

**AGENDA  
CITY OF IONE  
PLANNING COMMISSION MEETING**

*Amber Hoiska, Chairman  
Mark Gebhardt, Vice Chairman  
Greg Morris, Commissioner  
Michael Politi, Commissioner  
Joe Wylie, Commissioner*

**DUE TO THE GOVERNOR'S EXECUTIVE ORDER N-25-20 THE PLANNING  
COMMISSION WILL BE CONDUCTING THEIR MEETING VIA TELECONFERENCE  
AND IN PERSON AT 1 E. MAIN STREET**

<https://zoom.us/j/2351961316?pwd=d3lWTW0zbVJLbWpQNXBDQWtpZkRyUT09>

**Tuesday, August 10, 2021 at 6:00 p.m.  
City Council Chambers, 1 E. Main Street, Ione 95640**

**PLEASE LIMIT PUBLIC COMMENT/TESTIMONY TO FOUR MINUTES  
Government Code 54954.3**

The Ione Planning Commission welcomes, appreciates, and encourages participation in the Ione Planning Commission Meeting. The Planning Commission reserves the right to reasonably limit the total time for public comment on any particular noticed agenda item as it may deem necessary.

Full staff reports and associated documents are available for public review at the Office of the City Clerk, City Hall, 1 E. Main Street, Ione, California. Hard copies may be obtained for \$3.60 for pages 1-5 and \$.45 for each additional page. Documents that are not available when the agenda is posted will be made cents per page. Documents that are not available when the agenda is posted, will be made available for public review at the meeting.

**AGENDA**

- A. CALL TO ORDER: 6:00 PM**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. APPROVAL OF AGENDA**
- E. PRESENTATIONS/ANNOUNCEMENTS: None**
- F. PUBLIC COMMENT: *EACH SPEAKER IS LIMITED TO 4 MINUTES***

*This is the time for members of the public who wish to be heard on matters that do not appear on the Agenda. Persons may address the Ione Planning Commission at this time on any subject within the jurisdiction of the Ione Planning Commission. **Please be mindful of the 4 minute time limit per person.***

*Pursuant to the Brown Act, the Planning Commission may not take action or engage in a detailed discussion on an item that does not appear on the Agenda. However, matters that require Commission action will be referred to staff for a report and/or recommendation for possible action at a future Commission meeting.*

*Is there any person in the audience who wishes to address the Commission at this time?*

**G. REGULAR AGENDA:**

1. Focused General Plan and Zoning Update Study Session

**H. CITY PLANNER REPORTS/PLANNING COMMISSIONER REPORTS/FUTURE AGENDA ITEMS**

**I. ADJOURNMENT**

---

**NOTICE REGARDING APPEALS**

Pursuant to §17.16.060 of the Zoning Code, appeals of a final action by the Planning Commission must be filed with the City Clerk no later than ten calendar days after the day on which the final action was taken, along with the appropriate fee.

---

**NOTICE REGARDING CHALLENGES TO DECISIONS**

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing.

---

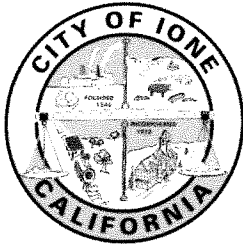
**ADA COMPLIANCE STATEMENT**

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Clerk Janice Traverso at (209) 274-2412, 102. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

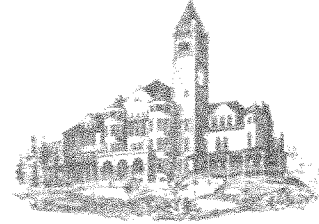
I, Janice Traverso, the City Clerk of the City of Lone, declare under the penalty that the foregoing agenda for the August 10, 2021 regular meeting of the Lone Planning Commission was posted on August 6, 2021 at the office of the City of Lone, City Hall at 1 East Main Street, Lone, CA 95640 and was available for public review at that location.

Signed this 6th day of August, 2021 at Lone, California

  
Janice Traverso, City Clerk, City of Lone



## **CITY OF IONE PLANNING COMMISSION STAFF REPORT**



**DATE:** August 10, 2021  
**TO:** Honorable Planning Commission  
**FROM:** Beth Thompson, City Planning  
**SUBJECT:** Focused General Plan and Zoning Update Study Session

### **STAFF RECOMMENDED ACTION**

Staff recommends that the Planning Commission:

1. Receive the staff report and presentation on the Focused General Plan Update Background Report – Community Vision and General Plan Audit and Housing Best Practices White Paper;
2. Take public comment; and
3. Provide feedback to staff regarding the Focused General Plan and Zoning Code Update

### **BACKGROUND:**

The Focused General Plan and Zoning Code Updates project is funded through the SB 2 grant administered by the State Housing and Community Development Department (HCD). The Focused General Plan and Zoning Update project includes: 1) an update to the Land Use, Circulation, Housing, and Health and Safety Elements of the General Plan to address requirements of State law and to meet the commitments of the City's grant funding for the project; 2) an update to the Zoning Code to streamline housing approvals, and 3) an Accessory Dwelling Unit (ADU) Handbook to streamline and expedite ADU approvals.

Figures IV-A through IV-K are available in a separate document.

### **Focused General Plan Update**

The Focused General Plan Update will amend the General Plan to: 1) update the guiding principles, goals, policies, and programs to address community input, 2) address housing capacity increase goal (40 units) of SB 2 grant, and 3) revise goals, policies, and programs to reflect changes in State law related to safety (wildfire, climate adaptation, evacuation), vehicle miles travelled, and resource conservation. This effort will not include changes to the Land Use Map, updates to the Housing Element, nor changing the alignment of the SR 104 bypass. This effort anticipates that any modifications to the General Plan, including the land use map, will not require technical analysis, such as traffic, noise, air quality, and greenhouse gas modeling, in order to keep the project within the available budget.

### Focused Zoning Code Update

The Focused Zoning Code Update will amend the Zoning Code to: 1) streamline the permitting and approval process, 2) establish objective standards for multifamily and mixed use development, 3) address requirements of State law related to housing permitting, and 4) revise the Zoning Code to remove inconsistencies and improve ease-of-use.

### Meetings and Outreach

The Focused General Plan and Zoning Update project was kicked off with City Council and Planning Commission on January 12, 2021.

Community outreach was conducted in June 2021 through a community workshop held on June 24, 2021 at the Council Chambers and an online survey available late May through mid-July 2021.

The Planning Commission held a follow-up meeting to discuss the refined scope of work for the project on February 9, 2021.

As part of the Focused General Plan and Zoning Code Update, a series of study sessions will be held with the Planning Commission to present key information in the update process, to provide an opportunity for public comment, and to receive feedback and recommendations from the Planning Commission.

### **DISCUSSION:**

The Planning Commission will be presented with two items for discussion, the Focused General Plan Update Background Report – Community Vision and General Plan Audit and the Housing Best Practices White Paper.

#### Background Report – Community Vision and General Plan Audit

The Focused General Plan Update Background Report provides the Ione City Council, Ione Planning Commission, and members of the Ione community with an overview of community input received to date in the process and an assessment of requirements of State law related to circulation, safety, and environmental justice that have been enacted since adoption of the comprehensive update to the City's General Plan in 2009.

The Background Report includes two primary components:

1. Community Vision. The community vision section summarizes the input received from the community. The report summarizes the community's input from residents, businesses, property owners, and other stakeholders and describes how the General Plan addresses the community's vision, priorities, and concerns. The Community Vision includes:
  - Presentation of the community feedback received through the Community Workshop, including input from participants who attended in person and via Zoom. Participants provided input regarding their vision for Ione, challenges for the General Plan to address, and housing priorities. Participants also provided



input regarding modes of travel (automobile, pedestrian, bicycle, and bus) in Ione and safety concerns related to the transportation system.

- Presentation of the community feedback received through the Community Survey, which addressed what people love about Ione, the quality of life in Ione, housing priorities, ease of movement by transportation mode (automobile, pedestrian, bicycle, and bus), intersections and roadways that need attention, access to evacuation routes, vision for Ione in 2040, and several other topics.
  - Review of the 2009 General Plan Guiding Principles in light of the input received through the community outreach effort.
  - A description of how the community input will be used, including ensuring that the General Plan supports the following themes that were identified through review of the community input:
    - Maintaining Ione’s small-town charm and atmosphere
    - Encouraging high-quality development
    - Providing a variety of shopping, restaurants, and community services in the Downtown that support the needs of the community
    - Supporting high-quality parks and recreation opportunities
    - Addressing concerns related to vehicle, bicycle, and pedestrian travel and infrastructure
    - Ensuring that the bicycle and pedestrian system is well-connected and provides access to key destinations in the community
  - Ensuring that growth and development are served by adequate community services and infrastructure, including schools, police, fire, water, and sewer
2. General Plan Audit. The General Plan Audit summarizes the State’s requirements for each element of the General Plan, discusses whether the General Plan meets the requirements, and briefly describes revisions to be made to the General Plan to address State requirements.

The table below summarizes the topics addressed by the General Plan Audit and revisions recommended.

Topic	Revisions Needed
<b>Land Use</b>	
Location and Extent of Land for Specified Uses	None – see p. 23
Groundwater Recharge	Yes - see p. 23

<b>Topic</b>	<b>Revisions Needed</b>
Population Intensity and Building Density	None – see p. 23
Flooding	Yes- see pp. 23-24
Timber Production and Military Installations	None – see p. 24
<b>Transportation</b>	
Location and Extent of Transportation Facilities	Yes- see p. 25
Balanced, Multimodal Transportation Network	Yes- see pp. 25-28
Vehicle Miles Traveled	Yes- see pp. 28-30
<b>Housing</b>	
The Housing Element will be addressed separately as part of the Countywide Housing Element Update.	
<b>Conservation</b>	
Natural Resources	Yes – see p. 32
Groundwater Recharge and Stormwater Management	Yes- see pp. 32-34
Reclamation	None – see p. 35
<b>Open Space</b>	
Preservation of Natural Resources	Yes – see p. 36
Managed Production of Resources	Yes – see pp. 36-37
Outdoor Recreation	None – see pp. 37-38
Public Health and Safety	None – see p. 38
Military Installations	None – see p. 38
Native American Resources	Pending Native American Consultation – see p. 38
Open Space Action Program	Yes – see p. 38
<b>Noise</b>	
Noise Problems and Levels	Yes – see p. 39
Noise Contours	None – see p. 39
Implementation Measures and Solutions	Yes – see p. 39
<b>Safety</b>	
Seismic and Geologic Risks	None – see pp. 44-45
Flooding	Yes – see pp. 45-47
Wildland Fire	Yes – see pp. 48-53
Wildland Fire and Evacuation	Yes – see p. 54
Essential Public Facilities	Yes – see pp. 55-56
Climate Change, Adaptation, and Resiliency	Yes – see pp. 56-60

Topic	Revisions Needed
<b>Environmental Justice</b>	
Environmental Justice/Disadvantaged Communities	None – see p. 61

### Housing Streamlining Best Practices Report

The Focused Zoning Code Update Housing Streamlining Best Practices Report assesses the City’s Municipal Code framework for reviewing residential projects and provides recommendations to expedite housing production. The Focused Zoning Code Update Housing Streamlining Best Practices Report reviews the following components of the City’s framework for residential and provide recommendations to streamline the housing application and review process:

- Approval Processes
- Use Requirements
- Development and Design Requirements
- Dissemination of Information

Each section of the report includes an overview of the topic, findings, and recommendations. Recommendations include:

- Expand the City’s Framework for Regulating the Design of Residential Projects
- Institute By-Right Design Review
- Expand the Ministerial Review of Minor Projects
- Accommodate Low Barrier Navigation Centers
- Adopt a Guide for Residential Development

### Next Steps

Next steps in the Focused General Plan and Zoning Code Updates process include:

1. Draft General Plan Revisions Study Session: Staff will prepare a Draft General Plan Revisions document that addresses the issues raised in the Background Report as well as feedback provided by the Planning Commission, including the Commission’s consideration of public input. This item is anticipated to be scheduled for Commission discussion at the September 14, 2021 meeting.
2. Zoning Code Update Study Session. Staff will prepare a Draft Zoning Code Update document that incorporates the Housing Streamlining Best Practices Report recommendations and additional changes to streamline the Zoning Code to address commercial and industrial development, as well as feedback provided by the Planning Commission, including the Commission’s consideration of public input. This item is

anticipated to be scheduled for Commission discussion at the November or December meeting.

3. Planning Commission Hearing. Following the study sessions, staff will prepare the Adoption Draft General Plan Update that incorporates Planning Commission input from the study sessions. The Adoption Draft General Plan Update will be made available for public review and comment, then will be presented to the Planning Commission for a recommendation to the City Council at a public hearing.
4. Planning Commission Hearing. Following the study sessions, staff will prepare the Adoption Draft Zoning Code Update that incorporates Planning Commission input from the study sessions. The Adoption Draft Zoning Code Update will be made available for public review and comment, then will be presented to the Planning Commission for a recommendation to the City Council at a public hearing.

### **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission is not requested to take formal action related to this item. This is a discussion item for the Planning Commission.

### **Attachments**

Attachment 1 - Background Report – Community Vision and General Plan Audit

Attachment 2 – Housing Best Practices Streamlining Report

---

# HOUSING STREAMLINING BEST PRACTICES

City of Ione Focused Zoning Code Update

---

City of Ione  
Planning Department  
1 East Main St.  
Ione, CA 95640

**August 2021**



## Table of Contents

<b>Table of Contents .....</b>	<b>1</b>
<b>1. Introduction.....</b>	<b>2</b>
Purpose.....	2
Contents .....	2
Context.....	2
Summary of Recommendations .....	2
<b>2. Approval Process.....</b>	<b>7</b>
Types of Planning Entitlements Required for Typical Housing Projects.....	7
Findings.....	13
Recommendations .....	13
<b>3. Use Requirements .....</b>	<b>15</b>
Existing Residential Use Requirements.....	15
Findings.....	15
Recommendation .....	15
<b>4. Development and Design Requirements.....</b>	<b>18</b>
Existing Requirements .....	18
Zoning Code.....	18
Downtown Plan .....	19
Project-Specific Planned Developments and Specific Plans .....	19
Findings.....	19
Recommendations .....	20
<b>5. Dissemination of Information .....</b>	<b>22</b>
Existing Methods of Disseminating Information .....	22
Findings.....	22
Recommendations .....	22

## 1. Introduction

### Purpose

This report assesses the City's Municipal Code framework for reviewing residential projects and provides recommendations to expedite housing production.

### Contents

This report reviews the following components of the City's framework for residential and provide recommendations to streamline the housing application and review process:

- ❖ Approval Processes
- ❖ Use Requirements
- ❖ Development and Design Requirements
- ❖ Dissemination of Information

### Context

In recent years, California has adopted a number of laws to expedite/encourage the production of housing. Compliance with these laws will require amendments to the Zoning Code (the focus of this white paper), as well as updating the City's Housing Element. Table 1-1 lists the laws, their purpose, the appropriate implementing document, and the implications for the City.

### Summary of Recommendations

- ❖ Expand the City's Framework for Regulating the Design of Residential Projects
- ❖ Institute By Right Design Review
- ❖ Expand the Ministerial Review of Minor Projects
- ❖ Accommodate Low Barrier Navigation Centers
- ❖ Adopt a Guide for Residential Development

Table 1-1: Recent State Laws to Expedite/Encourage Housing Production

Purpose	Implementing Document	Implications for Ione
SB 330: Housing Crisis Act		
Seeks to boost homebuilding by expediting approvals for housing development.	Zoning Code	Amend the Zoning Code as recommended herein to implement the residential demolition restrictions and replacement housing obligations required under the Housing Crisis Act.
SB 1486, AB 1255: Surplus Land for Affordable Housing		
Expands definition of surplus land and puts additional restrictions on the disposal of surplus land.	Housing Element	Include an inventory of publicly owned surplus land in the Housing Element Update sites inventory, including identification of any sites appropriate for housing and identify any sites anticipated to be sold during the planning period. Include a program in the Housing Element to define how the City will comply with the Surplus Lands Act.
SB 6: Design and Development of Sites Inventory		
Requires the State to create a public inventory of local sites suitable for residential development based on a new electronic housing elements sites inventory form.	Housing Element	Update the Housing Element sites inventory to include all information specified on HCD's required spreadsheet, and submit spreadsheet electronically to HCD.
SB 1763, AB 2372: Density Bonus		
Permits 100% affordable projects to be built denser and taller, reduces parking requirements for projects near a major transit stop.	Zoning Code	Ensure the City's updated Density Bonus provisions meet requirements of State law that are applicable to Ione as part of the Zoning Code Update.



Purpose	Implementing Document	Implications for Ione
AB 139: Emergency Shelters		
Amends assessment method to show site capacity and modifies parking requirement.	Housing Element and Zoning Code	As part of the Housing Element Update, apply the new assessment method to assess site capacity where shelters are currently permitted by-right. As part of the Zoning Code Update, review the current standards for shelters, including parking, and update as necessary.
SB 13, AB 68, AB 587, AB 670, AB 671, AB 881: ADUs and JADUs		
Builds upon recent ADU and JADU laws and seeks to further reduce barriers.	Zoning Code	No changes; the City's recent updates to the Accessory Dwelling Unit ordinance address the requirements of State law.
AB 686: Affirmatively Furthering Fair Housing		
Requires assessment and programs to further fair housing, including location of lower income sites in high-resource areas.	Housing Element	Assess fair housing issues as part of Housing Element Update and include program to affirmatively further fair housing and address, if identified, constraints or impediments to fair housing.
AB 2162: Supportive Housing Streamlined Approval		
Requires supportive housing to be a use by right and eliminates parking if close to transit.	Zoning Code	The Zoning Code allows supportive housing by right consistent with State law, but should be updated to specify that the use is exempt from a parking requirement if within a half mile of a transit stop.

Purpose	Implementing Document	Implications for Ione
SB 35: Streamlined Housing Approval Process		
Provides for streamlined approval, including limiting application of standards and requirements to objective standards, for eligible affordable multifamily projects.	Zoning Code	Update the Zoning Code to establish a ministerial process for approval of eligible affordable projects and to establish objective design standards applicable to multifamily development required to be permitted by right.
AB 678, AB 167: Housing Accountability Act		
Raises standard of proof for local agencies to deny or conditionally approve emergency shelters or very low, low, or moderate-income housing.	Zoning Code	Update the Zoning Code to ensure that the specific findings required by State law are specified for denial or conditional approval of qualified projects.
SB 166: Strengthen No Net Loss/Continuous Rezoning of Housing Sites		
Requires cities to make “no net loss” findings in order to approve projects that fall within a different income category than identified in the Housing Element.	Housing Element	As part of the Housing Element Update, determine if a “buffer” of potential housing opportunity sites should be included in the sites inventory to ensure adequate sites can be maintained throughout the RHNA planning period by income category.
AB 879: Additional Constraints Analysis		
Expands the required analysis of constraints and development of programs to address.	Housing Element	As part of the Housing Element Update, evaluate potential governmental and non-governmental constraints pursuant to AB 879.

Purpose	Implementing Document	Implications for Ione
AB 1397: Additional <b>Justification</b> of Housing Element Sites		
Requires additional justification for inclusion of sites in the Housing Element, particularly for sites identified to address lower income needs.	Housing Element	As part of the Housing Element, review and analyze adequacy of sites consistent with AB 1397.
AB 1505: Authorizes Inclusionary Housing in Rental Projects		
Overtakes Palmer decision, allowing cities to require inclusionary units in rental projects.	Housing Element	Continue to implement Housing Element program H-6.
AB 1521: Preservation of Affordable Housing with Expiring Use Restrictions		
Requires seller of assisted rental housing to accept purchase offer from qualified purchaser, and gives HCD added enforcement authority.	Housing Element	This is a requirement placed on the seller of assisted housing. The Housing Element can include a policy supporting long-term affordability, including compliance with State law, of assisted affordable housing.
AB 72: Increased Enforcement of Housing Element Law		
Provides explicit authority for HCD to find a city out of compliance with state housing law at any time.	Housing Element	Continue to implement the Housing Element, comply with State housing laws, and monitor progress through annual Housing Element Progress Reports (APRs).

## 2. Approval Process

This section describes the types of planning entitlements, or approvals, that the City currently requires for housing projects prior to construction. This section also provides recommendations for modifications to the approval process for entitlements to reduce the complexity of and the length of time required to review residential projects.

### Types of Planning Entitlements Required for Typical Housing Projects

#### Typical Housing Projects

To evaluate how the City's approval process applies to residential development, this whitepaper examines how the City's planning entitlements currently apply to the following categories of typical housing projects:

- ❖ **Single-Family Home on an Individual Lot:** This category comprises one detached single-family home constructed on a vacant lot. The category applies to any parcel zoned for single-family residential uses apart from a larger project, such as a specific plan or subdivision. However, most commonly the category refers to the development of infill lots that exist in otherwise established areas of the city.
- ❖ **Minor Subdivision/Parcel Map:** This category comprises subdivisions, regulated by the State of California Subdivision Act (State Subdivision Act), where an existing parcel is divided into a maximum of four parcels. While some or all of the parcels in the new, subdivided parcels may be zoned for nonresidential uses, the whitepaper's analysis focuses on approval requirements for residential subdivisions. Minor subdivisions can accommodate single-family and multifamily development.
- ❖ **Major Subdivision/Final Map:** This category comprises subdivisions, also regulated by the State Subdivision Act, where an existing parcel is divided into five or more parcels. Like minor subdivisions, the project's new, subdivided parcels may be zoned for nonresidential uses, but the whitepaper's analysis focuses on approval requirements for residential subdivisions. Major subdivisions can also accommodate single-family and multifamily development.
- ❖ **Multifamily Development:** This category comprises residential buildings or structures that are designed to house two or more households in separate housing units. The category includes, but is not limited to, duplexes/two-family dwellings, triplexes/three-family dwellings, fourplexes/four-family homes, apartment/condominium buildings, and attached townhomes.
- ❖ **Mixed Use Development:** This category comprises a combination of residential and compatible nonresidential uses within a single project. Mixed use development can assume two configurations. The first, horizontal mixed-use development, consists of multiple buildings, with each generally comprising a single use, located within the project. Typically, buildings containing residential uses are set back from the surrounding streets, buffered by buildings containing retail, office, civic, and/or similar nonresidential uses. The second, vertical mixed-use development, consists of different uses located within the same building. Most often, residential uses are located on upper stories, sometimes in combination with office uses, above retail, restaurants, cafes, and other active ground floor uses.
- ❖ **Accessory Dwelling Unit (ADU) Development:** This category comprises a smaller, independent residential dwelling unit, which provides complete independent living facilities, located on the

same lot as a single-family residential dwelling (primary structure). The category includes stand-alone accessory dwellings and those entirely enclosed within the primary structure [referred to as a Junior ADU (JADU)]. A JADU may include separate sanitation facilities or share said facilities within the primary structure, and must include a full efficiency kitchen.

### Current Planning Entitlements

The following planning entitlements currently apply to residential projects in Ione. As specified, each entitlement requires ministerial or administrative approval by the City Planner or discretionary approval by the Planning Commission or City Council through the public hearing process. Table 2-1 summarizes how the entitlements apply, may apply, or are not applicable to each typical housing project category. Table 2-2 indicates whether an entitlement is ministerial or administrative and identifies the position or body responsible for reviewing, approving or denying, and hearing appeals regarding each entitlement.

- ❖ **Plan Check:** Plan Check ensures that all new and modified uses and structures comply with the Zoning Code. The ministerial entitlement is required for building permit approval. It is also required for all planning entitlement, tree removal, business license, encroachment, grading, and improvement plan approval.
- ❖ **Site Plan Review:** Site Plan Review allows the City to assess the design and layout of projects that fall within certain categories of uses, including multi-family and mixed-use development, based on the project's compliance with the General Plan, Zoning Code, and other applicable regulations and design protocols. A Site Plan Review Permit is a discretionary entitlement that requires Planning Commission approval. Projects must receive approval of a Site Plan Review Permit prior to the issuance of building permits or other improvement plan permits.
- ❖ **Conditional Use Permit (CUP):** A CUP grants an applicant the ability to use a parcel in a special manner that is not allowed by right. A CUP allows the City flexibility to determine if a proposed land use on a specific site will be compatible within the site's context, and with the environment, the General Plan, the Zoning Code, and any other applicable regulations. A CUP is a discretionary entitlement that requires Planning Commission approval. Projects must receive CUP approval prior to the issuance of building permits.
- ❖ **Variance:** A Variance allows the City the flexibility to determine if special exceptions to development standards are required so that a property may be enjoyed to the same extent of other properties in the same zoning district. Variances are only granted when special circumstances or hardships exist that deprive the property of privileges that other nearby properties in the same zoning district receive. A Variance is a discretionary entitlement that requires Planning Commission approval.
- ❖ **Architectural Design Review for Historic Overlay District (Architectural Design Review):** Architectural Design Review allows the City to assess the design of certain development projects, including the typical housing projects, located within the Historic Overlay District based on the project's compliance with the General Plan, the Zoning Code, and other applicable regulations and design protocol. The entitlement is intended to protect, enhance, and perpetuate the Downtown's old and historic buildings, and is administered through both a ministerial and a discretionary process. The discretionary process, Comprehensive Architectural Design Review, requires Planning Commission approval and applies to new construction and wholesale redevelopment of existing sites, as well as wholesale changes to the existing architectural style of a building. The ministerial process, Administrative Architectural Design Review, generally applies



to all other development projects, including, but not limited to, the installation of new features on existing structures consistent with the building's existing architectural style, and the placement, alteration, and/or relocation of signs. Projects must receive Architectural Design Review approval prior to the issuance of building permits or site improvement plans and prior to or in conjunction with discretionary action of corresponding applications, such as CUPs.

- ❖ **Planned Development:** A Planned Development (PD) is a special zoning district that allows for flexibility and the creation of unique regulations for large, comprehensive developments. A PD designation facilitates the creation of detailed development plans that are specific to the project area and are not governed strictly by the Zoning Code. Often, a PD designation includes its own, unique development standards for the project. The entitlement is appropriate for large properties, facilitates the creation of master-planned communities, and may facilitate single-family and multifamily residential, mixed-use, and ADU development. Consequently, applicants may prepare a master plan to implement a PD. A PD is a discretionary entitlement that requires City Council approval.
- ❖ **Specific Plan:** A Specific Plan is a special zoning district that allows the creation of unique development standards that apply to a particular geographic area. These development standards supersede, as applicable, the standards of the Zoning Code for the given property. A Specific Plan allows for greater flexibility than the Zoning Code and is more comprehensive in its regulations, covering financing, infrastructure, phasing, and other relevant information (see Government Code Sections 65450-65457). It is appropriate for large areas or areas with special development needs and opportunities. A Specific Plan may facilitate single-family and multifamily residential, mixed-use, and ADU development. A Specific Plan is a discretionary entitlement that requires City Council approval.
- ❖ **Rezone:** A Rezone allows for a change in an existing zoning classification for a parcel or parcels to a different zoning classification consistent with the General Plan and other applicable City policy. Proposed rezones are evaluated for consistency with the General Plan. If not consistent with the General Plan, the rezone will be denied or a General Plan Amendment may be required. A Rezone is a discretionary action that requires City Council approval.
- ❖ **General Plan Amendment:** A General Plan Amendment allows for a change in the existing General Plan land use classification for a parcel or parcels. Where a Rezone is necessary to change a zoning designation of a property, the new zoning must be consistent with the General Plan. Therefore, a General Plan Amendment may also be necessary. Generally, the City will only consider General Plan Amendments as part of development applications that involve amendments to the Land Use Map and related discussions. Text amendments that alter the specific policies of the General Plan are not encouraged at the project level. A General Plan Amendment is a discretionary action that requires City Council approval. Per State law, the City is limited to a maximum of four General Plan land use amendments per year. As such, if requests for General Plan amendments are frequently requested, the City will group City Council consideration and possible approval of the amendments into quarterly events, as allowed under the law. A General Plan Amendment must be obtained prior (or concurrently) to submitting an application for projects that either a) are inconsistent with the City's General Plan, or b) call for a zoning classification change where the proposed zoning is inconsistent with the City's General Plan.

- ❖ **Lot Line Adjustment:** A Lot Line Adjustment (LLA) is granted for minor adjustments between four or less adjoining parcels. This also allows for changes to existing property lines or the consolidation of existing lot lines. LLAs do not create new parcels. A LLA is a discretionary action that requires Planning Commission approval.
- ❖ **Tentative/Final Map for a Parcel Map:** A Tentative Map for Parcel Map allows for the subdivision of property into 4 or fewer parcels. Proposed maps are evaluated for consistency with the California Subdivision Map Act, the City's General Plan, Zoning Code, applicable Planned Development zoning, Specific Plans, City subdivision standards (Title 16 of the Municipal Code) and other related City standards. A Tentative Map for a Parcel Map is a discretionary action that requires Planning Commission approval.
- ❖ **Tentative/Final Map for a Subdivision Map:** A Tentative Map for a Subdivision Map allows for the subdivision of property into five or more parcels or condominiums, a community apartment project containing five or more parcels, or for the conversion of a dwelling to a stock cooperative containing five or more dwellings. This generally includes any subdivision where a Tentative Map for a Parcel Map cannot be prepared. Proposed maps are evaluated for consistency with the California Subdivision Map Act, the City's General Plan, Zoning Code, applicable Specific Plans, and other related City standards. A Tentative Map for a Subdivision Map is a discretionary action that requires Planning Commission approval.

**Table 2-1: Planning Entitlements' Application to Typical Housing Projects**

R = Required, N = Not Required, M = May be Required

Entitlement	Single Family Home on an Individual Lot	Minor Subdivision/ Parcel Map	Major Subdivision	Duplex, Triplex, Fourplex	Multifamily Development (5+ units)	Mixed Use Development	ADU Development
Plan Check	R	R	R	R	R	R	R
Site Plan Review	N	N	N	R	R	R	N
Conditional Use Permit	N	N	N	N	N	M	N
Architectural Design Review for Historic Overlay District	N	N	N	N	N	R	N
Planned Development	N	N	N	N	N	N	N
Specific Plan	N	N	N	N	N	N	N
Variance	A variance is only required when a project requests a modification to the standards established by the Zoning Code.						
Rezone/Zoning Amendment	A rezone is only required when a project requests that the zoning designation on the project parcel(s) be changed or if a project requests a text amendment to the Zoning Code.						N
General Plan Amendment	A General Plan Amendment is only required when a project requests that the General Plan Land Use designation on the project parcel(s) be changed or if a project requests a text amendment to the General Plan.						N
Lot Line Adjustment	A lot line adjustment may be requested to configure existing parcels without creating additional parcels.						N
Tentative/Final Map for Parcel or Subdivision Map	N	R	R		M <sup>1</sup>	N	N

1. Only applies to townhome, condominium, or other individually owned/sold multifamily uses (also referred to as attached single family)



**Table 2-2: Planning Entitlement Review, Determination, and Appeal Requirements**

Entitlement	Ministerial/ Discretionary	Recommending Party	Deciding Party	Appeal Party
Plan Check	Ministerial	-	City Planner	-
Site Plan Review	Discretionary	City Planner	Planning Commission	City Council
Conditional Use Permit	Discretionary	City Planner	Planning Commission	City Council
Variance	Discretionary	City Planner	Planning Commission	City Council
Administrative Architectural Design Review for Historic Overlay District	Ministerial	-	City Planner	-
Comprehensive Architectural Design Review for Historic Overlay District	Discretionary	City Planner	Planning Commission	City Council
Planned Development	Discretionary	Planning Commission	City Council	-
Specific Plan	Discretionary	Planning Commission	City Council	-
Rezone/Zoning Amendment	Discretionary	Planning Commission	City Council	-
General Plan Amendment	Discretionary	Planning Commission	City Council	-
Lot Line Adjustment	Discretionary	City Planner (if hearing request is filed)	City Planner (if no request for a hearing is filed)/Planning Commission (if hearing request is filed)	City Council
Tentative Map	Discretionary	City Planner	Planning Commission	City Council
Final Map	Discretionary	City Planner	Planning Commission	City Council

## Findings

- ❖ The City's planning entitlements adequately accommodate the development of large and more complex projects, including those that include residential development, through the Planned Development, Specific Plan, Tentative Map for a Parcel Map, and Tentative Map for a Final Map entitlements. Collectively, the entitlements will allow the City to process Parcel Maps, Final Maps, and some mixed-use developments in a thoughtful and expedient manner.
- ❖ The Site Plan Review and Architectural Design Review entitlements adequately accommodate the review of mixed-use development on a citywide basis and in the Downtown area, respectively.
- ❖ The Site Plan Review entitlement also applies to multifamily residential development. Because the entitlement requires Planning Commission approval, the process may unnecessarily complicate the approval of small, single building multifamily projects (duplexes, triplexes, and fourplexes).
- ❖ The City lacks an efficient method to review individual single-family residential projects. The Plan Check entitlement does provide the opportunity for Planning to review such projects, but the review is limited in scope and occurs too late in design and development review process to affect meaningful change to project designs.
- ❖ With the exception of Administrative Architectural Design Review, which only applies to projects in the Downtown area, the City lacks separate entitlements to assess minor development, such as façade modifications and small additions.
- ❖ The California Government Code has been updated multiple times in recent years to require streamlined and/or by-right (ministerial) approval of certain projects, including qualifying projects under Senate Bill (SB) 35 (2017) and qualifying projects under Assembly Bill (AB) 1397 (2017). The City has not established a by-right entitlement process for qualifying multifamily projects, for supportive housing in all multifamily and mixed use zones, and has not developed objective design standards devoid of subjective judgements by the determining party that would apply to such projects.

