

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.



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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

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- 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**).

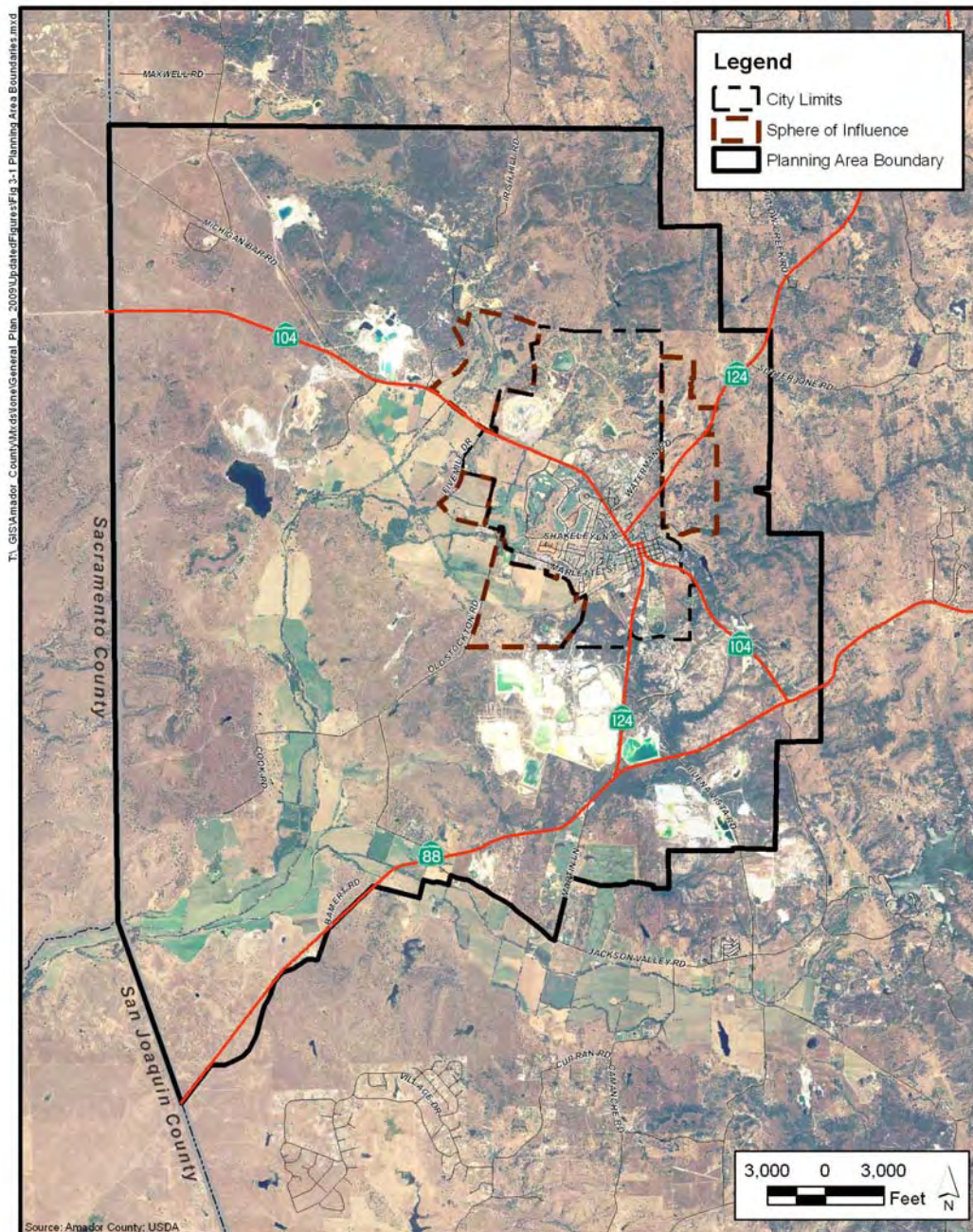
ISSUES THIS ELEMENT ATTEMPTS TO SOLVE

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



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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.

