Capacity	RHNA Surplus
Extremely Low	25	0	25	196	110
Very Low	25	0	25		
Low	36	0	36		
Moderate	43	0	43	126	83



## APPENDIX B: HOUSING NEEDS ASSESSMENT

Income Group	Total RHNA	Building Permits	Remaining RHNA	Site Inventory Capacity	RHNA Surplus
Above Moderate	99	33 <sup>1</sup>	66	163	97
<b>Total</b>	<b>228</b>	<b>33</b>	<b>195</b>	<b>496</b>	<b>290</b>

*Source: HCD Regional Housing Needs Plan for Amador County; City of Ione, 2009*

*Notes:*

<sup>1</sup> *Building Permits (26 in 2007, 2 in 2008 and 5 as of March 2009)*



# APPENDIX B: HOUSING NEEDS ASSESSMENT



**TABLE HE-41  
AVAILABLE LAND INVENTORY**

Site #	APN	Existing GP/ Land Use	Allowable Density	Proposed GPLU	Existing Zoning	Proposed Zoning	Acres	80% capacity	Infra-structure	Environ-mental Constraints	Income Range
1	004-290-002	SP/RV	15.1-25.0	RH	R-1a	R-4 <sup>1</sup>	7.0	84 <sup>3</sup>	Yes <sup>4</sup>	None	VL/L
2	004-030-009	SP/RV	15.1-25.0	RH	PD	PD <sup>2</sup>	9.3	112 <sup>3</sup>	Yes <sup>4</sup>	None	VL/L
<b>Total High Density Sites</b>							<b>16.3</b>	<b>196</b>			<b>VL/L</b>
3	011-150-021	SP/RV	15.1-25.0	RH	PD	PD <sup>2</sup>	6.78	81 <sup>3</sup>	Yes <sup>4</sup>	None	Mod
4	004-010-039	RM/RV	3.1-15.0	RL	R-2	R-2	0.52	6	Yes	None	Mod
5	004-010-038	RM/RV	3.1-15.0	RL	R-2	R-2	0.37	4	Yes	None	Mod
6	005-320-038-501	SP/RV	3.1-15.0	RM	PD	PD	2.64	25	Yes	100 Year flood plain	Mod
7	004-262-002	SP/RV	3.1-15.0	DT	C-1	R-2 <sup>1</sup>	0.91	10 <sup>5</sup>	Yes	Steep Slope	Mod
8	004-262-003	SP/RV	3.1-15.0	DT	C-1	R-2 <sup>1</sup>	0.46		Yes	None	Mod
<b>Total Medium Density Sites</b>							<b>11.68</b>	<b>126</b>			<b>Mod</b>
9	0040220010	RV	2.1-7.0	RL	R-1a	R-1a	0.58	3	Yes	None	Abv Mod
10	0040700200	RV	2.1-7.0	RL	R-1a	R-1a	0.20	1	Yes	100 Year flood plain	Abv Mod
11	0040700210	RV	2.1-7.0	RL	R-1a	R-1a	0.17	1	Yes	100 Year flood plain	Abv Mod
12	0040700350	RV	2.1-7.0	RL	R-1a	R-1a	0.57	3	Yes	100 Year flood plain	Abv Mod
13	0040700340	RV	2.1-7.0	RL	R-1a	R-1a	0.43	2	Yes	100 Year flood plain	Abv Mod
14	0040700360	RV	2.1-7.0	RL	R-1a	R-1a	0.20	1	Yes	100 Year flood plain	Abv Mod
15	0040700330	RV	2.1-7.0	RL	R-1a	R-1a	0.31	2	Yes	100 Year flood plain	Abv Mod
16	4070032000	RV	2.1-7.0	RL	R-1a	R-1a	0.31	2	Yes	100 Year flood	Abv Mod



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Site #	APN	Existing GP/ Land Use	Allowable Density	Proposed GPLU	Existing Zoning	Proposed Zoning	Acres	80% capacity	Infra-structure	Environ-mental Constraints	Income Range
										plain	
17	0040700310	RV	2.1-7.0	RL	R-1a	R-1a	0.29	2	Yes	100 Year flood plain	Abv Mod
18	0040700300	RV	2.1-7.0	RL	R-1a	R-1a	0.28	2	Yes	100 Year flood plain	Abv Mod
19	0040700370	RV	2.1-7.0	RL	R-1a	R-1a	0.14	1	Yes	100 Year flood plain	Abv Mod
20	0040700380	RV	2.1-7.0	RL	R-1a	R-1a	0.18	1	Yes	100 Year flood plain	Abv Mod
21	0040700220	RV	2.1-7.0	RL	R-1a	R-1a	0.23	1	Yes	None	Abv Mod
22	0040700230	RV	2.1-7.0	RL	R-1a	R-1a	0.23	1	Yes	None	Abv Mod
23	0040700390	RV	2.1-7.0	RL	R-1a	R-1a	0.15	1	Yes	None	Abv Mod
24	0040700400	RV	2.1-7.0	RL	R-1a	R-1a	0.16	1	Yes	100 Year flood plain	Abv Mod
25	0040700190	RV	2.1-7.0	RL	R-1a	R-1a	0.30	2	Yes	None	Abv Mod
26	0040700180	RV	2.1-7.0	RL	R-1a	R-1a	0.25	1	Yes	None	Abv Mod
27	0040700170	RV	2.1-7.0	RL	R-1a	R-1a	0.15	1	Yes	None	Abv Mod
28	0040700160	RV	2.1-7.0	RL	R-1a	R-1a	0.20	1	Yes	None	Abv Mod
29	0040700150	RV	2.1-7.0	RL	R-1a	R-1a	0.19	1	Yes	None	Abv Mod
30	0040800050	RV	2.1-7.0	RL	R-1a	R-1a	0.40	2	Yes	100 Year flood plain	Abv Mod
31	0040700140	RV	2.1-7.0	RL	R-1a	R-1a	0.16	1	Yes	100 Year flood plain	Abv Mod
32	0040410410	RV	2.1-7.0	RL	R-1a	R-1a	0.69	4	Yes	None	Abv Mod
33	0043400090	RV	2.1-7.0	RL	R-1a	R-1a	0.51	3	Yes	100 Year flood plain	Abv Mod
34	0043400080	RV	2.1-7.0	RL	R-1a	R-1a	0.20	1	Yes	100 Year flood plain	Abv Mod
35	0043400120	RV	2.1-7.0	RL	R-1a	R-1a	0.21	1	Yes	100 Year flood	Abv Mod

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Site #	APN	Existing GP/ Land Use	Allowable Density	Proposed GPLU	Existing Zoning	Proposed Zoning	Acres	80% capacity	Infra-structure	Environ-mental Constraints	Income Range
										plain	
36	0043400130	RV	2.1-7.0	RL	R-1a	R-1a	0.33	2	Yes	100 Year flood plain	Abv Mod
27	0043400070	RV	2.1-7.0	RL	R-1a	R-1a	0.17	1	Yes	100 Year flood plain	Abv Mod
28	0043400140	RV	2.1-7.0	RL	R-1a	R-1a	0.31	2	Yes	100 Year flood plain	Abv Mod
29	0043400150	RV	2.1-7.0	RL	R-1a	R-1a	0.41	2	Yes	100 Year flood plain	Abv Mod
40	0043400060	RV	2.1-7.0	RL	R-1a	R-1a	0.17	1	Yes	100 Year flood plain	Abv Mod
41	0043400160	RV	2.1-7.0	RL	R-1a	R-1a	0.31	2	Yes	100 Year flood plain	Abv Mod
42	0043400320	RV	2.1-7.0	RL	R-1a	R-1a	0.21	1	Yes	100 Year flood plain	Abv Mod
43	0043400310	RV	2.1-7.0	RL	R-1a	R-1a	0.18	1	Yes	100 Year flood plain	Abv Mod
44	0043400050	RV	2.1-7.0	RL	R-1a	R-1a	0.17	1	Yes	100 Year flood plain	Abv Mod
45	0043400300	RV	2.1-7.0	RL	R-1a	R-1a	0.20	1	Yes	100 Year flood plain	Abv Mod
46	0043400330	RV	2.1-7.0	RL	R-1a	R-1a	0.18	1	Yes	100 Year flood plain	Abv Mod
47	0043400040	RV	2.1-7.0	RL	R-1a	R-1a	0.16	1	Yes	100 Year flood plain	Abv Mod
48	0043400290	RV	2.1-7.0	RL	R-1a	R-1a	0.15	1	Yes	100 Year flood plain	Abv Mod
49	0043400340	RV	2.1-7.0	RL	R-1a	R-1a	0.17	1	Yes	100 Year flood plain	Abv Mod
50	0043400180	RV	2.1-7.0	RL	R-1a	R-1a	0.21	1	Yes	100 Year flood plain	Abv Mod



