

NOTICE OF AVAILABILITY

PROPOSED DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF IONE GENERAL PLAN UPDATE

JUNE 10, 2009

LEAD AGENCY:

City of Ione
Contact: **Christopher Jordan, AICP, City Planner**
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PROJECT TITLE:

City of Ione General Plan Update

PROJECT DESCRIPTION:

The City of Ione General Plan was originally adopted in 1963 and subsequently updated in 1974 and 1982. The Land Use Map was amended in 1989, and 1992. The Circulation Element was updated in 1991 and 2003, and the Housing Element was updated in 2005. The proposed General Plan update project includes updates to the existing General Plan, an update to the City's Zoning Code for consistency with the General Plan, three proposed annexation areas, two proposed Sphere of Influence (SOI) amendments, and a proposed alignment for a new major roadway system as described in the Western Ione Roadway Improvement Strategy (WIRIS).

The proposed General Plan update involves all seven mandatory elements: Land Use, Circulation, Housing, Conservation, Noise, Open Space, and Safety. Noise and Safety have been combined into one element as have Conservation and Open Space. In addition, the Ione General Plan update includes two optional elements: Public Facilities and Economic Development. The City currently occupies approximately five square miles, or approximately 2,903.68 acres of land and the existing General Plan Map shows the current SOI to contain an additional 856.22 acres. The updated General Plan Planning Area (Planning Area) boundary would result in a total of 31,769.65 acres, with land within the City limits at 2,903.68 acres, an expansion of the current SOI to 1,533.70 acres, and the remaining area beyond the SOI boundaries at 27,332.28 acres (2,903.68 acres within the city limits + 1533.70 acres within the SOI + 27,332.28 acres outside the SOI but within the Planning Area). It is anticipated that the proposed General Plan would have a development capacity by 2030 of 7,475 housing units (6,038 single-family units and 1,437 multi-family units) and a population of 18,182.

The SOI amendments would expand the SOI toward the southwest to include 33.32-acres of land currently developed as the Castle Oaks Water Reclamation Plan (COWRP) and City Corporation Yard and 81.89-acres of land to be added to the Old Stockton Road and Industrial Park Policy Areas.

In addition, the project proposes annexation of the following three parcels which are already located within the City's SOI: Wastewater Treatment Plant Annexation – Annexation to the south west to include the COWRP, the Corporation Yard, the proposed park site, the existing Wastewater Treatment Plan (WWTP) and two existing single-family homes located between the existing corporate boundaries and the COWRP and WWTP; Collins Road Annexation – Annexation to the north-west to include a one-acre parcel (APN 005-070-013) at the north east corner of Collins Road and SR 104; and State Property Annexation ("The Tail") – Annexation to the northeast to include a 3.7-acre parcel (APN 011-090-010) just northwest of the intersection of Waterman Road and SR 124.

Proposed updates to the Zoning Code include the addition of new zoning districts, as well as amendments to development standards for several existing zoning districts. The proposed Zoning Code updates are intended to clarify the types of uses that are permitted under a particular General Plan land use designation and overall ensure consistency with the proposed General Plan.

The West Lone Roadway Improvement Strategy (WIRIS), formerly referred to as the "Interim West Bypass," consists of a series of improvements to existing roadways and construction of new roadways in the western area of Lone to improve the circulation system for the benefit of both local and regional traffic. Principally, the improvements will provide greater access to the bridge over Sutter Creek at Five Mile Drive/Old Stockton Road for residents living on the western side of the City. Upon completion, the roadway improvements will provide for a new backbone roadway on the western side of the City. This new backbone roadway could serve as a new route for State Route 104.

FINDINGS/DETERMINATION: The City Planning Commission will receive comments on the proposed Draft Environmental Impact Report at their regular meeting on **July 14, 2009 at 6:00 pm** at the **City Hall Council Chambers**, and will consider making a recommendation to the City Council at their special meeting on **August 5, 2009 at 6:00 PM** at the **City Hall Council Chambers**. The City Council meeting is tentatively schedule **for August 26, 2009 at 6:00 PM** at the **City Hall Council Chambers**; a separate notice will be issued at a later date to confirm the meeting date.

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft Environmental Impact Report will commence on **June 10, 2009** and will end on **July 27, 2009** for interested individuals and public agencies to submit written comments on the document. Any written comments on the Draft Environmental Impact Report must be received at the above address within the public review period. Copies of the Draft Environmental Impact Report are available for review at the above address.

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PUBLIC MEETING: The project is scheduled on the Lone Planning Commission's agenda on **July 14, 2009 at 6:00 PM**.