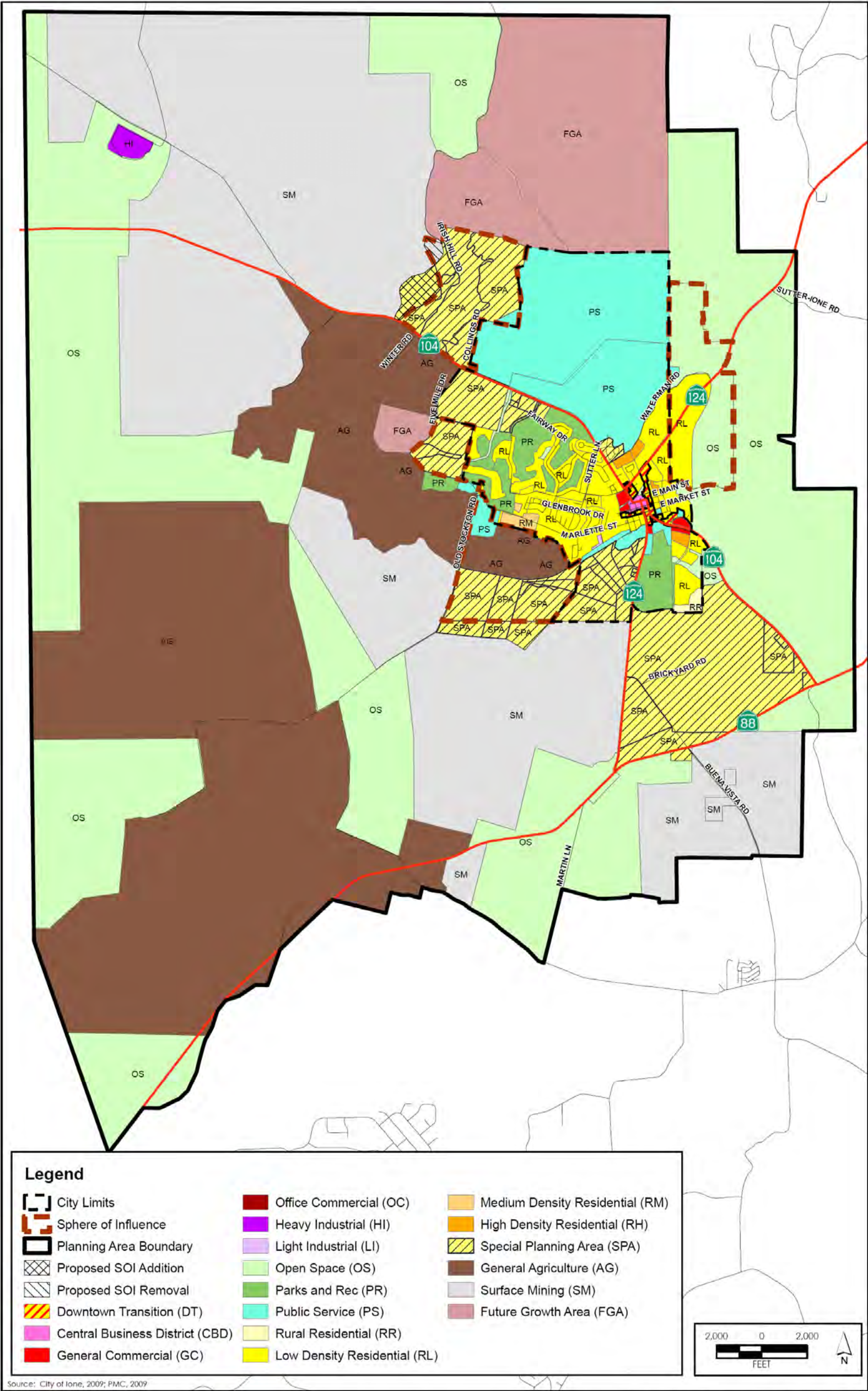
POLICY AREAS

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



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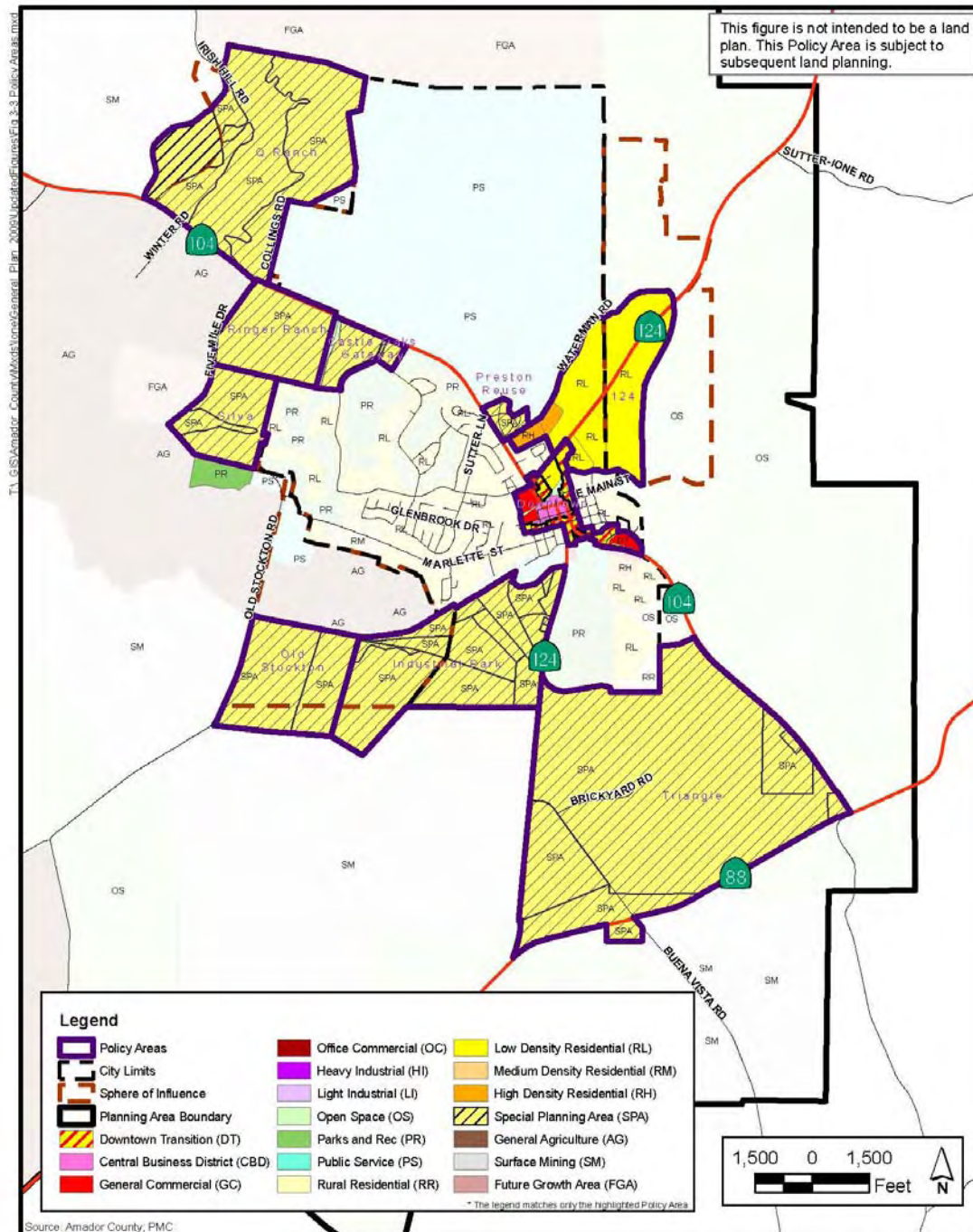


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FIGURE 3-3: GENERAL PLAN POLICY AREAS