## Recommendations

- ❖ At minimum, the City should consider instituting By Right (non-discretionary) Design Review consistent with Government Code Sections 65583.2(c) and 65913.4(c). This should be accomplished through adding a Streamlined Permit planning entitlement to process the application of Objective Design Standards, as described in Section 4, to qualifying affordable housing projects by the City Planner and/or the Planning Commission. For simplicity, it may work best to make By Right Design Review a requirement for all multifamily projects.
- ❖ The City may also consider modifying the application of the existing entitlements to address aspects of other kinds of residential development.
- ❖ To facilitate the timely review of residential projects, along with other minor projects, the City should consider instituting additional ministerial entitlements. Based upon the existing entitlements, this may include Administrative Use Permit, Minor Adjustments, and/or Minor Site Plan Review.
- ❖ To clarify the planning entitlement requirements, the City should consider preparing a table that lists the entitlements and identifies the following: whether the entitlement is ministerial or

## Housing Streamlining Best Practices | City of Ione

discretionary; where the entitlement is addressed in the Zoning Code; the entitlement's review, approving, and appeal authority; and public notice/hearing requirements.

### 3. Use Requirements

This section describes how the City's zoning districts currently accommodate and can be modified to more adequately support residential development.

#### Existing Residential Use Requirements

Tables 3-1 and 3-2 includes the Zoning Code's requirements for residential uses by zoning district.

#### Findings

One or more residential use is allowed in all of the Zoning Code's agricultural, residential, commercial, industrial, and public/quasi public districts. And with three exceptions, the use requirements adequately accommodate the full range of residential uses, single family, multifamily, accessory dwelling units, employee housing, transitional housing, supportive housing, emergency shelters, and single room occupancies (SROs) in compliance with State law.

The three exceptions are:

- 1) The Zoning Code's lack of reference to low barrier navigation centers, a form of housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. The use varies from traditional shelters by providing intensive case management and coordinated care, the presence of community space, and the facilities' ability to accommodate partners, pets, and possessions. AB 101, signed into California state law in 2019, requires that all cities in California permit low barrier navigation centers by-right.
- 2) Manufactured housing is not allowed in the C-T zone, which allows single family detached housing under some circumstances, including the renovation, expansion, and replacement of existing single-family homes, and the development of new single-family homes on vacant sites. A manufactured home on a permanent foundation is required to be allowed in the same manner as a single-family home, subject to certain architectural requirements.
- 3) The Zoning Code includes a definition for employee housing, but it is inconsistent with state law and the use is not included as an allowed use for any zoning district.

#### Recommendation

- ❖ To address low barrier navigation centers, the City should amend the Zoning Code to include and define the use, and specify where the use is permitted by-right.
- ❖ The Zoning Code should be revised to treat manufactured housing on a permanent foundation in the same manner as a single-family dwelling in all zones.
- ❖ The Zoning Code's definition for employee housing should be updated to reflect current state law. Specifically, the definition should reference the California Health and Safety Code (HSC) Section 17021.5 (employee housing for 6 or fewer employees treated as single family home) and Section 17021.6 (employee housing of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household treated as an agricultural use subject to same requirements as agricultural uses in the same zone).

Table 3-1: Residential Use Provisions in Agricultural and Residential Zoning Districts

Residential Use Listing	A	R-1a	R-1b	R-1c	R-2	R-3	R-4	MP
Caretaker Housing	P	P	P	P	P	P	P	P
Dwelling, Multifamily	N	N	N	N	P	P	P	N
Dwelling, Second Unit	P	P	P	P	P	P	P	P
Dwelling, Single Family	P	P	P	P	P <sup>1</sup>	P <sup>1</sup>	N	N
Dwelling, Two-Family	N	N	N	N	P	P	P	N
Dwelling, <b>Three-</b> and Four-Family	N	N	N	N	P	P	P	N
Emergency Shelter	N	N	N	N	N	N	C	N
Employee Housing	P	N	N	N	N	N	N	N
Group Residential	N	N	N	N	C	C	P	N
Guest House	P	P	P	P	P	N	N	N
Live-Work Facility	N	N	N	N	C	C	C	N
Manufactured Home	P	P	P	P	P	P	P	P
Mobile Home	N	N	N	N	N	N	N	P
Mobile Home Park	N	N	N	N	N	N	N	P
Residential Care Home	P	P	P	P	P	P	P	P
Single Room Occupancy (SRO) Facilities	N	N	N	N	N	C	C	N
Supportive Housing	P	P	P	P	P	P	P	P
Transitional Housing	P	P	P	P	P	P	P	P

Table 3-2: Residential Use Provisions in Commercial, Industrial, and Public/Quasi Public Zoning Districts

Residential Use Listing	C-T	C-1	C-2	C-3	B-P	M-1	M-2	O-S	PSC	PF
Caretaker Housing	P	P	P	N	N	P	P	C	C	C
Dwelling, Multifamily	P	N	P <sup>1</sup>	N	N	N	N	-	-	-
Dwelling, <b>Second</b> Unit	P	N	N	N	N	N	N	-	-	-
Dwelling, Single Family	P	N	N	N	N	N	N	-	-	-
<b>Dwelling</b> , Two-Family	P	N	P <sup>1</sup>	N	N	N	N	-	-	-
Dwelling, Three- and Four-Family	P	N	P <sup>1</sup>	N	N	N	N	-	-	-
Emergency Shelter	N	N	N	N	N	P	P	-	-	-
Employee Housing	-	-	-	-	-	-	-	-	-	-
Group Residential	P	N	N	N	N	N	N	-	-	-
Guest House	-	-	-	-	-	-	-	-	-	-
Live-Work Facility	P	C	P <sup>1</sup>	N	N	N	N	-	-	-
Manufactured Home	N	N	N	N	N	N	N	-	-	-
Mobile Home	-	-	-	-	-	-	-	-	-	-
Mobile Home Park	-	-	-	-	-	-	-	-	-	-
Residential Care Home	P	N	P	N	N	N	N	-	-	-
Single Room Occupancy (SRO) Facilities	C	N	P	N	N	N	N	-	-	-
Supportive Housing	P	N	P	N	N	N	N	-	-	-
Transitional Housing	P	N	P	N	N	N	N	-	-	-

1. Only allowed as mixed-use development as residential in conjunction with and above ground -floor retail, service, or office uses.



## 4. Development and Design Requirements

This section describes the existing development and design standards and guidelines that currently regulate residential development in Ione. This section also provides recommendations for how the City can modify this framework to help expedite the production of housing in manner that reflects and enhances the community's character.

### Existing Requirements

The City's existing development and design standards are contained in the Zoning Code, the Downtown Plan, and several project-specific planned developments and specific plans. Relevant provisions are summarized below:

#### Zoning Code

The Zoning Code serves as the City's primary resource for regulating physical aspects of project design. The following sections of the code specifically pertain to the development and design of residential projects.

- ❖ **Zoning District Development Standards.** Article II provides district-specific development standards that regulate many of the basic aspects of building and site design. This includes setbacks and the distance between buildings, lot size, residential density, nonresidential development intensity, and building height.
- ❖ **Site Planning Standards.** Article III provides additional development standards that apply on a citywide basis. This includes height measurement methodology; exceptions to maximum height requirements; yard and setback requirements and allowed encroachments into required yards; curb, gutter, and sidewalk requirements; utility undergrounding requirements; fence and wall placement, height, and screening requirements; accessory structure location, setback, and lot coverage.
- ❖ **Design Review for Historic Overlay District (Architectural Design Review):** Architectural Design Review allows the City to assess the design of certain development projects, including the typical housing projects, located within the Historic Overlay District based on the project's compliance with the General Plan, the Zoning Code, and other applicable regulations and design protocol. The entitlement is intended to and height requirements; parking requirements and parking area development standards; sign number, size, location, and illumination requirements; and density bonus provisions. The article also provides design standards for fences and walls, parking, and signs.
- ❖ **ADU Standards.** Chapter 17.62 provides development and design standards for ADUs. Development standards addressed by the chapter include lot size; maximum dwelling units per lot; configuration, including JADAs; setbacks; size; and parking requirements. Design standards addressed by chapter include design coordination with the primary structure, building entrance design, privacy, and driveway design.
- ❖ **Overlay Districts.** Both of the City's overlay districts, located in Chapter 17.28, include provisions that pertain to the regulation of residential development. The Historic Overlay District requires all development projects to comply with the Downtown Plan's development standards and design guidelines, while exempting exclusively residential projects from Architectural Design Review. In addition to the Downtown Plan's requirements, the Downtown Residential Overlay District

provides development standards for residential-only projects. The development standards, which are intended to perpetuate the form and characteristics of the Downtown area's historic residential development, address setbacks/building location, new lot size, density, building height, and parking.

- ❖ **Density Bonus and Other Incentives.** Chapter 17.46 provides the City's density bonus and other affordable housing incentive requirements. The incentives apply to housing for the State's affordable housing categories (moderate, low, and very low income), special needs populations, and senior citizens. In addition to density bonuses, the incentives include:
  - Reductions in development, zoning, and architectural standards;
  - Approval of mixed-use development in conjunction with the housing development if the non-residential land uses will reduce the cost of the housing development and the non-residential land uses are compatible with the housing development and surrounding existing development;
  - Other regulatory incentives or concessions proposed by the applicant or that the City determines will result in identifiable, financially sufficient, and actual cost reductions; and
  - Priority processing of a housing development that provides income-restricted units.

### Downtown Plan

The Downtown Plan provides comprehensive development standards and design guidelines for Downtown development, including residential and mixed-use projects. The development standards, partially presented as form-based provisions, address residential density and development intensity, setbacks/building placement, upper story stepbacks, building and floor height, and parking requirements. The design guidelines address site layout and building orientation, building massing and scale, building height and upper story stepbacks, setbacks, façade articulation, materials, lighting, building signage, awnings, water and energy efficiency, and alternations to and new development adjacent to historic resources.

The Downtown Plan also includes an architectural pattern book that profiles the historic architectural styles found in the Downtown Area. The pattern book is primarily intended to guide renovations to seven of the area's historic buildings, including one potentially mixed-use building, the D. Stewart Building, located at 18 East Main Street. The pattern book may also be applied to residential and mixed-use projects involving other buildings and properties.

### Project-Specific Planned Developments and Specific Plans

The City's project-specific planned developments and specific plans, utilized to develop larger, predominantly single-family residential projects, such as Castle Oaks, generally include basic development standards that replace/supersede some or all of the relevant development standards in the Zoning Code. Some of the documents also provide limited design requirements.

### Findings

- ❖ The Zoning Code, the Downtown Plan, and the City's planned developments and specific plans' development standards are of sufficient scope to regulate the basic aspects of residential project design. The standards are consistent with State law, provide a sufficiently broad framework to



accommodate all manner of residential projects, and generally do not impede the production of housing.

- ❖ The Zoning Code, the Downtown Plan, and the City's planned developments and specific plans provide limited direction or guidance on the design of residential projects.
  - For the Downtown area, the Downtown Plan provides comprehensive design guidelines for all private realm development. Because the guidelines are less binding than standards, they provide less certainty about the City's expectations for project designs, potentially delaying entitlement approvals and the production of housing. In addition, the design guidelines do not fulfill SB 35's requirements that design requirements for affordable multifamily housing projects be presented as objective design standards that are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the applicant and the City's determining party prior to submittal.
  - For the remainder of the City, the Zoning Code provides design standards for a few select topics. With the exception of ADUs, the standards do not regulate building or outdoor space design. Instead, they focus on secondary aspects of site design, fencing and parking, and signage, a topic of nominal importance for residential development. The standards also generally do not fulfill SB 35's requirements for objective design standards.
  - The planned developments and specific plans take a similarly limited approach to regulating design.
- ❖ The Zoning Code's density bonus and other affordable housing incentives do not reflect the most recent update to State law, AB 1763, adopted in 2019.
- ❖ The Zoning Code does not reflect the requirement of SB 330, the Housing Crisis Act of 2019, that existing affordable housing units be replaced in kind.

### Recommendations

- ❖ To fulfill State requirements to streamline and expedite the production of affordable housing, the City should, at a minimum, consider adopting citywide objective design standards for affordable multifamily residential development eligible for a streamlined ministerial process. To bring the highest degree of certainty to the development review process, the objective design standards should be comprehensive, addressing all aspects of building and site design.
- ❖ Given the importance of locating affordable housing in core, walkable areas within proximity to services, the City should apply the aforementioned objective design standards within the Downtown area. The standards should also provide unique, context-appropriate standards for the Downtown area, ensuring that future development continues to reflect and perpetuate the area's compact, walkable urban form and historic architectural character. The standards can be incorporated into the recommended citywide objective design standards for affordable multifamily residential development and referenced in the Downtown Plan.
- ❖ To simplify the City's regulatory framework, the City should adopt the aforementioned objective design and apply them in review of all future multifamily residential development in the city.
- ❖ To expedite the production of housing in Ione, the City may also consider adopting comprehensive citywide design standards for all types of residential development. This approach

provides clarity regarding the City's expectations for building and site design, bringing the highest possible degree of certainty to the development review process. If such comprehensive citywide residential design standards are prepared and adopted, they should include any approved objective design standards.

- ❖ Chapter 17.46 of the Zoning Code should be updated to reflect current State legal requirements for density bonuses and other affordable housing incentives as contained in California Government Code Section 65915. Specifically, the chapter should incorporate the requirement that 100 percent affordable housing projects may seek an 80 percent increase in density and request up to four incentives and/or concessions from the City.

## 5. Dissemination of Information

This section describes how the City currently disseminates information about the entitlement processes and development and design requirements pertaining to residential development. This section also provides recommendations for improving access to the information to help expedite housing production.

### Existing Methods of Disseminating Information

The City currently disseminates information about entitlement processes and development and design requirements in the following ways:

- ❖ The City maintains hard copies of all policy and regulatory documents, including the General Plan, the Zoning Code, and the Downtown Plan, at City Hall. Members of the public can view these documents, discuss the entitlement process, and discuss development and design review requirements with the City Planner.
- ❖ The City maintains digital copies of select planning policy and regulatory documents, including a dynamic version of the Zoning Code, on its website.
- ❖ The City maintains a digital copy of a Planning, Entitlement, and Development Framework on the City website. The framework summarizes the various aspects of development review and policy and regulatory documents that apply to development projects. The framework also includes entitlement and other permit applications, CEQA forms, a master fee schedule, and the Zoning Map.
- ❖ Planning application forms were recently updated to make the forms fillable PDFs in order to simplify completion of forms.

### Findings

- ❖ The City website's library of planning documents includes some omissions, including the City's specific plans. These omissions potentially complicate the public's ability to view and understand many of the development and design requirements that apply to residential development.
- ❖ The Planning, Entitlement, and Development framework has not been updated since it was prepared in 2008/2009. Therefore, the document omits more recent changes to the City's policy and regulatory framework for residential development, including the Downtown Plan. In addition, the framework is limited to a high-level overview of the City's development processing and review requirements. This limits the document's usefulness to applicants who are unfamiliar with the development review process.

### Recommendations

- ❖ The City should consider updating its website to include the City's specific plans and other planning policy and regulatory documents. The City Planner has provided an interim modification to the City Manager to make the site easier to navigate.
- ❖ The City should consider revising the Planning, Entitlement, and Development framework to reflect the City's current processing, policy, and regulatory environment. To clarify processing and regulatory requirements for residential development, the City should also consider preparing an additional section/chapter that describes the applicable processes and regulatory documents.

---

# **BACKGROUND REPORT: Community Vision & General Plan Audit**

*City of Ione Focused General Plan Update*

---

City of Ione  
Planning Department  
1 East Main St.  
Ione, CA 95640

**August 2021**



# Table of Contents

<b>Table of Contents .....</b>	<b>1</b>
<b>Introduction .....</b>	<b>1</b>
<b>Community Vision .....</b>	<b>2</b>
1. Overview .....	2
2. Community Workshop .....	3
Activity #1 – Vision/Assets, Challenges, and Housing Post-Its .....	4
Activity #2 – Safety and Mobility Mapping .....	9
3. Community Survey Results .....	15
4. Guiding Principles .....	19
5. How Will the Input be Used? .....	21
<b>General Plan Audit .....</b>	<b>22</b>
1. Land Use .....	22
Address Location and Extent of Land for Specified Uses .....	22
Groundwater Recharge .....	23
Population Intensity and Building Density .....	23
Flooding .....	23
Timber Production and Military Installations .....	24
2. Transportation .....	25
Location and Extent of Transportation Facilities .....	25
Balanced, Multimodal Transportation Network .....	25
Vehicle Miles Traveled .....	28
3. Housing .....	31
4. Conservation .....	32
Natural Resources .....	32
Groundwater Recharge and Stormwater Management .....	32
Reclamation .....	35
5. Open Space .....	36
Preservation of Natural Resources .....	36
Managed Production of Resources .....	36
Outdoor Recreation .....	37
Public Health and Safety .....	38
Military Installations .....	38
Native American Resources .....	38
Open Space Action Program .....	38

6. Noise .....	39
Noise Problems and Levels .....	39
Noise Contours.....	39
Implementation Measures and Solutions.....	39
7. Safety .....	40
Amador County Local Hazard Mitigation Plan Update .....	40
Seismic and Geologic Risks .....	44
Flooding .....	45
Wildland Fire .....	48
Wildland Fire and Evacuation .....	54
Essential Public Facilities.....	54
Climate Change, Adaptation, and Resiliency .....	56
8. Environmental Justice.....	61
<b>References .....</b>	<b>62</b>

**Appendix A: Community Survey Results**

**Appendix B: 2020 Local Hazard Mitigation Plan – Ione Annex**

## Introduction

---

The City of Lone is currently preparing a focused update to its General Plan to address requirements of State law. This Background Report provides the Lone City Council, Lone Planning Commission, and members of the Lone community with an assessment of requirements of State law related to circulation, safety, and environmental justice that have been enacted since adoption of the comprehensive update to the City's General Plan in 2009.

This Background Report identifies key areas to be updated, including fire and flooding hazards, emergency response and preparedness, and the City's projected climate change exposure and vulnerability.

In conjunction with the focused General Plan Update, the Housing Element will be updated in a separate effort, anticipated to be funded through the Amador County Regional Early Action Planning (REAP) grant, in compliance with State law.

The update process also includes a community outreach component, to identify key concerns and priorities expressed by Lone residents, businesses, property owners, and other interested parties.

This document includes two primary components:

- **Community Vision.** The community vision section summarizes the input received from the community. The report summarizes the community's input from residents, businesses, property owners, and other stakeholders and describes how the General Plan addresses the community's vision, priorities, and concerns.
- **General Plan Audit.** The General Plan Audit summarizes the State's requirements for each element of the General Plan, discusses whether the General Plan meets the requirements, and briefly describes revisions to be made to the General Plan to address State requirements.

# Community Vision

## 1. Overview

**We Need Your Input to Plan for Ione!**

**THE CITY OF IONE IS AMENDING THE GENERAL PLAN AND ZONING CODE AND INVITES YOUR PARTICIPATION!**

The **General Plan** serves as the guiding document for achieving the community's vision for the future. This project will amend the General Plan to:

- Address requirements of State law related to accommodating and encouraging housing
- Address recent requirement of State law related to wildfire, flooding, evacuation, and climate adaptation
- Establish Vehicle Miles Traveled (VMT) as the basis for determining production and transportation impacts for the purposes of the California Environmental Quality Act

The **Zoning Code** implements the General Plan by establishing specific standards for development, including allowed uses for each zoning district. The Zoning Code will be amended to:

- Streamline permitting and appeal processes, with an emphasis on encouraging housing and reducing constraints to accommodating a variety of housing types
- Establish a clear, objective standards to streamline multifamily housing development

**Community Survey**

The City is hosting a survey through June 30, 2021 to receive input on your vision and priorities for Ione, with an emphasis on the safety and circulation topics that will be addressed by the General Plan Amendment. To take the survey, please visit the link below to take the survey or scan the QR code:

Community Survey – Focused General Plan and Zoning Code Amendments:  
[https://www.cityofione.org/development/online\\_survey\\_2021](https://www.cityofione.org/development/online_survey_2021)

**Community Workshop**

Thursday, June 24, 2021  
 6:00 pm

Ione City Hall - Council Chambers  
 1 E. Main Street, Ione, CA 95240

Check the City's website prior to the meeting for details for virtual (Zoom) participation.

In January 2021, the City began the Focused General Plan Update and Zoning Code Update process. In June 2021, the City held a community workshop and gathered information via an online community survey. The outreach effort garnered input from City residents, members of the business community, property owners, and stakeholders. The outreach program is inclusive, educational, and designed to facilitate a meaningful conversation with the Ione community about the issues and opportunities that are most important to them.

The community workshop and community survey provided an opportunity for the public to offer their thoughts on what they value about their community and the City, and what important issues should be addressed in the General Plan. The survey was made available on-line and also encouraged input from community members that may not attend City meetings.

The Focused General Plan Update and Zoning Code Update effort will continue to involve opportunities

for the community to learn about the project and provide their input, including study sessions with the Planning Commission and hearings with the Planning Commission and City Council. This Visioning Report memorializes what was discussed at the community workshop and the information received via the online survey.

This Visioning Report includes the following components:

**Overview:** This section describes the community outreach efforts and goals, as well as the approach to advertising the visioning events.

**Community Workshop:** This section describes the input provided at the community workshop.

**Community Survey Results:** This section summarizes the feedback provided via the on-line survey.

**Guiding Principles:** This section refines the Guiding Principles for Ione based on input from the community workshop and survey.



## 2. Community Workshop

The City hosted a Focused General Plan Update/Zoning Code Update Community Workshop on June 24, 2021. This workshop was the community kick off for the Focused General Plan Update and Focused Zoning Code Update. Approximately 35 lone residents, businesses, property owners, and other stakeholders attended the workshop.

The workshop included:

- A brief overview of the General Plan, including why it is important and why the City is updating its Plan,
- A brief overview of the Zoning Code, including the purpose of the update to the Zoning Code,
- An overview of the update process,
- A summary of public outreach and community involvement opportunities, and
- Two activities to solicit input on key topics and ideas.

Following a presentation on the General Plan Update and Zoning Code Update, the City team facilitated two activities to help open a dialogue with the community regarding the vision for the future and priority circulation issues to be addressed. Each activity and the feedback provided by workshop attendees are summarized on the following pages.

The intent of this section of the Visioning Report is to present the information we received without making assumptions or recommendations. The feedback we received has been recorded here in order to memorialize the key themes and ideas, and it will be used to help inform future work tasks associated with the Focused General Plan Update and Zoning Code Update, including evaluation of opportunities and challenges, refining existing goals and policies, and creation of new goals and policies.



## Activity #1 – Vision/Assets, Challenges, and Housing Post-Its

The first activity during the workshop was a Post-It activity. Meeting attendees were provided stacks of blank Post-it notes and asked to write down what they think are the primary vision and assets are for lone, challenges the City faces, and housing needs and priorities. Questions posed to the group for consideration included:

- What do you like most about lone?
- What should stay the same?
- What are your main concerns as lone looks to the future?
- What needs to change?
- What three things should lone accomplish in the next 20 years?

The feedback from the meeting attendees for Activity #1, including input from the Post-Its as well as comments made via the on-line Zoom session, is listed on the following pages.

### Post-Its Activity

#### Vision and Assets

- What do you value and love most about lone?
- What are important aspects of the community's culture and traditions?

#### Challenges

- What are your main concerns as lone looks to the future?
- What obstacles or concerns are facing your neighborhood?

#### Housing

- What types of housing are needed to meet your needs? To meet the needs of the community?
- Are there barriers to obtaining housing?

*Please write one thought per Post-It.*



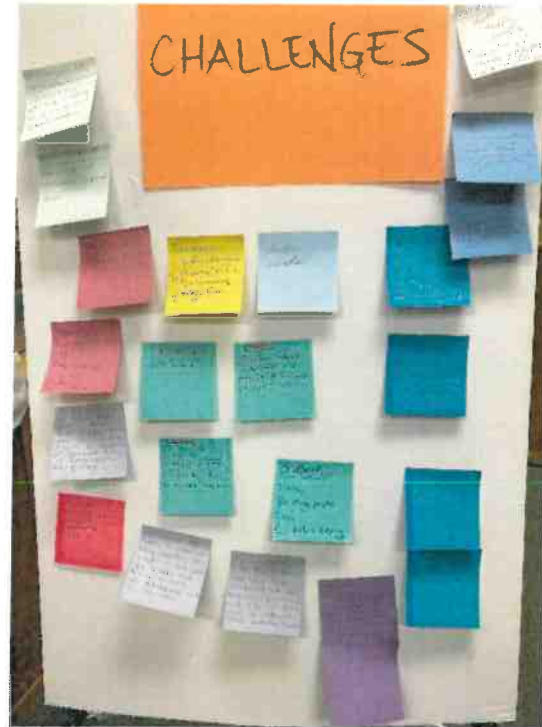
## Visions and Assets

- New schools, Grammar & High School
- Need Industries to make tax \$ - housing does not make tax base
- Mining
- Small Town Community
- Golf Course Key Asset
- We value the quaintness and "Small Town" feel in the community
- A place to raise kids, is always how we feel
- I am still learning about the town but I love that lone tacos can operate here
- Bigger Schools, more
- An important tradition is the neighborly culture, the friendliness, the helpfulness
- Old west charm
- Small size
- Genuine historic downtown that could be revived
- Proximity to mountains, bay area & Sacramento
- Need an agreed upon definition – What is lone?
- lone should be better not bigger; this does not refer to diversity but good planning
- Small Town Community
- The love for our officer and fire
- Keeping the town small – limit CAP housing developments
- Friendly/helpful neighbor
- Community culture and traditions
- lone has a very small town feel
- I love Howard Park. Its an amazing facility. The building needs some work, but a great facility overall.
- Centralized downtown/business district
- lone has Sutter Creek and all the basic services for daily life, centralized near Main Street.
- Walking from present housing to basic services
- Close quant community
- Agricultural involvement
- 8th safest city in the State
- We value and love our SMALL and friendly community; community feel with parades, events, homecoming, carwashes, fundraising
- We value the non-frenetic way of life, the expanses of land, the ranching way of life, and the level of public safety
- Keep our pastoral lands



## Challenges

- Growth: How to keep a coherent Downtown and sense of center while providing walkable growth
- Narrowness of main roads
- Affordable quality water
- Non-polluting wastewater to serve all
- Not enough street lights!
- Amount of garbage around town
- Ambulance service
- Traffic congestion
- Traffic.
- In my neighborhood we have poor street quality from sewer work done and we know it won't be repaired or revised but its cumbersome every day
- Too many people.
- Trash
- Traffic, traffic, Traffic. Intersection of Shakely Lane & Preston, 2:00 – Prison shift change
- Traffic
- Schools
- Older sessions marginalized
- No more housing until schools built
- Elementary School getting worse
- Maintain roads in town
- Water issues for the golf course
- Not sufficient open space
- City workers keeping up
- Traffic jams
- Road bums on Shakely
- Schools/police accommodating increased population
- Better integration of prison & Cal Fire, better control of traffic & fire
- Economy overly dependent on extractive mining or government jobs.
- I'm curious if we'll get large shopping or if Kaiser might show up sometime?
- Lack of sufficient retail/commercial development to support housing
- My concern for lone is how we keep absorbing the growth in this area. The schools and traffic impacts are substantial and will continue
- My concern is that Main Street has lost the momentum we saw beginning pre-covid and I'm not sure how we attract enough business back.
- Lack of commercial development to match current + future growth
- Ability of two schools in town to maintain any level of quality education when student growth does not with needed \$\$
- Circulation, i.e., a way to get over Sutter Creek during peak travel times. Will be especially problematic as hundred more homes come in, not to mention apartment type dwellings
- Conflict between "old" and "new" residences/businesses
- Growing so quickly the core community is diluted and lost, similar to Elk Grove/Galt
- Our shared concern is traffic, safety, and available classrooms for hundreds more families

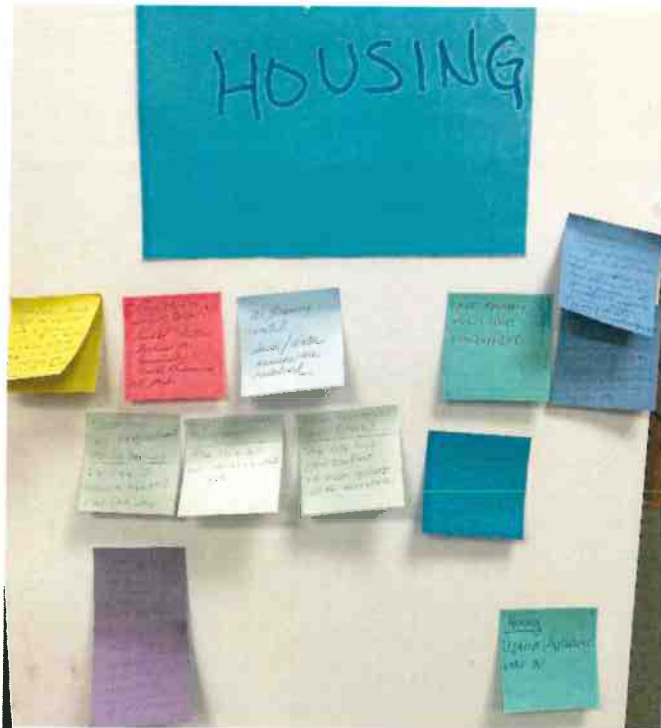


## Background Report

- I don't think lone is set up to allow for much 'urban infill' because that would require a lot of eminent domain. lone needs to expand businesses in those areas (Jackson St., for instance) before cramming more living spaces into downtown area.
- Pollution at Mule Creek and effects on wildlife and people
- Lack of parks and green space in Castle Oaks area other than the golf course that the public cannot recreate on

## Housing

- More attention on design
- Housing should represent character of the community
- Upkeep & appearance
- Water use
- Housing growth decisions need to match with amenities + school needs
- What is the last neighborhood park in lone?
- The city will grow too fast
- Too much garbage will be everywhere
- No housing until Sewer/Water issues are resolved
- Subdivision streets should be approved with a minimum width. As an example: the Cul De Sac at Essex Village are only one car wide when cars are parked on both sides of the street
- Don't sacrifice for the developer's dollar
- Keep streets at 32 ft. and no less
- Keep this a small town – build better homes for community, build restrooms at all parks
- I'd like to have a bike trail and walkway
- Not enough multi-unit development
- Single family
- Renovation of downtown buildings with mixed use housing
- Some barriers for those trying to find homes to rent





## Activity #2 – Safety and Mobility Mapping

The second activity of the workshop asked participants to review large-scale maps of the City and Planning Area that identified the City's roadways, land use designations, and areas with safety concerns, including the 100-year floodplain and very high fire hazard severity zones. Participants were asked to highlight areas that need special focused attention as part of the General Plan Update, including areas that should be preserved and protected, and areas where land use change should be considered. Community members formed eight groups of three to seven people. Each group was provided one large map of the City of Pittsburg and three colored markers (blue, red, and green) in order to complete this activity.

The community members were provided the following instructions in order to identify various areas on the lone Planning Area map:

- Use the **to identify transportation and safety issues or concerns on the map**
- Use the **BLACK** markers to highlight areas with automobile-related concerns, such as traffic congestion, cut-through traffic, and speeding
- Use the **GREEN** markers to highlight areas with bicycle-related concerns, such as lack of bicycle facilities and uncomfortable existing bicycle facilities
- Use the **BLUE** markers to highlight areas with pedestrian-related concerns, such as lack of crosswalks, missing crosswalks, and uncomfortable/difficult crossings
- Use the **RED** markers to highlight areas that have safety-related concerns, such as access issues for a neighborhood, safety issues for auto, bicycle, or pedestrian traffic, safety or hazards that are a concern in a neighborhood

Photos of each map and the summary of each group's input are included on the following pages.





### Barriers to Mobility and Access

#### Automobile:

- Heavy trucking activity from Newman's Ridge and other regional mines disturb residential uses along Highway 104.
- Traffic congestion along Preston Avenue crossing over Sutter Creek and South Lone Street.

#### Bicycling:

- Bicycle and Walking trails crossing Mule Creek

#### Walking:

- Bicycle and Walking trails crossing Mule Creek

#### Safety-Related:

- Pedestrian crossing hazards along Preston Avenue crossing over Sutter Creek and South Lone Street.



## Group #2 Map



## Barriers to Mobility and Access

## Automobile:

- School drop-off and pick-up.

## Bicycling:

- Bicycle lanes along Preston Avenue from the Preston School of Industry into Main Street, provide safe route to school for kids.
- Bicycle lanes along Marlette Street.

## Walking:

- Pedestrian crossings/bridges over Sutter Creek from the Castle Oaks Development
- Walking trail along Sutter Creek to Junior High.

## Safety-Related:

- Wildlife hazard to pedestrians and cyclists along Sutter Creek adjacent to West Marlette Street.
- Pedestrian hazards crossing Sutter Creek at Fairway Drive and Castle Oaks to West Marlette Street.
- Narrow streets along Castle Oaks drive
- Crosswalks at the intersection of Fairway Drive and Shakely Lane either non-existence or worn down.



### Barriers to Mobility and Access

#### Automobile:

- Intersection queuing at the intersection of Highway 124 and 104.

#### Bicycling:

- Bicycle paths along Preston Avenue to Main Street to Church Street to East Market Street

#### Walking:

- Pedestrian paths along Preston Avenue to Main Street to Church Street to East Market Street

#### Safety-Related:

- Safety hazard along South Lone Street and South Church Street to Highway 124.
- Pedestrian safety hazard at intersection of highways 124 and 104.





### Barriers to Mobility and Access

#### Automobile:

- None identified

#### Bicycling:

- Need additional bicycle infrastructure and dedicated lanes along Preston Avenue, main Street, Church Street and Lone Street.
- Bicycle path at end of Shakely Lane

#### Walking:

- Need additional pedestrian paths along West Marlette Street, Sacramento Street, and Buenavista Street

#### Safety-Related:

None identified

*Online Comments via Zoom Meeting*

**Automobile:**

- Shakely and 124 by gas station
- Main Street by bridge
- Shakely
- Running stop signs at Callaway/Shakely and many other side streets

**Bicycling:**

- Corner of Shakely and 124

**Walking:**

- Sidewalk from Main St. to Howard Park

**Safety-Related:**

- Lone simply must find a way to work with Caltrans to make our crosswalks less dangerous. Main St. is a public highway, Caltrans wants to wait until someone is actually killed before doing anything. If someone is killed, they will sue Lone, not Caltrans.