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Site #	APN	Existing GP/ Land Use	Allowable Density	Proposed GPLU	Existing Zoning	Proposed Zoning	Acres	80% capacity	Infra-structure	Environ-mental Constraints	Income Range
51	0043400030	RV	2.1-7.0	RL	R-1a	R-1a	0.17	1	Yes	100 Year flood plain	Abv Mod
52	0043400190	RV	2.1-7.0	RL	R-1a	R-1a	0.32	2	Yes	100 Year flood plain	Abv Mod
53	0043400350	RV	2.1-7.0	RL	R-1a	R-1a	0.17	1	Yes	100 Year flood plain	Abv Mod
54	0043400020	RV	2.1-7.0	RL	R-1a	R-1a	0.17	1	Yes	100 Year flood plain	Abv Mod
55	0043400200	RV	2.1-7.0	RL	R-1a	R-1a	0.19	1	Yes	100 Year flood plain	Abv Mod
56	0043400360	RV	2.1-7.0	RL	R-1a	R-1a	0.18	1	Yes	100 Year flood plain	Abv Mod
57	0043400010	RV	2.1-7.0	RL	R-1a	R-1a	0.17	1	Yes	100 Year flood plain	Abv Mod
58	0043400250	RV	2.1-7.0	RL	R-1a	R-1a	0.21	1	Yes	100 Year flood plain	Abv Mod
59	0043400220	RV	2.1-7.0	RL	R-1a	R-1a	0.22	1	Yes	100 Year flood plain	Abv Mod
60	0043400240	RV	2.1-7.0	RL	R-1a	R-1a	0.20	1	Yes	100 Year flood plain	Abv Mod
61	0043400230	RV	2.1-7.0	RL	R-1a	R-1a	0.29	2	Yes	100 Year flood plain	Abv Mod
62	0042710060	RV	2.1-7.0	RL	R-1a	R-1a	0.42	2	Yes	Steep Slope	Abv Mod
63	0041600040	RV	2.1-7.0	RL	R-1a	R-1a	0.15	1	Yes	None	Abv Mod
64	0042710070	RV	2.1-7.0	RL	R-1a	R-1a	0.75	4	Yes	Steep Slope	Abv Mod
65	0041580030	RV	2.1-7.0	RL	R-1a	R-1a	0.44	2	Yes	Steep Slope	Abv Mod
<b>Total Low Density R-1a Sites</b>							<b>15.06</b>	<b>84</b>			
66	0040620010	RV	2.1-7.0	RL	R-1b	R-1b	0.75	4	Yes	None	Abv Mod
67	0040500120	RV	2.1-7.0	RL	R-1b	R-1b	0.28	2	Yes	None	Abv Mod

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Site #	APN	Existing GP/ Land Use	Allowable Density	Proposed GPLU	Existing Zoning	Proposed Zoning	Acres	80% capacity	Infra-structure	Environ-mental Constraints	Income Range
68	0040410620	RV	2.1-7.0	RL	R-1b	R-1b	0.18	1	Yes	None	Abv Mod
69	0053380040	RV	2.1-7.0	RL	R-1b	R-1b	0.16	1	Yes	None	Abv Mod
70	0053370180	RV	2.1-7.0	RL	R-1b	R-1b	0.21	1	Yes	None	Abv Mod
71	0042200250	RV	2.1-7.0	RL	R-1b	R-1b	0.68	4	Yes	100 Year flood plain	Abv Mod
72	0042200170	RV	2.1-7.0	RL	R-1b	R-1b	0.25	1	Yes	100 Year flood plain	Abv Mod
73	0042020110	RV	2.1-7.0	RL	R-1b	R-1b	0.50	3	Yes	100 Year flood plain	Abv Mod
74	0042200200	RV	2.1-7.0	RL	R-1b	R-1b	0.40	2	Yes	100 Year flood plain	Abv Mod
75	0042200180	RV	2.1-7.0	RL	R-1b	R-1b	0.51	3	Yes	100 Year flood plain	Abv Mod
76	0053320280	RV	2.1-7.0	RL	R-1b	R-1b	0.28	2	Yes	100 Year flood plain	Abv Mod
77	0053340180	RV	2.1-7.0	RL	R-1b	R-1b	0.20	1	Yes	None	Abv Mod
78	0053350010	RV	2.1-7.0	RL	R-1b	R-1b	0.32	2	Yes	None	Abv Mod
79	0041300460	RV	2.1-7.0	RL	R-1b	R-1b	0.21	1	Yes	None	Abv Mod
80	0041300520	RV	2.1-7.0	RL	R-1b	R-1b	0.24	1	Yes	None	Abv Mod
81	0053360130	RV	2.1-7.0	RL	R-1b	R-1b	0.30	2	Yes	None	Abv Mod
82	0053370090	RV	2.1-7.0	RL	R-1b	R-1b	0.16	1	Yes	None	Abv Mod
83	0053370250	RV	2.1-7.0	RL	R-1b	R-1b	0.19	1	Yes	None	Abv Mod
84	0053380010	RV	2.1-7.0	RL	R-1b	R-1b	0.19	1	Yes	None	Abv Mod
85	0053370200	RV	2.1-7.0	RL	R-1b	R-1b	0.25	1	Yes	None	Abv Mod
86	0053370120	RV	2.1-7.0	RL	R-1b	R-1b	0.17	1	Yes	None	Abv Mod
87	0053370130	RV	2.1-7.0	RL	R-1b	R-1b	0.19	1	Yes	None	Abv Mod
88	0053370140	RV	2.1-7.0	RL	R-1b	R-1b	0.18	1	Yes	None	Abv Mod



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Site #	APN	Existing GP/ Land Use	Allowable Density	Proposed GPLU	Existing Zoning	Proposed Zoning	Acres	80% capacity	Infra-structure	Environ-mental Constraints	Income Range
89	0051300020	RV	2.1-7.0	RL	R-1b	R-1b	1.67	9	Yes	100 Year flood plain	Abv Mod
90	0042020130	RV	2.1-7.0	RL	R-1b	R-1b	0.50	3	Yes	None	Abv Mod
91	0041900040	RV	2.1-7.0	RL	R-1b	R-1b	4.15	23	Yes	100 Year flood plain	Abv Mod
92	0042470060	RV	2.1-7.0	RL	R-1b	R-1b	0.12	1	Yes	None	Abv Mod
93	0041060210	RV	2.1-7.0	RL	R-1b	R-1b	0.28	2	Yes	None	Abv Mod
94	0041060150	RV	2.1-7.0	RL	R-1b	R-1b	0.11	1	Yes	None	Abv Mod
95	0051300390	RV	2.1-7.0	RL	MP	MP	0.49	3	Yes	None	Abv Mod
<b>Total Low Density R-1b Sites</b>							<b>14.12</b>	<b>79</b>			

Source: City of Ione, February 2009

Notes: Default density assumed when calculating realistic capacity.

The majority of sites included in the inventory have infrastructure available and the City has included Actions H-2.2.3 and Action H-2.2.4 to ensure capacity by the end of the 2007-2014 planning period.

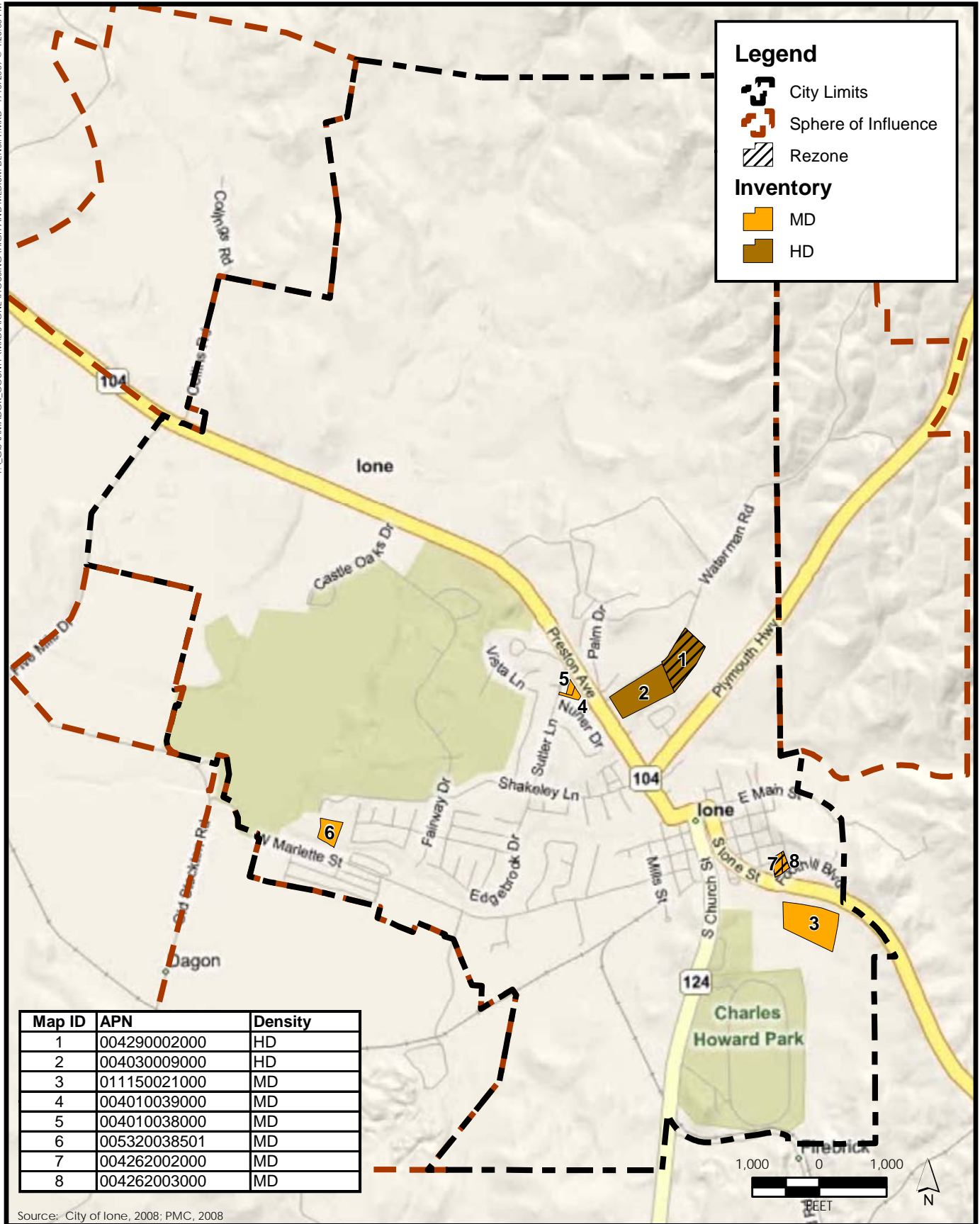
<sup>1</sup> These sites will be rezoned as part of the Zoning Code update in August 2009. This rezone is not required to meet the City's RHNA.