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General Plan Policy Areas



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FIGURE 3-4: CASTLE OAKS GATEWAY POLICY AREA

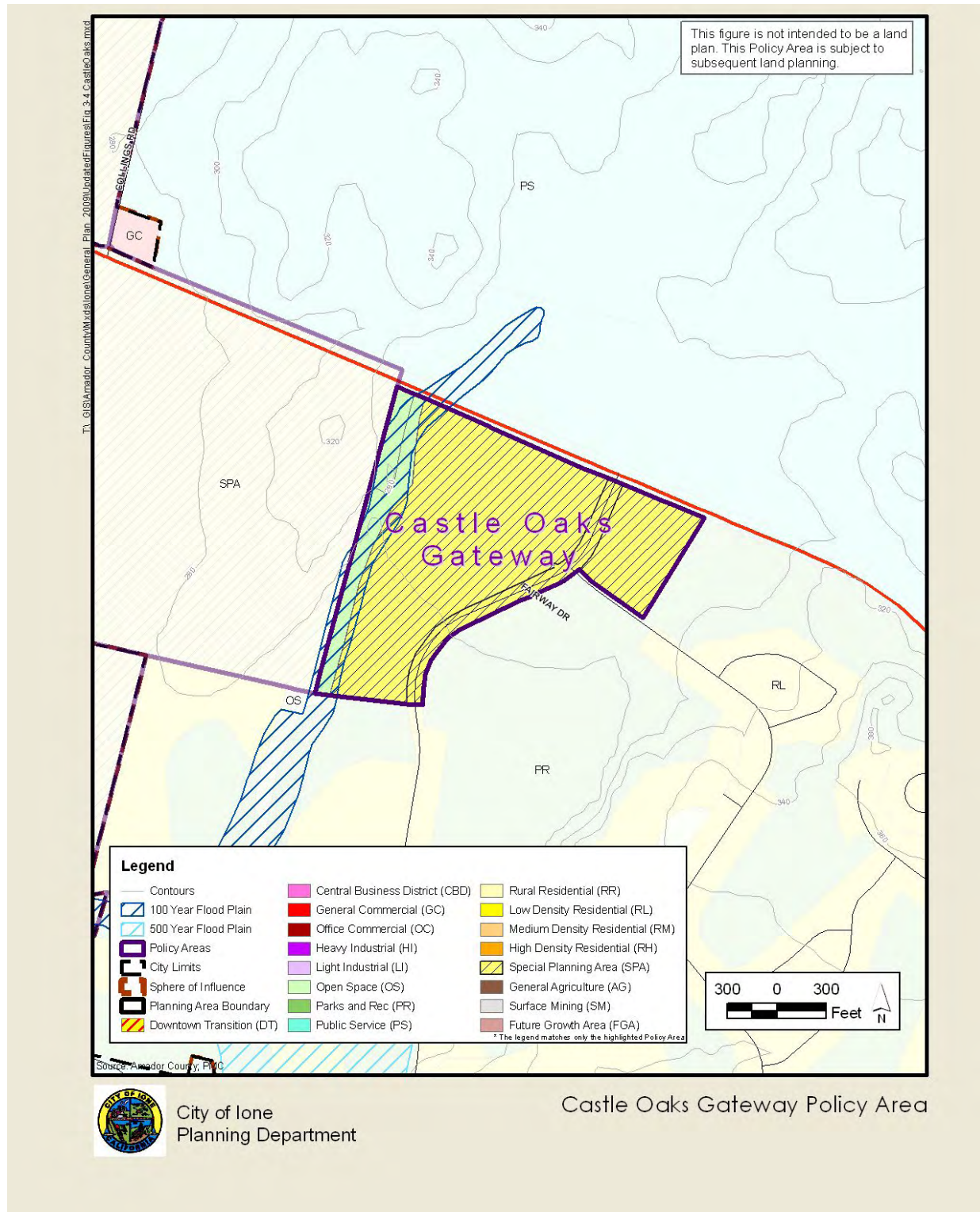
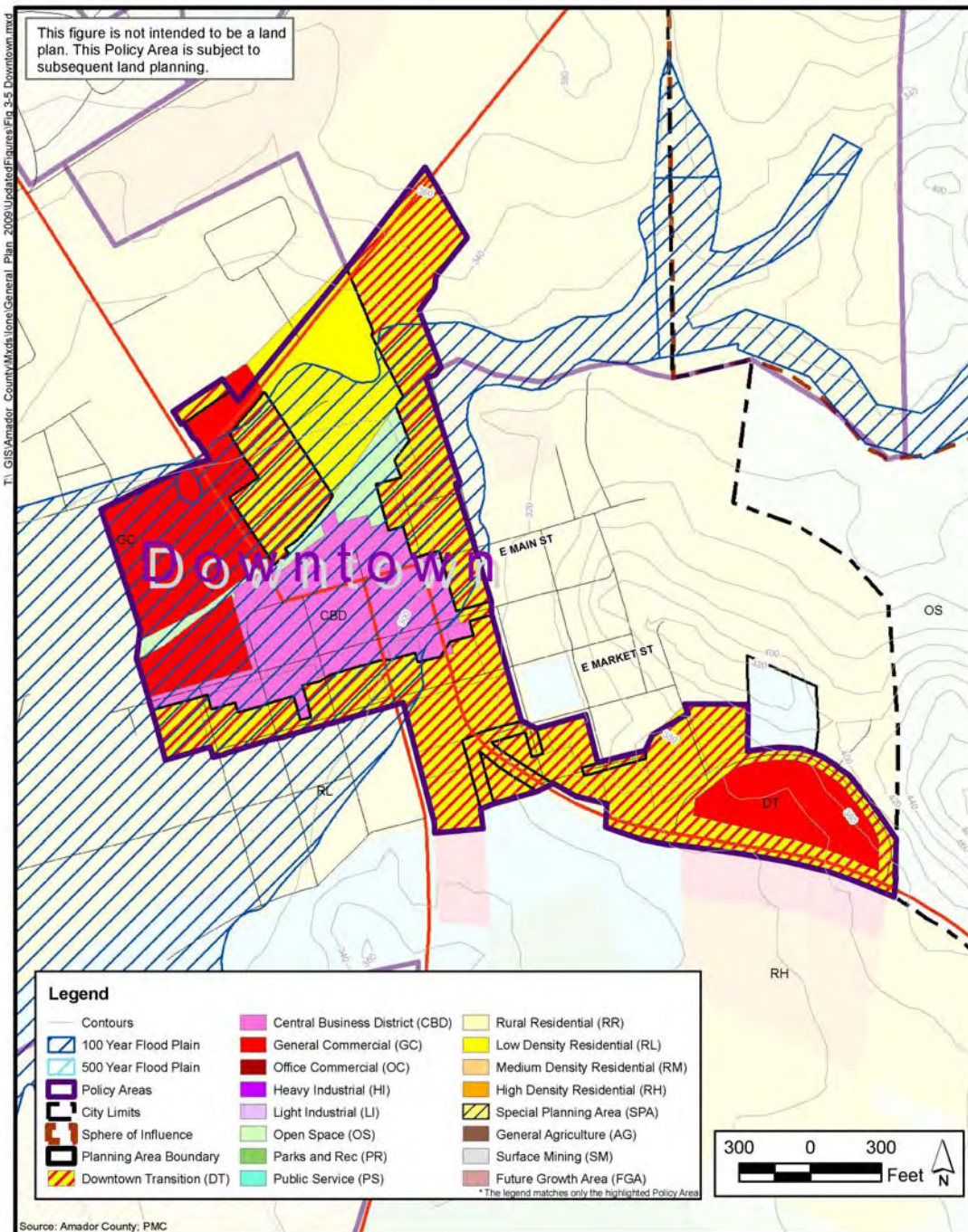