### 3. Community Survey Results

The City received 255 responses to the community survey, which was advertised on the City website and in the utility bill. The survey was available on-line in June and July 2021. Survey responses are summarized below. The complete responses to the surveys, including all of the fill-in-the-blank responses are provided in Appendix A.

**Question 1: Do you live in the City of Lone?**

Of the respondents to the survey, most of the respondents (96 percent) reported living in Lone, while 4 percent reported living in areas outside Lone.

**Question 2: How Long have you lived in Lone?** Of the survey respondents, 18 percent are multi-generational, meaning that previous generations of their family have lived in Lone for over 15 years.

- 24 percent have lived within the City of Lone for over 15+ years
- 8 percent have lived in Lone for 11-15 years, approximately
- 11 percent for 6-10 years,
- 21 percent for 2-5 years, and
- 18 percent for less than 2 years.

**Question 3: If you live in Lone, do you own, rent, live with family or friends, or have other living arrangements?**

Of the respondents that live in Lone, 89 percent own their own home, 7 percent rent their home, 4 percent live with family or friends, and less than 1 percent have other living arrangements.

**Question 4: Do you work in Lone?** Of the survey respondents,

- 37 percent work in communities other than Lone,
- 30 percent are retired,
- 20 percent are employed by other in Lone,
- 13 percent own their own business in Lone, and
- 1 percent are students.

**Question 5: What do you love most about Lone?** Of the respondents,

- 85 percent said the small-town atmosphere,
- 52 percent said the safety within Lone,
- 47 percent said neighbors/community members,
- 41 percent said location,
- 26 percent said community events, and
- 25 percent said parks and recreation.

**Question 6: How would you rate the quality of Life in Lone?** Of the survey respondents,

- 28 percent rated the quality of life in Lone as 'Excellent',
- 62 percent as 'Good',
- 10 percent as 'Fair', and
- Less than 1 percent as 'Poor'.

**Question 7: The City's recent SB 2 grant provides funds for focused revisions to the General Plan and Zoning Code to encourage and streamline housing approvals. Rank the priority of the General Plan and Zoning Code to address the following housing issues on a scale of 1 to 5.**

**(1 – Very Important, 2 – Important, 3 – Somewhat Important, 4 – Low Importance, and 5 – Not Important)**

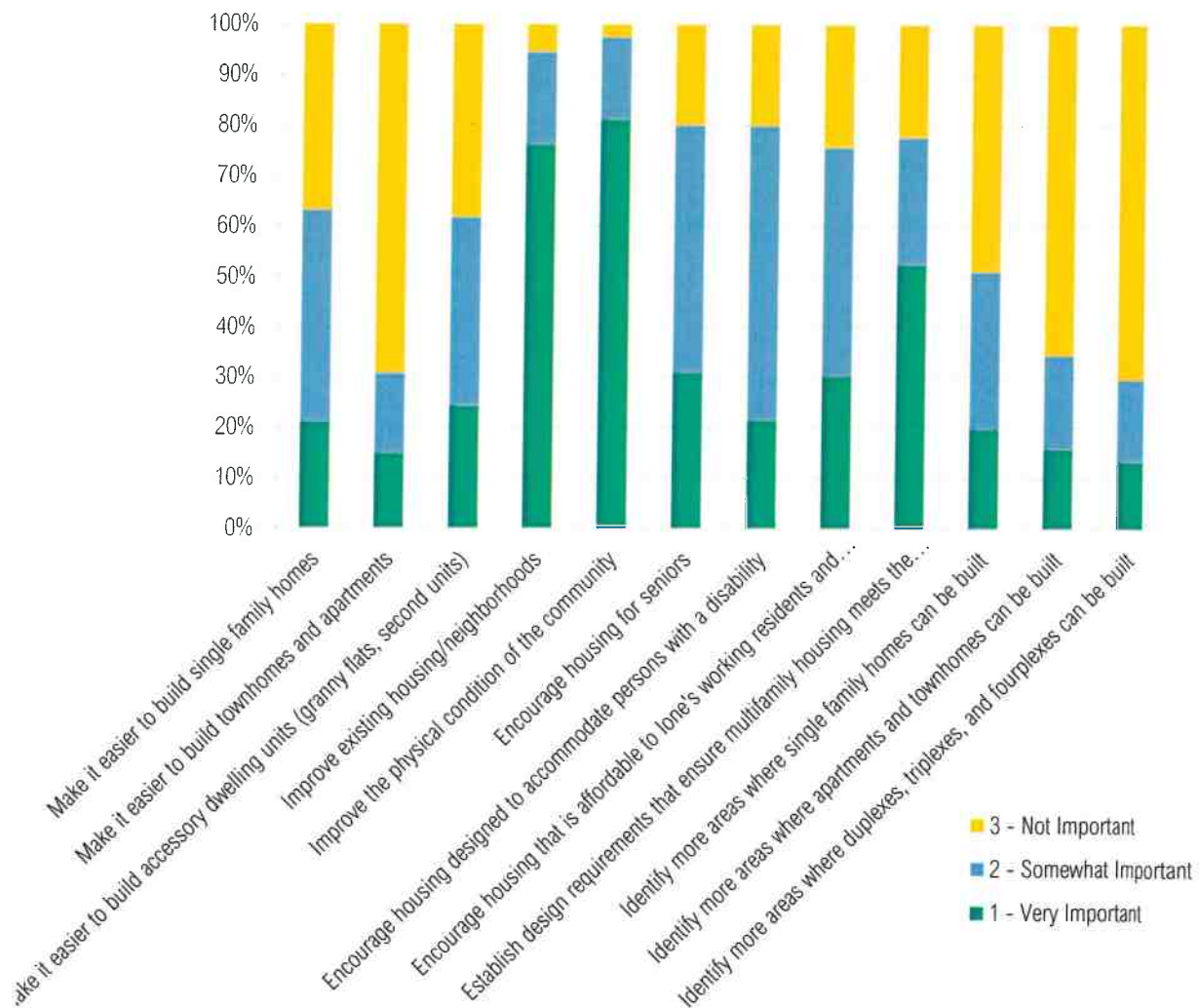
Survey Question 7 allowed respondents to rank their importance with each of the 12 topic areas provided. Chart 1 summarizes the response to this question. The top 3 topic areas identified as 'Very Important' include:

- Improve the physical condition of the community
- Improve existing housing/neighborhoods
- Establish design requirements that ensure multifamily housing meets the standards of the community

The top 3 topic areas identified as 'Not Important' include:

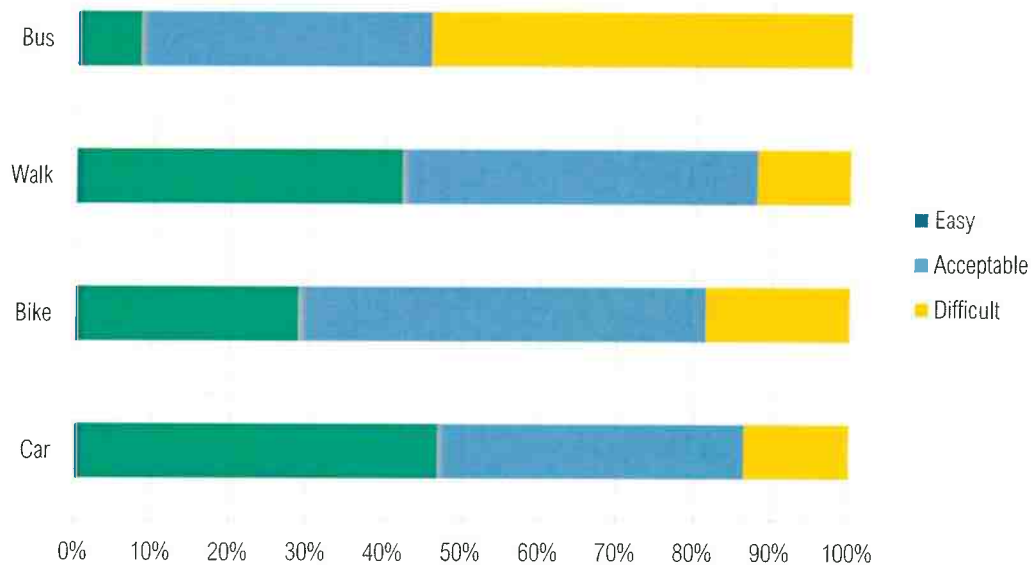
- Identify more areas where duplexes, triplexes, and fourplexes can be built
- Make it easier to build townhomes and apartments
- Identify more areas where apartments and townhomes can be built

**Chart 1: Housing Issues and Priorities**



**Question 8: How easy is it to move in and around lone using: car, bike, walk, or bus?** Survey respondents were given the option of rating the usability of four different modes of transportation (Car, Bike, Walk, or Bus) as either 'Easy', 'Acceptable', or 'Difficult'. As shown in Chart 2, the travel modes that were identified as easiest to use are cars and walking, while bus travel was rated the most difficult.

**Chart 2: Ease of Movement by Transportation Mode**



**Question 9: What specific intersections or roadways do you feel need special attention in regards to traffic, congestion, or safety?** Question 9 provided respondents the opportunity to elaborate on specific intersections or roadways they felt need special attention regarding traffic, congestion, or safety. Responses to Question 9 were highly variable. Top locations of concern are summarized below; to see the full responses to Question 9, please see the attached raw survey data contained in Appendix A.

- Preston Ave/Main Street
- Preston Avenue/Highway 124/Shakely Lane
- Speeding, particularly along Shakely Lane and Main Street
- Main Street/Church Street
- Area near Lone Elementary School

**Question 10: If you had to evacuate lone due to an emergency (e.g., fire, earthquake, flood), can you identify at least two evacuation routes from your home to a highway or regional road that will take you out of lone to Jackson or to a city in a nearby county?** A majority of survey respondents, 89 percent, were able to identify at least two evacuation routes from their home to a highway or regional road that will take them out of lone in the event of an emergency. 11 percent of survey respondents were not able to identify at least two evacuation routes from their home to a highway or regional road that will take them out of lone in the event of an emergency.



**Question 11: If you have submitted a development application to the City Planner, please tell us any comments or concerns you have related to the following?**

Question 11 provided respondents the opportunity to provide comments or concerns related to the performance of city planning staff. Five respondents indicated that they had submitted a project, with four of the five respondents indicating the process was good to excellent, while one respondent indicated they had to make multiple calls to follow up. To see the complete responses to Question 11, please see the attached raw survey data contained in Appendix A.

**Question 12: Thinking about the future of Ione, what three words or phrases best describe how you would like to see the community in 2040?**

Question 12 provided respondents elaborate on the community vision for Ione. To see responses to Question 12, please see the attached raw survey data contained in Appendix D. While responses to this question varied widely, recurring themes included:

- Small town charm and atmosphere
- Better schools
- Parks
- Shopping and restaurants
- Safe
- Vibrant and thriving
- Well-planned growth adequately served by services and infrastructure
- Affordable

**Question 13: Your age group is?** Of the survey respondents, 24 percent were over the age of 65, 35 percent were between the ages 45 and 64, 39 percent were between the ages of 25 and 44, and 1 percent were younger than 25.

**Question 14: How many people live in your household?** Of the survey respondents, 12 percent reported living with more than 5 people in their household, 19 percent with 4 people, 15 percent with 3 people, 47 percent with 2 people, and 8 percent live alone.

## 4. Guiding Principles

The feedback provided by the community at the community workshop and through the survey provides the City with a broad overarching vision for the principles to be reflected by the lone General Plan. The community input identifies key community values and priorities that should be carefully considered in the Focused General Plan Update and Zoning Code Update process. The Guiding Principles established for the 2009 General Plan have been reviewed in the context of the input from the community through the community outreach. As a result of the workshop and on-line survey, the following key themes have been identified:

Guiding Principle	Are Changes Needed>
<b>Maintain Small Town Character</b>	
The primary desire and vision of the community is to maintain lone's unique and friendly small town character. lone 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 lone.	The existing guiding principle reflects the vision and priorities expressed in the workshop and survey and no changes are recommended.
<b>Manage Growth</b>	
<p>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 lone that makes the city so attractive. <del>In the past two decades, lone has experienced rapid growth of several new neighborhoods and developments. Housing growth between 1990 and 1999 in lone 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.</del></p> <p>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 lone to significantly expand. A reasonable growth rate, as determined through public input and local decision makers, is approximately four percent annually <u>provided community services can accommodate the growth.</u> 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,</p>	During the course of the workshop and survey, expanded commercial and retail opportunities have become increasingly expressed as a concern for the City of lone. The guiding principle should reflect the community's desire to increase opportunities for locally oriented commercial uses, larger tax base, and uses that serve the community. Furthermore, the community expressed managing growth relative to the capacity of school services and able to provide adequate water and sewer utilities. During the workshop and survey, the community has also expressed the desire for increased residential densities and Accessory Dwelling Units within the Downtown Core area. Revisions to the guiding principle are recommended to reflect these changes.

<p>and higher residential densities accommodated in the Downtown core area. Increased community-serving retail, restaurant, and service uses are needed. A significant portion of the industrial growth should be directed towards the south of the City, and also along Highway 124. Other smaller housing and commercial growth would occur through the city.</p>	
<p><b>Preserve Open Space and Agricultural Land</b></p>	
<p>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 Lone.</p>	<p>The existing guiding principle reflects the vision and priorities expressed in the workshop and survey and no changes are recommended.</p>
<p><b>Enhance Recreational Facilities</b></p>	
<p>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, as well as recreational opportunities including biking and walking along Sutter Creek and beyond. 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.</p>	<p>Generally, the existing guiding principle reflects the vision and priorities expressed in the workshop and survey and the only change recommended at this time are referencing additional recreational opportunities (biking, walking, etc.) along Sutter Creek and beyond.</p>
<p><b>Revitalize Downtown</b></p>	
<p>Lone 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 Lone area.</p> <p>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.</p>	<p>The existing guiding principle reflects the vision and priorities expressed in the workshop and survey and no changes are recommended.</p>

Improve Roadways and Traffic	
<p>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.</p> <p>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.</p> <p>Residents have continually called for improvements to the roadways in and around the city. <u>Safe and expanded bicycle and pedestrian facilities, including new lanes, paths, and crossings, that provide connections throughout the community, including Downtown and across natural features such as Sutter and Mule Creeks are needed.</u></p> <p>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 <u>and improved bicycle and pedestrian facilities.</u> The agencies have will continue to plan improvements to address the traffic issues in and around Lone, called the West Lone 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.</p>	<p>In addition to hazards present by heavy trucking through the Downtown Core of Lone, the guiding principle should also reflect the community desire for increased bicycle and pedestrian lanes/paths/crossings through Downtown and across natural features such as Sutter and Mule Creeks. Pedestrian safety has been identified as an issue expressed in the workshop and survey.</p>

## 5. How Will the Input be Used?

As part of the Focused General Plan Update, the goals, policies, and actions in the 2009 General Plan will be reviewed to ensure that recurring themes and priorities identified by the community are supported through the General Plan framework. This includes reviewing goals, policies, and programs to ensure that the General Plan supports:

- Maintaining Lone's small-town charm and atmosphere
- Encouraging high-quality development
- Providing a variety of shopping, restaurants, and community services in the Downtown that support the needs of the community
- Supporting high-quality parks and recreation opportunities
- Addressing concerns related to vehicle, bicycle, and pedestrian travel and infrastructure
- Ensuring that the bicycle and pedestrian system is well-connected and provides access to key destinations in the community
- Ensuring that growth and development are served by adequate community services and infrastructure, including schools, police, fire, water, and sewer

## General Plan Audit

This section of the report summarizes the State's requirements for each element of the General Plan and discusses whether the lone General Plan meets the requirements of State law. Where an issue is not addressed by the General Plan, this section identifies deficiencies and briefly describes the revisions that will be made to address the issue.

Please note that the requirements of State law are summarized based on the language in the Government Code. For the full requirements, please refer to the referenced portions of the Government Code.

### 1. Land Use

The State's requirements for the Land Use Element of a General Plan are addressed below. State requirements are summarized in blue italics, followed by a discussion of the General Plan's consistency with the State requirements.

#### Address Location and Extent of Land for Specified Uses

*The Land Use Element shall designate the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, greenways, as defined in Section 816.52 of the Civil Code, and other categories of public and private uses of land. (Government Code 65302(a))*

The Land Use Element addresses the distribution, location, extent, and standards for all land use topics identified by the Government Code. The Land Use Map (General Plan Figure 3-2) depicts the location of land use designations established in the Land Use Element. No modifications to the General Plan are necessary to address this requirement.

The following discussion briefly identifies how each required type of use is addressed in the General Plan.

**Housing:** The location and extent of housing-related uses are addressed primarily through the Rural Residential (RR), Low Density Residential (RL), Medium Density Residential (RM), and High Density Residential (RM) land use designations and the related policies and actions that guide the implementation and application of these designations. The Central Business District (CBD) and Downtown Transition (DT) designations also provide for anticipated residential development.

**Business:** The location and extent of business-related uses, including a variety of retail, office, professional, and service uses, are addressed primarily through the Central Business District (CBD), General Commercial (GC), Downtown Transition (DT), and Office-Commercial (OC) designations and the related policies and actions that guide the implementation and application of these designations.

**Industry:** The location and extent of industrial uses, including manufacturing, fabrication and repair, warehousing, and distribution, is addressed through the Light Industrial (LI) and Heavy Industrial (HI) designations and the related policies and actions that address these designations. Further, mining is addressed through the Surface Mining (SM) designation and related policies and actions.

**Open Space, including Agricultural, Natural, and Scenic Resources:** The location and extent of open space uses are primarily addressed through the Open Space (OS) designation, the Parks and Recreation (PR) designation, and the Surface Mining (SM) designation. The OS designation addresses 1) lands set aside for



the preservation of natural resources, 2) use as passive outdoor recreation, and 3) select locations of natural hazards. The PR designation addresses open space for active and passive recreation while the SM designation addresses open space for the purposes of mineral extraction. Each designation includes policies and actions related to implementation of the designation.

**Education and Public/Quasi-Public Uses:** The location and extent of lands for public/quasi-public and education uses are addressed through the Public Service (PS) designation and associated policies and actions. In addition, public facilities and services, including water, wastewater, stormwater, solid waste, public schools, library, civic facilities, police, fire protection, and State facilities, are addressed in more detail in the Public Facilities Element, an optional element.

### Groundwater Recharge

*The Land Use Element shall consider the identification of land and natural resources, including rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management. (Government Code 65302(a))*

The General Plan identifies the location and designation of land for a range of public and private uses in the Land Use Element and identifies natural resource features in the Conservation & Open Space Element. The General Plan addresses stormwater management in the Public Facilities Element, an optional element. While the General Plan defines “groundwater recharge” in the glossary, it does not address the potential opportunities for groundwater recharge.

The General Plan will be revised to include policy language that identifies lands and features that provide for groundwater recharge, which is discussed in more detail under the Conservation section of this report.

### Population Intensity and Building Density

*The Land Use Element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. (Government Code 65302(a))*

The Land Use Element addresses population density by establishing minimum and maximum dwelling units per acre for each designation to accommodate residential uses. The Land Use Element addresses building density by establishing the maximum floor area ratio (FAR) for each designation that allows non-residential uses. 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. No revisions are necessary to address this requirement.

### Flooding

*The Land Use Element shall identify and annually review those areas covered by the plan that are subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources (DWR). (Government Code 65302(a))*

Floodplain mapping and hazards are addressed in the Noise & Safety Element. The State law requirement for annual identification and review of these areas is not reflected in Lone’s General Plan. An action item will be added to ensure that the FEMA and DWR flood maps are reviewed annually and that the flood hazard map included in the General Plan will be updated when necessary to reflect changes to the FEMA

and DWR flood maps. Additional information related to flooding is provided in the Safety section of this report.

### Timber Production and Military Installations

*Requirements related to timber production and military installations and readiness. (Government Code 65302(a)(1))*

These requirements are not applicable to Lone's General Plan. There is no land designated for timber production in Lone and there are no military facilities in the vicinity.



## 2. Transportation

Since the City's General Plan was adopted in 2009, the State of California has enacted multiple pieces of legislation with implications for transportation planning. Included in this legislation are requirements to address complete streets and addressing the transition from level of service (LOS) to vehicle miles travelled (VMT) to evaluate transportation impacts pursuant to the California Environmental Quality Act (CEQA). The State's requirements for the Circulation Element of a General Plan are addressed below. State requirements are summarized in blue italics, followed by a discussion of the General Plan's consistency with the State requirements.

### Location and Extent of Transportation Facilities

*The Circulation Element shall include the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities, all correlated with the Land Use Element of the plan. (Government Code 65302(b)(1))*

The Circulation Element describes the existing and proposed circulation system, which has been developed in the context of the Land Use Element and provision of public utilities. The Circulation Plan addresses existing and proposed transportation facilities, including highways, roads, transit, and bicycle, and pedestrian facilities. These facilities are discussed under The Circulation Plan heading in the Circulation Element and are illustrated on General Plan Figure 4-1 (Circulation Map), General Plan Figure 4-2 (Roadway Sizing), and General Plan Figure 4-3 (Bikeway and Trails Map). Public facilities, including utilities, are addressed in the Public Facilities Element of the General Plan. There are no military airports or ports in the Planning Area. The City intends to modify the lone bypass alignment currently included in the Circulation Element, as discussed below. Apart from the revisions to address the intended change to the proposed lone bypass, no revisions to the General Plan are needed in relation to this requirement.

### Balanced, Multimodal Transportation Network

*Commencing January 1, 2011, upon any substantive revision of the circulation element, the legislative body shall modify the circulation element to plan for a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways for safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context of the general plan. (Government Code 65302(b)(2))*

Although the General Plan was adopted prior to this requirement and does not reflect the specific language in current State law, the Circulation Element addresses the safe movement of people and goods and addresses multiple transportation modes (e.g., vehicle, bicycle, pedestrian, and transit). The Circulation Element will be updated to define "multimodal" and to include a call-out box that identifies how the Circulation Element addresses a balanced, multimodal transportation system to meet the needs of all users. The Circulation Element will be updated to specifically identify "users of streets, roads, and highways," which refer to bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, users of public transportation, and seniors.

The Circulation Element establishes the long-term circulation plans for the City. While the Circulation Element can include improvements beyond those identified in the shorter-term Regional Transportation Plan and Pedestrian and Bicycle Plan documents, it should be reviewed and updated to include improvements planned in those documents.

Since the Circulation Element was adopted in 2009, the Amador County Transportation Commission has prepared updated regional transportation documents, including the Amador County Regional Transportation Plan (2020 RTP), re-adopted on March 5, 2020, and the Amador Countywide Pedestrian and Bicycle Plan.

The 2020 Amador County Regional Transportation Plan (2020 Amador County RTP), initially adopted in 2015 and re-adopted in March 2020, anticipates a number of improvements to facilitate pedestrian, vehicle, and bicycle travel throughout lone, including the Western lone Roadway Improvement Strategy. As shown in Figure 1, the RTP identifies specific improvements for lone's transportation and circulation system.

Table 1 identifies 2020 RTP improvements and whether those improvements are addressed in the General Plan. As shown in Table 1, the majority of 2020 RTP improvements are consistent with the General Plan. The current Western lone Roadway Improvement Strategy (WIRIS), which would allow traffic to bypass SR 104/SR 124 through lone, is planned to follow the general alignment shown in the City's General Plan. However, WIRIS is planned as a two-lane facility, while the City's General Plan anticipated that the majority of WIRIS would be two-lanes (Segments I and F shown in Figure 1) with Segment G constructed as a four-lane road. It is not anticipated that future plans for WIRIS would provide for the roadway capacity for Segment G anticipated in the General Plan. Figure 4-2 in the General Plan will be updated to reflect the planned number of lanes for WIRIS Segment G. While this modification may result in changes to the LOS experienced on that segment, it is not anticipated to result in any new environmental impacts that would require environmental analysis (such as a Mitigated Negative Declaration to address any new traffic modeling) as changes in LOS are no longer considered a basis for identifying significant environmental impacts, as discussed below.

**Table 1: 2020 Regional Transportation Planned Improvements for lone**

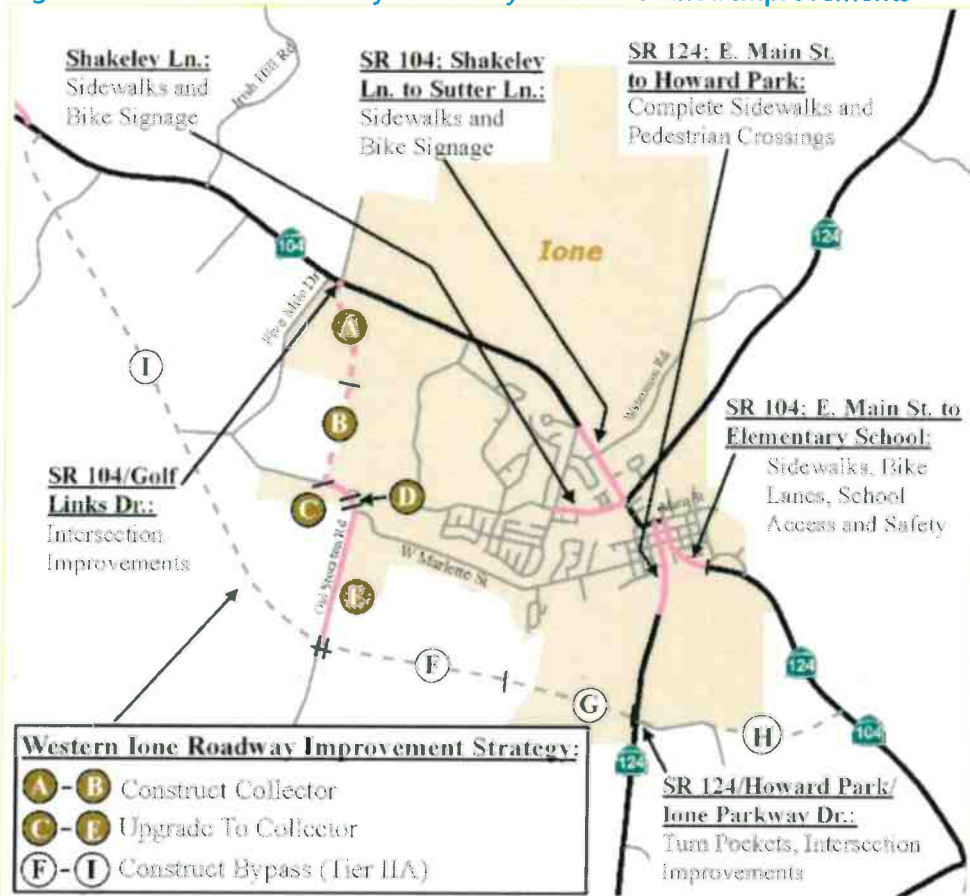
Improvement	Description <sup>1</sup>	Consistent with General Plan
<b>Circulation Map</b>		
State Route 104/Golf Course Drive intersection	Intersection improvements	Not shown in General Plan Figure 4-1, but not precluded by General Plan
State Route 124/Howard Park/lone Parkway Drive	Turn pockets and intersection improvements	Not shown in General Plan Figure 4-1, but not precluded by General Plan
Western lone Roadway Improvement Strategy	Construct Golf Course Drive collector segments, upgrade existing 5 Mile Road/Dave Brubeck Road (Old Stockton Road on Figure 1) segments to collector, construct bypass	Consistent with roadway locations; General Plan Figure 4-2 plans for RTP segment G as a 4-lane facility rather than 2-lane
<b>Bikeway and Trails Map</b>		
State Route 104: Shakely Lane to Sutter Lane	Sidewalks and bike signage	Consistent
State Route 104: E. Main Street to Elementary School	Sidewalks, bike lanes, school access and safety	SR 104 not shown as a bicycle facility; update map to show as Class 2 (on street) bikeway
State Route 124: E. Main Street to Howard Park	Complete sidewalks and pedestrian crossings	Consistent
Shakely Lane	Sidewalks and bike signage	Consistent

Source:

<sup>1</sup>General Plan Draft Environmental Impact Report, 2008, revised to reflect all users.

<sup>2</sup>Amador County Regional Transportation Plan, Re-adopted March 5, 2020, revised to reflect all users.

Figure 1: 2020 Amador County RTP – City of Ione Planned Improvements



Source: 2020 Amador County RTP Appendix H, Figure 11B)

The Amador Countywide Pedestrian and Bicycle Plan reflects the goals, policies, and actions of the City's General Plan and calls for reducing truck traffic in the Downtown zone, providing bicycle and pedestrian connectivity between the elementary and junior high schools, and to provide bicycle and pedestrian connectivity between the schools, Downtown zone, and Howard Park. These objectives are consistent with the General Plan.

### Level of Service

Level of Service (LOS) is used to describe traffic operations on various types of facilities based on traffic volumes and roadway capacity using a series of letter designations ranging from A to F. Generally, LOS A represents free flow conditions and LOS F represents forced flow or breakdown conditions.

In terms of planning for a balanced, multimodal transportation network, General Plan Policy CIR-1.3 identifies desired roadway and intersection LOS levels, but does not define LOS. Similarly, Actions CIR-2.2.1, CIR-2.2.2, and CIR-2.2.3 identify desired LOS for pedestrian sidewalk and intersection operations, bicycle facility and intersection operations, and off-street trails, multi-use paths, and Class I bicycle facility operations. However, the General Plan does not define these LOS standards which may result in conflicting interpretations when implementing the requirements.

The level of service definitions shown in Table 2 are based on the General Plan Draft Environmental Impact Report, published in June 2009, and the 2020 RTP, adopted in March 2020 and have been expanded upon

to apply to all users of a transportation facility, rather than being solely-vehicle centric. It is noted that the Amador Countywide Pedestrian and Bicycle Plan does not define LOS. Revisions to the descriptions are shown in strikethrough/underline. These descriptions will be included in the General Plan Amendment to ensure consistent interpretation and application of the LOS requirements.

**Table 2: Level of Service Descriptions**

Level of Service	Description <sup>1</sup>	Comments <sup>2</sup>
A	Represents free flow. Individual users are virtually unaffected by the presence of other vehicles <u>or users</u> in the traffic stream.	<del>Users</del> Vehicles don't need to pass to maintain desired speed.
B	Stable flow but the presence of others in the traffic stream begins to be noticeable.	<del>Users</del> Vehicles need to pass to maintain desired speed.
C	Stable flow but marks the beginning of the range of flow in which the operation of individual users becomes significantly affected by interaction with others in the traffic stream.	Passing becomes difficult.
D	Represents high density but stable flow.	Passing becomes difficult, left turns across traffic delayed.
E	Represents operating conditions at or near the capacity level.	Passing is virtually impossible, left turns become very difficult.
F	Represents forced or a breakdown in traffic flow.	Very low speeds, no passing, left turns are very difficult.

Source:

<sup>1</sup>General Plan Draft Environmental Impact Report, 2008, revised to reflect all users.

<sup>2</sup>Amador County Regional Transportation Plan, Re-adopted March 5, 2020, revised to reflect all users.

## Vehicle Miles Traveled

*Senate Bill 743 resulted in the addition of Section 15064.3, Determining the Significance of Transportation Impacts, to the California CEQA Guidelines to establish criteria for analyzing transportation impacts, which generally require that transportation impacts be analyzed in terms of vehicle miles traveled (VMT) and no longer consider measures of congestion associated with automobile delay, such as level of service (LOS), as a significant impact.*

The General Plan does not address Vehicle Miles Traveled (VMT). General Plan Policy CIR-1.3 identifies desired roadway and intersection LOS levels, but does not establish the roadway and intersection LOS standards as CEQA thresholds. Continued use of LOS to ensure adequate roadway operations does not conflict with the requirement of State law to no longer use LOS as a threshold for the purpose of CEQA.

A common indicator used to quantify the amount of motor vehicle use in a specified area is VMT. One VMT is defined as any type of motor vehicle being driven one mile. VMT is typically reported for an average weekday. Many factors affect VMT, including the average distance residents commute to work, school, and shopping, as well as the proportion of trips that are made by non-automobile modes. Areas that have a diverse land use mix and ample facilities for non-automobile modes, including transit, tend to generate lower VMT than auto-oriented rural areas where residents live at a distance from work, school, and other amenities.

In 2013, Senate Bill 743 was passed, requiring the California Office of Planning and Research (OPR) to develop new CEQA guidelines that address traffic metrics under CEQA. As stated in the legislation, upon



adoption of the new guidelines, “automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any.” In December 2018, OPR published *Technical Advisory on Evaluating Transportation Impacts in CEQA*, which provided guidance for implementing SB 743. On December 28, 2018, the Resources Agency adopted CEQA Guidelines Section 15064.3. Under this guideline, VMT is the primary metric used to identify transportation impacts. On July 1, 2020, the provisions of Section 15064.3 became effective statewide.

By definition, one (1) VMT is defined as one mile driven by a vehicle (regardless of the number of occupants). VMT is commonly expressed as a daily value (in miles) for a typical weekday. VMT can be reported on a per capita or per employee basis, or for an entire city or region. It is a measure of land use-transportation efficiency, but not of congestion or delay.

VMT can be estimated in several ways such as using a validated travel demand model or a detailed travel diary or survey. Other methods can also be used such as obtaining (at considerable cost) big data that provides anonymous records of resident, employee, and visitor travel behaviors. In this particular instance, a validated travel demand model was not available, and it was deemed cost-prohibitive to collect big data. Instead, other available sources of data were used as described below.

The City of Lone does not maintain a travel demand model, so VMT is based on a recent analysis of travel behavior that used the California Household Travel Survey that provides data for Amador County and its cities. To identify VMT rates for Amador County and its cities, Fehr & Peers reviewed data from Caltrans' Highway Performance Monitoring System for 2018 was reviewed to understand the amount of travel (i.e., VMT) occurring within the City of Jackson versus other incorporated cities in Amador County and the County as a whole. **Table 2** summarizes population, lane miles, and VMT for Amador County and its cities.