<sup>2</sup> These sites will have stipulations requiring development to be at a minimum of 15 units per acre (default density used for this site).

<sup>3</sup> Capacity is based on minimum units per acre (15.01 units/ acre) and a capacity of 80 percent.

<sup>4</sup> See Action H-2.2.4 for more information on capacity for these sites.

<sup>5</sup> Washington Place (4 single-family units and 2 multifamily units) has a tentative map approved and entitlements will expire in November 2009. This project will be affordable to moderate income households because of the typical land values in that specific area. The two sites (004-262-002 and 004-262-003) will be rezoned from C-1 to R-2.

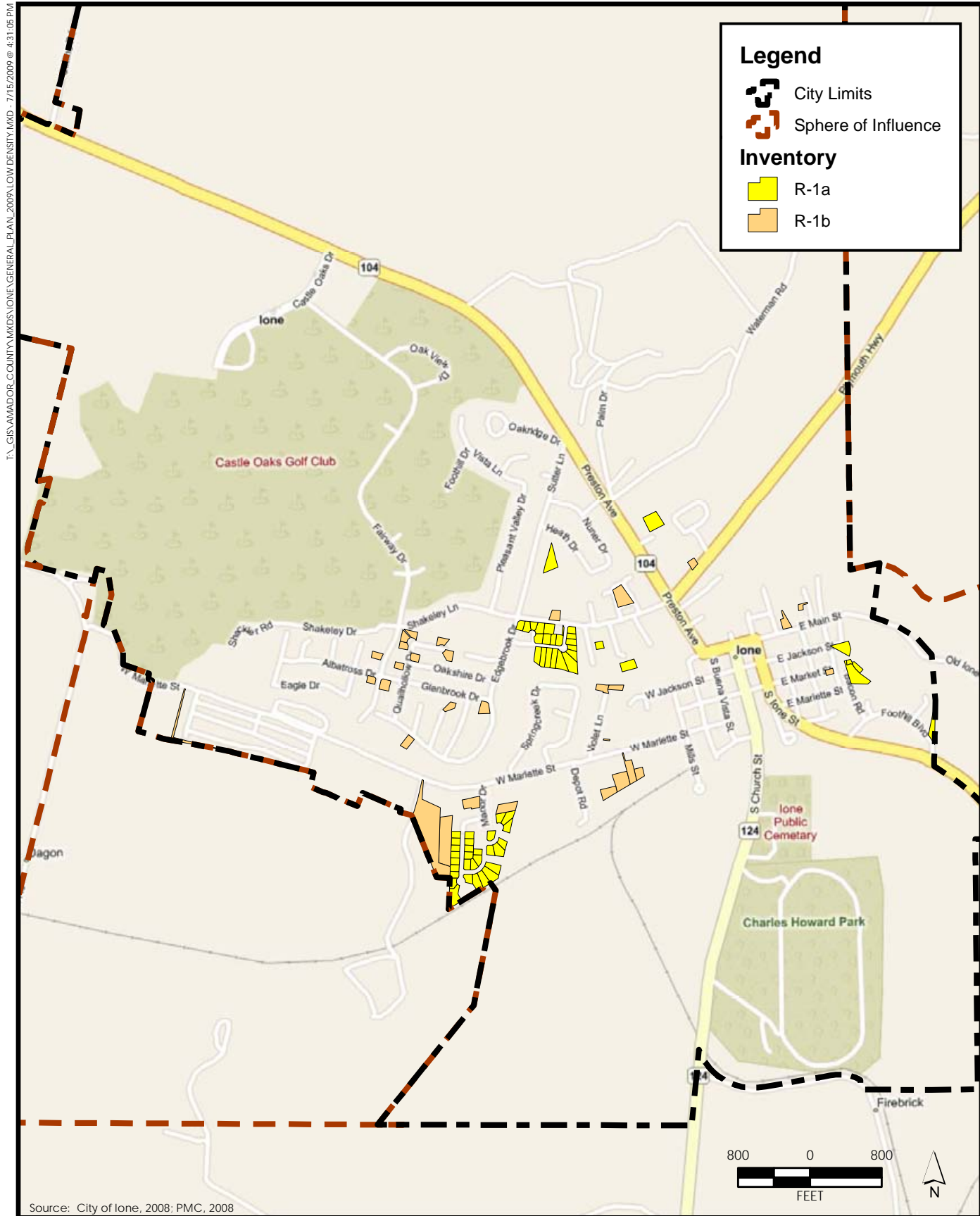


City of Lone  
Planning Department

High and Medium Density Site Map







City of Ione  
Planning Department

Low Density Site Map





### 5.0 HOUSING CONSTRAINTS

Various interrelated factors can constrain the ability of the private and public sectors to provide adequate housing and meet the housing needs for all economic segments of the community. These factors can be divided into two categories: (1) non-governmental and (2) governmental. Non-governmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing.

#### NON-GOVERNMENTAL CONSTRAINTS

**Land Availability.** The City is located in the southwestern portion of Amador County where the foothills of the Sierra Nevada meet the Central Valley. Elevations in the City range from 250 to 600 feet above sea level. State Highways 124 and 104 bisect the City in a generally north-south direction.

**Infrastructure.** Infrastructure is available throughout the City. Currently, the only infrastructure constraint stems from water and wastewater facilities running at nearly capacity. The City currently has water and wastewater capacity to meet the majority of its 2007-2014 RHNA allocation has included Actions H-2.2.3 and H-2.2.4 to ensure capacity by the end of the 2007-2014 planning period.

Sewer Infrastructure. The City provides for stormwater and wastewater collection, as well as the treatment system for the wastewater. A secondary treatment plant processes the wastewater for users within the City. The existing Waste Water Treatment Plant has a capacity of 0.41 mgd. As of 2006, the plant was operating at 0.388 mgd. The secondary treatment plant is operating very near capacity. The City also has a tertiary treatment plant that was brought on line in the early 1990s and is designed to process up to 0.8 million gallons per day (mgd) of secondary effluent received from another agency.

The City is in the process of developing a Wastewater Master Plan and Environmental Impact Report that will identify necessary improvements and a plan for implementing these improvements to alleviate the existing constraints. Current planning envisions the construction of a treatment plant with primary/secondary/tertiary components for users within the City. The existing stand-alone tertiary facility would be retained for treatment of effluent received from the other agency. The Wastewater Master Plan is being planned and programmed, on a phased basis, based upon the carrying capacity contemplated in the updated General Plan. The intent is that once the existing capacity issues are addressed, as new development occurs, improvements are made to the facility well in advance of demand from new development so that by the time any units come on line, there will be sufficient capacity.

The Phase 1 improvements will increase capacity to a total of 0.8 mgd. A future Phase 2 expansion (prior to 2030) will take the capacity of the system to 1.6 mgd. The Master Plan for sewer services is in administrative draft and will be released for public comment, concurrently with a



## APPENDIX B: HOUSING NEEDS ASSESSMENT

project/program EIR in Fall 2009. The City anticipates starting construction of the Phase 1 improvements in 2010/2011. The City is committed to ensuring that there is capacity to meet its fair share allocation for the 2007- 2014 planning period (Action H-2.2.4)

To comply with Senate Bill 1087, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

Domestic Water. The domestic water system for the City is owned and operated by the Amador Water Agency and serves the City and surrounding area from a 2.5 mgd treatment plant. The State of California has reserved 1.33 mgd of treatment plant capacity for its facilities (Mule Creek Prison, Preston School of Industry, and CAL FIRE) and the remaining 1.2 mgd is for residential, industrial, public, and commercial use. This facility is nearing capacity, although recent improvements to the facility and completion of a new water storage tank have provided near-term capacity improvements.