FIGURE 3-5: DOWNTOWN POLICY AREA



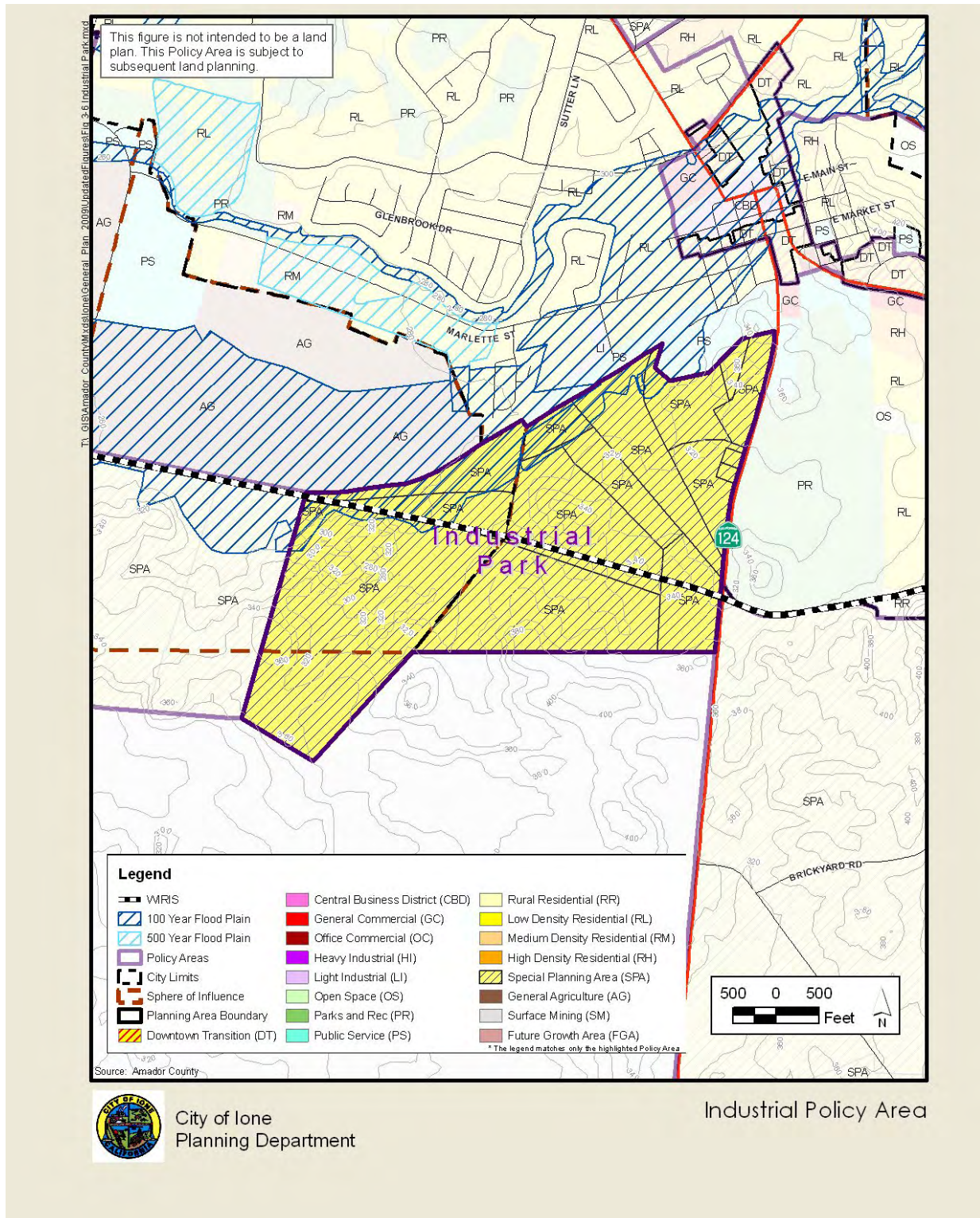
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Downtown Policy Area