The City of Lone represents approximately 22 percent of the total population in the County, 2.3 percent of the lane miles, and 1 percent of the VMT. It is not possible to make direct comparisons of VMT efficiency between different cities in Amador County based on the data in Table 3. This is because VMT associated with land uses should consider the entire length of the trip (and not merely the amount of travel within a city boundary). Additionally, some cities rely more heavily on state highways than others.

Table 3: Comparison of Population, Lane Miles and VMT within Amador County

Agency	Population <sup>1</sup>	Lane Miles <sup>2</sup>	Daily VMT <sup>2,3</sup>
City of Jackson	4,840	23.7	18,600
City of Ione	8,568	16.6	10,200
City of Plymouth	1,076	8.7	3,900
City of Sutter Creek	2,622	18.0	21,700
City of Amador City	190	3.1	900
Unincorporated Amador County	22,456	457.4	268,800
State Highways	N / A	136.1	798,000
US Forest Service	N / A	56.2	8,600
Total	39,752	719.8	1,130,700

Fehr & Peers, 2021.

Notes:

<sup>1</sup> Source: 2019 population estimate from: [https://www.census.gov/search-](https://www.census.gov/search-results.html?q=jackson+california&page=1&stateGeo=none&searchtype=web&cssp=SERP&_charset_=UTF-8)

[results.html?q=jackson+california&page=1&stateGeo=none&searchtype=web&cssp=SERP&\\_charset\\_=UTF-8](https://www.census.gov/search-results.html?q=jackson+california&page=1&stateGeo=none&searchtype=web&cssp=SERP&_charset_=UTF-8)

<sup>2</sup> Source: California 2018 Public Road Data Statistical Information Derived from the Highway Performance Monitoring System (Caltrans, November 2019).

<sup>3</sup> Reported VMT values represent amount of daily travel on roadways under each agency's jurisdiction.

The General Plan will be updated to address VMT, including a requirement to address VMT as required by CEQA and policies and actions focused on reducing VMT.

### 3. Housing

Government Code Section 65302(c) requires the General Plan to include a Housing Element, as outlined in Article 10, starting with Section 65580. Under State law, the City is required to comprehensively update the Housing Element on a State-mandated schedule. The City's Housing Element Update is due on September 15, 2021; State law provides for a 120-day extension period during which the Housing Element may be adopted without the City being penalized by being placed on a four-year update cycle. The City has planned to prepare the Housing Element Update as part of the Amador Countywide Housing Element Update.



## 4. Conservation

The State's requirements for the conservation element of a General Plan are addressed below. State requirements are summarized in blue italics, followed by a discussion of the General Plan's consistency with the State requirements.

### Natural Resources

*The Conservation Element shall address the conservation, development, and utilization of natural resources, including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. The Conservation Element shall consider the effect of development within the jurisdiction, as described in the Land Use Element, on natural resources located on public lands, including military installations. (Government Code Section 65302(d)(1))*

The Conservation & Open Space Element addresses conservation, development, and use of a range of resources, including agricultural lands, soils, forested areas, woodlands, shrublands, grass lands, waterways, including stream and flood corridors, wetlands, mineral resources, and air quality. Wildlife and plant habitats are addressed under Goal CO-1 and associated policies and actions. Water resources, creek corridors, wetland preserves, drainage into waterways, and erosion are addressed under Goals CO-2 and CO-4 and associated policies and action. Tree preservation is addressed under Goal CO-3 and associated policies and programs. Mineral resources are addressed under Goal CO-5 and associated policies and programs. Air quality, is addressed under Goal CO-6 and associated policies and programs. Waste reduction is addressed under Goal CO-8 and associated policies and programs. Open space protection, including scenic views, is addressed under Goal CO-9 and associated policies and programs, and agricultural resources conservation is addressed under Goal CO-10 and associated policies and programs. While the Conservation & Open Space Element does not specifically address fisheries, it broadly addresses wildlife and plant species and will be revised to include fisheries, in addition to wildlife and plant resources, under Goal CO-1. This is the only revision to the General Plan necessary to address the topics identified above in paragraph (a).

### Groundwater Recharge and Stormwater Management

*The Conservation Element shall identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management. (Government Code Section 65302(d)(3))*

#### Stormwater Management

Stormwater management, including drainage and flood control, and associated flood corridors, including creeks, other waterways, and riparian areas, is addressed in the Conservation & Open Space Element under Goal CO-2 regarding preservation and maintenance of creek corridors and wetlands, in the Noise and Safety Element addresses managing stormwater and flood risks under Goal NS-3 and associated policies and actions. The Public Facilities Element addresses managing stormwater and flood risks under Goal PF-3, which addresses efficient use of water resources, drainage facilities, and stormwater runoff. The Land Use Element addresses these requirements by identifying growth areas affected by the 100-year floodplain.

#### Groundwater Recharge

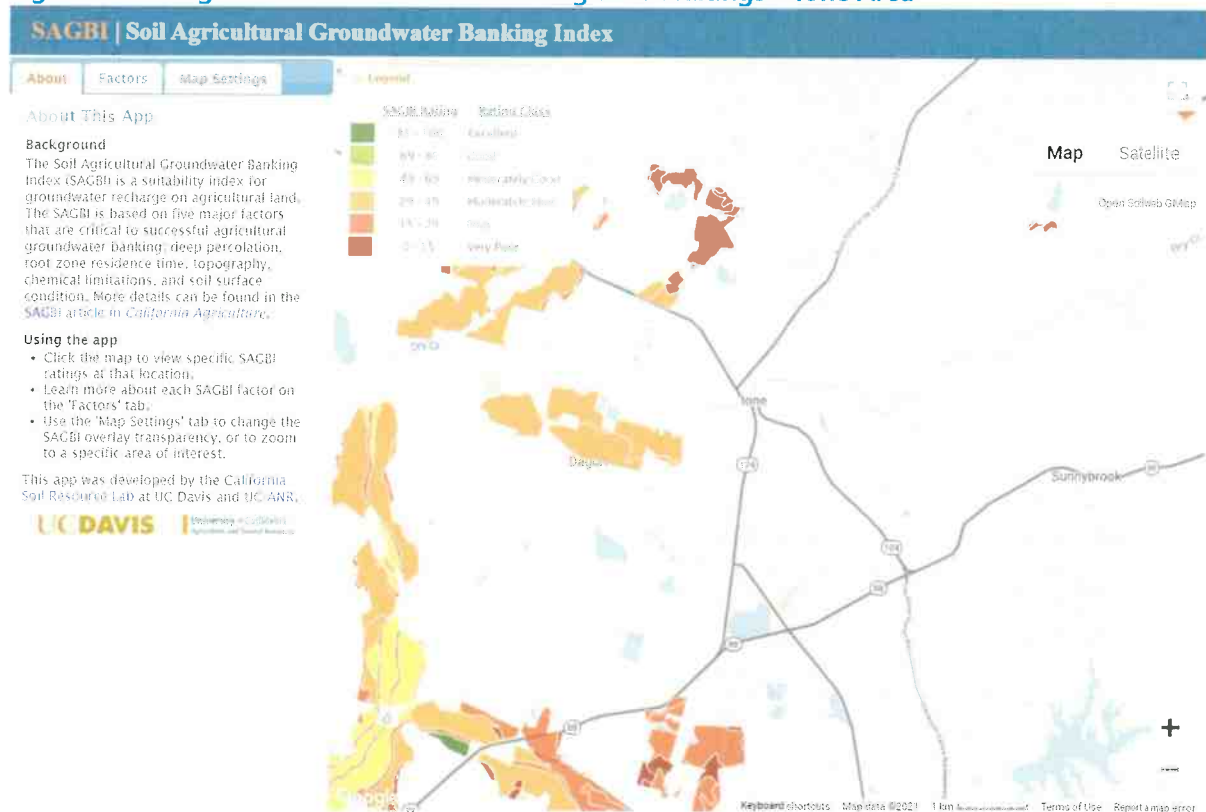
As addressed above in 1., Land Use, although the General Plan defines "groundwater recharge" in the glossary, the General Plan does not address the potential opportunities for groundwater recharge. The

General Plan will be revised to include policy language that identifies lands and features that provide for groundwater recharge. General conditions related to groundwater recharge are described below. No additional revisions to the General Plan are necessary to address the topics identified above.

lone includes a number of areas that directly facilitate or indirectly accommodate groundwater recharge. Groundwater recharge can occur from infiltration of precipitation and applied water (e.g., irrigation), surface water infiltration, subsurface inflows from outside the groundwater subbasin, and unintentional recharge (e.g., leaky pipes). There are several suitability assessments available to identify potential for groundwater recharge, including the Soil Agricultural Groundwater Banking Index (SAGBI), Land IQ Groundwater Recharge Analysis, and Groundwater Recharge Rating from California Water Institute.

The SAGBI is a suitability index for groundwater recharge on agricultural land that is based on five major factors that are critical to successful agricultural groundwater banking: deep percolation, root zone residence time, topography, chemical limitations, and soil surface condition. The SAGBI includes six ratings, from excellent to very poor. Agricultural lands in the lone area are identified as having very poor to moderately poor infiltration rates based on the SAGBI, as shown in Figure 2. Lands in the SAGBI moderately poor category include lands designated General Agriculture within and adjacent to the City and Sphere of Influence (SOI).

**Figure 2: Soil Agricultural Groundwater Baking Index Ratings – lone Area**

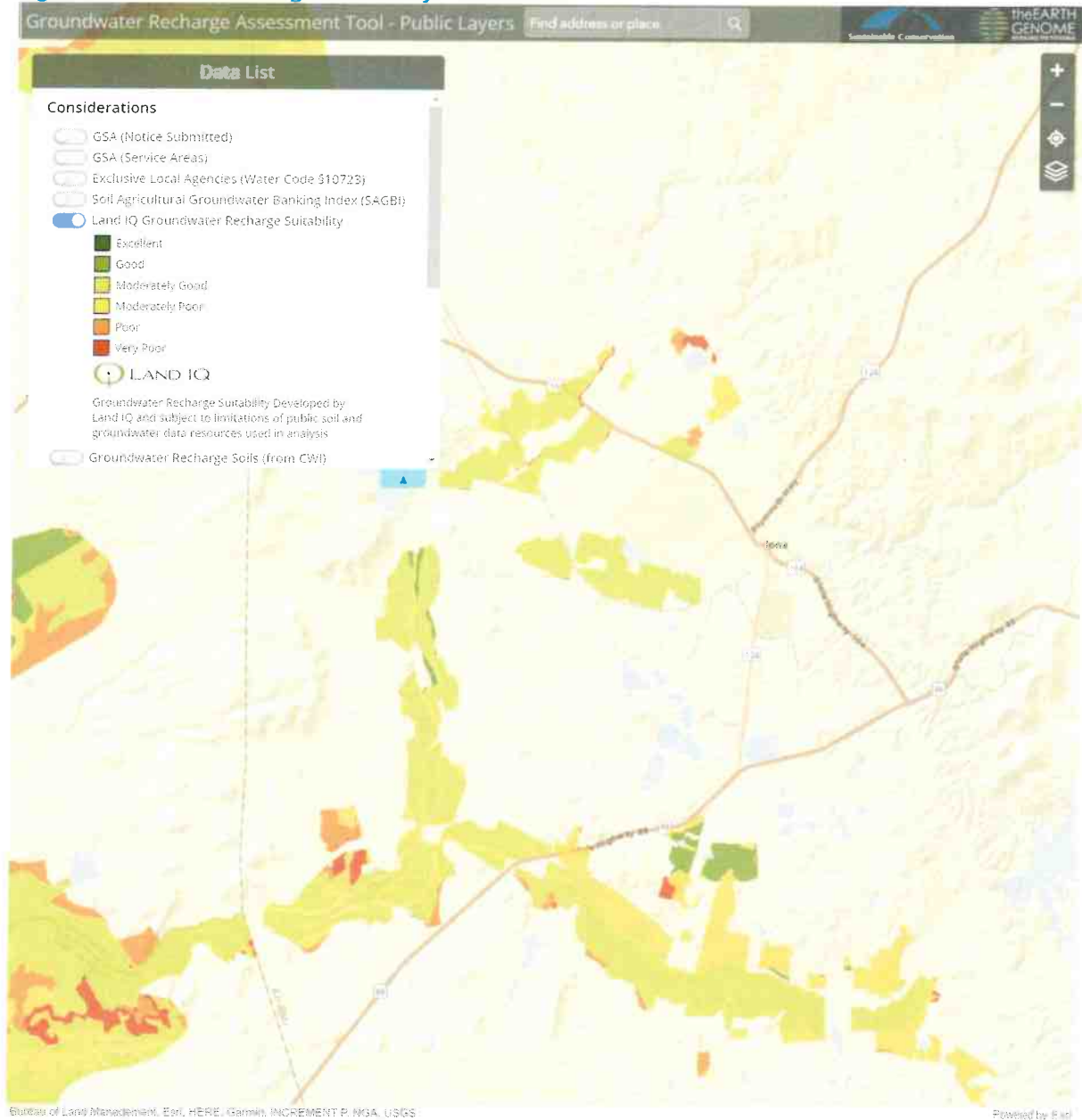


Source: SAGBI, <https://casoilresource.lawr.ucdavis.edu/sagbi/>, 2021

Land IQ developed a comprehensive Groundwater Recharge Suitability index for groundwater recharge potential for the entire Central Valley and surrounding areas. The Land IQ groundwater recharge suitability ratings include six ratings, from excellent to very poor. Some of the open space and undeveloped lands in and around lone are identified as having a moderately good recharge potential, based on the ratings

developed by Land IQ, as shown in Figure 3, Land IQ Recharge Suitability – Ione Area. Lands within the Land IQ moderately good category include lands designated General Agriculture within and adjacent to the City and SOI, as well as lands designated General Agriculture, Open Space Surface Mining in the Planning Area.

**Figure 3: Land IQ Recharge Suitability – Ione Area**



Source: Groundwater Recharge Assessment Tool, <https://gratviewer.earthgenome.org/>, 2021

## Reclamation

*The Conservation Element may also cover the reclamation of land and waters, prevention and control of the pollution of streams and other waters, regulation of the use of land in stream channels and other areas, prevention, control, and correction of the erosion of soils, beaches, and shores, protection of watersheds, and the location, quantity, and quality of the rock, sand, and gravel resources. (Government Code Section 65302(d)(2))*

The Conservation & Open Space Element addresses identifies the location of mineral resources through the Surfacing Mining (SM) designation and addresses reclamation of areas mined for mineral resources under Goal CO-5 and related policies and actions. The Conservation & Open Space Element addresses use of land along creek corridors and riparian areas under Goal CO-1 and related policies and actions. It also addresses minimizing erosion under Goal CO-4 and related policies and actions. Erosion and runoff and flooding are further addressed in the Safety Element under Goal NS-3 and related policies and actions and in the Public Facilities Element under Goal PF-3 and related policies and actions. No revisions to the General Plan are necessary related to the optional topics identified above.



## 5. Open Space

The State's requirements for the Open Space Element of a General Plan are addressed below. State requirements are summarized in blue italics, followed by a discussion of the General Plan's consistency with the State requirements. It is noted that Lone's General Plan does not have an Agricultural Element, which is an optional element, so State requirements related to an agricultural element are not addressed.

*An Open Space Element is required as provided in Article 10.5 (commencing with Section 65560). Government Code Section 65560(h) defines open space land as any parcel or area of land water that is devoted to an open space use as defined in this section, and that is designated on a local, regional, or state open space plan as open space for the preservation of natural resources, open space for the managed production of resources, open space for outdoor recreation, open space for public health and safety, open space for military installations, and open space for the protection of places, features, and objects associated with Native American sacred sites and significant sites.*

Each type of open space, along with its full description from the Government Code, and the manner in which each type of open space is addressed in the General Plan is presented below. The requirements are summarized in blue italics, followed by a discussion of the General Plan's consistency with the State requirements.

### Preservation of Natural Resources

*Open space for the preservation of natural resources, includes, but is not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays, and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands. (Government Code Section 65560(h)(1))*

The Land Use Element establishes the Open Space designation, which is applied to lands designated for open space conservation for the preservation of natural resources, as well as to lands retained as open space for passive recreation and areas where natural hazards exist. The Open Space designation is applied as shown on General Plan Figure 3-2, Land Use Map. The Land Use Element addresses open space in the context of ensuring balanced growth and preservation of open space in various policy areas as addressed under Goal LU-1.

The Conservation & Open Space Element addresses open space for the preservation of natural resources. Goal CO-1 and associated policies and actions addresses the protection and preservation of diverse wildlife and plant habitats. Goal CO-2 provides for the preservation and maintenance of creek corridors and wetland preserves in new development areas. As part of the update, Goal CO-1 will be expanded to address fish species as well as plant and wildlife species. Goal CO-2 will be revised to address creek corridors and wetland areas citywide rather than only in new development areas.

### Managed Production of Resources

*Open space used for the managed production of resources, including, but not limited to, forest lands, rangeland, agricultural lands, and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers, and streams that are important for the management of commercial fisheries; and areas*

*containing major mineral deposits, including those in short supply. (Government Code Section 65560(h)(2))*

The Land Use Element includes the Surface Mining and General Agriculture designations, which address the conservation of areas for managed production of mineral resources (Surface Mining) and agricultural resources (General Agriculture); these designations are applied as shown on General Plan Figure 3-2, Land Use Map.

The Conservation & Open Space Element address management of mineral resources. Goal CO-5 and associated policies and actions address the environmentally sensitive extraction of minerals and subsequent reclamation of mined areas.

The Conservation & Open Space Element addresses management of agricultural resources. Goal CO-10 and associated policies address the conservation of agricultural resources.

There are no designated timber production areas in Lone.

As stated previously, areas for groundwater recharge are not addressed in the General Plan. The General Plan will be revised to identify potential areas, including types of open space, that provide for groundwater recharge. It will be revised to include goals, policies, and actions to identify groundwater recharge areas and provide for development and land conservation practices that encourage groundwater recharge potential.

## Outdoor Recreation

*Open space for outdoor recreation, including, but not limited to, areas of outstanding scenic, historic, and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas that serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors. (Government Code Section 65560(h)(3))*

The Land Use Element includes the Parks and Recreation designation, which identifies lands suitable for park development and indoor and outdoor recreation facilities, and the Open Space designation, which includes areas set aside for use as passive outdoor recreation, including trails. These designations are applied as shown on General Plan Figure 3-2, Land Use Map.

The Conservation & Open Space Element includes Goal CO-8 and associated policies and actions to create and maintain a system of public parks and recreation facilities, including a network of trails that meet the needs of all residents.

The Circulation Element includes identification of existing and planned bikeway and trails facilities on General Plan Figure 4-3, Bikeways and Trails. The Circulation Element also includes Goal CIR-2 and associated policies and actions to establish an extensive, interconnected pedestrian and bicycle network that connects to the City's neighborhoods, parks and schools, employment areas, and retail centers and Goal CIR-3 and related policies and actions to fund bicycle and pedestrian systems to provide desired levels of service.

The Conservation & Open Space Element includes Goal CO-9 and associated programs and actions to protect open space areas, including preservation of scenic views. Policy CO-9 ensures that the City consults with Native American tribes where land designated or proposed to be designated for parks or



open space contains Native American, historical, cultural, and sacred sites. The Economic Development Element includes policies and actions to identify historic resources and preserve significant resources.

No revisions to the General Plan are necessary to address open space for outdoor recreation.

## Public Health and Safety

*Open space for public health and safety, including, but not limited to, areas that require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality. (Government Code Section 65560(h)(4))*

The Land Use Element establishes the Open Space designation, which is applied to lands designated for open space conservation for the preservation of natural resources, as well as to lands retained as open space for passive recreation and areas where natural hazards exist. The Open Space designation is applied as shown on General Plan Figure 3-2, Land Use Map. Goals, policies, and actions to address hazardous conditions are addressed in the Noise & Safety Element.

## Military Installations

*Open space in support of the mission of military installations that comprises areas adjacent to military installations, military training routes, and underlying restricted airspace that can provide additional buffer zones to military activities and complement the resource values of the military lands. (Government Code Section 65560(h)(5))*

There are no military installations in or around Lone.

## Native American Resources

*Open space for the protection of places, features, and objects described in Sections 5097.9 and 5097.997 of the Public Resources Code. (Government Code Section 65560(h)(6))*

Policy CO-9 ensures that the City consults with Native American tribes where land designated or proposed to be designated for parks or open space contains Native American, historical, cultural, and/or sacred sites. City staff is contacting Native American tribes pursuant to SB 18 and AB 52 to provide opportunities for consultation and for each tribe to identify any places, features, or objects addressed in Public Resources Code Sections 5097.9 and 5097.993. If any areas of concern are identified, they will be reviewed and addressed consistent with the requirements of State law. Any associated revisions to the General Plan would be prepared for consideration as part of the Focused General Plan Update.

## Open Space Action Program

*Every local open-space plan shall contain an action program consisting of specific programs which the legislative body intends to pursue in implementing its open-space plan. (Government Code Section 65564)*

The General Plan includes actions related to implementing Lone's open space plans and requirements in association with the goals and policies addressed above.

## 6. Noise

The State's requirements for the Noise Element of a General Plan are addressed below. State requirements are summarized in blue italics, followed by a discussion of the General Plan's consistency with the State requirements.

### Noise Problems and Levels

*The Noise Element shall identify and appraise noise problems and analyze and quantify, to the extent practicable, current and projected noise levels for highways, freeways, primary arterials, major local streets, railroad, rapid transit, airport and aviation, industrial, and other stationary noise sources. (Government Code Section 65302(f)(1))*

The General Plan addresses noise associated with transportation and stationary sources (also referred to as non-transportation noise in the General Plan) in the Safety Element through Goal NS-1 and associated policies and actions. The Draft Environmental Impact Report prepared for the 2009 General Plan included an evaluation of noise transportation and other noise impacts.

While Goal NS-1 addresses noise associated with new development, it does not address existing noise sources. The goal and associated policies and actions will be revised to address both existing and new noise sources. It is noted that a noise assessment is not included as part of the Focused General Plan Update, so the revisions will be limited to changes that would not require additional noise analysis.

### Noise Contours

*Noise contours shall be shown for transportation and stationary noise sources and shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise. (Government Code Section 65302(f)(2,3))*

Existing and future noise contours are shown on General Plan Figures 3-2 and 6-3 of the Noise & Safety Element and were used in developing the comprehensive General Plan update that was completed in 2009 and included an updated the Land Use Plan (General Plan Figure 3-2). No revisions are necessary to address this requirement.

### Implementation Measures and Solutions

*The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. (Government Code Section 65302(f)(4))*

The Noise & Safety Element includes implementing actions under Goal NS-1 that have been developed to address foreseeable noise problems. As noted previously, the General Plan does not address existing noise issues. Revisions to address existing noise will be provided as part of the Focused General Plan Update and will be limited to changes that would not require additional noise analysis.

## 7. Safety

The State's requirements for the Safety Element of a General Plan are addressed below. State requirements are summarized in blue italics, followed by a discussion of the General Plan's consistency with the State requirements. The requirements related to the Safety Element are extensive and detailed and have been summarized below by topic, for ease of reference.

The Safety Element focuses on minimizing risks to the community associated with a range of natural and man-made hazards, ensuring that that emergency response planning addresses potential risks, and ensuring that essential public facilities are operational during an emergency. Essential public facilities include: hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities.

Many of the topics included in the Safety Element are addressed in detail and regularly updated in the Local Hazard Mitigation Plan, which can be used to provide background information, identify hazards and risks, and establish mitigation approaches to address Safety Element requirements.

### Amador County Local Hazard Mitigation Plan Update

The Amador County Local Hazard Mitigation Plan Update (2020 LHMP), prepared in May 2020, provides a recent investigation of hazards that affect the County and each of its cities. The City of Lone Annex of the 2020 LHMP is provided as Appendix B. The Lone Annex addresses hazards related with agriculture (severe weather/insect-pests), aquatic invasive species, avalanche, climate change, dam failure, drought and water shortage, earthquake, floods (including 100-year and 500-year), and localized stormwater, landslide, mudslide, and debris flow, levee failure, severe weather (extreme heat, heavy rains and storms, high winds and tornadoes, winter storms and freeze), and wildfire. Regarding potential future occurrences, the Lone Annex identifies the geographic extent, likelihood of future occurrence, magnitude/severity, significance, and climate change influence for each of these hazards. Floods and wildfire are identified as hazards of high significance, with the remaining hazards identified as low or medium significance. In conjunction with the review of whether Lone's General Plan addresses specific requirements identified by State law, the General Plan has also been reviewed to ensure that significant risks or hazards identified in the 2020 LHMP are also addressed in the General Plan and revised to implement recommendations from the 2020 LHMP Lone Annex.

Table 4 summarizes climate risks for Lone, based on Table B-5 of the Lone Annex, and also includes references to where each issue is discussed in the 2020 LHMP. Hazards with a significance of medium are highlighted yellow while those with a significance of high are highlighted orange. Hazards with a climate change influence of medium are highlighted yellow while those with an influence of high are highlighted orange.

The 2020 LHMP Lone Annex establishes includes a mitigation strategy and actions to address a range of hazards, as summarized in Table 5.

Table 4: 2020 LHMP Hazards, Extent, Likelihood, Severity, Significance, and Climate Change Influence

Hazard	Hazard Description in 2020 LHMP	Geographic Extent	Likelihood of Future Occurrences	Magnitude/Severity	Significance	Climate Change Influence
Agricultural Hazards: Severe Weather/Insects/Pests	Hazard Profile: Section 4.2.6 (pp. 4-50 – 4-57) Vulnerability Assessment: Section 4.3.3 (pp. 4-214 – 4-216)	Limited	Unlikely	Negligible	Low	Low
Aquatic Invasive Species	Hazard Profile: 2020 LHMP Section 4.2.7 (pp. 4-57 – 4-60)	Limited	Unlikely	Negligible	Low	Low
Avalanche	Hazard Profile: 2020 LHMP Section 4.2.8 (pp. 4-60 – 4-64) Vulnerability Assessment: Section 4.3.3.4 (pp. 4-216 – 4-217)	Limited	Unlikely	Negligible	Low	Medium
Climate Change	Hazard Profile: 2020 LHMP Section 4.2.9 (pp. 4-64 – 4-68) Vulnerability Assessment: Section 4.3.3.5 (pp. 4-217 – 4-221) Ione Vulnerability Assessment: Annex B-24 to B-25	Extensive	Likely	Limited	Medium	–
Dam Failure	Hazard Profile: 2020 LHMP Section 4.2.210 (pp. 4-68 – 4-76) Vulnerability Assessment: Section 4.3.3.3 (pp. 4-221 – 4-240) Ione Vulnerability Assessment: Annex B-55 to B-58	Limited	Unlikely	Negligible	Low	Medium
Drought & Water Shortage	Hazard Profile: 2020 LHMP Section 4.2.11 (pp. 4-76 – 4-87) Vulnerability Assessment: Section 4.3.7 (pp. 4-237 – 4-240) Ione Vulnerability Assessment: Annex B-25 to B-26	Extensive	Likely	Catastrophic	High	High
Earthquake (large damaging/small)	Hazard Profile: 2020 LHMP Section 4.2.12 (pp. 4-88 – 4-99) Vulnerability Assessment: Section 4.3.8 (pp. 4-241 – 4-249) Ione Vulnerability Assessment: Annex B-27 to B-30	Extensive	Unlikely	Negligible	Low	Low
Floods: 1%/0.2% annual chance	Hazard Profile: 2020 LHMP Section 4.2.13 (pp. 4-99 – 4-124) Vulnerability Assessment: Section 4.3.9 (pp. 4-214 – 4-277) Ione Vulnerability Assessment: Annex B-30 to B-49	Significant	Occasional	Limited	High	Medium
Floods: Localized Stormwater	Hazard Profile: 2020 LHMP Section 4.2.14 (pp. 4-124 – 4-134) Vulnerability Assessment: Section 4.3.10 (pp. 4-278 – 4-278) Ione Vulnerability Assessment: Annex B-49 to B-51	Limited	Highly Likely	Critical	High	Medium
Landslide, Mudslide, Debris Flow	Hazard Profile: 2020 LHMP Section 4.2.15 (pp. 4-135 – 4-140) Vulnerability Assessment: Section 4.3.11 (pp. 4-278 – 4-292)	Significant	Occasional	Limited	Low	Medium
Levee Failure	Hazard Profile: 2020 LHMP Section 4.2.16 (pp. 4-141 – 4-145) Vulnerability Assessment: Section 4.3.12 Ione Vulnerability Assessment: Annex B-51 to B-58	Limited	Likely	Critical	Medium	Medium
Severe Weather: Extreme Heat	Vulnerability Assessment: Section 4.3.13 (pp. 4-293 – 4-294) Ione Vulnerability Assessment: Annex B-58 to B-59	Extensive	Highly Likely	Critical	Medium	High



Hazard	Hazard Description in 2020 LHMP	Geographic Extent	Likelihood of Future Occurrences	Magnitude/Severity	Significance	Climate Change Influence
Severe Weather: Heavy Rains and Storms	Vulnerability Assessment: Section 4.3.14 (pp. 4-294 – 4-295)	Extensive	Occasional	Limited	Low	Medium
Severe Weather: High Winds and Tornadoes Extensive (Hail, Lightning)	Vulnerability Assessment: Section 4.3.15 (pp. 4-295– 4-2196) Lone Vulnerability Assessment: Annex B-60 to B-61	Highly Likely	Limited	Medium	Low	Medium
Severe Weather: Winter Storms and Freeze	Vulnerability Assessment: Section 4.3.16 (pp. 4-296 – 4-297)	Extensive	Occasional	Limited	Low	Medium
Wildfire	Hazard Profile: 2020 LHMP Section 4.2.18 (pp. 4-150 – 4-168) Vulnerability Assessment: Section 4.3.17 (pp. 4-297 – 4-319) Lone Vulnerability Assessment: Annex B-61 to B-74	Significant	Likely	Critical	High	High

**Geographic Extent**

Limited: Less than 10% of planning area

Significant: 10-50% of planning area

Extensive: 50-100% of planning area

**Likelihood of Future Occurrences**

Highly Likely: Near 100% chance of occurrence in next year, or happens every

Likely: Between 10 and 100% chance of interval of 10 years or less.

Occasional: Between 1 and 10% chance of

occurrence in the next year, or has a recurrence interval of 11 to 100 years.

Unlikely: Less than 1% chance of occurrence in next 100 years, or has a recurrence interval of greater than every 100 years.