Amador Water Agency is in the process of developing a plan for increasing the availability of domestic water to the Ione area. A multitude of options are being investigated, including a new regional treatment facility at Tanner (which would replace the Ione WTP), improvements to the local treatment facility, or some combination of the two. The Agency is in the beginning stages of an analysis to determine the interim improvements that can be constructed at the Ione WTP and the associated costs per EDU (by specific interim improvement). The Agency is also considering creation of a Community Facilities District to pay for construction of the new Tanner WTP.

The City will continue to work collaboratively with Amador Water Agency to identify both short and long-term viable and cost effective solutions to maintaining potable water availability in the City (Action H-2.2.3).

Natural Gas and Electricity. Natural gas and electricity are available throughout the City and are provided by Pacific Gas & Electric (PG&E).

**Land Cost.** The cost of residential land directly impacts the cost for a new home and is considered a non-governmental constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of undeveloped land. This allows the developer to distribute the costs for infrastructure improvements (e.g., streets, sewer lines, water lines) over the maximum number of lots. A review of land in Ione in February 2009, using loopnet.com, revealed that the average raw land cost for a residential site was approximately \$27,800 per acre.

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**Construction Costs.** Construction costs can vary widely depending on the type of development. Multiple-family residential housing generally costs less per unit to construct than single-family housing.

Labor and materials cost also have a direct impact on housing costs and make up the main component of housing costs. Residential constructions costs vary greatly depending on the quality of materials used and the size of the home being constructed.

Using current pricing sources, the average costs for a newly constructed 2,000-square-foot single-family home in the region would be calculated as follows:

Material	\$120,000.00
Labor	\$123,252.00
<u>Equipment</u>	<u>\$4,303.00</u>
<u>Contractor Markup</u>	<u>\$34,286.00</u>
<b>Per Home Costs, Total (land not included)</b>	<b>\$295,281.00</b>

*(Source: Building-cost.net, January 2009)*

**Availability of Financing.** The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordable priced housing in Ione. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates. Over the past few years, the interest rate has been very low, dipping to between 5 and 6 percent over the last year. Persons who would be unable to purchase housing at a higher interest rate can now qualify for a home loan. However, housing prices in the City remain too high for persons of lower incomes, even with the low interest rate.

The median sales price for a single-family home in Ione in 2008 was \$269,990. **Table HE-42** illustrates the loan amount a household may qualify for based on their annual income at various interest rates.

**TABLE HE-42**  
**LOAN AMOUNT BY ANNUAL HOUSEHOLD INCOME**

Annual Income	Interest Rate	6%	7%	8%	9%	10%
\$30,000	House Price	\$102,060	\$93,690	\$86,310	\$79,740	\$74,070
	Monthly Payment	\$795	\$791	\$788	\$785	\$783



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Annual Income	Interest Rate	6%	7%	8%	9%	10%
\$40,000	House Price	\$135,990	\$124,830	\$114,930	\$106,290	\$98,640
	Monthly Payment	\$1,059	\$1,054	\$1,050	\$1,046	\$1,042
\$50,000	House Price	\$170,100	\$156,150	\$143,820	\$133,020	\$123,390
	Monthly Payment	\$1,325	\$1,319	\$1,313	\$1,309	\$1,304
\$60,000	House Price	\$204,210	\$187,380	\$172,620	\$159,570	\$148,140
	Monthly Payment	\$1,590	\$1,582	\$1,576	\$1,570	\$1,565
\$70,000	House Price	\$238,050	\$218,520	\$201,240	\$184,120	\$172,710
	Monthly Payment	\$1,854	\$1,845	\$1,837	\$1,831	\$1,825
\$80,000	House Price	\$272,250	\$249,840	\$230,220	\$212,850	\$197,460
	Monthly Payment	\$2,120	\$2,110	\$2,101	\$2,094	\$2,087

Source: <http://www.mortgage101.com> home affordability calculator

Note: Loans are considered to be 30-year fixed with a 10% down payment. The ratio of housing cost to income is set to 28%, hazard insurance is calculated based on yearly fee of 0.4% of the loan amount, property tax is 1% of the purchase price per year, mortgage insurance is calculated based on a yearly fee of 0.5% of the loan amount, and closing costs are calculated based on 3% of the loan.

### GOVERNMENTAL CONSTRAINTS

**Land Use Controls.** The Ione General Plan establishes policies that guide new development including residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the City. The land use designations established by the 1982 General Plan that allow single-family and multifamily residential developments are identified in **Table HE-43**.

**TABLE HE-43**  
**GENERAL PLAN RESIDENTIAL DESIGNATIONS**

Designation	Description
<b>Rural Residential (RR)</b>	Rural residential uses where full city services may not be required under specific circumstances. This use may be more suitable for development in uneven terrain or where water or sewage system services may not be provided for in the foreseeable future. Please note that there is no RS land use designations within the city limits. The RS land use designations is only identified in the sphere of influence.
<b>Low Density Residential (RL)</b>	Designates urban residential uses for which full services, including but not limited to public water and sewage facilities, city roads, and police and fire protection, are provided.



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Designation	Description
<b>Medium Density Residential (RM)</b>	Multifamily units or apartments with full services provided. Preferred locations are adjacent to community commercial areas and recreational facilities, with access to major roads and/or public transportation, and where adequate parking can be provided.
<b>Special Planning (SP)</b>	Designation that allows residential, commercial, and industrial uses in areas that might otherwise be limited in their development potential due to natural constraints.

Source: City of Ione 1982 General Plan

Table HE-44 provides an estimate of the population density and land use category.

**TABLE HE-44**  
**POPULATION DENSITY ESTIMATES BY LAND USE CATEGORY**

Land Use Category	Minimum Residential Density (du/ac)	Maximum Residential Density (du/ac)	Minimum Population Density (people/ac)	Maximum Population Density (people/ac)	Maximum Estimated Population
Rural Residential	0.1	2.0	0.3	5.3	1,790
Low Density Residential	2.1	7.0	5.5	18.5	12,003
Medium Density Residential	7.1	15	18.7	23.4	702
High Density Residential	15.1	25.0 <sup>1</sup>	23.6	39.0	1,092
Central Business District	7.1	25.0 <sup>1</sup>	18.7	39.0	1,221
Downtown Transition	3.1	25.0 <sup>1</sup>	8.2	39.0	450
Maximum Total Estimated Population					17,258

Notes:

Assumptions: Single family units are assumed to have 2.64 people per household and multi-family units are assumed to have 1.56 people per household, based on U.S. Census 2000 data. Population densities are rounded to the nearest tenth.

<sup>1</sup> Density bonus consistent with State law may be allowed to exceed the 25.0 unit per acre maximum.

The City of Ione Zoning Code includes six residential zones and the Planned Development Zone to provide flexibility in terms of land uses and density, shown in **Table HE-45**. In addition, multifamily residential development is also allowed by right in many commercial zones in the City. Residential, commercial, and planned development zoning are intended to regulate the development of housing by identifying areas of the City appropriate for residential uses and a variety of housing densities.



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**TABLE HE-45**  
**ZONING DESIGNATIONS IN WHICH RESIDENTIAL USES ARE ALLOWED**

District	Description	
R-1a	One-Family Dwelling Zone	This district should be applied to areas that are primarily residential, consisting of one-family dwellings. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.
R-1b	One-Family Dwelling Zone	This district should be applied to areas that are semi-rural but primarily residential in nature, and supportive of small-scale animal keeping. Residential dwelling types consist of single-family dwellings. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.
R-1c	One-Family Dwelling Zone	This district should be applied to areas that are primarily semi-rural in nature, consisting of single-family dwellings. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.
R-2	Limited Multiple-Family Dwelling Zone	This district should be applied to areas intended for the development of higher density single-family homes (attached or detached) and medium density homes, such as condominiums, duplexes, tri-plexes, and four-plexes. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.
R-3	Multiple-Family Dwelling Zone	This district should be applied to areas intended for the development of higher density single-family homes (attached or detached) and medium density homes, such as condominiums, duplexes, tri-plexes, and four-plexes, in addition to multiple-family housing, such as apartment complexes. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.
R-4	High Density Multiple-Family Dwelling Zone	This district should be applied to areas intended for the development of higher density single-family and medium to higher density homes, such as condominiums, duplexes, tri-plexes, and four-plexes, in addition to multiple-family housing, such as apartment complexes. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.
MP	Mobile Home Park Zone	Provides for the development of mobile home parks and/or the placement of mobile homes on individual lots within an approved subdivision of lots to accommodate mobile homes as the primary dwelling unit. The MP Zone also allows for the development of associated support uses, such as community centers, parks, and common areas as part of both mobile home parks and mobile home subdivisions.