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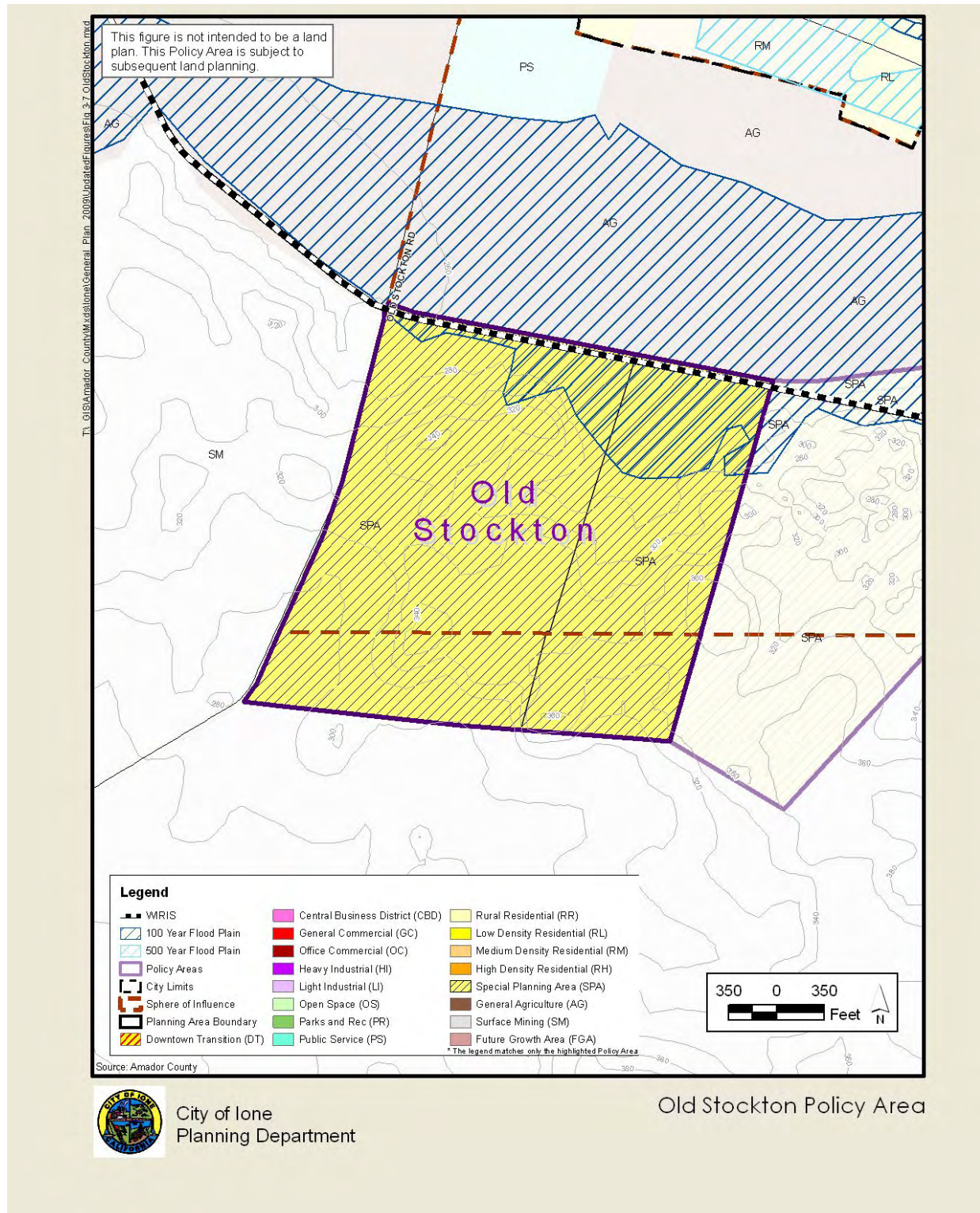
FIGURE 3-6: INDUSTRIAL PARK POLICY AREA



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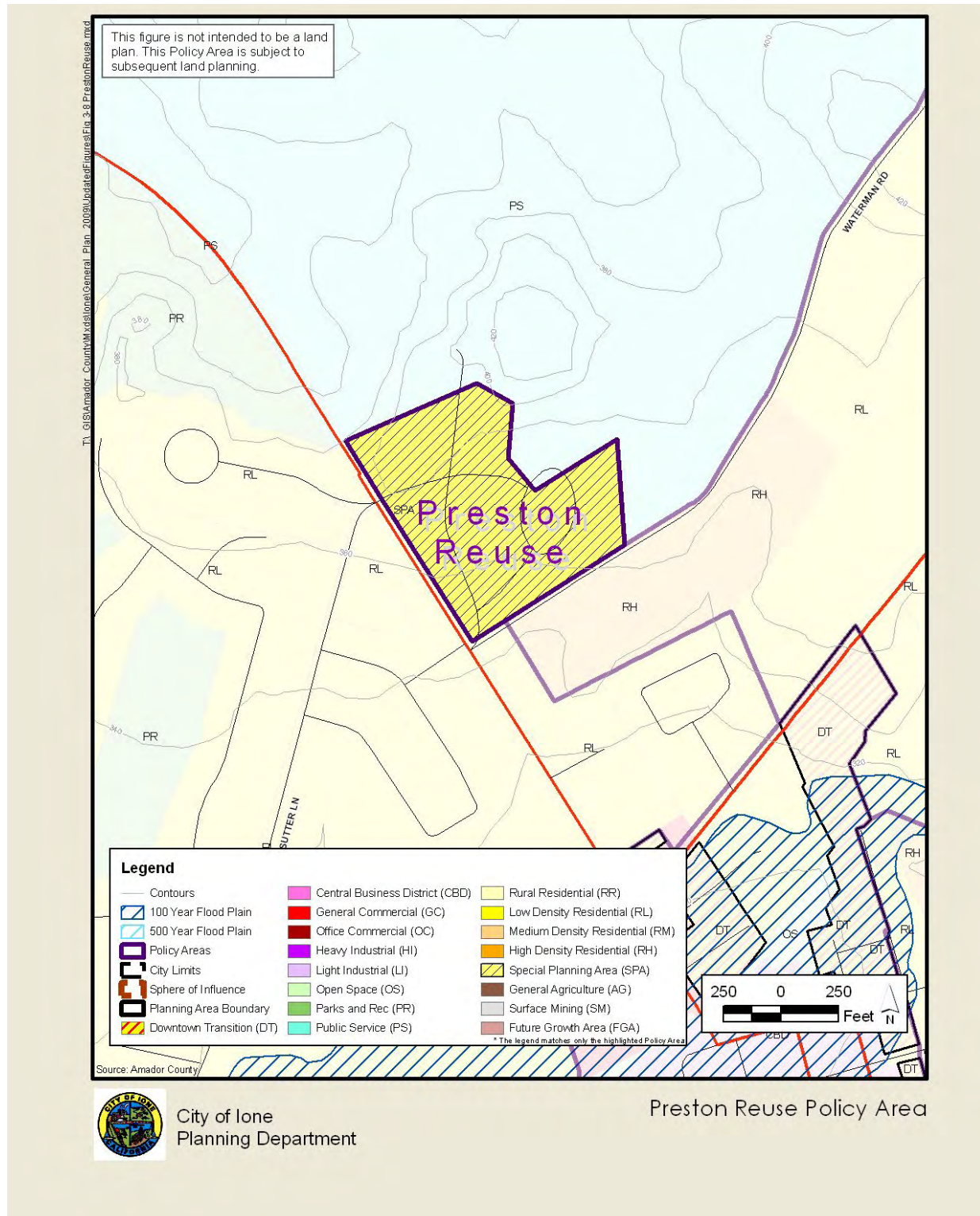
FIGURE 3-7: OLD STOCKTON POLICY AREA