**Magnitude/Severity**

Catastrophic—More than 50 percent of property severely damaged; shutdown of facilities for more than 30 days; and/or multiple deaths

Critical—25-50 percent of property severely damaged; shutdown of facilities for at least two weeks; and/or injuries and/or illnesses result in permanent disability

Limited—10-25 percent of property severely damaged; shutdown of facilities for more than a week; and/or injuries/illnesses treatable do not result in permanent disability

Negligible—Less than 10 percent of property severely damaged, shutdown of facilities and services for less than 24 hours; and/or injuries/illnesses treatable with first aid

**Significance**

Low: minimal potential impact

Medium: moderate potential impact

High: widespread potential impact

**Climate Change Influence**

Low: minimal potential impact

Medium: moderate potential impact

High: widespread potential impact

Table 5: 2020 LHMP Hazards, Extent, Likelihood, Severity, Significance, and Climate Change Influence

Action	Hazards
<p><u>Action 1. Integrate Local Hazard Mitigation Plan into Safety Element of General Plan</u></p> <p>Adopt a LHMP in accordance with the federal Disaster Mitigation Act of 2000 as part of the Safety Element of its General Plan. Adoption of the LHMP into the Safety Element of the General Plan may be by reference or incorporation.</p>	<p>Multi-hazard (Agricultural Hazards: Severe Weather/Insect/Pests, Aquatic Invasive Species, Avalanche, Climate Change, Dam Failure, Drought &amp; Water shortage, Earthquake, Floods: 100/500 year, Floods: Localized Stormwater, Landslide, Mudslide, and Debris Flow, Levee Failure, Severe Weather: Extreme Heat, Severe Weather: Heavy Rain and Storms, Severe Weather: Wind and Tornado, Severe Weather: Winter Storm and Freeze, and Wildfire)</p>
<p><u>Action 2. Enhance Public Education and Awareness of Natural Hazards and Public Understanding of Disaster Preparedness</u></p> <p>A comprehensive multi-hazard outreach program will ascertain both broad and targeted educational needs throughout the community. The City will work with the County and other agencies as appropriate to develop timely and consistent annual outreach messages in order to communicate the risk and vulnerability of natural hazards of concern to the community. This includes measures the public can take to be better prepared and to reduce the damages and other impacts from a hazard event. The public outreach effort will leverage and build upon existing mechanisms.</p>	<p>Multi-hazard (Agricultural Hazards: Severe Weather/Insect/Pests, Aquatic Invasive Species, Avalanche, Climate Change, Dam Failure, Drought &amp; Water shortage, Earthquake, Floods: 100/500 year, Floods: Localized Stormwater, Landslide, Mudslide, and Debris Flow, Levee Failure, Severe Weather: Extreme Heat, Severe Weather: Heavy Rain and Storms, Severe Weather: Wind and Tornado, Severe Weather: Winter Storm and Freeze, and Wildfire)</p>
<p><u>Action 3. Harden and Enhance Cell Service: Additional call/repeater towers/mobile repeaters/generator backup</u></p> <p>City will need to improve its radio repeater system. The City will also need to enhance their portable radios, cell phones, recharging stations, hand talkies and add additional FCC licenses. City will also need a backup generator.</p>	<p>Emergency Services/Multi-hazards (Climate Change, Drought and Water Shortage, Flood: 100/500-year, Flood: Localized, Levee Failure, Severe Weather: Heat, Severe Weather: High Winds and Tornadoes, and Wildfire)</p>
<p><u>Action 4. Shelter Upgrades to Evalynn Bishop Hall (E.B. Hall)</u></p> <p>E.B. Hall needs a new roof, back-up generator, upgraded HVAC system, men's and women's locker room with shower and changing area, Improved access to the facility, cots, blankets, paper bath towels, traffic cones and barricades, electronic charging stations, portable fencing for pets, meals ready-to-eat, bottled water, commercial grade pots and pans, commercial grade cooking utensils, internet and Wi-Fi system and check in accountability system to keep records on who is at the Hall.</p>	<p>Emergency Services/Multi-hazards (Climate Change, Drought and Water Shortage, Flood: 100/500-year, Flood: Localized, Levee Failure, Severe Weather: Heat, Severe Weather: High Winds and Tornadoes, and Wildfire)</p>
<p><u>Action 5. Backup Generators</u></p> <p>Backup generators that meet current emissions standards are needed at all each of lone's critical facilities. Fuel storage capability is also needed.</p>	<p>Emergency Services/Multi-hazards (Climate Change, Drought and Water Shortage, Flood: 100/500-year, Flood: Localized, Levee Failure, Severe Weather: Heat, Severe Weather: High Winds and Tornadoes, and Wildfire)</p>
<p><u>Action 6. Flood Ordinance Review and Update</u></p> <p>Planning staff will review current ordinance and compare it to current state and federal laws. Planning staff will also compare the ordinance to Best Management Practices. Revisions to the ordinance will be brought through the City's Planning Commission before adoption by the lone City Council.</p>	<p>Flood Hazard</p>



Action	Hazards
<u>Action 7. Develop and Implement Storm Water Master Plan</u> A storm water master plan will be developed to address storm water issues in the city of Lone and will also address development in the City's Sphere of Influence which identifies future areas of residential, commercial, and industrial growth.	Flood, Localized Flood, Levee Failure, Severe Weather
<u>Action 8. Develop Watershed Based Flood Reduction Program</u> Amador County and all the cities within the County need to develop watershed based flood control measures to lessen the impact of heavy rains and erosion downstream.	Flood, Localized Flood, Levee Failure, Severe Weather
<u>Action 9. Stream Maintenance and Debris/Sediment Removal</u> The streams in Lone need to be cleared of vegetation, debris, and sedimentation every few years to ensure that the stream flows freely in high water events and the chances of flooding are reduced as much as possible.	Flood Hazard
<u>Action 10. Replace Five Mile Bridge</u> Lone has a limited number of creek crossings that would allow people to evacuate the city in the event of emergency issues. Currently the only bridge handling large volumes of traffic and heavy trucks on Hwy 104/124 is rated for heavy trucks.	Flood Hazard
<u>Action 11. Pursue Certification of the Levee along Sutter Creek</u> The levee along Sutter Creek needs to be inspected and improvements may need to be made in order to have the levee certified.	Levee Failure
<u>Action 12. Ordinance Review – Wildland Urban</u> Ordinance needs to be reviewed and brought up to current standards and Best Management Practices. Upgrade Strike Force guidelines, Improve Fire Safe Neighborhood and Fire Wise programs	Wildfire
<u>Action 13. Ordinance Review – Defensible Space and Fuel Reduction</u> Ordinance needs to be reviewed and brought up to current standards and Best Management Practices related to defensible space and fuel reduction	Wildfire

## Seismic and Geologic Risks

*The Safety Element shall address protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence; liquefaction; and seismic hazards identified by the Seismic Hazards Mapping Act (Public Resources Code Section 2690 et. seq.), and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The Safety Element shall include mapping of known seismic and other geologic hazards. (Government Code Section 65302(g)(1))*

The General Plan addresses hazards associated with seismic and geologic risks under Goal NS-4 and associated policies and actions. The 2020 LHMP Lone Annex, although noting that earthquakes are regional events and the whole of the City is at risk, identifies Lone and the surrounding area as being at limited risk from significant seismic and geologic hazards. The 2020 LHMP Lone Annex indicates that potential seismic-related damage associated with a Mercalli VII event, which is the event level associated with the closet know Fault (Sierra Frontal Fault System) is negligible in buildings of good construction but considerable in buildings of poor construction. The 2020 LHMP Lone Annex indicates

that the City continually adopts updated building codes to ensure that new development meets seismic requirements. The California Building Standards Code also requires new development to address a range of geotechnical issues, including soil stability, beyond those issues associated with seismic events. No revisions to the General Plan are necessary to address seismic and geologic risks.

Specific requirements related to wildfire hazards are addressed below.

## Flooding

*The Safety Element shall identify flood hazards, including designated flood hazard areas, dam failure inundation maps, and levee protection zones, using data available from the Federal Emergency Management Agency (FEMA), U.S. Army Corps of Engineers, Department of Water Resources, dam failure inundation maps, and historical data and shall address existing and planned development in flood hazard zones. Government Code Section 65302(g)(2)*

The General Plan addresses flooding associated with local waterways and storm events under Goal NS-3 and the associated policies and actions. These policies and actions address existing flood risks and to address flood risks associated with new development.

The 2020 LHMP Lone Annex provides a detailed analysis of flooding issues, including identification of areas at risk of flooding resulting from storm events, levee failure, and dam failure. It also provides information on historical flooding events and an analysis of flood risks.

Regarding stormwater flooding, the 2020 LHMP Lone Annex indicates that Lone's flood concerns occur primarily where portions of Sutter Creek flow through the City, indicating that the area bounded by Main Street, Highway 104, Washington Street, Highway 124, and El Dorado Street has historically experienced on-site flooding. The 2020 LHMP Lone Annex identifies State and Federal disaster declarations from flooding by year for Amador County. Recent flood events described for Lone include high waters in 1984/1985 that did not result in flooding, the 1997 overflow of Sutter Creek, due to not dredging the creek bed (resulting in evacuations), and the 2016 overflowing of Sutter Creek which washed out streambanks along the creek and damaged the Amador Water Agency pump station. The 2020 LHMP Lone Annex also discusses areas in downtown Lone that experience localized flooding due to the capacity deficiencies of the storm drainage system. The 2020 LHMP Lone Annex summarizes the number of parcels at risk of flooding (219 parcels, including 174 improved parcels) during a 1% annual chance (100-year) flood hazard, and Table B-19 summarizes data related to parcels at risk by the FEMA flood zone designation and the property use. Figure 4 identifies areas in the Planning Area within the 100-year flood plain by land use designation.

Flood protection levees as well as retaining walls are located along Sutter Creek in the City, but are not certified as providing protection from the 100-year flood. The 2020 LHMP Lone Annex describes levees, floodwalls, and other flood control structures in Lone and identifies levee and flood improvement locations in the context of FEMA Flood Insurance Rate Map (FIRM) zones on Figure B-15. The 2020 LHMP Lone Annex indicates the primary danger associated with levee failure is the high velocity of flooding of properties outside of and downstream of the breach. Figures B-16 and B-17 of the 2020 LHMP Lone Annex illustrate flooding from Preston Reservoir failure; this reservoir is used by the Amador Regional Sanitation Authority (ARSA) for storage of effluent. Should the reservoir breach or overflow, property located downstream in the Castle Oaks subdivision and Castle Oaks Golf Course would be flooded with effluent.

The General Plan will be updated to include the flood hazards map by land use designation and to incorporate LHMP actions to address flood hazards. These actions include Action 6 Flood Ordinance Review and Update, Action 7 Develop and Implement Storm Water Master Plan, Action 8 Develop Watershed Based Flood Reduction Program, Action 9 Develop Watershed Based Flood Reduction Program, and Action 11 Pursue Certification of the Levee along Sutter Creek.





## Wildland Fire

*The Safety Element shall address the risk of fire for land classified as state responsibility areas and very high fire hazard severity zones and shall include information regarding fire hazard severity zones, available historical wildfire data and information, existing and planned land uses, including essential public facilities, in very high fire hazard severity zones, and agencies with fire protection responsibility. The Safety Element shall also include goals, policies, and measures for the protection from the unreasonable risk of wildfire, locating essential public facilities outside of high fire risk areas or identifying methods to minimize damage, address risks to essential public facilities, design adequate infrastructure, and work cooperatively with fire protection agencies. (Government Code Section 65302(g)(3))*

The General Plan addresses wildfire risks in Policy NS-7.4 and associated actions. The General Plan does not address fire hazard severity zones (FHSZs), historical wildfire, and land uses, including essential public facilities, in very high fire hazard severity zones. The General Plan also does not provide a detailed set of goals, policies, and actions that address the wildfire protection requirements of State law.

The 2020 LHMP Lone Annex indicates that wildland fire and the risk of a conflagration is an ongoing concern for the City of Lone. Wildland fires affect grass, forest, and brushlands, as well as any structures located within them. Where there is human access to wildland areas, the risk of fire increases due to a greater chance for human carelessness and historical fire management practices. Historically, the fire season extends from early spring through late fall of each year during the hotter, dryer months. However, in recent years, the risk of wildfire has become a year-round concern. Fire conditions arise from a combination of high temperatures, low moisture content in the air and fuel, accumulation of vegetation, and high winds. While wildfire risk has predominantly been associated with more remote forested areas and wildland urban interface (WUI) areas, significant wildfires can also occur in more populated, urban areas.

The discussion below describes wildland fire conditions in the City of Lone and the Planning Area and describes terminology and State requirements related to wildland fire.

### Responsibility Areas

The State's Fire Safe Regulations are set forth in Public Resources Code Section 4290, which include the establishment of State Responsibility Areas (SRA). An SRA is an area of the state where the State of California is financially responsible for the prevention and suppression of wildfires. SRA does not include lands within city boundaries or in federal ownership. Areas in federal ownership are under Federal Responsibility Areas (FRA), and areas within city boundaries are included in Local Responsibility Areas (LRA).

### Fire Hazard Severity Zones

The state has charged CalFire with the identification of Fire Hazard Severity Zones (FHSZ) within State Responsibility Areas. In addition, CalFire must recommend Very High Fire Hazard Severity Zones (VHFHSZ) identified within any Local Responsibility Areas. The FHSZ maps are used by the State Fire Marshall as a basis for the adoption of applicable building code standards.

CalFire has estimated that the risk varies across the City and has created maps showing risk variance. The 2020 LHMP Lone Annex identifies FHSZs in and adjacent to the City in Figure B-18. To provide a broader perspective and focus on high risk areas, Figure 5 identifies lands within and adjacent to the Planning Area that are designated High and Very High FHSZs along with the General Plan land use designation and location of essential public facilities in the City. The northernmost portion of the City,

north of Preston Castle and the CalFire Academy, includes wildlands that are designated in the Very High FHSZ). Additionally, the northwest portion of the Planning Area has lands designated Very High FHSZ and the southeast portion of the Planning Area includes lands designated High and Very High FHSZs. The Very High FHSZ within the City is within a Local Responsibility Area, while the High and Very High FHSZs outside the City are within a SRA.

### Wildland-Urban Interface Zones

Wildland fire hazards exist in varying degrees throughout the Planning Area and, of all potential hazards, probably pose the greatest threat to public safety and property. The fire season generally lasts from five to six months, but has been elongated due to climate change. Many homes have been built on steep slopes with vegetation near structures. These slopes are often steep, located in rugged terrain, and have very few access routes.

A Wildland-Urban Interface (WUI) zone is an area where human made structures and infrastructure (e.g., cell towers, schools, water supply facilities, etc.) are in or adjacent to areas prone to wildfire. Due to surrounding vegetation and proximity to wildlands, these areas are considered to be at greater risk of wildfires. A Wildland Urban Intermix zone is defined as a housing development interspersed in an area dominated by wildland vegetation subject to wildfire. Lastly, a Wildfire Influence Zone is an area where wildfire susceptible vegetation is located within 1.5 miles of a Wildland-Urban Interface or Wildland-Urban Intermix zone.

Figure 6 identifies the Wildland-Urban Interface, Wildland-Urban Intermix, and Wildfire Influence Zones within Lone and the fire hazard severity for each. As shown in Figure 6, the developed portion of the City is generally designated as not WUI, with a moderate risk, while areas along the periphery of the developed portion of the City are designated as WUI with a moderate risk or as an intermix zone, with a moderate risk. The high and very high risks associated generally coincide with the High and Very High FHSZs.

### Historical Wildfires

Figure 7 identifies historical wildfires in the vicinity of the Planning Area. The Irish Hill Fire in 1961 affected the northern portion of the City. Over the years, wildfires have been located in close proximity to Lone, including locations within the Planning Area. The 2020 LHMP Lone Annex indicates that the City has been indirectly affected by past fires, including the Butte Fire (Lone was a Red Cross area for the fire and received evacuees and the City was significantly affected by smoke, and the Sand Fire (Lone was affected to the extent that people may have come to the City for temporary housing).

### Fire Risks

The 2020 LHMP Lone Annex describes a range of impacts and risks associated with fire. Potential impacts from wildfire include loss of life and injuries; damage to structures and other improvements, natural and cultural resources, croplands, and timber; loss of recreational opportunities; economic impacts, and secondary impacts such as flooding, landslides, and erosion. Wildfires can cause short-term and long-term disruption to the City.

The 2020 LHMP Lone Annex identifies parcels by property use, improvement status, and values by FHSZ in Table B-29 and notes that the land in the High and Very High FHSZ is not developed. Figure B-19 identifies critical facilities in FHSZs.



## Fire Management Regulations

State law establishes many regulations related to fire safety, including wildfire. Regulations related to emergency access and defensible space are summarized below.

### Emergency Access and Egress

Title 14 Division 1.5 of the California Code of Regulations (CCR) Title 14 Division 1.5 establishes the regulations for CAL FIRE and is applicable in all SRAs). These regulations constitute the basic wildland fire protection standards of CalFire. Among other things, Title 14 establishes minimum standards for emergency access, fuel modification, setback to property line, signage, and water supply. Chapter 7, Article 2, "Emergency Access and Egress," requires provision of safe access for emergency wildfire equipment and civilian evacuation concurrently and unobstructed traffic circulation during a wildfire emergency. To accomplish this, all roads must provide a minimum of two 10 foot traffic lanes that provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article, or additional requirements are mandated by local jurisdictions or local subdivision requirements.

### Defensible Space

Public Resources Code Section 4291 sets forth defensible space requirements, which are applicable to anyone that *...owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material* (Section 4291(a)). These requirements include:

- Maintenance of defensible space of 100 feet from each side and from the front and rear of the structure, not beyond the property line except as required by state law, local ordinance, rule, or regulation;
- An insurance company that insures an occupied dwelling or occupied structure may require a greater distance than that required under paragraph (1) if a fire expert, designated by the director, provides findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure.
- Removal of the portion of a tree that extends within 10 feet of the outlet of a chimney or stovepipe;
- Maintenance of a tree, shrub, or other plant adjacent to or overhanging a building free of dead or dying wood;
- Maintenance of the roof of a structure free of leaves, needles, or other vegetative materials;
- Prior to constructing a new building or structure or rebuilding a building or structure damaged by a fire in an area subject to this section, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards.

The General Plan will be updated to address wildfire requirements, including policies to implement the 2020 LHMP Lone Annex and its actions and policies and actions to minimize damage, address risks to essential public facilities, design adequate infrastructure, and work cooperatively with fire protection agencies. 2020 LHMP Lone Annex Action 12 Ordinance Review – Wildland Urban and Action 13 Ordinance Review – Defensible Space and Fuel Reduction will be incorporated into the update.

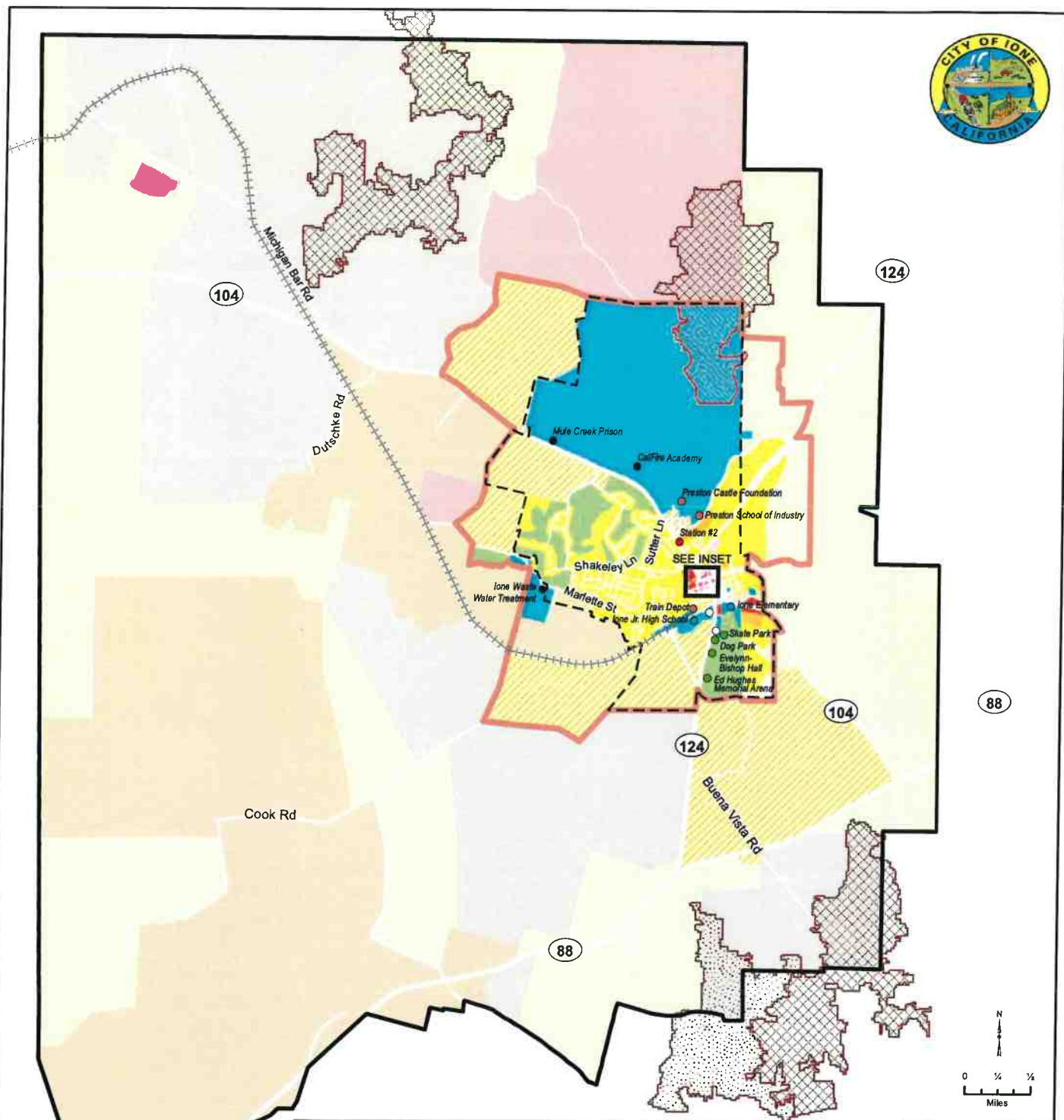
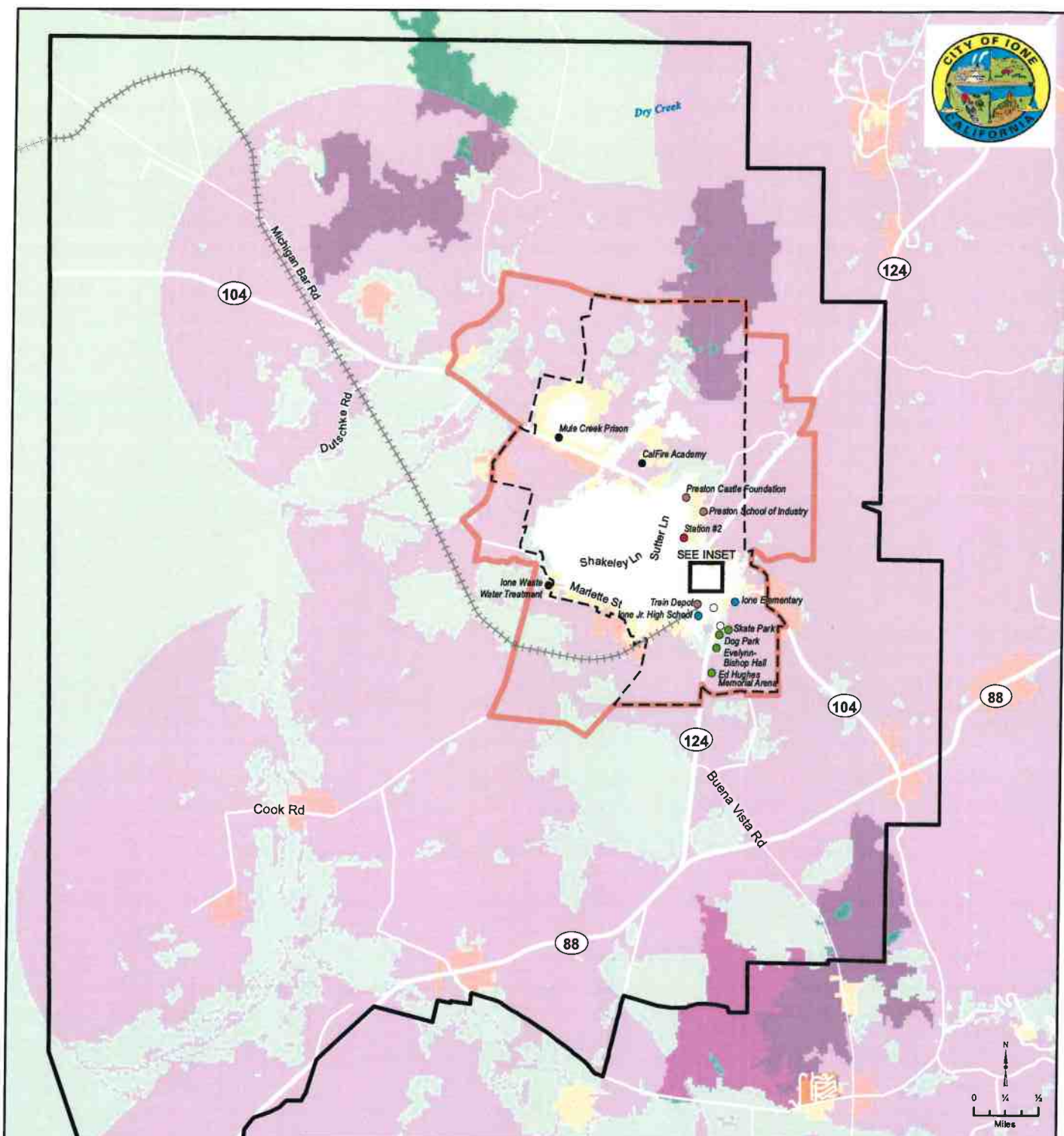


Figure 5: General Plan Map with Fire Hazard Areas



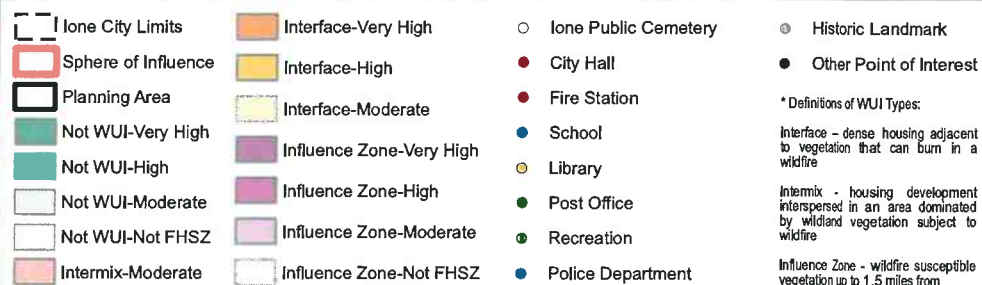
Ione City Limits	Agriculture	Heavy Industrial	City Hall
Sphere of Influence	Rural Residential	Light Industrial	Fire Station
Planning	Low Density Residential	Open Space	School
Very High Fire Hazard Zone in State Responsibility Area	Medium Density Residential	Parks and Recreation	Library
High Fire Hazard Zone in State Responsibility Area	High Density Residential	Public Service	Post Office
Very High Fire Hazard Severity Zone in Local Responsibility Area	General Commercial	Surface Mining	Recreation
	Downtown Transition	Special Planning	Police Department
	Central Business District	Future Growth	Historic Landmark
		Ione Public Cemetery	Other Point of Interest



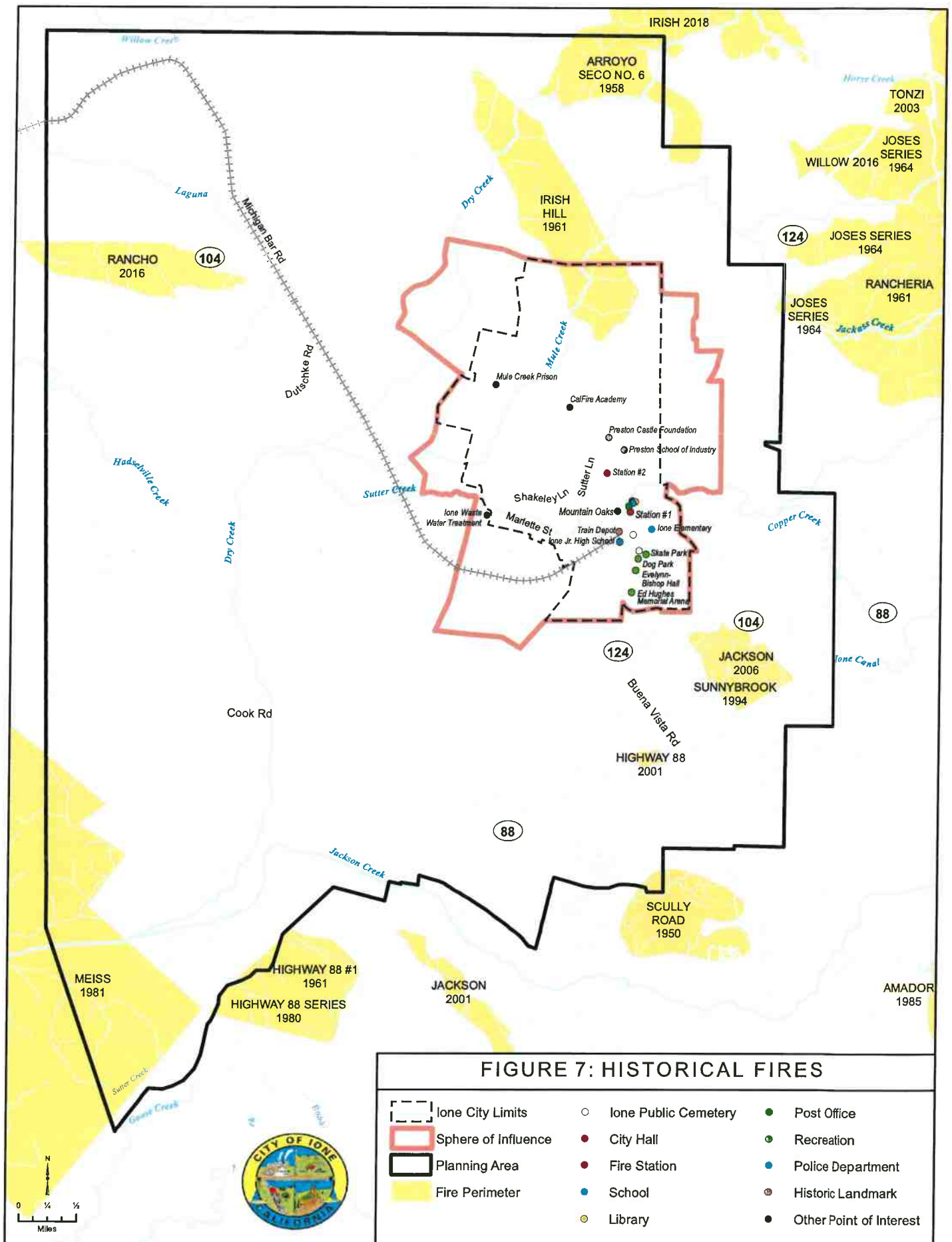
INSET MAP



Figure 6: Wildland-Urban Interface (WUI) by Fire Hazard Severity







## Wildland Fire and Evacuation

*The Safety Element shall also address evacuation routes, military installations, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards. Code Section 65302(g)(1) (Government Code Section 65302(g)(1))*

The General Plan does not currently address this requirement. The majority of residences in Ione are located in neighborhoods or developments with two or more access points that provide multiple routes to a major arterial. Residences served by either a grid circulation pattern that provides two or more access points and routes to a major arterial (such as in the downtown) or a looped circulation pattern that has multiple access points and route options (such as Nuner Drive/Roger Street/Heath Drive that exits to Preston Avenue via Craig Street or to Sutter Lane, via Nuner Drive and Heath Drives) have multiple access points and route options. However, there are residential developments that are served by a dead-end street or cul-de-sac with only a single point of access to a roadway. The City has not identified formal evacuation routes. The Noise & Safety Element will be updated to address evacuation routes, implement State requirements related to minimum road widths and defensible space (discussed below), and to ensure peakload water supply requirements. Action 10 (Replace Five Mile Bridge) is included in the 2020 LHMP to ensure adequate creek crossings in the event of an emergency and will be incorporated into the General Plan as part of this update.

## Essential Public Facilities

*The Safety Element shall establish comprehensive goals, policies, and implementation measures for the protection against unreasonable risks of flooding, including risks to new development, maintaining the integrity of essential public facilities, and locating, when feasible, new essential public facilities outside of flood hazard zones, establishing cooperating working relationships among flood agencies with responsibility for flood protection. (Government Code Section 65302(g)(2)(B)(iii, iv), (g)(3)(A)(vi), and (g)(3)(C)(ii))*

The General Plan does not address ensuring accessibility and structural and operational integrity of essential public facilities during an emergency, including flooding. While the General Plan's Glossary defines "critical facility" as 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; and utility "lifeline" facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities. The Government Code describes essential public facilities as including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities. The Glossary will be revised to replace the term "critical facility" with "essential public facility" and to update the definition to include the extent of essential public facility types referenced in State law.

The 2020 LHMP Ione Annex identifies critical facilities and infrastructure in Ione on Figure B-2. The 2020 LHMP Ione Annex addresses critical facilities (Figure B-2) and identifies risks associated with these facilities in the context of hazards, identifying critical facilities located in flood zones and FHSZs and describing risks to such facilities in extreme wind and other hazardous conditions.

Figures 4, 5, and 6 identify public facilities located within 100-year flood hazard areas and very high fire hazard severity zones.

The Safety Element will be updated to provide a policy and implementing actions to address the accessibility and integrity of essential public facilities during an emergency, including flood and wildfire

events. The flood hazard maps in the General Plan will be updated to reflect current flooding data, that is readily accessible and available, and to identify FHSZs and to identify the location of essential public facilities in relation to these hazard areas. The Noise & Safety Element will also be updated to reflect Action 3 Harden and Enhance Cell Service, Action 4 Shelter Upgrades to Evalynn Bishop Hall, and Action 5 Backup Generators at Critical Facilities to ensure adequate shelter facilities, communications infrastructure, and energy availability in the event of an emergency.



## Climate Change, Adaptation, and Resiliency

*The Safety Element shall address climate adaption and resiliency strategies and include a vulnerability assessment that identified climate change-related risks, a set of adaptation resilience goals, policies, and objectives, and a set of implementation measures to avoid or minimize climate change impacts, locate essential public facilities outside of at-risk areas, designate adequate and feasible infrastructure in an at-risk area, guidelines for working cooperatively with relevant agencies, and identification of natural infrastructure that may be used in adaptation projects. (Government Code Section 65302(g)(4))*

The General Plan does not currently address climate adaptation. Policy CO-6.5 and associated actions address reducing greenhouse gas emissions.

Climate change contributes to ongoing, escalating impacts on people, the economy, and the environment on both the local and global level. Addressing and preparing for these impacts requires collaboration and transformative action among economic, governmental, social, environmental, and other elements. In recent years, California has been at the forefront of developing approaches to promote resiliency to the effects of climate change and reduce greenhouse gas (GHG) emissions while continuing to foster economic growth, social equity, and environmental protection. This report addresses the federal, state, and regulatory framework related to climate change and greenhouse gas emissions, the status of local climate action efforts, conditions related to climate change, including primary GHG emissions sources, and potential impacts associated with climate change, including sea-level rise, extreme heat, changes in precipitation and drought, increased risk of wildfire and flooding, and other impacts.

## Greenhouse Gases and Climate Change Linkages

Various gases in the Earth's atmosphere, classified as atmospheric GHGs, play a critical role in determining the Earth's surface temperature. Solar radiation enters Earth's atmosphere from space, and a portion of the radiation is absorbed by the Earth's surface. The Earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation.

Naturally occurring greenhouse gases include water vapor (H<sub>2</sub>O), carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), and ozone (O<sub>3</sub>). Several classes of halogenated substances that contain fluorine, chlorine, or bromine are also greenhouse gases, but they are, for the most part, solely a product of industrial activities. Although the direct greenhouse gases CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O occur naturally in the atmosphere, human activities have changed their atmospheric concentrations. From the pre-industrial era (i.e., ending about 1750) to 2011, concentrations of these three greenhouse gases have increased globally by 40, 150, and 20%, respectively (IPCC, 2013).

Greenhouse gases, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), ozone (O<sub>3</sub>), water vapor, nitrous oxide (N<sub>2</sub>O), and chlorofluorocarbons (CFCs).

Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural

sectors. In California, the transportation sector is the largest emitter of GHGs, followed by the industrial and electricity generation sectors (California Energy Commission, 2020).

As the name implies, global climate change is a global problem. GHGs are global pollutants, unlike criteria air pollutants and toxic air contaminants, which are pollutants of regional and local concern, respectively. California produced 425 million gross metric tons of carbon dioxide equivalents (MMTCO<sub>2</sub>e) in 2018 (California Air Resources Board, 2020a).).

Carbon dioxide equivalents are a measurement used to account for the fact that different GHGs have different potential to retain infrared radiation in the atmosphere and contribute to the greenhouse effect. This potential, known as the global warming potential of a GHG, is also dependent on the lifetime, or persistence, of the gas molecule in the atmosphere. Expressing GHG emissions in carbon dioxide equivalents takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO<sub>2</sub> were being emitted.