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District	Description	
C-1	Light Commercial Zone	This district is applied to areas that consist primarily of light commercial uses and office development. It additionally provides for public uses, clubs, institutions, and other similar uses. Two-, three-, and four-family developments and multiple-family housing is provided for. One-family and two-family residential development is also conditionally allowed.
C-2	Central Business District Commercial Zone	This district is also applied to areas that consist primarily of commercial and office development, public uses, clubs, institutions, and other similar uses. It is intended primarily for Central Business District Commercial Uses. Three- and four-family developments and multiple-family housing is provided for. Unlike the C-1 district, it does not allow for one-family and two-family residential development.
C-3	Heavy Commercial Zone	This district is applied to areas that consist primarily of heavy commercial use and light industrial uses such as processing, packing, and facilities for motor freight transportation. This district also accommodates three- and four-family developments and multiple-family housing.
A	Agricultural Zone	This district is intended to preserve land for agricultural use and operations and to discourage the premature conversion of agricultural land to urban uses. The district allows for a range of agricultural and compatible uses on large tracks of land, such as raising and grazing of livestock, poultry, or other animals; growing and harvesting of trees, fruits, vegetables, flowers, grains, or other crops; storage, packing or processing of agricultural products produced on the property, without changing the nature of the products; sale on the property of products produced thereon, provided that such uses are carried on by residential use thereof, and are not a nuisance to the contiguous properties; and one-family dwellings and one guesthouse, with the renting of not more than one room.
P-D	Planned Development Zone	The purpose of the P-D district is to provide procedures for the consideration and regulation of areas suitable for proposed comprehensive development with detailed development plans and of those areas that require special planning to provide for appropriate planned development in harmony with their natural features and other environmental consideration. (Ord. 216 §2 (part), 1980: Ord. 51 §15D (A), 1958). The contents, requirements, and adoption and amendment procedures for Planned Developments are listed in section 17.10.070 (Planned Developments).

*City of Ione Zoning Code, April 2009*



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Table HE-46 illustrates General Plan and Zoning Code consistency.

**TABLE HE-46**  
**ZONING CONSISTENCY MATRIX**

Zoning District Symbol	Zoning District Name/Description	General Plan Land Use Designation Implemented by Zoning District
<b>Agricultural Zoning Districts</b>		
A	Agricultural	Agricultural Transition, Agricultural/Mineral Resources
<b>Residential Zoning Districts</b>		
R-1a	One-family Dwelling	Residential Low Density
R-1b	One-family Dwelling	Residential Low Density
R-1c	One-family Dwelling	Residential Low Density
R-2	Limited Multiple-family Dwelling	Residential Low Density, Residential Medium Density
R-3	Multiple-family Dwelling	Residential Medium Density
R-4	High Density Multiple-family Dwelling	Residential Medium Density
M-P	Mobile Home Park	Residential Medium Density
<b>Commercial and Industrial Zoning Districts</b>		
C-1	Light Commercial	Central Business District, Neighborhood Commercial
C-2	Central Business Commercial	Central Business District, Neighborhood and Highway Commercial
C-3	Heavy Commercial	Central Business District, General Commercial, Light Industrial
M-1	Limited Manufacturing	General Commercial, Light Industrial, Industrial, Heavy Industrial
<b>Special Purpose Zoning Districts</b>		
S-P	Specific Plan	All
P-D	Planned Development	All
<b>Overlay Zoning Districts</b>		
H	Historic Overlay	All

Source: Ione General Plan; Zoning Code, 2009

**Residential Development Standards.** The City of Ione's Zoning Code is the primary guide for residential development. The code establishes standards and zoning that control the type, location,

## APPENDIX B: HOUSING NEEDS ASSESSMENT



and density of residential development in Ione. The zoning regulations serve to protect and promote the health, safety, and general welfare of the community residents and also implement the goals and policies of the General Plan.

Part of these development controls include specific development standards. **Table HE-47** lists the development standards that are applied to residential development in the City. Setbacks for front, rear, and side yards are established in the City's Zoning Code and are listed in the table, as are height restrictions. The maximum height in all residential zones except the R-4 zone is 35 feet or two and a half stories; R-4 allows for up to 45 feet or three stories. Development standards for residential units in commercial zones must comply with the provisions applicable to the type of building proposed (i.e., one-family dwelling at R-1 standards; two-, three-, or four-family dwellings at R-2 and R-3 standards; all higher densities at R-4 standards). The City is planning to rezone three sites to the RH General Plan designation, one of which will be rezoned to the R-4 zone while the other two will remain PD, but will have programs requiring that they be developed at a minimum of 15 units per acre (see Action 2.2.2). **Planned Development Zoning District (PD).** The PD process is identical to the Specific Plan, but has fewer content requirements than a Specific Plan. The intent of a Planned Development district is to provide procedures for the consideration and regulation of areas suitable for proposed comprehensive development with detailed development plans and of those areas that require special planning to provide for appropriate planned development in harmony with their natural features and other environmental consideration. Ideal areas of the City for the establishment of new Planned Development zoning districts include medium and large residential subdivisions and areas identified in the Land Use Element as Policy Areas.

Because of their comprehensive nature and intent, Planned Developments provide a process for establishing unique and "stand-alone" development standards separate from those found in more "conventional," City-wide zoning districts. In effect, the PD is the zoning for the property, just like with Specific Plans.

All new Planned Developments require the establishment of a Master Plan that includes the following:

- A list of permitted, conditionally permitted, and prohibited uses;
- Performance and development requirements related to yards, lot area, intensity of development on each lot, parking, landscaping, and signs;
- Other design standards appropriate for the specific site and development;
- Legal description of property covered by the Master Plan; and
- Reasons for establishment of a Planned Development Master Plan on the particular property.

Additional contents may be required as determined by the City including, but not limited to, regulations relating to nonconforming lots, uses, structures, and signs; time, phasing, and sequence of development projects; infrastructure planning; and circulation planning.



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**Affordable Housing Program:** The Affordable Housing program provides opportunities for developing housing units affordable to lower-income persons in the community and does not act as a constraint to the over all development of housing. The goal of this program is to develop a mix of housing types targeted to a variety of income groups. This program provides flexibility and provides incentives for developers building in the City of Ione..

The City requires that residential projects of ten or more units include five percent of the units in the project as affordable to very low-, low-, and moderate-income households. Developers of less than ten housing units are exempt from this requirement.

Developers of ten or more housing units shall provide the following:

- In a rental housing project of ten or more units two percent of the units shall be affordable to very low -income households, two percent shall be affordable to low-income households and one percent shall be affordable to moderate-income households.
- In a for-sale project of ten or more units two percent shall be affordable to low-income households and three percent shall be affordable to moderate-income households.
- Affordable units shall be built on site and must be comparable in infrastructure (including wastewater, water and other utilities), construction quality, and exterior design to the market-rate residential units. Affordable units may be smaller in aggregate size and have different interior finishes and features than market-rate units, so long as the interior features are durable, of good quality, and consistent with contemporary standards for new housing. The number of bedrooms should be the same as those in the market-rate units, except that if the market-rate units provide more than three bedrooms, the affordable units need not provide more than three bedrooms
- All affordable units must be constructed and occupied concurrently with or prior to the construction and occupancy of market-rate units. In phased developments, the affordable units must be evenly distributed throughout the development and will be constructed and occupied in proportion to the number of units in each phase of the residential development
- Deed restrictions shall be provided to assure that rental units developed for very low-, low- and moderate-income persons will remain affordable for 55 years and ownership units developed for low- and moderate-income units will remain affordable for 45 years.
- If an owner sells an affordable unit before the end of the 45 year resale restriction term, the owner shall repay the City/ subsidy balance. The balance is any remaining principal and accrued interest after the subsidy has been reduced as defined in the Buyer's Resale Agreement (to be determined at the time of purchase).
- Per the deed restriction of the affordable units, all affordable units resold shall be required to be sold to an income-eligible household.

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- The City will develop and maintain a waiting list of eligible persons wishing to purchase or occupy an affordable housing unit.

### Alternatives

- Payment of an in-lieu fee for ownership or rental units may be acceptable and the amount of in-lieu fees shall be established by a nexus study to be completed by June of 2010. The money will then be placed into an affordable housing trust fund. The City will develop a set of priorities for the use of Housing Trust Fund monies once the Housing Trust Fund is established (Action H-4.7.1).
- If the developer is permitted to dedicate land for the development of affordable units in satisfaction of part or all of its affordable housing requirement, the agreement shall identify the site of the dedicated land and shall provide for the implementation of such dedication in a manner deemed appropriate and timely by the City.

### Incentives

Possible incentives that may be included but are not limited to the following:

- Assistance with accessing and apply for funding (based on availability of federal, state, local foundations, and private funds);
- Mortgage-subsidy or down payment assistance programs to assist first time homebuyers and other qualifying households, when such funds are available;
- Expedited/streamlined application processing and development review;
- Modification of development requirements, such as reduced set backs and parking standards on a case-by-case basis; and
- Density Bonuses.