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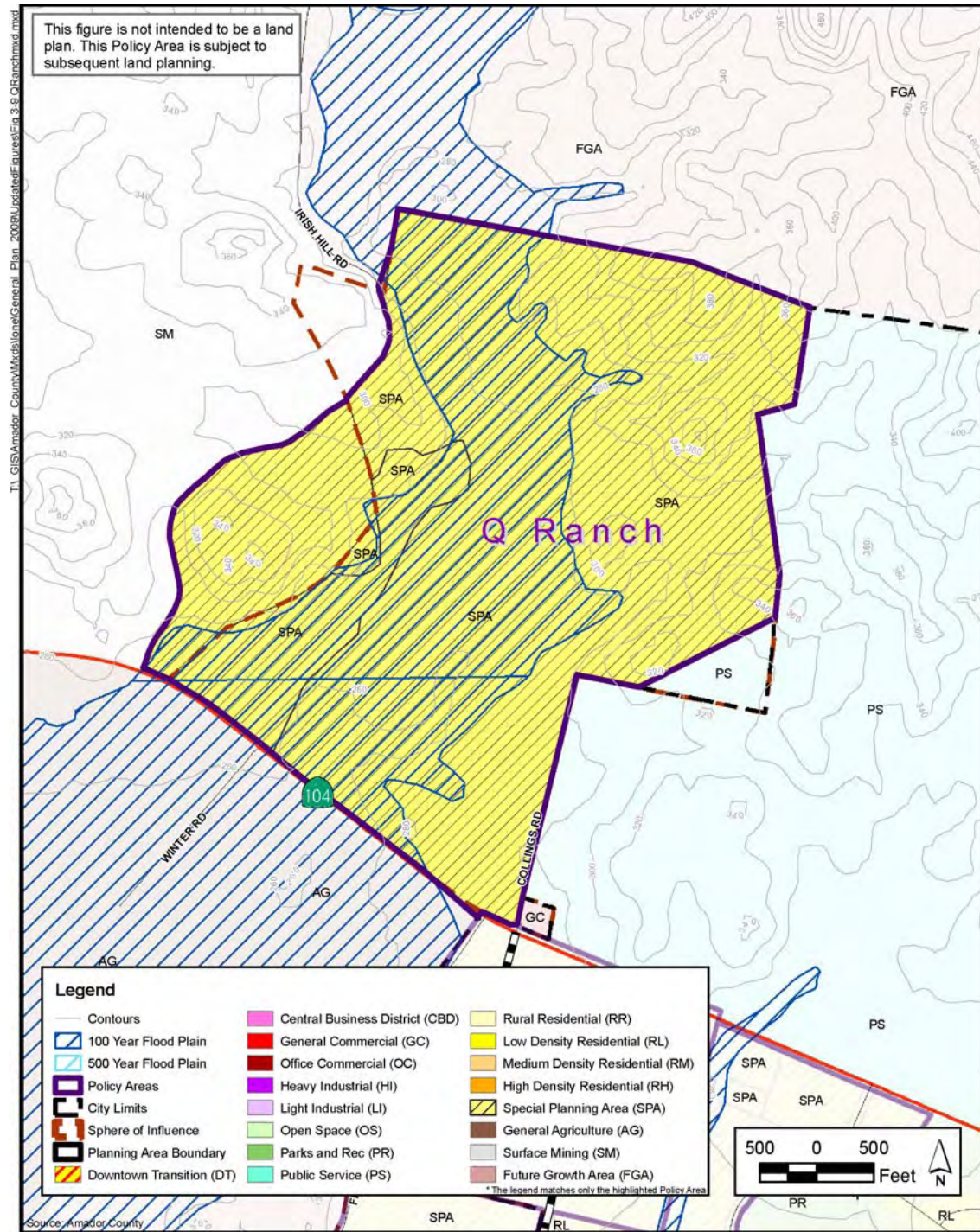
FIGURE 3-8: PRESTON REUSE POLICY AREA



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FIGURE 3-9: Q RANCH POLICY AREA



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Q-Ranch Policy Area



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FIGURE 3-10: RINGER RANCH POLICY AREA

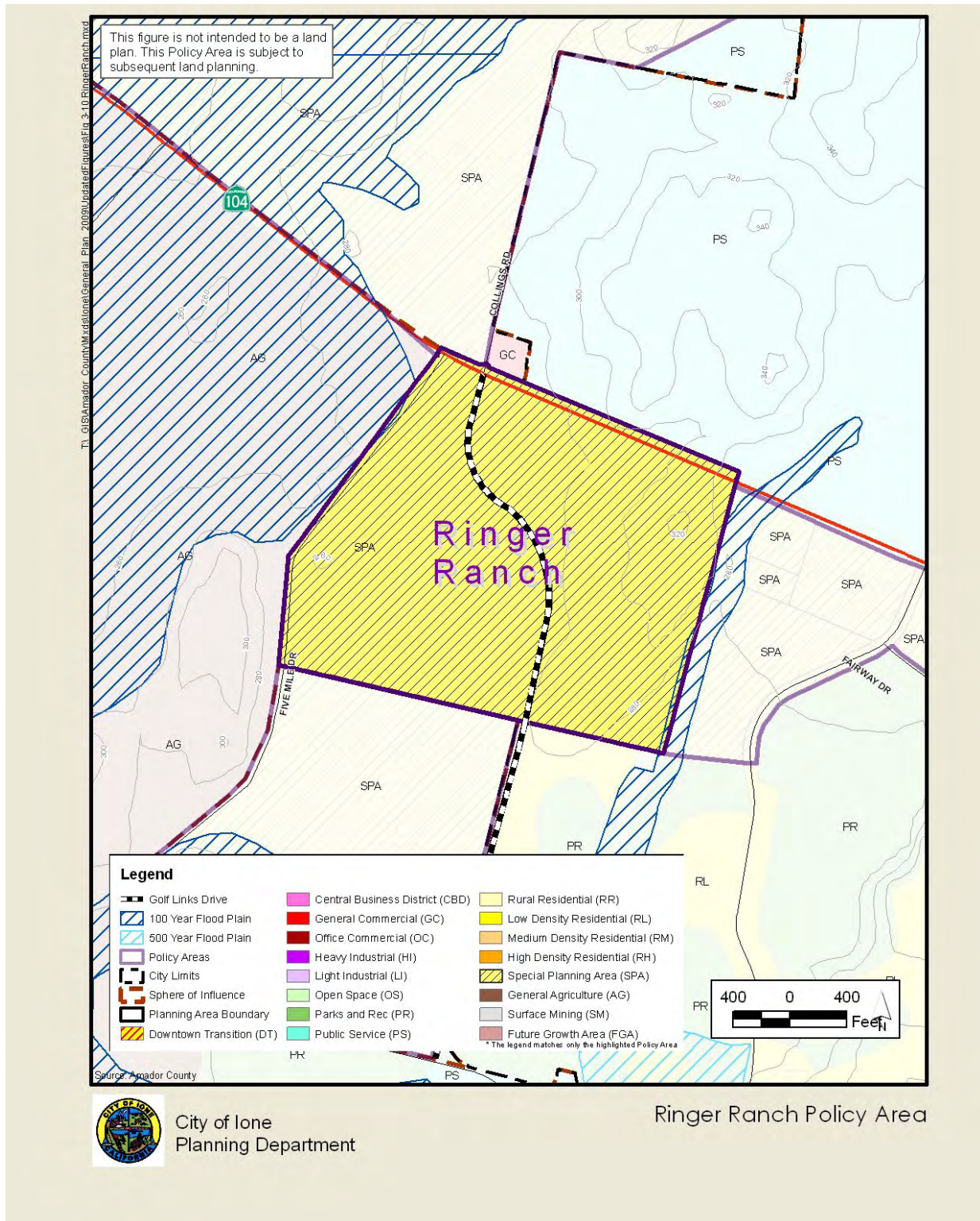
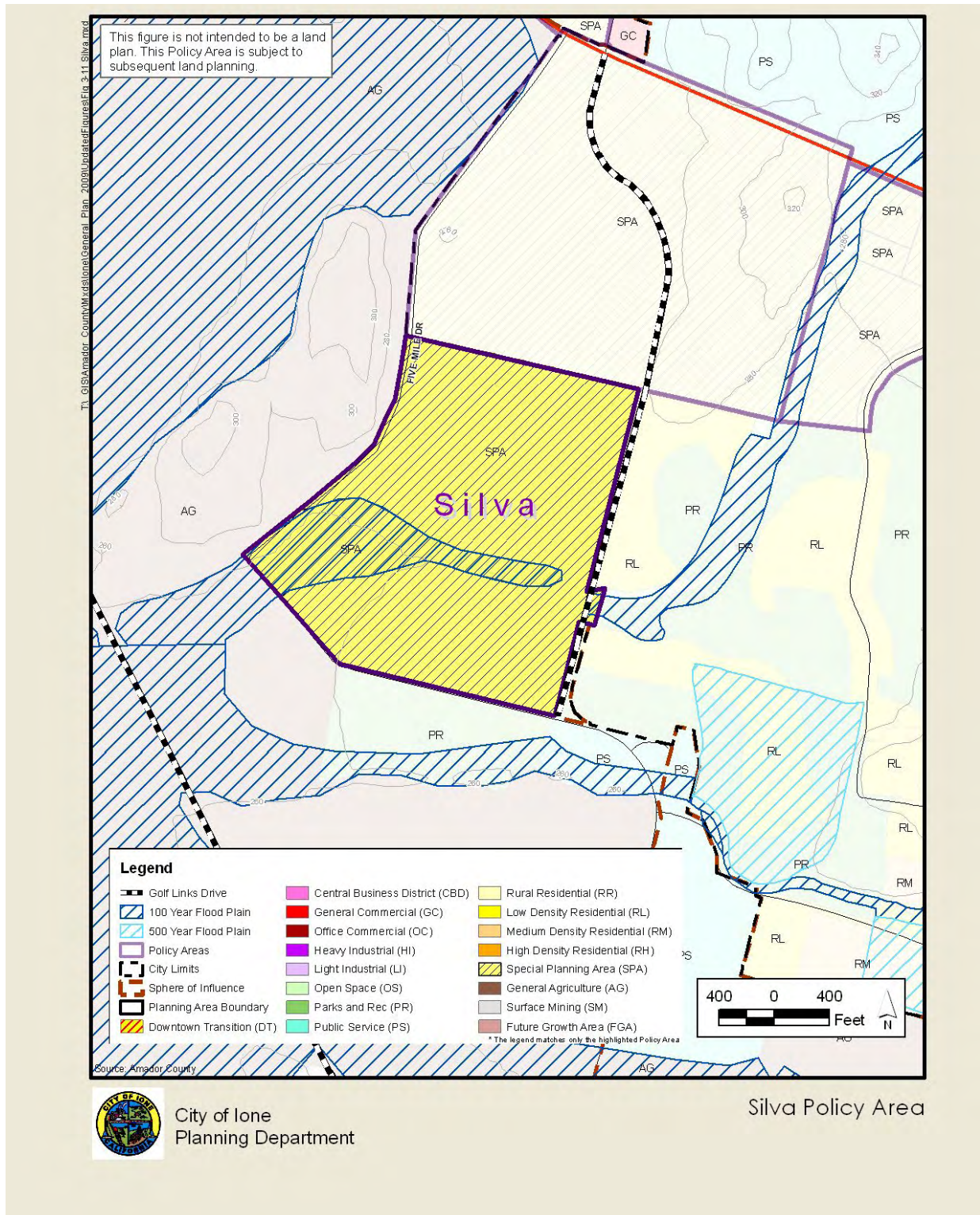