Consumption of fossil fuels in the transportation sector was the single largest source of California's GHG emissions in 2018, accounting for 41% of total GHG emissions in the state. This category was followed by the industrial sector (24%), the electricity generation sector (including both in-state and out of-state sources) (15%), the agriculture and forestry sector (8%), the residential energy consumption sector (7%), and the commercial energy consumption sector (5%) (California Air Resources Board, 2020c).

### *Climate Change Effects*

The 2020 LHMP identifies seven impacts specific to the North Sierra region, which includes the Planning Area, based upon information from the California APG: Understanding Regional Characteristics:

- Temperature increases,
- Decreased precipitation,
- Reduced snowpack,
- Reduced tourism,
- Ecosystem change,
- Sensitive species stress, and
- Increased wildfire.

### *Climate Change Risks and Vulnerabilities*

The 2020 LHMP analyzed climate change risks and their potential to impact Amador County and each of its cities. The discussion below summarizes climate change risks and vulnerabilities and describes measures to address these risks, based primarily on the 2020 LHMP, including Lone Annex. Table 4 summarizes climate risks for Lone and is based on Table B-5 of the Lone Annex and also provides a reference to the discussion of each issue in the 2020 LHMP.

As shown in Table 4, the 2020 LHMP Lone Annex determined that climate change has a high influence on drought and water shortage, extreme heat associated with severe weather, and wildfire and a medium influence on avalanche, dam failure, flooding associated with 100-year and greater events, localized flooding, landslide, mudslide, and debris flow, flooding associated with levee failure, storms, hail, and lightning associated with severe weather, and winter storms and freezes associated with severe weather. Risks that have both a climate change influence of medium and higher and a level of significance of medium or higher, as shown in Table 4 include:

- Drought and water shortage,

- Extreme heat associated with severe weather,
- Flooding associated with 100-year and greater events, levee failure, and localized conditions, and
- Wildfire.

These topics are described in detail below, based on the 2020 LHMP Ione Annex, in terms of the risk and climate change influence.

### *Drought and Water Shortage*

Based on historical information, the occurrence of drought in California, including Ione, is cyclical, driven by weather patterns. Drought has occurred in the past and will occur in the future. Periods of actual drought with adverse impacts can vary in duration, as can the period between droughts can be extended.

The vulnerability of Ione to drought is City-wide, but impacts may vary and include reduction in water supply and an increase in dry fuels. Climate change impacts anticipated in the Northern Sierra region contribute to these drought conditions through factors that may reduce regional water supplies, including the potential for decreased precipitation, temperature increases, and reduced snowpack.

The potential for a reduction in water supply during drought condition generally leads to both mandated and voluntary conservations measures during extended droughts. During these times, the costs of water can also increase. The increased dry fuels and fuel loads associated with drought conditions can also result in an increased fire danger, with significant intensity and speed of fires in areas of extremely dry fuels.

Drought and water supply issues related to the Amador County region are discussed in the 2020 LHMP under Section 4.2.11 and 4.3.7, with issues specific to Ione addressed on pages B-25 and B-26 of the Ione Annex.

Methods to address drought recommended by the 2020 LHMP Ione Annex include:

- Considering a requirement that all new subdivisions be constructed to allow for tertiary treated recycled effluent to be used to irrigate yards, similarly to Castle Oaks Golf Course's use of tertiary treated effluent to irrigate the golf course;
- Working to encourage the State to construct more reservoirs to capture rain and snow runoff for later use; and
- Ongoing planning activities to focus on additional enclosed potable water storage tanks for consumer use and fire protection.

In addition to general recommendations, the 2020 LHMP Ione Annex identifies five actions to address risks related to drought and water supply risks, including those affected by climate change. These actions include Action 1 (Integrate Local Hazard Mitigation Plan into Safety Element of General Plan), 2 (Enhance Public Education and Awareness of Natural Hazards and Public Understanding of Disaster Preparedness), 3 (Harden and Enhance Cell Service), 4 (Shelter Upgrades to Evalynn Bishop Hall), and 5 (Backup Generators). The Focused General Plan Update will include policies and actions to implement the 2020 LHMP to address climate adaptation and resiliency associated with drought and water supply.

### *Severe Weather: Extreme Heat*

According to FEMA, extreme heat is defined as temperatures that hover 10 degrees or more above the average high temperature for the region and last for several weeks. Heat kills by taxing the human body beyond its abilities. In extreme heat and high humidity, evaporation is slowed, and the body must work extra hard to maintain a normal temperature." Most heat disorders occur because the victim has been

overexposed to heat or has over-exercised for his or her age and physical condition. Older adults, young children, and those who are sick or overweight are more likely to succumb to extreme heat.

Extreme heat occurs in Amador County annually. Effects of prolonged periods of extreme heat include health effects on individuals, increased demands for electricity to run air conditions and other utilities, higher wildfire vulnerability, and PSPS events. The 2020 LHMP notes that vulnerable populations, including homeless, infants and children under 5, elderly (65 and over), individuals with disabilities, individuals dependent on medical equipment, individuals with impaired mobility, sick individuals, and overweight individuals. Pets and livestock are also at risk from extreme heat. For more information regarding extreme heat risks and vulnerabilities, see 2020 LHMP Section 4.3.13 and pages B-58 to B-59 of the Lone Annex.

The 2020 LHMTTP identifies several resource documents for addressing health effects, including extreme heat effects, of climate change. The Amador County Climate Change and Health Profile Report, prepared in 2017, seeks to provide a county-level summary of information on current and projected risks from climate change and potential health impacts. This report represents a synthesis of information on climate change and health for California communities based on recently published reports of state agencies and other public data. The Preparing California for Extreme Heat: Guidance and Recommendations profile is also identified as a knowledge base for taking informed action to address climate change.

Extreme heat is addressed in Section 4.3.13 of the 2020 LHMTTP.

The 2020 LHMTTP recommends that nursing and elder care facilities have emergency plans or back-up power to address power failure and that cooling centers for vulnerable populations be made available during extreme heat events. In addition to general recommendations, the 2020 LHMP Lone Annex identifies five actions to address risks related to extreme heat, including the increased effects associated with climate change. These actions include Action 1 Integrate Local Hazard Mitigation Plan into Safety Element of General Plan, Action 2 Enhance Public Education and Awareness of Natural Hazards and Public Understanding of Disaster Preparedness, Action 3 Harden and Enhance Cell Service, Action 4 Shelter Upgrades to Evalynn Bishop Hall, and Action 5 Backup Generators. The Focused General Plan Update will include policies and actions to implement the 2020 LHMP to address climate adaptation and resiliency associated with the potential for an increase in the severity of extreme heat events.

### *Flooding*

As previously described in of this section, the City and the Planning Area include lands within FEMA flood hazard zones, including areas anticipated to flood in a 100-year and 500-year event, areas that experience localized flooding due to limitations of creek capacity and deficiencies of storm drainage capacity, and areas at risk of inundation in the event of levee failure or dam failure. Additional information regarding flooding issues related to the Amador County region are discussed in the 2020 LHMP under Sections 4.2.13, 4.2.14, 4.2.16, 4.3.9, 4.3.10, and 4.3.12, with issues specific to Lone addressed on pages B-30 through B-58 of the Lone Annex. It is anticipated that an increase in severe weather events, including heavy storms, would result in the potential for more significant floods with the influence of climate change.

The 2020 LHMP indicates that Lone will need to be proactive to ensure future development has proper siting and drainage, as well as to address the root cause of flooding through proper storm drainage, best management practices, and land conservation efforts.

In addition to general recommendations, the 2020 LHMP Lone Annex identifies 11 actions to address risks related to flooding hazards, including the effects of climate change. These actions include Action 1



Integrate Local Hazard Mitigation Plan into Safety Element of General Plan, Action 2 Enhance Public Education and Awareness of Natural Hazards and Public Understanding of Disaster Preparedness, Action 3 Harden and Enhance Cell Service, Action 4 Shelter Upgrades to Evalynn Bishop Hall, Action 5 Backup Generators, Action 6 Flood Ordinance Review and Update, Action 7 Develop and Implement Storm Water Master Plan, Action 8 Develop Watershed Based Flood Reduction Program, Action 9 Stream Maintenance and Debris/Sediment Removal, Action 10 Replace Five Mile Bridge, and Action 11 Pursue Certification of the Levee along Sutter Creek. The Focused General Plan Update will include policies and actions to implement the 2020 LHMP to address climate adaptation and resiliency associated with the potential for more severe flooding conditions.

### *Wildfire*

As previously described previously, the City and Planning Area have lands within High and Very High FHSZ and lands ranked as High and Very High WUIs. Past wildfires have affected the City and have had significant effects in the greater Northern Sierra region. Additional information regarding wildfire related to the Amador County region are discussed in the 2020 LHMP under Sections 4.3.18 and 4.3.17, with issues specific to lone addressed in pages B-61 through B-74 of the Lone Annex.

Climate change impacts anticipated in the Northern Sierra region contribute to these wildfire conditions through factors that may increase fuel loads and reduce regional water supplies, including the potential for decreased precipitation, temperature increases, and reduced snowpack.

The 2020 LHMP recommends that City building codes should continue to be updated to reduce wildfire risks, particularly in VHFHSZs, that the City should ensure proper ingress and egress are fully constructed before homes construction and occupancy, and that at least two ways in and out of a subdivision should be provided to ensure evacuation routes.

In addition to general recommendations, the 2020 LHMP Lone Annex identifies 10 actions to address wildfire risks, including the effects of climate change. These actions include Action 1 Integrate Local Hazard Mitigation Plan into Safety Element of General Plan, Action 2 Enhance Public Education and Awareness of Natural Hazards and Public Understanding of Disaster Preparedness, Action 3 Harden and Enhance Cell Service, Action 4 Shelter Upgrades to Evalynn Bishop Hall, Action 5 Backup Generators, Action 12 Ordinance Review – Wildland Urban, and Action 13 Defensible Space and Fuel Reduction. The Focused General Plan Update will include policies and actions to implement the 2020 LHMP to address climate adaptation and resiliency associated with the potential for more severe wildfire conditions.



## 8. Environmental Justice

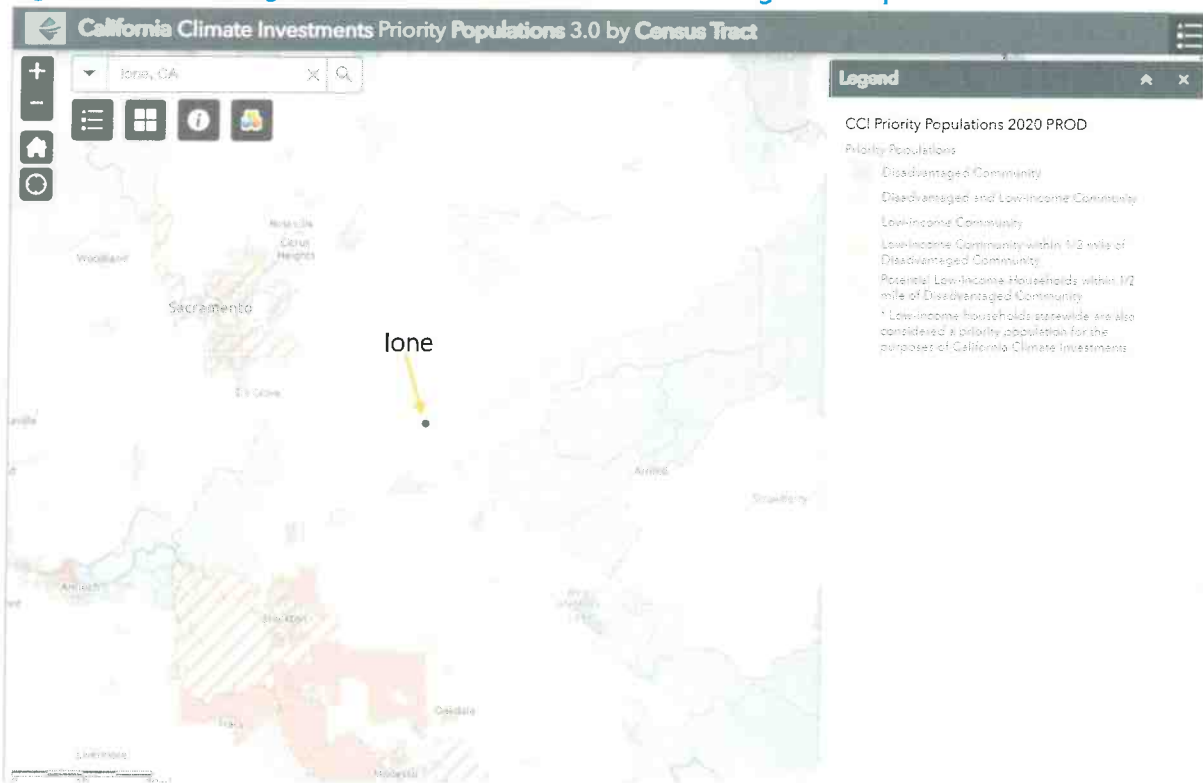
Jurisdictions that have a disadvantaged community are required to prepare an Environmental Justice Element to reduce unique or compounded health risks affecting the disadvantaged community, promote civic engagement in the decision-making process, prioritize improvements and programs that address the needs of disadvantaged communities. (Government Code Section 65302 (h))

Per California Government Code §65040.12(e), environmental justice is “the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.”

Disadvantaged communities are either identified by the California Environmental Protection Agency according to Section 39711 of the Health and Safety Code or are defined as an area with household incomes at or below 80 percent of the statewide median income, or below the designated threshold defining a low-income area, and are “disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.”

As shown in Figure 8, there are no disadvantaged communities, including those designated by the California Environmental Protection Agency or areas identified as a low-income community within ½-mile of a disadvantaged community, within the City of Lone or the General Plan Planning Area. Therefore, no revisions to the General Plan are required in association with the topic of environmental justice.

**Figure 8: Disadvantaged and Low Income Communities – Regional Map**



Source: California Air Resources Board California Climate Investments Priority Populations Map 3.0, June 2021

## References

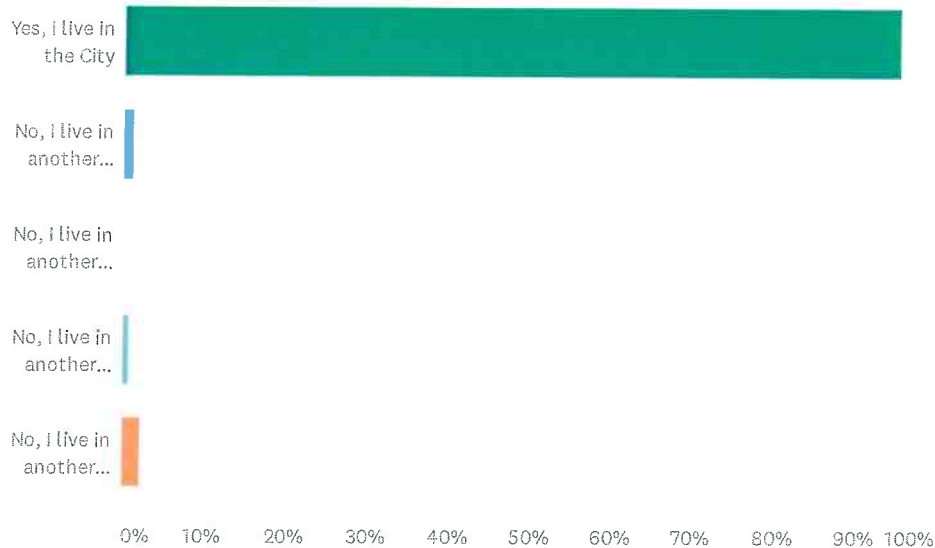
- Amador County Transportation Commission. Amador County Regional Transportation Plan. Re-adopted March 5, 2020.
- Amador County Transportation Commission. Amador Countywide Pedestrian and Bicycle Plan. October 2017.
- CalFire. Amador County Fire Hazard Severity Zones in SRA. November 2007.
- CalFire. Amador County Very High Fire Hazard Severity Zones in LRA. May 2008.
- CalFire. Wildland Urban Interface (WUI).
- California Soil Resource Laboratory. Soil Agricultural Groundwater Banking Index (SAGBI): <https://casoilresource.lawr.ucdavis.edu/saqbi/>. Accessed July 2021.
- City of Ione. City of Ione General Plan. August 2009.
- Federal Emergency Management Agency. Flood Insurance Rate Maps, National Flood Hazard Layer. 2021.
- Foster Morrison Consulting. Amador County Local Hazard Mitigation Plan Update. May 2020. KASL Consulting Engineers. City of Ione Bypass Alternative Study. May 2018.
- Land IQ. Groundwater Recharge Analysis: <https://gratviewer.earthgenome.org/>. Accessed July 2021.

## **Appendix A**

### **Community Survey Results**

## Q1 Do you live in Ione?

Answered: 255 Skipped: 0



### ANSWER CHOICES

### RESPONSES

Yes, I live in the City	95.69%	244
No, I live in another community and work in Ione	1.18%	3
No, I live in another community and own a business in Ione	0.00%	0
No, I live in another community and own property in Ione	0.78%	2
No, I live in another community and am interested in what is happening in Ione	2.35%	6
TOTAL		255

#	IF YOU LIVE OUTSIDE OF IONE, WHICH COMMUNITY DO YOU LIVE IN?	DATE
1	Pine grove	6/25/2021 3:21 PM
2	Volcano, Amador County	6/25/2021 2:31 PM
3	Ione but not in City Limits off 38	6/25/2021 12:22 PM
4	San Francisco	6/24/2021 5:35 PM
5	Jackson Valley Ione	6/22/2021 3:31 PM
6	Volcano	6/20/2021 9:46 AM
7	Hwy 49	6/17/2021 9:24 PM
8	Jackson	6/12/2021 10:06 PM
9	Castle Oaks	6/12/2021 7:25 PM
10	Camanche	6/12/2021 5:18 PM
11	Not Applicable	6/12/2021 4:08 PM
12	10555 Five Mile Drive	6/11/2021 4:35 PM

Ione Community Survey: Focused General Plan and Zoning Code Revisions

13

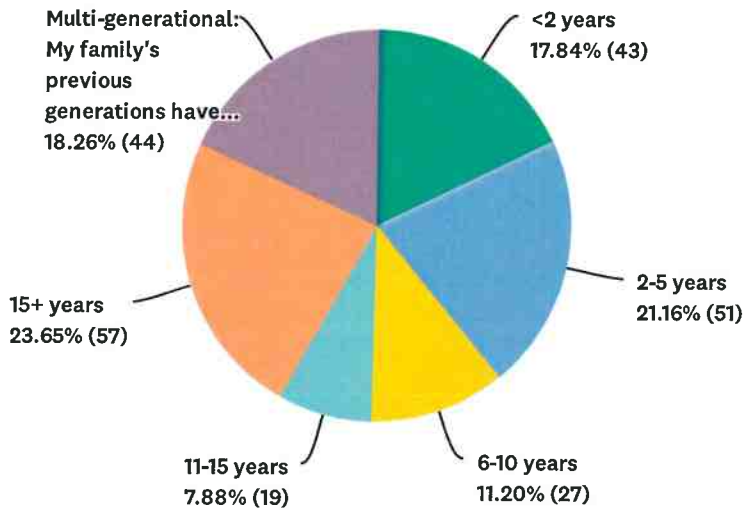
City of Sacramento

5/27/2021 1:35 PM



## Q2 How long have you lived in Ione or the Ione area?

Answered: 241 Skipped: 14



### ANSWER CHOICES

<2 years

2-5 years

6-10 years

11-15 years

15+ years

Multi-generational: My family's previous generations have lived in Ione for over 15 years

I do not live in Ione or the Ione area

TOTAL

### RESPONSES

17.84% 43

21.16% 51

11.20% 27

7.88% 19

23.65% 57

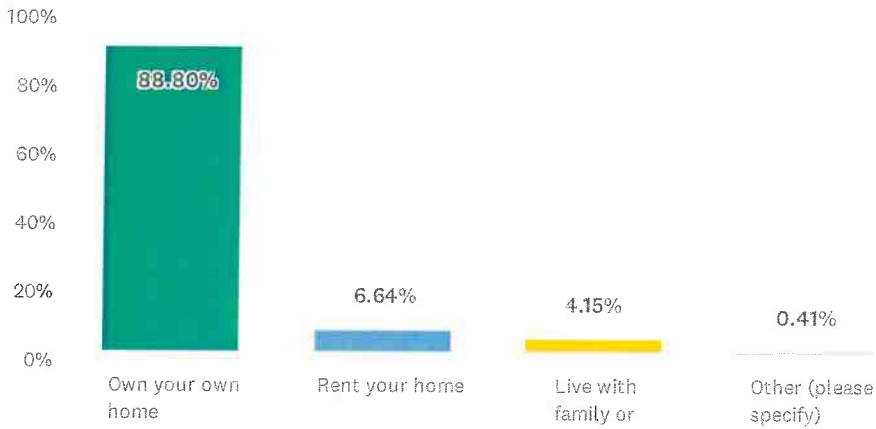
18.26% 44

0.00% 0

241

Q3 If you live in Ione, do you?

Answered: 241 Skipped: 14



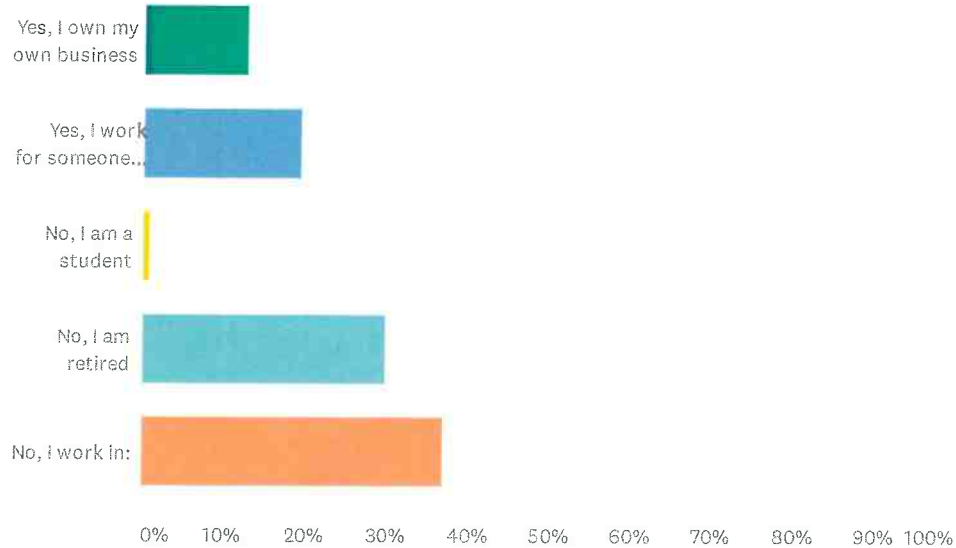
ANSWER CHOICES		RESPONSES	
Own your own home		88.80%	214
Rent your home		6.64%	16
Live with family or friends		4.15%	10
Other (please specify)		0.41%	1
TOTAL			241

#	OTHER (PLEASE SPECIFY)	DATE
1	Jose's Senior Apts.	6/27/2021 2:18 PM

## Q4 Do you work in Ione?

Answered: 241 Skipped: 14



### ANSWER CHOICES

### RESPONSES

Yes, I own my own business	12.86%	31
Yes, I work for someone else	19.50%	47
No, I am a student	0.83%	2
No, I am retired	29.88%	72
No, I work in:	36.93%	89
<b>TOTAL</b>		<b>241</b>

#	NO, I WORK IN:	DATE
1	Valley Springs	7/18/2021 1:54 PM
2	Placerville	7/10/2021 10:33 AM
3	Jackson	7/2/2021 5:11 AM
4	Ripon	6/29/2021 11:31 PM
5	Homemaker	6/29/2021 10:10 PM
6	Jackson	6/29/2021 7:20 PM
7	Sacramento County	6/29/2021 8:00 AM
8	I work from home	6/27/2021 9:20 AM
9	Folsom	6/26/2021 9:53 PM
10	Online	6/26/2021 8:52 AM
11	Modesto on office days. I work at home 4 days a week (in Ione).	6/25/2021 2:17 PM
12	Tech	6/25/2021 9:37 AM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

13	Sacramento	6/25/2021 7:36 AM
14	Elk Grove	6/24/2021 9:58 PM
15	Oakdale	6/24/2021 9:56 PM
16	El Dorado hills	6/24/2021 9:12 PM
17	Stay at home mom	6/24/2021 8:16 PM
18	Travel	6/24/2021 7:37 PM
19	Jackson	6/24/2021 7:27 PM
20	JRCR	6/24/2021 2:38 PM
21	Rancho Murrieta	6/24/2021 2:29 PM
22	Sacramento	6/24/2021 8:36 AM
23	Jackson	6/22/2021 2:04 PM
24	Tracy	6/19/2021 7:21 AM
25	Pioneer	6/18/2021 11:35 PM
26	Jackson	6/18/2021 3:03 PM
27	Calaveras County	6/18/2021 11:43 AM
28	Jackson	6/18/2021 5:51 AM
29	Martell	6/17/2021 10:49 PM
30	Retired	6/17/2021 8:10 PM
31	French camp	6/17/2021 7:56 PM
32	Stockton	6/17/2021 7:51 PM
33	Sacramento	6/17/2021 7:44 PM
34	No, stay at home mom currently.	6/17/2021 7:40 PM
35	Lodi	6/17/2021 6:34 PM
36	Sacramento	6/17/2021 5:53 PM
37	Placerville	6/17/2021 4:53 PM
38	Bay Area	6/17/2021 1:52 PM
39	Mather	6/17/2021 1:24 PM
40	Sacramento	6/17/2021 12:59 PM
41	Plymouth	6/17/2021 9:28 AM
42	Calaveras County	6/14/2021 7:35 PM
43	Folsom	6/13/2021 1:41 PM
44	I'm a stay at home mom	6/13/2021 10:36 AM
45	Rancho Cordova	6/13/2021 7:32 AM
46	Unemployed	6/13/2021 7:23 AM
47	Lockeford	6/13/2021 6:29 AM
48	Jackson	6/13/2021 4:15 AM
49	Sacramento	6/13/2021 12:12 AM
50	Elk Grove	6/12/2021 7:26 PM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

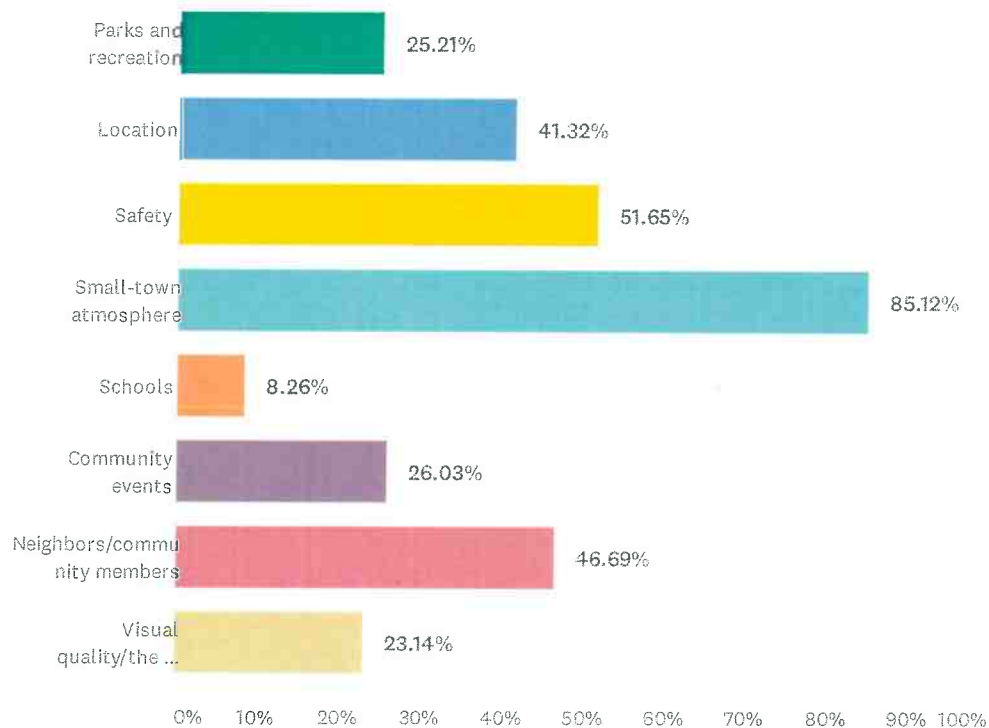
51	Sacramento	6/12/2021 5:27 PM
52	Bay area	6/12/2021 4:27 PM
53	Lodi	6/12/2021 4:23 PM
54	Folsom	6/12/2021 3:25 PM
55	Folsom	6/12/2021 3:07 PM
56	Jackson	6/12/2021 2:48 PM
57	Lodi	6/12/2021 2:45 PM
58	Elk grove	6/12/2021 2:38 PM
59	Turlock	6/12/2021 1:53 PM
60	Wilton	6/12/2021 1:42 PM
61	Brentwood	6/12/2021 1:38 PM
62	I am a homemaker/mother	6/12/2021 8:40 AM
63	Sacramento	6/9/2021 4:30 PM
64	Bay Area	6/8/2021 7:20 PM
65	Jamestown	6/8/2021 7:24 AM
66	various contracted places	6/7/2021 2:49 PM
67	Plymouth and Shingle Springs	6/7/2021 1:54 PM
68	Sacramento	6/7/2021 1:53 PM
69	multi-cities in Amador County	6/7/2021 10:11 AM
70	Rancho Cordova	6/7/2021 8:47 AM
71	SF	6/7/2021 8:29 AM
72	East Sacramento	6/6/2021 6:47 PM
73	Sacramento	6/6/2021 4:19 PM
74	I work remotely for a San Francisco based company	6/6/2021 11:04 AM
75	Calaverascounty	6/6/2021 8:38 AM
76	san jose	6/6/2021 4:26 AM
77	Elk Grove Cal	6/5/2021 6:32 PM
78	Folsom, ca	6/5/2021 5:35 PM
79	rancho cordova	6/5/2021 5:11 PM
80	Clements	6/5/2021 4:25 PM
81	Manteca	6/5/2021 3:16 PM
82	Plymouth, 95669	6/5/2021 2:49 PM
83	Sacramento	6/5/2021 12:33 PM
84	Sacramento	6/5/2021 11:05 AM
85	Rancho Cordova	6/5/2021 10:59 AM
86	Sacramento	6/5/2021 10:49 AM
87	Rancho Cordova	6/4/2021 5:19 PM
88	Valley Springs	6/4/2021 3:27 PM





## Q5 What do you love most about Ione?

Answered: 242 Skipped: 13



### ANSWER CHOICES

### RESPONSES

Parks and recreation	25.21%	61
Location	41.32%	100
Safety	51.65%	125
Small-town atmosphere	85.12%	206
Schools	8.26%	20
Community events	26.03%	63
Neighbors/community members	46.69%	113
Visual quality/the way it looks	23.14%	56

Total Respondents: 242

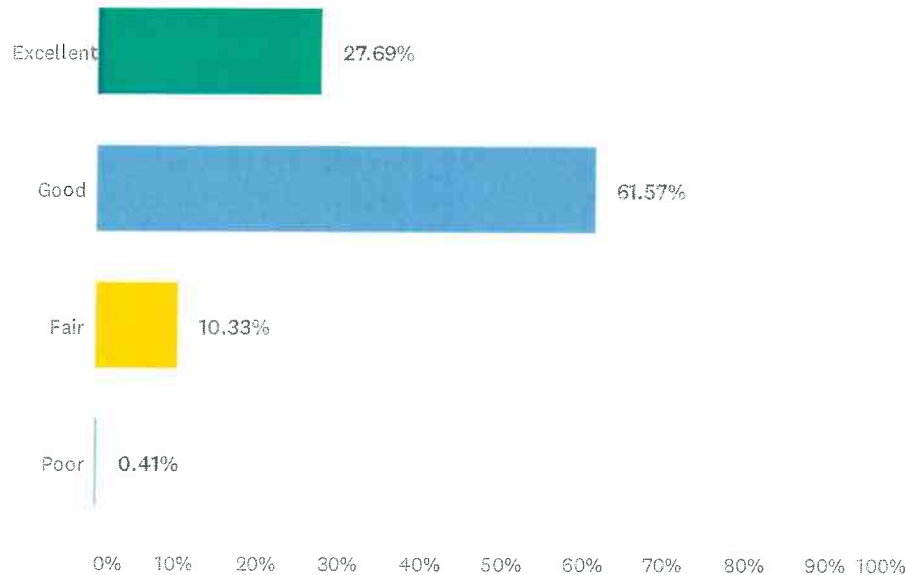
#	OTHER (PLEASE DESCRIBE) OR PLEASE SHARE ADDITIONAL INFORMATION YOU WOULD LIKE US TO KNOW REGARDING YOUR ANSWER	DATE
1	History	7/5/2021 1:08 PM
2	Church	6/29/2021 10:13 PM
3	The rich history of the area	6/29/2021 8:02 AM
4	Small town atmosphere	6/25/2021 11:58 PM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