## APPENDIX B: HOUSING NEEDS ASSESSMENT

**TABLE HE-47**  
**RESIDENTIAL LAND USE ZONES AND DENSITIES**

Development Standard	A	R-1a	R-1b	R-1c	R-2	R-3	R-4
Setbacks (minimum)							
Front	25 ft			30 ft	20 ft		
Side	6 ft <sup>1, 2</sup>			15 ft <sup>2</sup>	8 ft <sup>2</sup>	5 ft <sup>2</sup>	5 ft <sup>2</sup>
Side – Street Side of Corner Lots	12 ft						8 ft
Side – Second Story Portions of Main Structures	13 ft <sup>4</sup>				13 ft <sup>3</sup>		15 ft
Rear	25 ft or 25% of the depth of the lot, whichever is less			30 ft	20 ft or 20% of the depth of the lot, whichever is less	15 ft	20 ft
Minimum Lot Area	7,000 sf per dwelling unit <sup>5</sup>	7,000 sf per dwelling unit <sup>5, 6</sup>	6,500 sf per dwelling unit <sup>5, 6</sup>	10,000 sf per dwelling unit <sup>5, 6</sup>	3,000 sf per dwelling unit <sup>5, 7</sup>	1,500 sf per dwelling unit; minimum lot size: 10,000 sf	Between 1,000 sf and 3,000 sf per dwelling unit; minimum lot size: 15,000 sf
Minimum Development Density	n/a				6,500 sf per dwelling <sup>5</sup>	3,000 sf per dwelling unit <sup>5</sup>	n/a
Minimum Residential Ground Floor Area	n/a			1,500 sf <sup>8</sup>	n/a		

## APPENDIX B: HOUSING NEEDS ASSESSMENT



Development Standard	A	R-1a	R-1b	R-1c	R-2	R-3	R-4
Distance Between Buildings							
Between Buildings for Dwelling Purposes	6 ft				10 ft		
Between Accessory Buildings	6 ft						
Height (maximum)	45 ft/3 stories						45 ft/3 stories

*Notes:*

- The combined side yard setbacks shall be not less than 15 feet.*
- Within required side yards, at least one side shall provide 4 ft of unobstructed surface so as to allow unobstructed access from front yard to rear yard.*
- Where an R-2 District shares a property line with an R-1 District, second story portions of main structures shall be located no less than 20 ft from such shared property lines. (Ord. 368 §1(part) 2000; Ord. 252(part), 1984; Ord. 51 §6.04, 1958).*
- For development projects involving more than six dwelling units and that exceeding either 20 ft in height or are two stories or greater shall be setback from side and rear property lines no less than 50 feet. (Ord. 368 §1(part), 2000).*
- When a lot has less than herein required and was recorded at the time of passage of the Title, said lot may be occupied by not more than one dwelling unit. (Ord. 324 §2, 1992; Ord. 51 §5.00(A), §5.00(B), 1958).*
- In the R-1 zones, where a lot has an area of 12,000 square feet or more and with adequate provisions for ingress and egress, a Conditional Use Permit may be granted for the construction of additional one-family dwellings and allowable accessory buildings. However, the minimum site area shall be 6,000 square feet of lot area per each one-family dwelling.*
- In the R-2 zone, where a lot has an area of 9,000 square feet or more and with adequate provisions for ingress and egress, a Conditional Use Permit may be granted for the construction of additional family dwelling units and allowable accessory buildings. However, the minimum site area shall be 3,000 square feet of lot area per each family dwelling unit.*
- Exclusive of open porches or garages (Ord. 189 §2(part), 1977; Ord. 51 §5.00(C), 1958).*



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**Parking.** The City's parking requirements for residential projects vary by the housing type. **Table HE-48** provides the parking requirements for residential developments. Single-family residential units are required to have two garage spaces and two additional spaces per unit. Multiple family residential units require one parking space per dwelling unit and either ½ or one additional off-street space. Senior units also require one parking space per dwelling unit and an additional off-street parking space if the unit is three or more bedrooms. The Zoning Code allows the required off-street parking spaces to be provided in a garage, under a carport, on an open dust-free surface, or any combination of these.

**TABLE HE-48**  
**RESIDENTIAL OFF-STREET PARKING STANDARDS**

Land Use Type	Required Parking Requirements
Single-Family	2 spaces within a garage and 2 additional spaces for each unit
Multifamily	
Studio, one and two bedroom units	1 space/dwelling unit, plus ½ additional off-street space
Three or more bedroom units	1 space/dwelling unit, plus 1 additional off-street space
Senior units, studio, one, and two bedroom units	1 space/ dwelling unit
Senior units, three or more bedroom units	1 space/dwelling unit, plus 1 additional off-street space
Mobile Home Park	2 parking spaces/home site

*Source: City of Ione Zoning Code, 2009*

**Subdivision Standards.** Subdivision standards are used in the City to encourage developers to use new concepts and innovations in the arrangement of building sites within the subdivision. Deviations from traditional land division approaches are encouraged in order to facilitate the development of land in a manner that will be appropriate for contemporary living patterns and technological progress.

Whenever land is subdivided for the purpose of leasing, selling, or financing, the regulations of the California Subdivision Map Act (and Title 16 of the City's Municipal Code) are applicable. To subdivide a parcel into two, three, or four parcels, the applicant seeks approval of a Tentative Map for Parcel Map. Subdividing a parcel into five or more parcels requires approval of a Tentative Map for Final Map. The subdivision process is used by the City to ensure that subdivisions will meet community goals through the provision of adequate infrastructure, including roads, drainage, schools, and parks.

When completing a Parcel Map or Final Map, an applicant first submits a Tentative Map to the City Planner. Approval of a Tentative Map for Final Map or Parcel Map is the responsibility of the Planning Commission. After approval of a Tentative Map, the Final Map or Parcel Map must be

## APPENDIX B: HOUSING NEEDS ASSESSMENT



approved if it is substantially the same as the approved Tentative Map. The City is able to establish conditions of approval, and through this, obtain exactions for public facilities, land, or fees. However, all exactions must be directly related to the project (e.g., there must be a reasonable nexus between the condition and the project).

**Historic Overlay (H) District.** The purpose of the Historic Overlay (H) Zoning District is to establish an area in the City specifically for the protection, enhancement, and preservation of the historic Downtown. The Historic District is intended to be a special place with unique historical and aesthetic interest and value. It will enhance the cultural and economic standing of the City by preserving its unique architectural heritage. This overlay district supplements the provisions of the underlying zoning districts for the special purposes identified in the Zoning Code. Where there is conflict between this overlay district and the underlying base district, the overlay district regulations prevail.

The Historic Overlay (H) Zoning District is applicable to those properties zoned with the Historic Overlay (H) Zoning District. These properties generally fall within Ione's Downtown, on the portion of Main Street situated between the intersection of Ione Street on the east and Sacramento Street on the west. When a property is located in the Historic Overlay (H) Zoning District, the allowed use regulations of the Base Zoning District prevail. When there is a conflict between the Base Zoning District and the Overlay Zoning District, or when the Historic Overlay (H) Zoning District provides development standards the Base Zoning District is silent on, the regulations of the Overlay Zoning District prevail. The Historic Overlay (H) Zoning District provides specific design standards and guidelines for the various styles of buildings found in the Downtown and ensures compliance with these provisions through an architectural design review entitlement process. Most projects qualify for administrative review, which is completed by the City Planner and do not require a public hearing; however larger projects, or projects that qualify for administrative review but are elevated by the applicant, City Planner, or a member of the public, are reviewed and decided by the Planning Commission.

**Site Plan Review.** The City of Ione requires all new multifamily and non-residential development, as well as additions to such projects where more than 500 or more gross square feet is being added to existing structures, go through a Site Plan Review process. The intent of Site Plan Review is to provide a process for promoting the orderly and harmonious growth of the City; to encourage development in keeping with the desired character of the City; and to ensure physical and functional compatibility between uses. The Site Plan Review permit provides a process for consideration of development proposals to ensure that the design and layout of commercial, retail, industrial, or institutional uses or multifamily residential development will constitute suitable development and will not result in a detriment to the City of Ione or the environment. The applicant is required to submit to the City a site plan, detailed elevation drawings, landscape plans, drawings of the site, and other plans that may reasonably be required to assure compliance with development. These are reviewed by City staff, who will either accept the application as complete or return it to the application with a request for additional information within 30 days. The Planning Commission reviews the application and is responsible for making a decision on the project (approval or denial) based on a set of findings and considerations. Specifically, the Commission is considering the following:



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- Considerations relating to site layout, the orientation and location of buildings, signs, other structures, open spaces, landscaping, and other development features in relation to the physical characteristics, zoning, and land use of the site and surrounding properties;
- Considerations relating to traffic, safety, and traffic congestion, including the effect of the development plan on traffic conditions on abutting streets, the layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways, the adequacy of off-street parking facilities to prevent traffic congestion, and the circulation patterns within the boundaries of the development;
- Considerations necessary to ensure that the proposed development is consistent with the General Plan and all applicable Specific Plans or Planned Development Master Plans, including but not limited to the density of residential units; and
- Considerations relating to the availability of City services, including, but not limited to, water, sewer, drainage, police and fire; and whether such services are adequate based upon City standards. (Ione Municipal Code, Section 17.10.090.F)

During the review process, the Planning Commission may require conditions in order to mitigate environmental effects, ensure orderly growth of the City, ensure provision and maintenance of adequate public services and facilities, and carry out the goals and policies of the General Plan and City codes.

**Provision for a Variety of Housing.** The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Some of the housing types include single-family residential housing, multiple-family residential housing, residential accessory dwelling units, mobile homes, duplexes, transitional housing, supportive housing, second units, single room occupancy units, and emergency shelters. **Table HE-49** shows the housing types that will be permitted by Zoning District.