FIGURE 3-11: SILVA POLICY AREA





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FIGURE 3-12: STATE ROUTE 124 CORRIDOR POLICY AREA

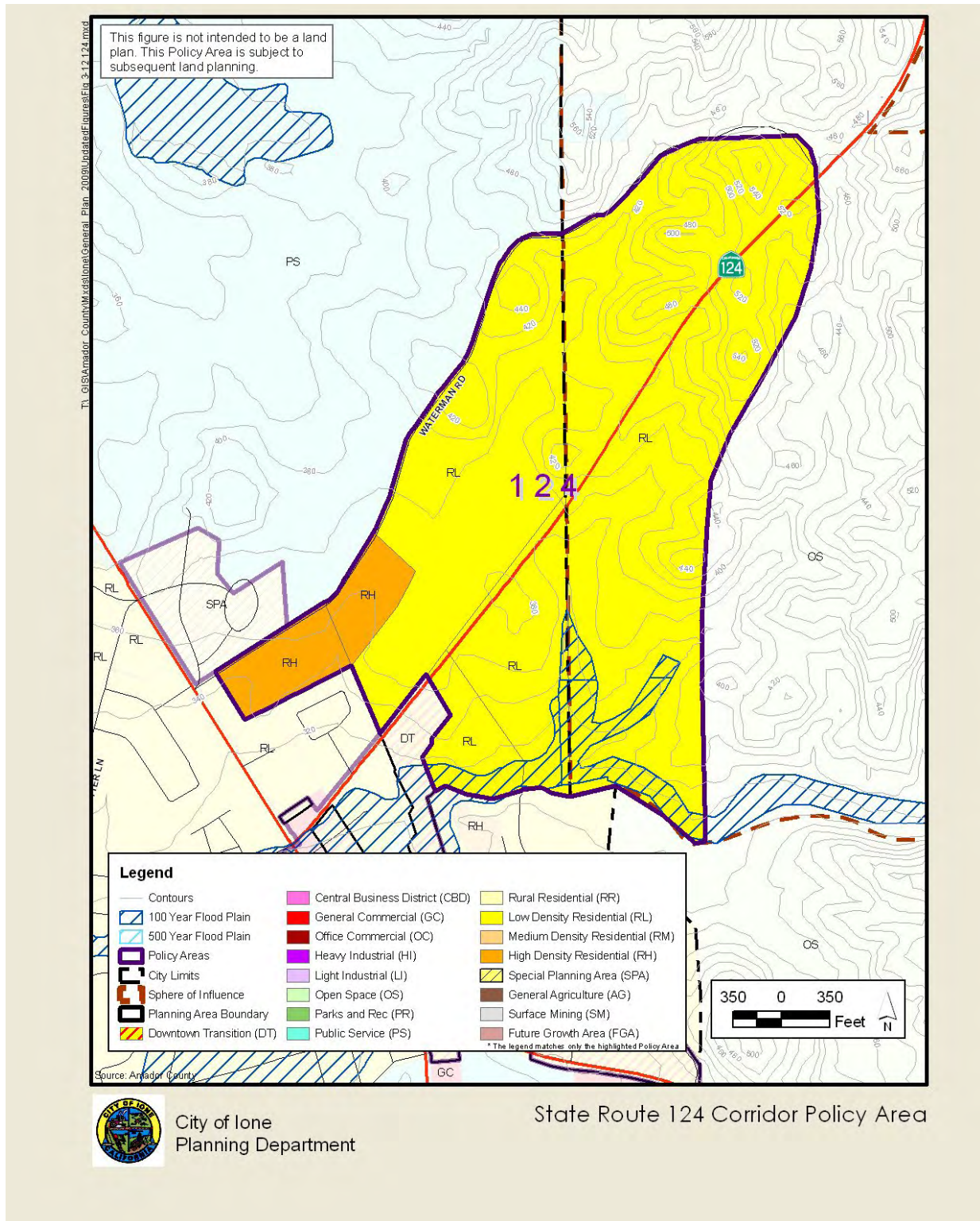
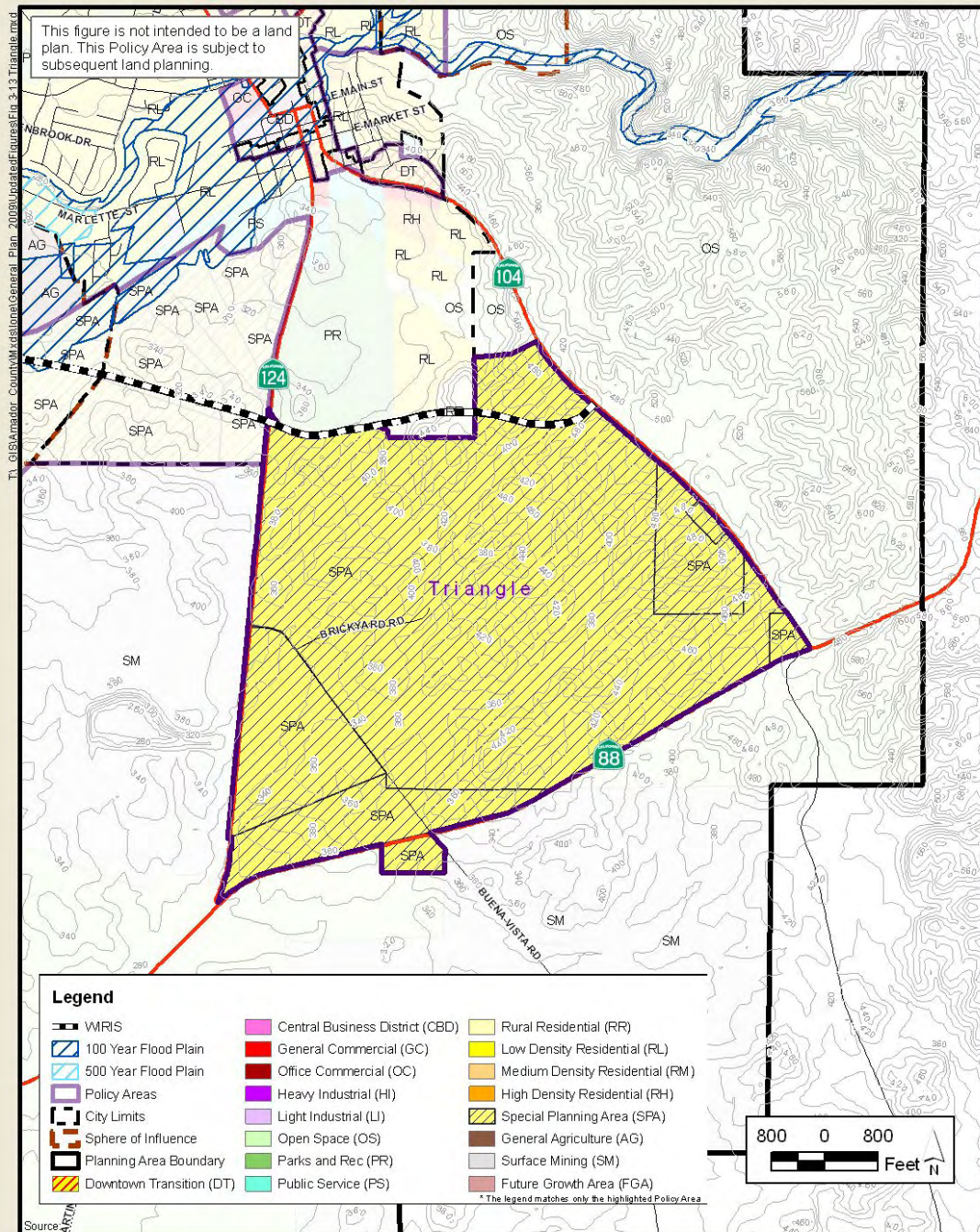