5	We love being below the snow line and the commutable drives from Ione.	6/25/2021 2:21 PM
6	Golf course	6/25/2021 9:38 AM
7	assuming I love Ione?	6/25/2021 6:08 AM
8	Local topography	6/24/2021 9:58 PM
9	I could check every box above but feel that the two I left checked are what I love most about Ione and wanted to emphasize that	6/24/2021 9:17 PM
10	SPACE to move around	6/24/2021 7:56 PM
11	I think Ione could use an upgrade though. A parkway to walk, run, and cycle.	6/24/2021 4:52 PM
12	History, the way it stays small and close together	6/24/2021 2:35 PM
13	Downtown dominated by locally owned, local-serving small businesses. Lack of big box retail. Real community character.	6/20/2021 9:49 AM
14	The Preston Castle	6/18/2021 11:46 AM
15	Castle Oaks Golf Course	6/18/2021 10:48 AM
16	Able to walk everywhere, friendly atmosphere, great neighbors	6/18/2021 5:51 AM
17	Family lives here	6/17/2021 10:51 PM
18	It's location is great anyway you go is everything you need.	6/17/2021 9:32 PM
19	The well cared for homes in the majority of neighborhoods	6/17/2021 8:16 PM
20	Used to be better before all the new tract housing that is going in	6/17/2021 9:33 AM
21	Howard Park soccer fields need improvements	6/12/2021 5:21 PM
22	We chose Ione for its small town, tight knit community	6/12/2021 4:23 PM
23	I like the feeling that I'm still in the country.	6/12/2021 3:54 PM
24	Low housing cost	6/12/2021 3:30 PM
25	Use to be the peace and quiet .Not so much anymore	6/12/2021 1:40 PM
26	I love the atmosphere of the schools and the grounds of the junior high school, but the buildings are outdated. We have great teachers as well!	6/12/2021 8:48 AM
27	No stop lights or close industrial plants	6/9/2021 7:03 PM
28	Castle Oaks Golf Course	6/8/2021 7:22 PM
29	Golf	6/7/2021 10:01 PM
30	limited government	6/6/2021 8:05 AM
31	Laid back people, for the most part	6/6/2021 7:03 AM
32	I believe the schools need an upgrading	6/5/2021 5:20 PM
33	Not yet as crowded as other towns	6/5/2021 2:28 PM
34	Castle Oaks	6/5/2021 11:07 AM
35	Do not want more growth	6/4/2021 6:18 PM
36	The community of people and family values we have.	6/4/2021 5:37 PM

## Q6 How would you rate the quality of life in Ione?

Answered: 242 Skipped: 13



### ANSWER CHOICES

### RESPONSES

Excellent	27.69%	67
Good	61.57%	149
Fair	10.33%	25
Poor	0.41%	1
<b>TOTAL</b>		<b>242</b>

#	PLEASE EXPLAIN:	DATE
1	Need more shopping better restaurants	7/10/2021 10:35 AM
2	low crime, house was affordable when purchased in 1994	6/29/2021 7:24 PM
3	Streets need improvement for safety	6/27/2021 9:21 AM
4	Was FAR better before the new housing developments	6/25/2021 11:58 PM
5	Not a lot to do around here.	6/25/2021 3:59 PM
6	Fair because I rarely stay in Ione for recreation, and increasingly, that is a bother. Last year, I was happy to not leave town for anything (shopping, etc) but now that things are "opening up" again, I am missing that Ione is not my end destination, but I tend to head to other parts of the county for eating or recreating. We also purchased a 2nd home this year, and we looked outside of Ione also and while we did stay in town, we were very open to moving to another city also. Just food for thought, that "good" isn't quite <b>representational</b> .	6/25/2021 2:21 PM
7	It was good but now fair. Crime has gone up.	6/25/2021 8:06 AM
8	despite local government	6/25/2021 6:08 AM
9	It used to be better: more crime, schools need updating, it growing too much	6/25/2021 5:32 AM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

10	Could use more retail and services.	6/25/2021 5:26 AM
11	Sometimes the guns are going off at the prison late at night, around 9pm and it puts me off.	6/24/2021 10:11 PM
12	The water quality could be better, but it's not too bad.	6/24/2021 9:58 PM
13	I'm constantly picking up garbage. It's not a good look.	6/24/2021 4:52 PM
14	We know each other and are there for each other.	6/24/2021 2:35 PM
15	Much of the town is walkable, people know each other, real sense of community.	6/20/2021 9:49 AM
16	Would be excellent if dog park was improved, trash cleaned up from back roads, and homeless removed.	6/18/2021 9:36 PM
17	The city needs to add one space, more retail and traffic control to address the rapid growth.	6/18/2021 4:21 PM
18	Overall the experience is nice. But there could be more to help businesses thrive and clean up the buildings downtown.	6/18/2021 11:46 AM
19	Away from a lot of people and hustle and bustle yet close to drive for shopping or nature adventures	6/18/2021 5:51 AM
20	Lived there for 20 yrs. and one of the best places I had lived in!	6/17/2021 9:32 PM
21	Trusting, simple & easy	6/17/2021 8:59 PM
22	If there were more community pride, it would be excellent.	6/17/2021 8:16 PM
23	Needs more parks	6/17/2021 7:47 PM
24	It could use some TLC	6/17/2021 7:42 PM
25	I love living in Ione but am very disappointed in the lack of planning when it comes to traffic. Especially in the area of Preston Avenue and Highway 124. Lots of speeding and traffic congestion.	6/17/2021 7:31 PM
26	Missing amenities	6/17/2021 3:42 PM
27	Many events, lots of outdoor activities and walking trails.	6/17/2021 1:02 PM
28	It would be excellent if it wasn't for some of the homeless and thefts.	6/14/2021 11:03 AM
29	Love small town living.	6/13/2021 12:50 PM
30	Walkability is limited. 104/124 crossings are unsafe for children. Schools are outdated & underperformed.	6/13/2021 7:25 AM
31	No one follows the rules of the city and no one enforces them.	6/12/2021 11:30 PM
32	Small town life is wonderful	6/12/2021 8:45 PM
33	Need more help from the City	6/12/2021 5:21 PM
34	Traffic is increasing and homelessness is increasing. Too many houses without a plan on how to handle the new residents.	6/12/2021 4:29 PM
35	Infrastructure and school quality are subpar. The people are awesome.	6/12/2021 4:26 PM
36	Ione has restrictive use for a rural city, I'm struggling to feel I can use my property as I choose due to overly elaborate zoning laws for a city this size. I was sold a property in a right to farm county, that Ione has limited those rights to an overly restrictive level within city limits.	6/12/2021 4:23 PM
37	Relatively safe but too much commercial truck traffic	6/12/2021 1:40 PM
38	This is a great place to raise a family because it is safe. However, there could still be room for improvement like more amenities for children.	6/12/2021 8:48 AM
39	Would be excellent if the traffic wasn't so bad downtown. It's dangerous.	6/11/2021 4:38 PM
40	We have access to golf and a pool for exercise year round. We feel pretty safe, but are smart about that. Love the surrounding ranches and vineyards. We have all services we need here except medical.	6/11/2021 10:39 AM

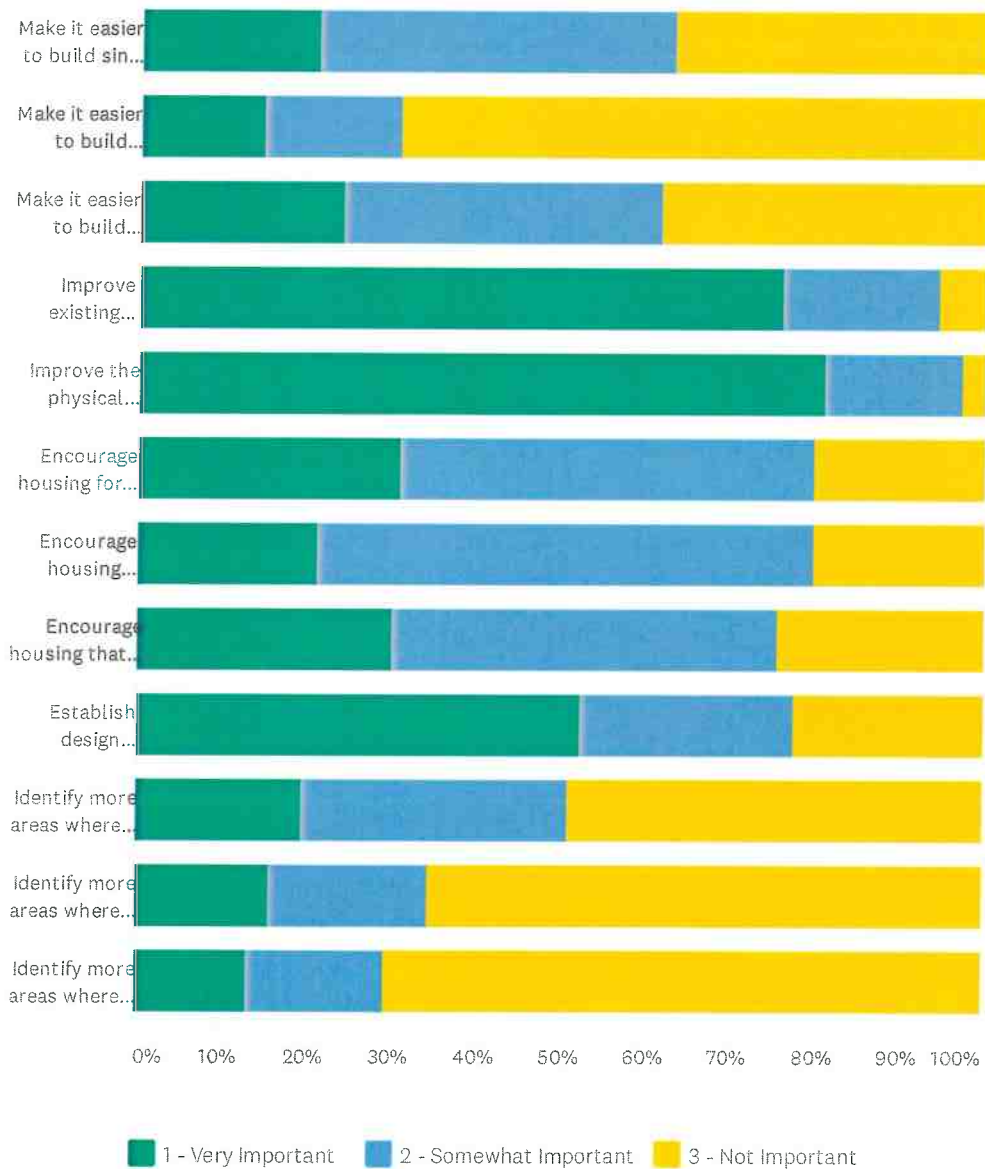


## Ione Community Survey: Focused General Plan and Zoning Code Revisions

41	Love Ione, but would be nice if offered more amenities.	6/10/2021 1:23 PM
42	Could have better grocery, library, coffee shops	6/9/2021 7:03 PM
43	Need to deal with traffic congestion which will get worse, but overall, I'm happy living in Ione	6/8/2021 3:50 PM
44	In general I feel safe, it's a great place to raise kids, it provides for needs without big commercialization.	6/7/2021 10:18 AM
45	City employees schilling for a Sacramento imposed communist agenda is quickly lowering my sense of well-being that I felt when I moved to Ione.	6/6/2021 8:05 AM
46	If vet care was available I would rate it excellent	6/6/2021 7:03 AM
47	Life is what you make it. It was much better before city people moved here.	6/5/2021 5:31 PM
48	I would say excellent except for the traffic	6/5/2021 2:28 PM
49	too many people from the valley and bay area are moving in and ruining our quality way of life and quaintness. Soon Ione will look like Folsom or Elk Grove is our council members dont put the brakes on.	6/5/2021 1:54 PM
50	Lacking businesses in down town area	6/5/2021 11:32 AM
51	I would love to see a pool area or something like that for the kids to play at. Even if it were a pay per visit type place. Also it would be nice to have a gym run by the city for residents.	6/5/2021 11:07 AM
52	Small town atmosphere	6/4/2021 6:18 PM
53	I love that Ione is a small town. I do not want to see it grow anymore. It doesn't have the infrastructure to accommodate such growth. It needs bigger schools, better streets and traffic control.	6/4/2021 5:43 PM

**Q7 The City's recent SB 2 grant provides funds for focused revisions to the General Plan and Zoning Code to encourage and streamline housing approvals. Rank the priority of the General Plan and Zoning Code to address the following housing issues on a scale of 1 to 5. (1 - Very Important, 2 - Important, 3 - Somewhat Important, 4 - Low Importance, and 5 - Not Important)**

Answered: 242 Skipped: 13

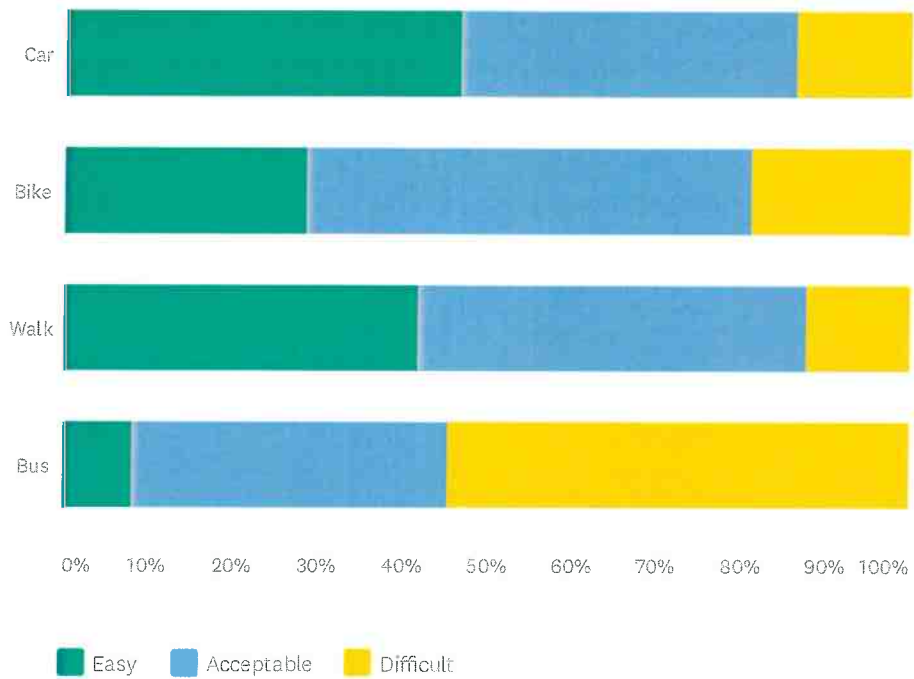


## Ione Community Survey: Focused General Plan and Zoning Code Revisions

	1 - VERY IMPORTANT	2 - SOMEWHAT IMPORTANT	3 - NOT IMPORTANT	TOTAL
Make it easier to build single family homes	21.01% 50	42.02% 100	36.97% 88	238
Make it easier to build townhomes and apartments	14.71% 35	15.97% 38	69.33% 165	238
Make it easier to build accessory dwelling units (granny flats, second units)	24.17% 58	37.50% 90	38.33% 92	240
Improve existing housing/neighborhoods	76.05% 181	18.49% 44	5.46% 13	238
Improve the physical condition of the community	81.09% 193	16.39% 39	2.52% 6	238
Encourage housing for seniors	30.83% 74	49.17% 118	20.00% 48	240
Encourage housing designed to accommodate persons with a disability	21.34% 51	58.58% 140	20.08% 48	239
Encourage housing that is affordable to Ione's working residents and residents on fixed incomes	30.17% 73	45.45% 110	24.38% 59	242
Establish design requirements that ensure multifamily housing meets the standards of the community	52.32% 124	25.32% 60	22.36% 53	237
Identify more areas where single family homes can be built	19.67% 47	31.38% 75	48.95% 117	239
Identify more areas where apartments and townhomes can be built	15.77% 38	18.67% 45	65.56% 158	241
Identify more areas where duplexes, triplexes, and fourplexes can be built	13.33% 32	16.25% 39	70.42% 169	240

## Q8 How easy is it to move in and around Ione using:

Answered: 237 Skipped: 18



	EASY	ACCEPTABLE	DIFFICULT	TOTAL	
Car	46.84%	39.66%	13.50%		237
	111	94	32		
Bike	28.76%	52.65%	18.58%		226
	65	119	42		
Walk	42.06%	45.92%	12.02%		233
	98	107	28		
Bus	8.21%	37.44%	54.36%		195
	16	73	106		

## Q9 What specific intersections or roadways do you feel need special attention in regards to traffic, congestion, or safety?

Answered: 197 Skipped: 58

#	RESPONSES	DATE
1	The Bridge & intersection by Chevron	7/18/2021 1:58 PM
2	Shakeley and 124 124 and Main St	7/5/2021 1:09 PM
3	The intersection of shakeley and Preston needs a light. Also, there needs to be another direct route to get in and out of Ione from castle oaks. Everyone has to go through Main Street and that is a congested nightmare	6/29/2021 10:16 PM
4	Intersection of Main St and Preston Ave #1. West Marlette St, speeders.	6/29/2021 7:29 PM
5	None!!	6/27/2021 2:21 PM
6	All of shakeley lane and Main Street Speed bumps needed	6/27/2021 9:22 AM
7	104 & Main Street	6/27/2021 9:08 AM
8	Shapley and Preston Ave. Main Street and Preston Ave.	6/26/2021 8:55 AM
9	Shakley	6/26/2021 12:00 AM
10	Foothill at Hwy 104 should be addressed now, before it becomes very busy.	6/25/2021 6:18 PM
11	Castle oaks drive turning onto fairway drive. It is hard to see oncoming traffic when turning left due to the bushes growing in the center of the road.	6/25/2021 5:53 PM
12	Main Street by the bridge. And cross of shakley and the road to Plymouth.	6/25/2021 3:24 PM
13	The areas around the elem school and the 4 way stops near Preston are the worst. I avoid at specific times of day, and try to never drive back toward Preston if I need to make it out of town in a timely manner. No traffic lights and few stop signs leave a lot to be desired by way of traffic control.	6/25/2021 2:23 PM
14	The intersection where the two gas stations are...it's a nightmare!	6/25/2021 12:48 PM
15	88/104 Preston at the Chevron intersection Preston at the stop sign going onto Main Street	6/25/2021 11:29 AM
16	Main street and also Preston Ave by gas stations.	6/25/2021 9:54 AM
17	Bike trails	6/25/2021 9:39 AM
18	Too many to list.	6/25/2021 8:08 AM
19	Turning left on to Main Street from church street/hwy 124.	6/25/2021 7:49 AM
20	HWYs have no footpaths but are frequently walked. Main St gets awfully congested.	6/25/2021 7:19 AM
21	Shakeley and preston	6/25/2021 7:16 AM
22	Intersection of 124 and preston ave.	6/25/2021 6:48 AM
23	104/124	6/25/2021 6:10 AM
24	Preston ave/Shakely/124 Main st/pizza factory	6/25/2021 5:35 AM
25	Stop sign in front of chevron and shell. Second stop sign by pizza factory. Please people get hit and near accidents constantly.	6/25/2021 5:29 AM
26	There are a lot more cars parked on the side of the road around me. It limits the amount of space to pass on two way streets. There are big cars that block the view of incoming cars and golf carts. I'm near the cold course so most travel around there is difficult so I usually use the main street to get to town.	6/24/2021 10:15 PM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

27	Shakley and Preston	6/24/2021 10:00 PM
28	Hwy 24 at preston Avenue	6/24/2021 9:19 PM
29	Speeding along Shakeley	6/24/2021 9:12 PM
30	4-way stop at Preston and HWY 124	6/24/2021 8:25 PM
31	Shakeley-people drive WAY too fast down it	6/24/2021 8:18 PM
32	Preston @ Main, Preston / Hwy 124 / Shakeley, 104 near the elementary school, Hwy 104 @ Market St	6/24/2021 7:58 PM
33	124/Preston. And preston/main	6/24/2021 7:56 PM
34	Main and 104	6/24/2021 7:46 PM
35	Shakely and Preston Avenue!!!! 4 way stop at least! 104 and 88 needs a light	6/24/2021 7:41 PM
36	The intersection by the bridge over the creek and Main Street. The crosswalk there is dangerous. And most people don't actually stop at that stop sign.	6/24/2021 7:39 PM
37	Main Street between pizza factory and Clark's corner	6/24/2021 7:31 PM
38	Preston/Skakeley	6/24/2021 7:14 PM
39	The two way stop at the shell and chevron really should be a four way stop or stoplight.	6/24/2021 7:08 PM
40	Main Street	6/24/2021 6:58 PM
41	The intersection by the gas stations	6/24/2021 4:42 PM
42	ione elementary school entry and exit	6/24/2021 4:31 PM
43	It would be helpful to have a turn lane for entering, and leaving the grocery store parking lot (primarily from Preston Ave.).	6/24/2021 2:54 PM
44	The main, and only strip, into and through town	6/24/2021 2:37 PM
45	Why can't our police department help kids walk to school safely? There are semis rolling through town right next to kids walking. My son was hit while in the crosswalk across from the police station.	6/24/2021 8:40 AM
46	Preston Ave. & Main St. & Preston Ave. & Plymouth Hwy. Until there is a plan to adapt the traffic in and around these intersections, it makes no sense to add housing and increasing traffic.	6/22/2021 10:00 PM
47	None	6/22/2021 3:35 PM
48	Shakeley Lane and Preston Avenue #1 Priority	6/22/2021 2:16 PM
49	Shakeley & 104	6/22/2021 7:41 AM
50	Speeding cars on Shakeley LN are a major concern. Although posted 25, cars routinely travel at 45+ with no sign of police intervention seen. ENFORCE THE LIMIT	6/21/2021 5:23 PM
51	Intersection Hwys 104 & 88	6/20/2021 3:29 PM
52	We need a stop light on the bridge from Preston Ave. at the intersection onto main street. We also have way to much traffic coming down from Shakeley Ln. because of the new housing developments, It was not well thought out with the flow of traffic onto Preston Ave. Another issue with the houses being built the flow of traffic at Ione elementary school and at the junior high school is a real mess....Parents blocking the flow of normal traffic to leave off and pick up their children... Before the City of Ione Makes another poor decision on building more homes FIX the INFRASTRUCTURE!! We have a sewer issue that has been going for years still not fixed, We are in a major drought and still building homes? Where is the water going to come from and what about fire/ wildland protection???	6/19/2021 4:23 PM
53	Hyw 88	6/19/2021 8:31 AM
54	Castle Oaks not wide enough, Shakely and Hwy 104, Hwy 104 and Main street, Hyw 104 and Main at bridge,	6/19/2021 7:30 AM



## Ione Community Survey: Focused General Plan and Zoning Code Revisions

55	W. Market & S. Ione.	6/18/2021 11:40 PM
56	Hwy 124 needs pedestrian and bike access.	6/18/2021 9:38 PM
57	the 124 is a nightmare, all the 88 intersections are deadly	6/18/2021 4:22 PM
58	New wildflower development	6/18/2021 3:06 PM
59	Preston Ave and 124	6/18/2021 1:39 PM
60	Shakeley & 104 Elementary school and 104 124 and 104 in downtown	6/18/2021 11:33 AM
61	The corner of Shakeley Lane and Highway 104 either needs a 4 way stop or a stop light.	6/18/2021 10:53 AM
62	Shakeley at Preston, all of Main St. especially at 124 and 104 and 104 at 88. We need some 4 way stops and/or stop lights.	6/18/2021 8:25 AM
63	Shakely and 104, Main and 104 at the bridge, Main and 124,	6/18/2021 5:51 AM
64	Downtown Ione gets congested at times	6/18/2021 1:48 AM
65	Hwy 104 and Plymouth Hwy - need more officers to patrol. When I first moved to Ione police vehicles were seen throughout the main areas of town. Especially at the gas stations, it was a good resource to make their presence known.	6/18/2021 12:02 AM
66	Next to pizza factory turning onto mainstreet. The intersection in front of chevron and shell (especially during shift change at mule creek and when school gets out) And turning left onto mainstreet coming from preston Avenue	6/17/2021 10:53 PM
67	Between chevron and shell	6/17/2021 10:19 PM
68	Plymouth Hwy and Preston Avenue	6/17/2021 9:44 PM
69	Preston Ave and 124	6/17/2021 9:35 PM
70	Main and Church. Ione St at Elementary School.	6/17/2021 8:22 PM
71	Where 104 and 124 meet. There needs to be a light	6/17/2021 8:15 PM
72	Shell chevron 4 way, elementary school, and brickyard road needs paved	6/17/2021 8:03 PM
73	Main and Church	6/17/2021 7:56 PM
74	The intersection in front of the police station needs to be a 4 way stop. The visibility is horrible and unsafe trying to go through there. There also needs to be a 4 way stop where 104 and 124 meet at the gas stations. I've been in accident there because the congestion is so bad, and people drive way too fast through there.	6/17/2021 7:49 PM
75	Add protected sidewalks and bike lanes from town to Howard park. It is way too dangerous now!	6/17/2021 7:49 PM
76	Please do something about the chevron/shell crossway. So dangerous and needs help. The Ione elementary school area is a mess. Brickyard road needs to be paved now that homes are being built out there.	6/17/2021 7:46 PM
77	None	6/17/2021 7:44 PM
78	Elementary school. Wildflower development	6/17/2021 7:43 PM
79	Preston Avenue and Highway 124/Shakely Lane. I was nearly hit in the crosswalk while crossing Preston Avenue last week.	6/17/2021 7:34 PM
80	Elementary school entrance/exit	6/17/2021 7:31 PM
81	Absolutely Hwy 124 & Mainstreet intersection. I dread making that turn when I come home from my commute everyday. It is hard to see traffic and there have been way too many close calls witnessed.	6/17/2021 6:38 PM
82	Preston avenue and shakeley lane and church street from Main Street to Howard park.	6/17/2021 6:15 PM
83	Hwy 104 and Hwy 124	6/17/2021 4:56 PM
84	88 at Jackson Valley; a way for big rigs to bypass downtown	6/17/2021 4:37 PM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

85	Wildflower exit to foothill	6/17/2021 4:13 PM
86	Hey 104 & Shakeley	6/17/2021 3:43 PM
87	Preston & Shakely Prison entrance/exit	6/17/2021 1:55 PM
88	Walking routes for children near Ione elementary and the two hwys surrounding it. Preston Ave/Plym Hwy intersection. Main Street/S. Sacramento/preston Ave (bridge)	6/17/2021 1:41 PM
89	Highway 88	6/17/2021 1:32 PM
90	Preston and Shakely. We need a stoplight	6/17/2021 1:29 PM
91	Major intersections on Preston Ave and along Main Street.	6/17/2021 1:04 PM
92	Preston Ave and Main St	6/17/2021 10:52 AM
93	Intersection of Shakely and Preston (by Chevron)-traffic backs up. Is hard to cross S Church and Main St-when cars are parked in Main Street you cannot see to turn from S Church onto Main St.	6/15/2021 2:26 PM
94	The traffic on main street and pedestrian issues need to be addressed. Also the intersection of 104 and 124 gets very backed up and dangerous.	6/14/2021 7:39 PM
95	Shakely & Preston. Preston & Main. Main & S. Church. S. Ione St. at Elementary Entrance.	6/14/2021 7:38 PM
96	Preston-Main st and 104 at the elementary school.	6/14/2021 11:05 AM
97	Main Street @ Church St	6/13/2021 11:22 PM
98	Main street in front of City Hall needs a 4 way stop or light! Preston and Shakely by the gas stations need a 4 way stop or light!!	6/13/2021 2:44 PM
99	104 crossing to Plymouth highway And 104 through town	6/13/2021 1:46 PM
100	Need areas safe for bicycles Maybe 4 way stop at Shakely, 104/124	6/13/2021 12:54 PM
101	Shakeley and 104 as well as 104 and Main St.	6/13/2021 10:39 AM
102	Shakely and Preston. Preston and Main Street	6/13/2021 7:36 AM
103	Shakeley between Chevron & Ace, the road is crumbling with zero shoulder. Crossings for 104 & 124 should have additional safety measures for student crossings.	6/13/2021 7:27 AM
104	Main & Preston	6/13/2021 6:57 AM
105	Main Street	6/13/2021 6:32 AM
106	104& Shapley & Irish Hill needs repairs drive it every day and Mechanic said it damaged my suspension system?	6/13/2021 6:19 AM
107	Main Street, Preston avenue	6/13/2021 4:17 AM
108	South church and main	6/13/2021 12:15 AM
109	The intersection by pizza factory.	6/12/2021 11:31 PM
110	To be truthful, it comes down to motorists using the roadways. Admittedly without higher education/experience in the matter, I would assume any lights added stop signs would only add even more congestion to the town. Making it more frustrating, adding to the current road rage issue. Unfortunately i believe it comes down attitude and road rage issues of folks using the roadways, whether that be peds or motorists	6/12/2021 10:28 PM
111	Preston Ave / Shakely!!! ALL of down town Ione Elementary School	6/12/2021 10:24 PM
112	Shakley Lane & Preston Ave	6/12/2021 9:10 PM
113	Getting in and out of the school	6/12/2021 8:47 PM
114	Main st and Preston ave.	6/12/2021 7:55 PM
115	Main st needs a light and at chevron	6/12/2021 6:39 PM
116	Camanche rd	6/12/2021 5:30 PM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

117	Preston ave	6/12/2021 5:23 PM
118	104/shakley	6/12/2021 5:22 PM
119	Hey 104 by the grammar school where all the parents line up to either drop off or pick up kids. It causes issues for traffic trying to use Hwy 104 to hwy 88.	6/12/2021 4:47 PM
120	Preston Ave and Shakley.	6/12/2021 4:42 PM
121	I live in the new Wildflower community. There is no way a senior or someone with a disability can safely walk to the downtown area. The only way is walking along Hwy 124 or using the nature trail by Howard park. The nature trail is hard for wheelchairs and scooters while the highway is just dangerous. The sidewalks around Main St and near the elementary school are uneven and corroded. Dropping my children off at school in Ione is a nightmare.	6/12/2021 4:31 PM
122	Shakeley/Preston Preston/Main street	6/12/2021 4:30 PM
123	I'm concerned as a homeowner that additional housing will further impact safety in/out of my driveway on Preston Ave, also using Tregaski lane as an access is becoming more challenging since the Wildflower development has gone in and those homes are being used. Preston Avenue backs up daily, and drivers often pass on the right for bypassing traffic stopped to turn into the market/Chevron/Shakely. Going opposite a row of cars turning towards the jr high backs up also, making a two lane flow of traffic where there should only be one. I have found Main Street traffic unsafe for pedestrian use, because vehicles do not stop to allow folks in crosswalks to cross, and many jaywalk adding another level of concern for safety. Children should be able to walk to/from both school sites but driver disregard makes that challenging. No	6/12/2021 4:28 PM
124	Main Street/Hwy 104/124... Hwy 104 and Hwy 88	6/12/2021 4:22 PM
125	Entrance to Ione Elementary, intersection of Preston/104/Main St, intersection of Preston/104/124. Crosswalks near schools need to be repainted and include flashing lights.	6/12/2021 4:13 PM
126	Main and Preston	6/12/2021 3:55 PM
127	Hwy 124 & Preston Ave.: Traffic during busy times of the day can make it nearly impossible to safely navigate this intersection. Build a roundabout or some other solution.	6/12/2021 3:36 PM
128	Hwy 124 at Preston Ave, Anywhere near the elementary school during drop off/pick up hours, Main Street for pedestrians	6/12/2021 3:13 PM
129	The same ones everyone else complained about	6/12/2021 2:58 PM
130	Main Street and Preston avenue especially during school hours/shift change	6/12/2021 2:53 PM
131	Preston Ave to main St needs attention	6/12/2021 2:42 PM
132	Preston Ave/ Main St. Main St/ S Church	6/12/2021 1:58 PM
133	Shakely has way too much speeding. Also very concerned that when both portions of Avalon Dr. is connected, it will be just like Shakely	6/12/2021 1:47 PM
134	Shakeley & 104	6/12/2021 1:47 PM
135	104 & 88 Shakely and Preston	6/12/2021 1:42 PM
136	Traffic around the elementary school is terrible. highway 124 and Preston Avenue.	6/12/2021 8:51 AM
137	Downtown area and near prison.	6/11/2021 4:39 PM
138	None	6/11/2021 1:52 PM
139	Downtown with school schedules and late afternoon work traffic- dangerous. 104/Shakeley- dangerous. New industries need off and on turn lanes.	6/11/2021 10:44 AM
140	Hwy 104 at E Main Street	6/11/2021 6:36 AM
141	The intersection of Shakley and Preston Avenue get terribly congested making it difficult to cross or turn onto. There are a couple of stop signs on Shakley as well that really seem unnecessary and should be reviewed.	6/10/2021 1:26 PM
142	Highway 88 needs a traffic light at 88 and highway 124. It is very dangerous trying to merge on	6/10/2021 11:32 AM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