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**TABLE HE-49**  
**HOUSING TYPES PERMITTED BY ZONING DISTRICT**

Land Use/Zoning District	A	R-1a R-1b R-1c	R-3	R-4	MP	C-1	C-2	C-3	M-1
Residential Uses									
Adult Day Care Home	N	P	P	P	N	P	P	P	N
Caretaker Housing	P	P	P	P	P	P	P	P	P
Dwelling, Multifamily	N	N	P	P	N	P	P	P	N
Dwelling, Second Unit	P	P	P	P	P	P	P	N	N
Dwelling, Single-Family	P	P	N	N	N	P	C	N	N
Dwelling, Two-Family	N	N	P	P	N	C	C	N	N
Dwelling, Three- and Four-Family	N	N	P	P	N	P	P	P	N
Emergency Shelter	N	N	N	C	N	N	N	N	P
Employee Housing	P	N	N	N	N	N	N	N	N
Family Day Care Home, Large	C	C	C	C	C	N	N	N	N
Family Day Care Home, Small	P	P	P	P	P	P	P	N	N
Group Residential	N	N	C	P	N	N	N	N	N
Guest House	P	P	N	N	N	N	N	N	N
Home Occupations	P	P	P	P	P	P	P	P	P
Live-Work Facility	N	N	C	C	N	C	C	C	N
Manufactured Home	P	P	P	P	P	P	P	N	N
Mobile Home	N	N	N	N	P	N	N	N	N
Mobile Home Park	N	N	N	N	P	N	N	N	N
Residential Care Home	P	P	P	P	P	P	P	N	N
Single Room Occupancy (SRO) Facilities	N	N	C	C	N	N	N	N	N
Supportive Housing	P	P	P	P	P	P	P	P	P
Transitional Housing	P	P	P	P	P	P	P	P	P

Source: City of Ione Zoning Code, 2009



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**Secondary Living Units:** Second units are considered an attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats. Secondary living units are permitted in all residential districts and in two commercial districts (C-1, C-2).

**Mobile and Manufactured Homes:** Mobile homes and manufactured housing offer an affordable housing option to many low- and moderate-income households. Approximately 2 percent of the City's housing stock consists of mobile homes. The City permits mobile homes only in the Mobile Home (MP) district but permits manufactured housing in all residential districts and two commercial districts (C-1, C-2).

**Farmworker Housing:** Farmworker or employee housing is property used temporarily or seasonally for the residential use of five or more unrelated persons/families employed to perform agricultural or industrial labor. The accommodations may consist of any living quarters, dwelling, boardinghouse, tent, bunkhouse, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodations maintained in one or more buildings, or one or more sites, and the premises upon which they are situated, including area set aside for parking of mobile homes or camping of five or more employees by the employer. State law (Section 17021.6 of the Health and Safety Code) requires that farmworker housing for 12 or fewer units be permitted by right in agricultural zones. The City's Zoning Code allows employee housing in the Agricultural (A) district.

**Residential Care Home:** A residential care home is a home that provides 24-hour non-medical care for six or fewer persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California. Convalescent homes, nursing homes, and similar facilities providing medical care are included under the definition of "Medical Services, Extended Care." The City currently allows residential care homes in all residential districts and in two commercial districts (C-1, C-2).

**Residential Care Facility:** A residential care facility is a facility that provides 24-hour non-medical care for more than six persons 18 years of age or older, or emancipated minors, with chronic, life threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California. The City currently allows residential care facilities in all the R-2, R-3 and C-1 districts with a conditional use permit and as a permitted use in the R-4 district.

**Emergency Shelters:** California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person."



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In effect since January 1, 2008, Senate Bill (SB) 2 (Cedillo, 2007) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards may include:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone;
- The size and location of exterior and interior on-site waiting and client intake areas;
- The provision of on-site management;
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 30 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

Action 5.3.1 states that the City will continue to allow shelters in Limited Manufacturing (M-1) zoning district by right. There are currently approximately 181 acres available in this zone and after the completion of the General Plan and Zoning Code update in August 2009, there will be approximately 70 acres of land available in the M-1 zoning district, allowing adequate capacity for this use.

**Transitional and Supportive Housing:** Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multifamily units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities



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originated before the age of 18). Services linked to supportive housing are usually focused on retaining housing, living and working in the community, and/or health improvement.

Senate Bill 2 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the municipal code. Both transitional and supportive housing are explicitly defined in the City's Zoning Code and both are allowed by right in all residential zones by right, without requiring any additional review. Action 5.3.1 states that Transitional and Supportive Housing will be permitted in all residential zones.

**Housing for Persons with Disabilities:** Compliance with provisions of the federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building Official in Ione. ADA access is enforced through building permit entitlement and is required for all commercial development, new construction of multifamily apartments with three or more units in any one building, and new construction of congregate housing or shelters. Special ADA access retrofitting is not required for remodeling or renovation of buildings, but only for new construction. In the last planning period the City adopted a Transition Plan and has been installing/replacing ADA curb ramps and making other improvements to public facilities. The City does not have and specific land use or development standards related to the spacing or concentration of persons with disabilities, or any special parking requirements but rather evaluates the need for reasonable accommodations for persons with disabilities on a case-by-case basis. In May 2009 the City established a reasonable accommodation procedure (section 17.10.060 of the City's Zoning Code) to ensure a fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes. Action 5.1.1 states that the City shall ensure that reasonable accommodations to persons with disabilities are provided as required under Senate Bill 520 (Chapter 671 of the Government Code). To further comply with SB 520, the City will amend the zoning code to update the definition of family to state "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit" (Action H-5.1.1).

**Extremely Low-Income Households:** Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs).

Extremely low-income households typically comprise persons with special housing needs including but not limited to persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and farmworkers. SROs are permitted in the R-3 and R-4 zone with a conditional use permit. In addition, to encourage and facilitate the development of housing affordable to extremely low-income households, the City will prioritize funding and offer financial incentives and regulatory concessions (Action H-5.4.1).

**Building Codes and Code Enforcement.** The purpose of the building-related codes is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures with the City.

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The City of Ione currently administers codes and code enforcement under the latest 2007 edition of the California Building Code (CBC) and ADA requirements. The City adopted this new code in February 2008 and it went into effect in March 2008.

Very little proactive code enforcement occurs in the City, mainly due to lack of funding and staff. Most building and zoning enforcement activities of the City are in response to complaints of City residents or items found during other inspection activities

**Site Improvements.** All development in the City must comply with the City's adopted improvement standards. Improvements to property include the installation of on-site water, sewer, drainage, street lighting, highways, curbs/gutters/sidewalks/streets, and other associated improvements. The City's standards for these improvements, whether eventually dedicated to the City or otherwise, are listed in the City's Improvement Standards, adopted by Resolution 1430 on February 4, 2004, and updated in 2007 by Resolution 1600. These standards cover the design and construction of streets, storm drainage, and sanitary sewers, and standard details for infrastructure such as manholes, inlet boxes, trenches, stop signs, and curbs. These improvement standards establish minimum standards to be applied to improvements including those dedicated to the public to be City maintained and operated, private development projects, and improvements in existing rights-of-way and easements. The standards also work to protect the public, ensuring the adequate design of public facilities. Plans including waterline improvements must also be reviewed and approved by the Amador Water Agency prior to approval by the City.

Ione has on- and off-site improvement requirements for new residential development based on the location and size of the development. Off-site improvements are required where necessary to allow for the proposed density of the development. Typical off-site improvements include street construction consisting of sidewalks, curbs, gutters, underground electric, telephone, cable and gas, sewer and water line extensions, and traffic and safety items (streetlights, striping, signs, guardrails, and barricades).

**Development Impact Fees and Processing Fees.** Two aspects of local government have been criticized as placing burdens on the private sector's ability to build affordable housing. These are (1) the fees or other exactions required of developers to obtain project approval, and (2) the time delays caused by the review and approval process. Critics contend that lengthy review periods increase financial and carrying costs and that fees and exactions increase expenses. These costs are in part passed onto the prospective homebuyer in the form of higher purchase prices or rents.

A variety of development impact fees are often assessed on new residential projects that include City controlled fees (such as development application fees and building permit fees) and utility service connection fees (e.g., sewer and water connection fees). The various planning review and processing fees, development impact fees and utility service connection fees collectively can add significant costs on housing. The City of Ione has adopted fees for all developments including single-family and multifamily developments.

**Table HE-50** identifies the typical fees that would be collected for the development of single-family and multifamily projects. Assuming a 2,000 square foot house, the typical fees would be \$19,418, and for an 800 square foot multifamily unit, the typical fees would be \$15,590.