FIGURE 3-13: TRIANGLE POLICY AREA



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Triangle Policy Area



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

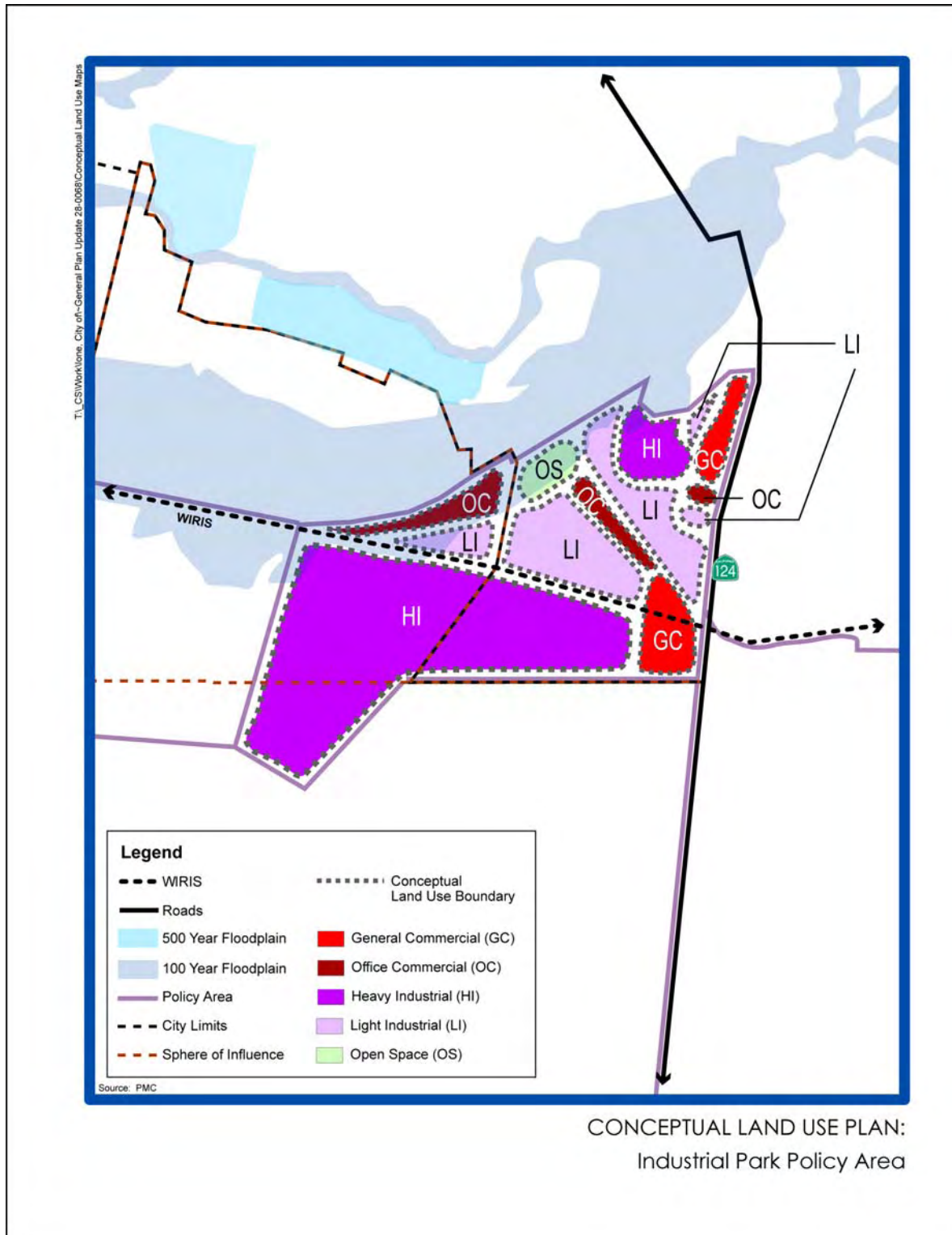




FIGURE 3-15: OLD STOCKTON POLICY AREA CONCEPTUAL LAND USE PLAN

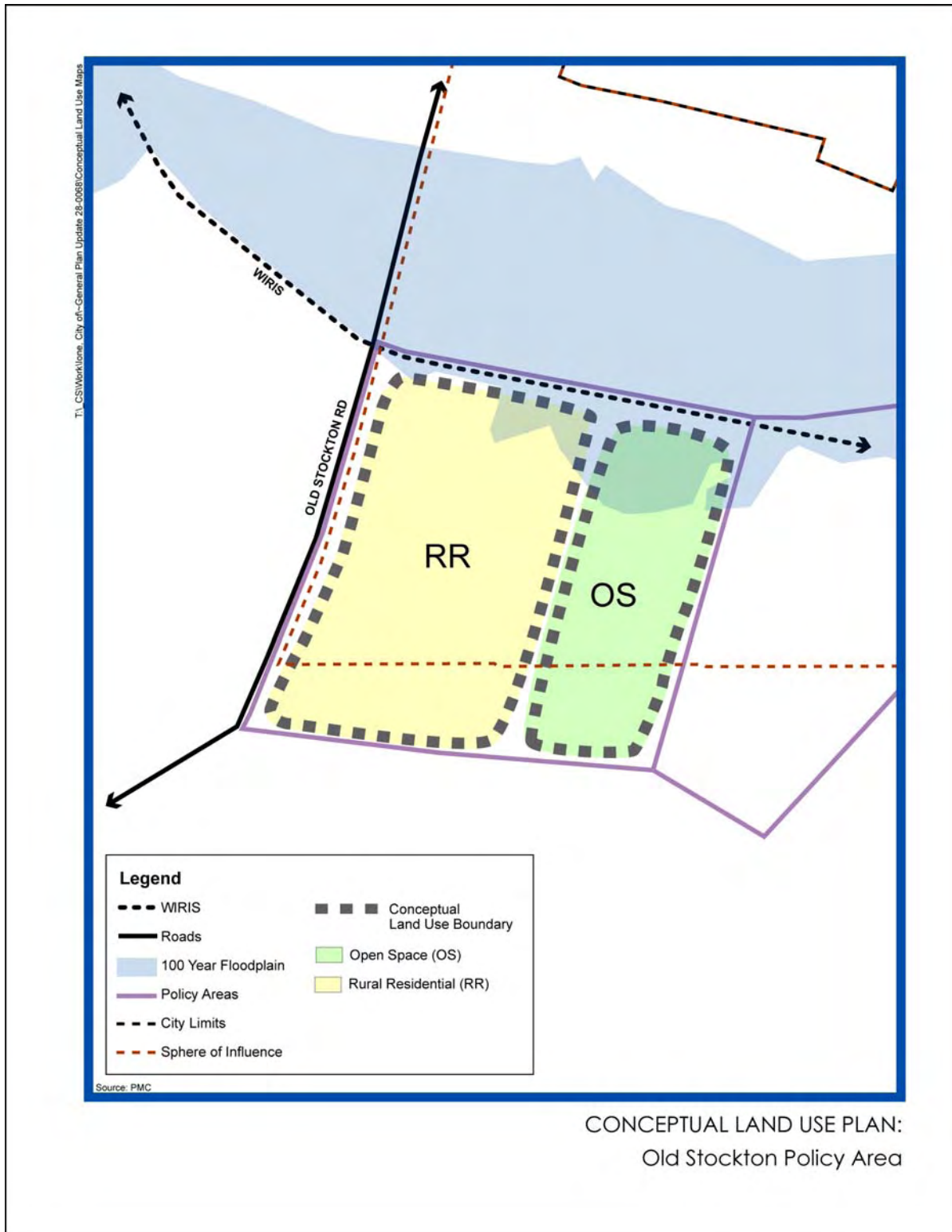
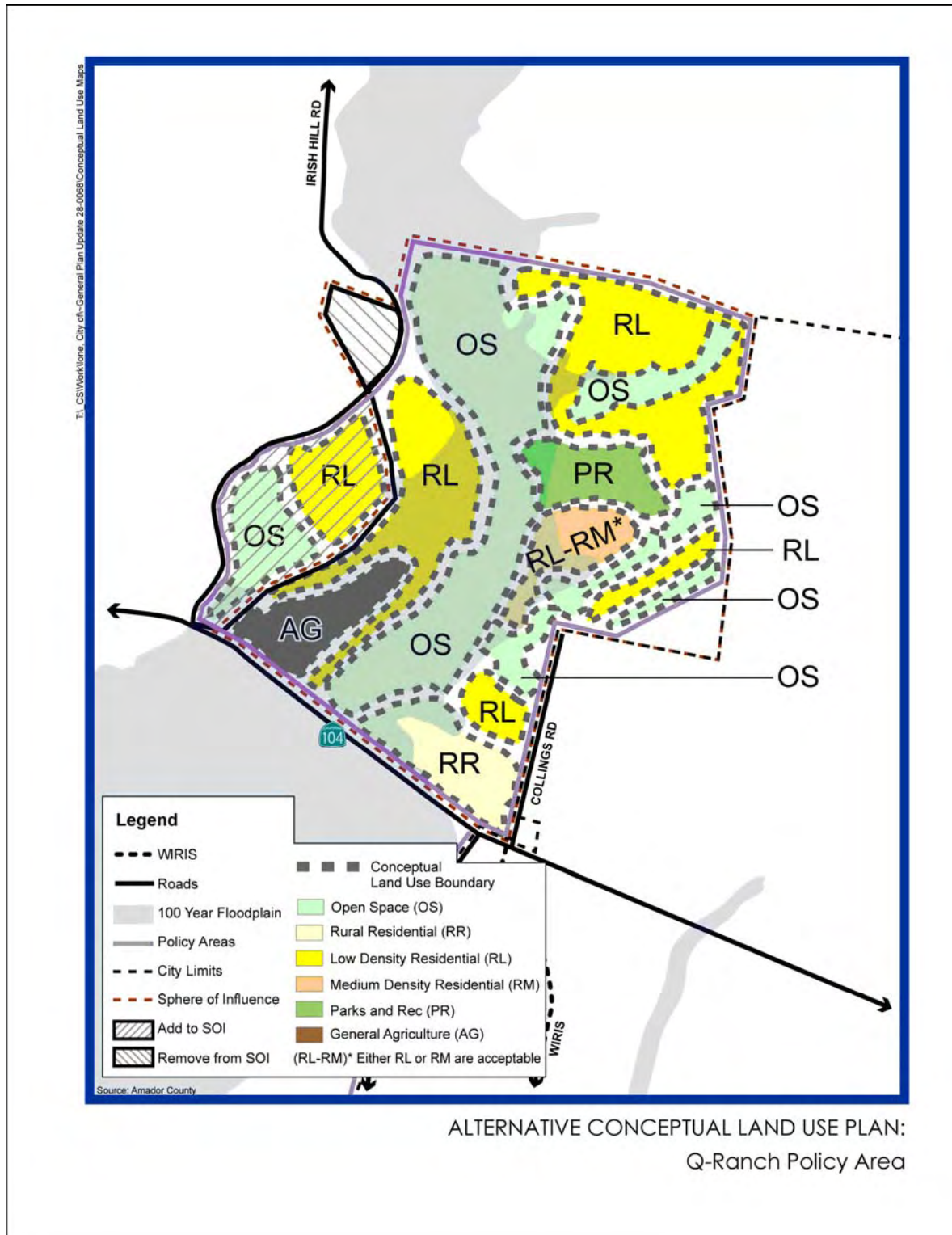




FIGURE 3-16: Q RANCH POLICY AREA CONCEPTUAL LAND USE PLAN



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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.



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**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.

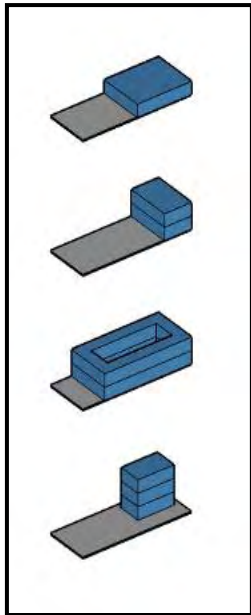
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When residential uses are present in the CBD, the minimum density allowed is 7.1 units per acre and the maximum allowed density is 25.0 units per acre. The Floor Area Ratio (FAR) within the Central Business District will range from a minimum of 0.5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

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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 ¹	-	-
Central Business District	-	-	7.1	25.0 ¹	0.5	3.5
General Commercial	-	-	-	-	0.25	1.0
Downtown Transition	-	-	3.1	25.0 ¹	-	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	--	--	33
Central Business District	12	--	--	12
General Commercial	21	2	--	23
Office Commercial	--	--	--	--
Heavy Industrial	--	--	44	44

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

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 ¹
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 ¹
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:

¹ 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



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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

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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

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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.