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**TABLE HE-50**  
**CITY OF IONE IMPACT FEE SCHEDULE**

Impact Fee	Rate	
	Residential	Commercial
Regional Traffic Impact Fee (adopted 10-1-07 by Amador County Transportation Commission)	\$3,059.00/unit	\$419/1000 sf
Local Traffic Impact Fee	\$3,074/unit	\$612/1000 sf
Fire Service	\$1,302.00/new unit \$0.25/sf for additions	\$12,760/acre of building (\$0.29/sf)
Police Service	\$1,263.00/unit	\$12,377/acre of building (\$0.28/sf)
Park & Recreation	\$3,284.00/unit	\$32,183/acre of building (\$0.74/sf)
City Administration Fee	\$1,056.00/unit	\$10,349/acre of building (\$0.24/sf)
General Plan Service (adopted 8-21-05)	\$0.22/sf	\$0.22/sf
School Fees (adopted June 23, 2008, by Amador County Unified School District)		
Residential	\$2.97/sf	
Sewer Connection Fee		
Residential	\$7,640/equivalent unit	
Mobile Home	\$7,200/space	

*Source City of Ione, February 2009*

Each discretionary approval or entitlement has different submittal requirements and deposits associated with it, as identified in **Table HE-51** below. All deposits identified for discretionary approvals are deposits that are paid when the application for the entitlement is submitted; in addition, the City will bill the applicant costs that are calculated on a time-and-materials basis for review and processing of the application.

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**TABLE HE-51**  
**DISCRETIONARY APPROVAL/ENTITLEMENT DEPOSITS AND COSTS**

Discretionary Approval/Entitlement Deposits	
Variance	\$300 <sup>1</sup>
Conditional Use Permit	\$250 <sup>1</sup>
Site Plan Review	\$100 <sup>1</sup>
Planned Development (Establishment)	\$350 <sup>1</sup>
Rezone	\$350 <sup>1</sup>
General Plan Amendment	\$600 <sup>1</sup>
Boundary Line Adjustment	\$250 <sup>1</sup>
Tentative Map (for Parcel or Final Map)	\$300 plus \$4.00/lot <sup>1</sup>
Extension of a Tentative Map	\$250 <sup>1</sup>
Additional Deposits	
Environmental Review Deposit	\$250 <sup>1, 2</sup>
Appeals	\$150 <sup>1</sup>
Direct Costs	
City Planner	\$95/hour
Associate Planner	\$75/hour
Principal Engineer	\$90/hour
Associate Engineer	\$90/hour
City Attorney	\$95/hour
City Clerk	\$15/hour
Consultant fees for preparation of an EIR	As identified in the consultant's scope of work

Source: City of Ione, February 2009

Note:

- <sup>1</sup> These charges are considered deposits. In addition to these deposits, the City will charge the applicant on a time-and-materials basis to complete the review and processing of the application, as specified above in Direct Cost.
- <sup>2</sup> Environmental review deposit is automatically required for all tentative maps, rezones, and General Plan amendments. It may also be required for other projects at the discretion of the City Planner if environmental review beyond an exemption is anticipated.

**Permit Processing.** While permit processing and development review are necessary to ensure that development proceeds in an orderly manner, permit processing fees, the costs of studies and implementation of conditions, as well as time consumed, can impact the cost of housing development.

In general, development of a single family home on an appropriately zoned lot requires a building permit. The application for the permit must be filed with the Building Department and then the application is sent to the City Planning Department to ensure that the development conforms to the



## APPENDIX B: HOUSING NEEDS ASSESSMENT

required standards for that district. The Building Department then issues the permit to the developer. This process takes approximately 5 to 10 days for a single family unit. A multifamily development requires a site plan review which takes approximately 2 to 4 months and building permit review which takes an additional 5 to 25 days. The entire process for a multifamily development takes about 3 to 6 months. The City does not see this as a constant to the development of housing. For subdivision maps, it is usually a four- to six-month process, which includes Planning Commission and possibly City Council review and approval. Improvement plan review takes about three to four weeks and final maps usually take 60 to 90 days. Building permit issuance usually takes two weeks, depending on the size of the development.

For a residential subdivision, the City Planning Department is responsible for handling the application. The development application is checked for completeness, which takes less than 30 days. If necessary, other agencies, such as Caltrans or the Regional Water Quality Control Board, are contacted in order to allow them the chance to review and evaluate the proposed development. Environmental review of the project is then conducted. In most cases, an initial study and negative declaration or mitigated negative declaration is prepared. The public review period is generally from 20 to 30 days. The project is then brought before the Planning Commission by City Planning Department staff. If a rezone or General Plan map amendment is required, the project is then usually brought before the City Council for approval three to four weeks later. Typically, the whole process from submittal of the development application to approval (or denial) of the project takes about six to eight months. However, if an environmental impact report (EIR) is required, this may substantially add to the cost and extend the time frame for permit processing.

Various development review and approval activities, such as General Plan amendments, rezones, and specific plans, may be subject to the California Environmental Quality Act and require the preparation of an environmental document (i.e., environmental impact report, negative declaration) before a project can be approved. The requirement to prepare an environmental document can substantially lengthen the development review process, sometimes taking up to one year to obtain project approval. State environmental law mandates much of the time required in the environmental review process.

The costs associated with development project review will vary between projects. Ione utilizes an efficient and comprehensive approach toward development review and permitting that allows for quick response to developer applications. The City utilizes many practices to expedite application processing, reduce costs, and clarify the process to developers and homeowners. Increased development costs resulting from delays in the City's development review and permitting process are not considered a constraint on housing development.

**Design Review.** The City has established a design review process for new development and certain types of redevelopment/remodeling within the Downtown core. This core is defined by a special Historic Overlay Zoning District and is referred to as the Historic (H) Overlay District. The City is not relying on any sites within the Historic Overlay District to accommodate its fair share allocation. The design review process requires that for the following types of activities on property within the Historic (H) Overlay District, an Architectural Design Review permit be issued:

- Installation of new features on existing structures/facades;



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- Additions to existing structures;
- Placement, alteration, or relocation of signs;
- New development; and
- Changes to exterior architectural style.

Exemptions to the permit requirement include repair and maintenance to the site or structure with like materials, interior alterations, public utility work, and construction, alteration, and maintenance of buildings used exclusively and solely for residential uses. In other words, the permit requirement applies to commercial and mixed use development and is not applicable to single family or multifamily residential that is not integrated with a non-residential use.

The permit process is divided into two tiers, depending upon the complexity of the project. Major projects (referred to as Comprehensive Architectural Design Review), such as new construction and wholesale redevelopment of a property, or the wholesale change in the architectural style of a building, require Planning Commission review and approval. Such a project could be processed in two to four months, depending on location, compatibility with the California Environmental Quality Act, and application completeness/Permit Streamlining Act requirements.

The second tier is referred to as Administrative Architectural Design Review. This process is aimed at the installation of new features on existing buildings consistent with the existing architectural style of the building, as well as the placement, alteration, or relocation of signs. Under this process, the approval authority is the City Planner, rather than the Planning Commission. No public hearing is required for Administrative review. Rather, a notice of the filing of the application is posted in the project site for a minimum of 10 days and the notice is mailed to all property owners within 300 feet of the subject property. Such notice indicates that interested persons must request in writing that a hearing be held for the project within 10 business days of the notice being posted; otherwise the City Planning Department will make a decision on the project without a hearing. If a hearing is requested, it is held before the Planning Commission after public notice of that meeting has been completed consistent with State law.

Generally, Administrative Review can be completed in 20-30 days, unless it is elevated to Planning Commission; in which case it becomes similar to Comprehensive Review.

The Architectural Design Review permit requirement is supplemented by a series of design guidelines and standards that are codified in the City's Zoning Code (Section 17.28.020, Historic Overlay (H) District). These provisions provide the information architects, designers, and property owners need to understand and achieve the City's expectations for high quality development in the Downtown.





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**Table HE-52** below identifies the approximate time necessary for review of residential development

**TABLE HE-52  
DEVELOPMENT REVIEW TIMES**

Development Permit/Review Process	Time Frame
Plan Review	5 days
Zone Change and GP Amendment	4 to 8 months
Environmental Review	45 to 60 days
Architectural Design Review	20-30 days (Administrative Review); 2 to 4 months (Comprehensive Review)
Typical single family development	6 to 8 months
Typical multifamily development	6 to 8 months

*Sources: City of Ione, February 2009*

## APPENDIX B: HOUSING NEEDS ASSESSMENT



### 6.0 OPPORTUNITIES FOR ENERGY AND RESOURCE CONSERVATION

Energy-related costs could directly impact the affordability of housing in Ione, particularly with California in a midst of an energy crisis. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an “energy budget.” Subsequently, the housing industry must meet these standards and the City is responsible for enforcing the energy conservation regulations. Alternatives that are available to the housing industry to meet the energy standards include:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south-facing windows, and moderate insulation levels.
- Higher levels of insulation than what is previously required, but not requiring thermal mass or window orientation requirements.
- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.

The City of Ione actively promotes energy conservation programs offered through local service and utility providers.

PG&E serves the electrical and gas needs in Ione. PG&E offers energy assistance programs for lower-income households to help lower-income households conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH), and the Family Electric Rate Assistance (FERA) program.

The CARE program provides a 20 percent monthly discount on gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities.

The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to pay for their necessary energy needs.

The Family Electric Rate Assistance (FERA) is a program that provides a rate reduction for large households of three or more people with low to middle income.

In addition, the State Department of Health and Human Services funds the Home Energy Assistance Program (HEAP). HEAP provides financial assistance to eligible low-income persons to offset the costs of heating and/or cooling their housing unit.

PG&E has a number of energy reduction tips and information available such as home weatherization, energy saving tips, residential energy guide, and more. All of the information is available through PG&E and on their website at <http://www.pge.com>.