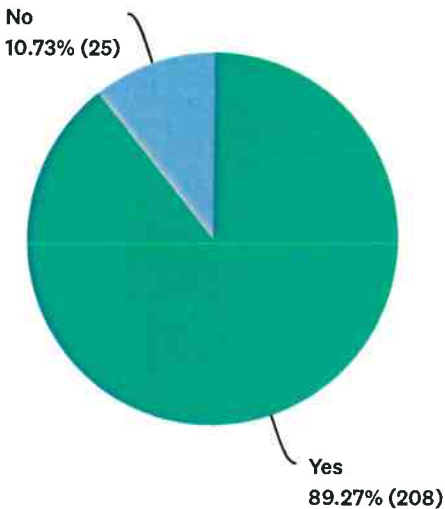
	to Hwy 88 from 124 with traffic on hwy 88 going 55+ miles per hour at that intersection.	
143	The highway 104 and highway 88 intersection at Jackson Valley Road. Needs stop light. Very dangerous/difficult to get onto Hwy 88 off of Hwy 104.	6/9/2021 7:05 PM
144	Bypass Ione. One, two lane bridge over Sutter Creek is ridiculous.	6/9/2021 4:48 PM
145	104 and main st.	6/9/2021 2:58 PM
146	Preston Ave an Shakley. Preston and 104 through Main St.	6/9/2021 9:08 AM
147	Shakeley Ln and HWY 104	6/8/2021 7:24 PM
148	Hwy 124 and Preston Avenue	6/8/2021 5:50 PM
149	All of Main Street, the Shakeley/Preston Ave intersection,	6/8/2021 3:52 PM
150	highway 104 is too rough and needs to be smoothed out.	6/8/2021 11:21 AM
151	Preston and Shakely. Main and Preston.	6/8/2021 9:21 AM
152	Jaywalking on Main Street	6/7/2021 10:03 PM
153	124 and Preston Avenue, Preston Avenue and Main Street, Main Street and 124 or Church st.	6/7/2021 8:08 PM
154	shakeley next to the chevron station	6/7/2021 2:55 PM
155	Preston and Shakeley	6/7/2021 2:53 PM
156	Getting to Jackson and going through main town.	6/7/2021 1:56 PM
157	Shakely and Preston Avenue	6/7/2021 10:20 AM
158	Shakely & Preston Church & Main	6/7/2021 8:52 AM
159	The intersection by Chevron is terrible... Main St. by the veteran park is always so backed up... Also we need stop lights along hwy 88...	6/6/2021 2:13 PM
160	South church st	6/6/2021 8:42 AM
161	None	6/6/2021 8:07 AM
162	intersection Preston and Shakeley (at the Chevron station) should probably be a light	6/6/2021 7:05 AM
163	shakeley, preston/104	6/6/2021 4:31 AM
164	Preston ace and Plymouth hwy	6/5/2021 10:13 PM
165	Hyw 124 and Preston Ave ( I have a close call at this intersection at least once a month - mostly cars darting onto Preston from the north side of 124.) Need to move the 45 zone on 104 all the way past Castle Oaks - traffic comes up the hill way to fast and makes entering Preston from Sutter Lane hazardous. Need better visibility at the 124 stop to enter Main St. Serious work needs to be done to clear congestion at the elementary school	6/5/2021 8:10 PM
166	The "dead end" sign at the beginning of fairway dr dead end needs to be moved up so it can be seen at the stop signs	6/5/2021 7:07 PM
167	Shakeley and Preston Ave	6/5/2021 6:08 PM
168	Layout and flow of 104 and 124	6/5/2021 5:53 PM
169	Main street. People entering from church street and Ione street seem to think there is a four way stop sign and pull out in front of through traffic often. Maybe signs that state cross traffic does not stop would be good.	6/5/2021 5:40 PM
170	Preston Ave at Chevron and Main Street bridge also school entrance and exits.	6/5/2021 5:33 PM
171	I would like to see a walking trail along the creek to Sutter Creeck starting by hole number four at the golf course. We have the largest walking community in the county	6/5/2021 5:22 PM
172	Shakeley and 104 104 (Preston) and W.Main St. All cross streets with Main St.	6/5/2021 5:18 PM
173	Hwy 104	6/5/2021 4:28 PM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

174	Preston and Shakeley intersection; Main and 104 intersection	6/5/2021 3:32 PM
175	Pedestrian crossing in downtown on Main Street and Church Street.	6/5/2021 3:30 PM
176	All Preston Ave intersections. Ex. Main St and Plymouth Hwy.	6/5/2021 2:56 PM
177	104 & 124 by the gas stations, at the bridge by the edge of town, at the intersections and turns to 124 and 104. Shakeley is also becoming a freeway, cars going to fast.	6/5/2021 2:48 PM
178	Main street and Preston Ave. All crosswalks need more law enforcement attention, people don't stop for pedestrians. I have been grazed at least a half dozen times while crossing in the crosswalks!	6/5/2021 1:57 PM
179	Main and Church Streets	6/5/2021 1:21 PM
180	downtown area traffic control is terrible which makes downtown very pedestrian unfriendly. Should route main highway around downtown area	6/5/2021 12:36 PM
181	104 / 124 104 / 88 104 / Main St.	6/5/2021 11:42 AM
182	Shakeley/124 cross the Highway/Preston	6/5/2021 11:33 AM
183	The intersection at downtown can be difficult before and after school, but compared to other areas Ione is easy to travel in and out of.	6/5/2021 11:09 AM
184	Main Street and Hwy 104 needs a sign specifying that the eastbound traffic on Main Street does not have a stop sign. People coming northbound on 104 pull out in front of anyone going straight up Main Street eastbound.	6/5/2021 11:06 AM
185	Preston & Shakeley	6/5/2021 10:21 AM
186	Main and preston	6/5/2021 10:04 AM
187	The intersection at Shakeley and Preston Ave. This becomes too congested during school and prison shift changes.	6/5/2021 9:39 AM
188	Preston Ave and Plymouth Highway Main St and Church St	6/4/2021 6:24 PM
189	Preston x 104 Brickyard rd needs turn lane very poor planning for wildflower development o	6/4/2021 6:22 PM
190	Preston Avenue and Main Street, Preston Avenue and Plymouth Hwy, Hwy 124 and Brickyard Rd needs a turn lane. Hwy 124 and Buena Vista Rd needs a turn lane.	6/4/2021 5:48 PM
191	Downtown. Preston and 124 Crosswalks in downtown need to be better and more visible. We need sidewalks in town in places that don't have them.	6/4/2021 5:39 PM
192	State Hwy 104 & 124. Should be routed around the downtown area.	6/4/2021 5:05 PM
193	The left turn off 124 when driving into town can be dangerous. The first parking spot on the left that hinder vision should be a red curb. Buena Vista Rd right after the casino but before the 'wishing well' needs to be replaced. Worst road in the county.	6/4/2021 3:33 PM
194	Alternate route across the river, better traffic management for the school drop off and pick up.	6/4/2021 3:05 PM
195	All downtown intersections. Need signal at 124 intersection	6/4/2021 2:12 PM
196	Right in front of City Hall where people on main street think there was a stop sign at the crosswalk	6/4/2021 1:01 PM
197	Shakeley and 104 (Chevron Gas Station)	6/4/2021 12:40 PM

**Q10 If you had to evacuate Ione due to an emergency (e.g., fire, earthquake, flood), can you identify at least two evacuation routes from your home to a highway or regional road that will take you out of Ione to Jackson or to a city in a nearby county?**

Answered: 233    Skipped: 22



ANSWER CHOICES		RESPONSES	
Yes		89.27%	208
No		10.73%	25
TOTAL			233



## Q11 If you have submitted a development application to the City Planner, please tell us any comments or concerns you have related to the following:

Answered: 38 Skipped: 217

ANSWER CHOICES	RESPONSES	
Type of project	15.79%	6
Approval process	13.16%	5
Timely response from the City Planning Department	13.16%	5
Timely response from the City Building Department	13.16%	5
Allowed uses	7.89%	3
Building requirements	15.79%	6
I have not submitted a development application to the City.	84.21%	32

#	TYPE OF PROJECT	DATE
1	patio covering, solar system	6/24/2021 7:41 PM
2	Barn	6/22/2021 3:35 PM
3	Patio	6/17/2021 3:43 PM
4	Pool/Solar/Spa	6/11/2021 10:44 AM
5	No problem	6/9/2021 9:08 AM
6	I would like no more growth	6/4/2021 6:22 PM
#	APPROVAL PROCESS	DATE
1	had to keep calling to see if it had been approved	6/24/2021 7:41 PM
2	Approval process was easy	6/22/2021 3:35 PM
3	Good	6/17/2021 3:43 PM
4	Good	6/11/2021 10:44 AM
5	No problem	6/9/2021 9:08 AM
#	TIMELY RESPONSE FROM THE CITY PLANNING DEPARTMENT	DATE
1	Ione	6/24/2021 7:41 PM
2	Excellent	6/22/2021 3:35 PM
3	Yes	6/17/2021 3:43 PM
4	Good	6/11/2021 10:44 AM
5	No problem	6/9/2021 9:08 AM
#	TIMELY RESPONSE FROM THE CITY BUILDING DEPARTMENT	DATE
1	Ione, not timely for either	6/24/2021 7:41 PM
2	Excellent	6/22/2021 3:35 PM
3	Yes	6/17/2021 3:43 PM
4	Good	6/11/2021 10:44 AM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

5	No problem	6/9/2021 9:08 AM
#	<b>ALLOWED USES</b>	<b>DATE</b>
1	the inspector was challenging to work with!!!!	6/24/2021 7:41 PM
2	Good	6/11/2021 10:44 AM
3	No problem	6/9/2021 9:08 AM
#	<b>BUILDING REQUIREMENTS</b>	<b>DATE</b>
1	the inspector didn't like the approved plans and we had to adapt for the patio covering. The solar, he wouldn't pass it because it was missing a sticker!	6/24/2021 7:41 PM
2	Easy	6/22/2021 3:35 PM
3	Yes	6/17/2021 3:43 PM
4	Good	6/11/2021 10:44 AM
5	No problem	6/9/2021 9:08 AM
6	Improve roads and sewer	6/4/2021 6:22 PM
#	<b>I HAVE NOT SUBMITTED A DEVELOPMENT APPLICATION TO THE CITY.</b>	<b>DATE</b>
1	Xxx	7/18/2021 1:58 PM
2	X	6/26/2021 12:00 AM
3	I have not, but we may have a bathroom renovation and I'm very curious to the process as an applicant.	6/25/2021 2:23 PM
4	I have not submitted	6/25/2021 5:35 AM
5	This one	6/24/2021 10:15 PM
6	Have not needed to make these types of improvements..	6/24/2021 7:14 PM
7	x	6/24/2021 4:31 PM
8	None submitted	6/21/2021 5:23 PM
9	None	6/20/2021 3:29 PM
10	I have not	6/19/2021 7:30 AM
11	N/A	6/18/2021 9:38 PM
12	this answer	6/18/2021 5:51 AM
13	X	6/17/2021 7:46 PM
14	X	6/17/2021 7:31 PM
15	none	6/14/2021 4:37 PM
16	239 S Mill St	6/14/2021 2:43 PM
17	N/A	6/13/2021 12:54 PM
18	I have not.	6/13/2021 6:57 AM
19	Yes	6/12/2021 8:47 PM
20	X	6/12/2021 4:47 PM
21	Not Applicable	6/12/2021 4:22 PM
22	Ione	6/11/2021 1:52 PM
23	x	6/10/2021 1:26 PM
24	none	6/9/2021 7:05 PM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

25	I have ot submitted an application.	6/9/2021 2:58 PM
26	none submitted	6/6/2021 8:07 AM
27	n/a	6/6/2021 7:05 AM
28	x	6/6/2021 4:31 AM
29	Yes	6/5/2021 5:53 PM
30	Have not	6/4/2021 6:24 PM
31	No I have not.	6/4/2021 5:05 PM
32	.	6/4/2021 1:01 PM

## Q12 Thinking about the future of Ione, what three words or phrases best describe how you would like to see the community in 2040?

Answered: 210 Skipped: 45

ANSWER CHOICES		RESPONSES	
1.		100.00%	210
2.		95.71%	201
3.		90.00%	189
#	1.	DATE	
1	Energy Independent	7/18/2021 2:01 PM	
2	Shopping center	7/10/2021 10:37 AM	
3	Community	7/5/2021 1:10 PM	
4	Safety!!! There's been break ins and more homeless...	6/29/2021 10:18 PM	
5	More parks with restrooms	6/29/2021 7:30 PM	
6	Staying true to it's roots	6/29/2021 8:04 AM	
7	Keep it small	6/27/2021 2:22 PM	
8	Speed bumps	6/27/2021 9:23 AM	
9	Charming/ Quaint	6/27/2021 9:15 AM	
10	Small town feel	6/26/2021 9:57 PM	
11	New schools	6/26/2021 8:55 AM	
12	NO additional development	6/26/2021 12:10 AM	
13	sidewalks	6/25/2021 6:19 PM	
14	Revitalized Main Street	6/25/2021 5:56 PM	
15	Affordable housing for all income levels	6/25/2021 2:33 PM	
16	Biggest little town in the Mother Lode	6/25/2021 2:26 PM	
17	Moderate growth	6/25/2021 12:51 PM	
18	Clean up downtown	6/25/2021 11:30 AM	
19	Small	6/25/2021 9:55 AM	
20	Vibrant	6/25/2021 9:40 AM	
21	More business	6/25/2021 8:15 AM	
22	Planned growth.	6/25/2021 8:14 AM	
23	Safe	6/25/2021 7:51 AM	
24	Affordable housing	6/25/2021 7:22 AM	
25	Children	6/25/2021 7:16 AM	
26	Lower cost	6/25/2021 6:54 AM	
27	decreased population	6/25/2021 6:10 AM	

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

28	Over crowded schools	6/25/2021 5:37 AM
29	More stop signs	6/25/2021 5:30 AM
30	Balance	6/24/2021 10:16 PM
31	Accessable	6/24/2021 10:01 PM
32	Better school systems	6/24/2021 9:22 PM
33	Businesses	6/24/2021 9:13 PM
34	Diversified	6/24/2021 8:26 PM
35	Cleaned up	6/24/2021 8:19 PM
36	kept small	6/24/2021 8:00 PM
37	Safer intersections	6/24/2021 7:58 PM
38	Truck route	6/24/2021 7:51 PM
39	A bigger grocery store, more shopping and restaurants	6/24/2021 7:47 PM
40	Clean	6/24/2021 7:41 PM
41	Friendly	6/24/2021 7:39 PM
42	Community	6/24/2021 7:31 PM
43	Developed, but well planned.	6/24/2021 7:17 PM
44	Schools to accommodate the growing town	6/24/2021 7:08 PM
45	Better schools	6/24/2021 6:58 PM
46	sidewalks, bigger and better sewer plant	6/24/2021 4:55 PM
47	welcoming	6/24/2021 2:58 PM
48	Preserved; small community of caring families, upholding history.	6/24/2021 2:42 PM
49	Improve downtown	6/24/2021 8:41 AM
50	Small Town	6/22/2021 10:03 PM
51	Remain a small town	6/22/2021 3:36 PM
52	Family-Oriented	6/22/2021 2:19 PM
53	Remain a small town with small town atmosphere	6/21/2021 5:28 PM
54	more small businesses	6/21/2021 12:32 PM
55	more diverse	6/20/2021 8:06 PM
56	Rural	6/20/2021 3:32 PM
57	Small	6/20/2021 1:01 PM
58	Small-town look and feel	6/20/2021 9:52 AM
59	First and foremost Fix the INFRASTRUCTURE	6/19/2021 4:27 PM
60	Sustainable	6/19/2021 8:32 AM
61	Not a lot of change in population	6/19/2021 7:33 AM
62	Better schools, better funding for schools	6/18/2021 11:42 PM
63	Quiet neighborhoods	6/18/2021 9:40 PM
64	Safe	6/18/2021 4:25 PM
65	no more mines	6/18/2021 4:22 PM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

66	Enlarge and upgrade the schools	6/18/2021 1:40 PM
67	True to it's history and values	6/18/2021 11:47 AM
68	Small town	6/18/2021 11:34 AM
69	Maintained Golf course	6/18/2021 10:55 AM
70	Main Street improvement and upgrade	6/18/2021 10:52 AM
71	Still a small town	6/18/2021 8:26 AM
72	small population and small town friendly feeling	6/18/2021 5:52 AM
73	Updated, renovated and restored	6/18/2021 1:52 AM
74	Safety	6/18/2021 12:03 AM
75	Safe for my kids	6/17/2021 10:21 PM
76	Keep the small town feel.	6/17/2021 9:45 PM
77	Built up	6/17/2021 9:38 PM
78	Safe	6/17/2021 8:27 PM
79	Solve the homeless problem	6/17/2021 8:19 PM
80	Self sustaining	6/17/2021 8:07 PM
81	Safe	6/17/2021 7:57 PM
82	No more houses	6/17/2021 7:50 PM
83	No homeless!	6/17/2021 7:50 PM
84	No more developments	6/17/2021 7:50 PM
85	Restored	6/17/2021 7:49 PM
86	Small	6/17/2021 7:46 PM
87	Schools	6/17/2021 7:44 PM
88	Small community	6/17/2021 7:32 PM
89	Grocery store	6/17/2021 6:39 PM
90	Vibrant commercial core	6/17/2021 6:18 PM
91	Safe	6/17/2021 4:56 PM
92	Refreshed	6/17/2021 4:38 PM
93	New parks	6/17/2021 4:14 PM
94	Too large	6/17/2021 3:45 PM
95	Quiet	6/17/2021 1:56 PM
96	Still small/no more developments	6/17/2021 1:42 PM
97	Small	6/17/2021 1:31 PM
98	Small town	6/17/2021 1:05 PM
99	More parks, walking trails	6/15/2021 2:29 PM
100	More business	6/14/2021 7:41 PM
101	Adequate businesses to support population.	6/14/2021 7:40 PM
102	Safe	6/14/2021 4:37 PM
103	Strong and thriving downtown	6/14/2021 2:46 PM



## Ione Community Survey: Focused General Plan and Zoning Code Revisions

104	Schools	6/14/2021 11:07 AM
105	Maintained	6/13/2021 11:27 PM
106	Small town	6/13/2021 5:02 PM
107	Main Street building maintenance, reface and repaint	6/13/2021 2:50 PM
108	Revitalize Main Street	6/13/2021 12:55 PM
109	More commercial business	6/13/2021 10:41 AM
110	Accessible walking paths to Howard park	6/13/2021 7:41 AM
111	Inclusive	6/13/2021 7:28 AM
112	Improved budget & spending	6/13/2021 7:05 AM
113	Views	6/13/2021 6:34 AM
114	Keep it the same	6/13/2021 6:22 AM
115	Cleaner — Eliminate Hoarders	6/13/2021 4:20 AM
116	Maintain small town	6/13/2021 12:16 AM
117	Small town	6/12/2021 11:33 PM
118	Updated while preserving its historic look	6/12/2021 10:30 PM
119	Improved/new schools!	6/12/2021 10:28 PM
120	Small town charm	6/12/2021 8:48 PM
121	No apartments	6/12/2021 7:59 PM
122	Safety	6/12/2021 7:40 PM
123	More houses	6/12/2021 7:31 PM
124	Small	6/12/2021 6:40 PM
125	Small town	6/12/2021 5:30 PM
126	Minimal growth	6/12/2021 5:24 PM
127	Better parks with sports complex	6/12/2021 5:23 PM
128	Safe	6/12/2021 4:48 PM
129	Improved downtown area	6/12/2021 4:44 PM
130	Prosperous	6/12/2021 4:32 PM
131	Agricultural community/right to farm community	6/12/2021 4:31 PM
132	Small	6/12/2021 4:30 PM
133	Small town feel	6/12/2021 4:14 PM
134	Keep Ione small	6/12/2021 4:01 PM
135	Affordable	6/12/2021 3:37 PM
136	Affordable for young families	6/12/2021 3:14 PM
137	Small town	6/12/2021 2:59 PM
138	Shopping options	6/12/2021 2:56 PM
139	Small town charm	6/12/2021 2:53 PM
140	Safe	6/12/2021 2:02 PM
141	Improved & expanded downtown shopping & dining	6/12/2021 1:52 PM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

142	Stay a small town	6/12/2021 1:49 PM
143	Bypass	6/12/2021 1:45 PM
144	Safe	6/12/2021 8:54 AM
145	Improvement in infrastructure.	6/11/2021 4:40 PM
146	Low Density	6/11/2021 1:53 PM
147	Safe	6/11/2021 10:45 AM
148	Small-town	6/11/2021 6:38 AM
149	Thriving	6/10/2021 1:39 PM
150	Clean and mowed or landscaped yards	6/10/2021 11:36 AM
151	Limit housing due to overcrowding, property taxes affordable.	6/9/2021 7:12 PM
152	Build schools before anymore homes are built.	6/9/2021 4:52 PM
153	Slow growth	6/9/2021 3:00 PM
154	small town	6/9/2021 1:36 PM
155	Small	6/9/2021 11:10 AM
156	Keep it small	6/9/2021 9:09 AM
157	Friendly	6/8/2021 5:51 PM
158	Truck traffic rerouted	6/8/2021 3:53 PM
159	Downtown restoration.	6/8/2021 11:23 AM
160	Keep as is	6/8/2021 9:22 AM
161	Assessment	6/7/2021 10:07 PM
162	Keep small town vibe	6/7/2021 8:13 PM
163	No industries that fowl the environment	6/7/2021 2:55 PM
164	Better school	6/7/2021 1:57 PM
165	Improved parks	6/7/2021 10:25 AM
166	Safe	6/7/2021 8:54 AM
167	Small	6/7/2021 8:31 AM
168	Small	6/6/2021 4:24 PM
169	home town feel with modern amenities	6/6/2021 2:17 PM
170	Praise to God	6/6/2021 8:44 AM
171	fewer city employees	6/6/2021 8:11 AM
172	Facilitate small business	6/6/2021 7:12 AM
173	keep it the same	6/6/2021 4:33 AM
174	Better planning. Growth too fast	6/5/2021 10:15 PM
175	environmentally conscious	6/5/2021 8:14 PM
176	Hidden gem	6/5/2021 7:07 PM
177	Small,safe, family oriented country lifestyle	6/5/2021 7:01 PM
178	Better schools	6/5/2021 6:09 PM
179	More parks for kids on the Castle oaks side	6/5/2021 5:54 PM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

180	Safe	6/5/2021 5:44 PM
181	Traffic control	6/5/2021 5:35 PM
182	Historical	6/5/2021 5:24 PM
183	Neighborhood parks and trails	6/5/2021 5:23 PM
184	Stay a small community	6/5/2021 4:30 PM
185	Enough schools to support population	6/5/2021 3:34 PM
186	Recreational trail.	6/5/2021 3:34 PM
187	Small	6/5/2021 3:32 PM
188	Unchanged	6/5/2021 2:58 PM
189	Small, quaintness feel and look of our town from 2019	6/5/2021 1:59 PM
190	Rural	6/5/2021 1:22 PM
191	Keep small town atmosphere, no high-density housing	6/5/2021 12:37 PM
192	Quaint	6/5/2021 11:45 AM
193	More attention to downtown	6/5/2021 11:35 AM
194	Restaurants	6/5/2021 11:09 AM
195	Small	6/5/2021 11:06 AM
196	Thriving	6/5/2021 10:23 AM
197	Small town	6/5/2021 10:18 AM
198	Medical service availability	6/5/2021 10:07 AM
199	Embrace the past	6/5/2021 10:00 AM
200	Community Friendly	6/5/2021 9:40 AM
201	Uncongested	6/4/2021 6:25 PM
202	No	6/4/2021 6:22 PM
203	No more growth	6/4/2021 5:55 PM
204	Safe	6/4/2021 5:40 PM
205	Bypass downtown	6/4/2021 5:08 PM
206	Safe	6/4/2021 3:34 PM
207	Small town feel	6/4/2021 3:06 PM
208	Better traffic flow	6/4/2021 2:16 PM
209	More affordable	6/4/2021 1:03 PM
210	Recreation	6/4/2021 12:41 PM
#	<b>2.</b>	<b>DATE</b>
1	Strong & flourishing Community Garden	7/18/2021 2:01 PM
2	restaurants	7/10/2021 10:37 AM
3	Safe	7/5/2021 1:10 PM
4	Some more businesses maybe	6/29/2021 10:18 PM
5	Roads maintained better	6/29/2021 7:30 PM
6	Encourage visitors to the area	6/29/2021 8:04 AM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

7	Don't listen to newcomers	6/27/2021 2:22 PM
8	Better landscaping and upkeep of downtown	6/27/2021 9:23 AM
9	Unspoiled	6/27/2021 9:15 AM
10	Safe	6/26/2021 9:57 PM
11	Updates schools	6/26/2021 8:55 AM
12	Council getting off their LAZY asses	6/26/2021 12:10 AM
13	bike paths	6/25/2021 6:19 PM
14	Upgraded city facilities (pool, parks, and recreation)	6/25/2021 5:56 PM
15	Best city to raise a family in Amador County!	6/25/2021 2:26 PM
16	Keep it quaint	6/25/2021 12:51 PM
17	More restaurant/food options	6/25/2021 11:30 AM
18	Safe	6/25/2021 9:55 AM
19	Fun	6/25/2021 9:40 AM
20	Slum lords being held accountable	6/25/2021 8:15 AM
21	Controlled but increased shopping areas	6/25/2021 8:14 AM
22	Traditions	6/25/2021 7:51 AM
23	Low homelessness	6/25/2021 7:22 AM
24	Appearance	6/25/2021 7:16 AM
25	Small town feel	6/25/2021 6:54 AM
26	No longer a "small town"	6/25/2021 5:37 AM
27	More businesses	6/25/2021 5:30 AM
28	Community	6/24/2021 10:16 PM
29	Green	6/24/2021 10:01 PM
30	Small town atmosphere	6/24/2021 9:22 PM
31	Entertainment	6/24/2021 9:13 PM
32	Thriving	6/24/2021 8:26 PM
33	Focus on boosting downtown	6/24/2021 8:19 PM
34	better schools	6/24/2021 8:00 PM
35	4 way stops	6/24/2021 7:58 PM
36	More attractive downtown	6/24/2021 7:51 PM
37	Everyone needs to pay the same city taxes	6/24/2021 7:47 PM
38	Safe	6/24/2021 7:41 PM
39	Small town feel	6/24/2021 7:39 PM
40	Family	6/24/2021 7:31 PM
41	Manufacturing or technology based economy	6/24/2021 7:17 PM
42	Room for businesses	6/24/2021 7:08 PM
43	More parks	6/24/2021 6:58 PM
44	bigger developer fees	6/24/2021 4:55 PM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

45	friendly	6/24/2021 2:58 PM
46	Expanded agriculture; self sustainable and regenerative land.	6/24/2021 2:42 PM
47	Keep it small	6/24/2021 8:41 AM
48	Quiet & less crime	6/22/2021 10:03 PM
49	Don't become Jackson or Sutter Creek	6/22/2021 3:36 PM
50	Clean and Kept up Properties - Residences and Businesses	6/22/2021 2:19 PM
51	Strong police dept with active law enforcement	6/21/2021 5:28 PM
52	no more track houses	6/21/2021 12:32 PM
53	cleaner energy	6/20/2021 8:06 PM
54	Friendly	6/20/2021 3:32 PM
55	More restaurants	6/20/2021 1:01 PM
56	Compact development, no sprawl	6/20/2021 9:52 AM
57	Limit the housing developments	6/19/2021 4:27 PM
58	Inclusive	6/19/2021 8:32 AM
59	more parks and greenspace	6/19/2021 7:33 AM
60	Main Street kept up	6/18/2021 11:42 PM
61	Picturesque views	6/18/2021 9:40 PM
62	revived downtown	6/18/2021 4:22 PM
63	Thriving downtown businesses	6/18/2021 11:47 AM
64	Clean	6/18/2021 11:34 AM
65	Renovated main street	6/18/2021 10:55 AM
66	More services like stores and gas stations	6/18/2021 10:52 AM
67	Better parking around Main Street	6/18/2021 8:26 AM
68	renovated downtown w mixed use residential and mom/pop businesses	6/18/2021 5:52 AM
69	Must visit/stay Gold Rush Town	6/18/2021 1:52 AM
70	Clean	6/18/2021 12:03 AM
71	Successful small businesses	6/17/2021 10:21 PM
72	Keep business development costs low. (To encourage new business.)	6/17/2021 9:45 PM
73	For shopping and	6/17/2021 9:38 PM
74	Uncongested	6/17/2021 8:27 PM
75	Speed bumps in wildflower community	6/17/2021 8:19 PM
76	Improved	6/17/2021 8:07 PM
77	Quiet	6/17/2021 7:57 PM
78	No more city people	6/17/2021 7:50 PM
79	No section 8	6/17/2021 7:50 PM
80	A high school	6/17/2021 7:50 PM
81	Remains quaint	6/17/2021 7:49 PM
82	Friendly	6/17/2021 7:46 PM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

83	Parks	6/17/2021 7:44 PM
84	moratorium on housing, no more new builds	6/17/2021 7:32 PM
85	new restaurants	6/17/2021 6:39 PM
86	Safe, walkable and bikeable streets	6/17/2021 6:18 PM
87	small	6/17/2021 4:56 PM
88	Vibrant	6/17/2021 4:38 PM
89	Pickleball court at Howard park	6/17/2021 4:14 PM
90	Shabby	6/17/2021 3:45 PM
91	Comfortable	6/17/2021 1:56 PM
92	Better schools	6/17/2021 1:42 PM
93	Friendly	6/17/2021 1:31 PM
94	Ranches and farms	6/17/2021 1:05 PM
95	Less traffic congestion	6/15/2021 2:29 PM
96	More affordable housing	6/14/2021 7:41 PM
97	Many neighborhood parks or green spaces.	6/14/2021 7:40 PM
98	Peaceful	6/14/2021 4:37 PM
99	No shopping mall outside downtown	6/14/2021 2:46 PM
100	Restaurants	6/14/2021 11:07 AM
101	Thriving	6/13/2021 11:27 PM
102	Safe community	6/13/2021 5:02 PM
103	Improve roads	6/13/2021 2:50 PM
104	Make rent on business street affordable io small businesses	6/13/2021 12:55 PM
105	Better schools	6/13/2021 10:41 AM
106	Revitalized Main Street USA	6/13/2021 7:41 AM
107	Revitalized	6/13/2021 7:28 AM
108	Moderate growth, with focus on quality planning or quantity	6/13/2021 7:05 AM
109	Rural	6/13/2021 6:34 AM
110	Reroute major traffic , big rigs heavy traffic around Ione	6/13/2021 6:22 AM
111	Off Street Parking	6/13/2021 4:20 AM
112	Support small business	6/13/2021 12:16 AM
113	Takes care of itself.	6/12/2021 11:33 PM
114	More parks and rec opportunities	6/12/2021 10:30 PM
115	Maintain small town atmosphere	6/12/2021 10:28 PM
116	History ie: around the Castle	6/12/2021 8:48 PM
117	No high density development	6/12/2021 7:59 PM
118	Small town	6/12/2021 7:40 PM
119	More jobs	6/12/2021 7:31 PM
120	Family friendly	6/12/2021 6:40 PM



## Ione Community Survey: Focused General Plan and Zoning Code Revisions

121	Rural	6/12/2021 5:30 PM
122	Small town	6/12/2021 5:24 PM
123	City communication	6/12/2021 5:23 PM
124	Friendly	6/12/2021 4:48 PM
125	Improved retail shopping	6/12/2021 4:44 PM
126	Relevent	6/12/2021 4:32 PM
127	Upgraded traffic flow/appropriate traffic management	6/12/2021 4:31 PM
128	Quiet	6/12/2021 4:30 PM
129	Clean	6/12/2021 4:14 PM
130	No low income housing	6/12/2021 4:01 PM
131	Accessible	6/12/2021 3:37 PM
132	Safe	6/12/2021 3:14 PM
133	Better and bigger parks	6/12/2021 2:56 PM
134	You know all your neighbors	6/12/2021 2:53 PM
135	Small town living	6/12/2021 2:02 PM
136	124 bypass	6/12/2021 1:52 PM
137	Improve what we have instead of growth	6/12/2021 1:49 PM
138	Jr. College	6/12/2021 1:45 PM
139	Small town charm	6/12/2021 8:54 AM
140	Improvement of roadways.	6/11/2021 4:40 PM
141	Beautiful	6/11/2021 10:45 AM
142	Safe	6/11/2021 6:38 AM
143	Peaceful	6/10/2021 1:39 PM
144	Nice senior apartments that are safe.	6/10/2021 11:36 AM
145	Road crossing protections for children.	6/9/2021 7:12 PM
146	Bypass Ione. One bridge is ridiculous.	6/9/2021 4:52 PM
147	Bring down water rates	6/9/2021 3:00 PM
148	friendly	6/9/2021 1:36 PM
149	Keep it safe	6/9/2021 9:09 AM
150	Helpful	6/8/2021 5:51 PM
151	Main Street businesses refurbished	6/8/2021 3:53 PM
152	Keep small town feel	6/8/2021 9:22 AM
153	Priority	6/7/2021 10:07 PM
154	Improved school	6/7/2021 8:13 PM
155	Fix the golf course water problem	6/7/2021 2:55 PM
156	Dog park	6/7/2021 1:57 PM
157	more jobs	6/7/2021 10:25 AM
158	Active	6/7/2021 8:54 AM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

159	Small	6/7/2021 8:31 AM
160	Historic	6/6/2021 4:24 PM
161	walkable - better bike lanes, walking trails around town	6/6/2021 2:17 PM
162	Excel in wisdom	6/6/2021 8:44 AM
163	all city employee's hired as temp workers	6/6/2021 8:11 AM
164	Protect the creek and its banks	6/6/2021 7:12 AM
165	only address safety issues	6/6/2021 4:33 AM
166	A by pass	6/5/2021 10:15 PM
167	good place for families	6/5/2021 8:14 PM
168	Small town life	6/5/2021 7:07 PM
169	Cow town chic	6/5/2021 7:01 PM
170	Revitalized downtown	6/5/2021 6:09 PM
171	Traffic	6/5/2021 5:54 PM
172	Clean	6/5/2021 5:44 PM
173	Schools Improved	6/5/2021 5:35 PM
174	Country but modern	6/5/2021 5:24 PM
175	Improved traffic in downtown Ione	6/5/2021 5:23 PM
176	No strip malls	6/5/2021 4:30 PM
177	More affordable housing	6/5/2021 3:34 PM
178	Flashing crosswalk lights.	6/5/2021 3:34 PM
179	Historic	6/5/2021 3:32 PM
180	Uncongested (decongested?)	6/5/2021 2:58 PM
181	Frozen in time from 2019	6/5/2021 1:59 PM
182	Walking Friendly	6/5/2021 1:22 PM
183	Clean up and revitalize historical areas of the city	6/5/2021 12:37 PM
184	Safe	6/5/2021 11:45 AM
185	Boost up golf course	6/5/2021 11:35 AM
186	Parks, pools	6/5/2021 11:09 AM
187	Charm	6/5/2021 11:06 AM
188	Balanced	6/5/2021 10:23 AM
189	Coffee/donut shop	6/5/2021 10:07 AM
190	Prepare for the future	6/5/2021 10:00 AM
191	More Parks	6/5/2021 9:40 AM
192	Walker-friendly	6/4/2021 6:25 PM
193	More	6/4/2021 6:22 PM
194	Improve what we have	6/4/2021 5:55 PM
195	Small	6/4/2021 5:40 PM
196	Rejuvenate downtown	6/4/2021 5:08 PM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

197	Thriving	6/4/2021 3:34 PM
198	Spread out	6/4/2021 3:06 PM
199	More community events	6/4/2021 2:16 PM
200	.	6/4/2021 1:03 PM
201	Better Schools	6/4/2021 12:41 PM
#	<b>3.</b>	<b>DATE</b>
1	Pedestrian & Bike Friendly	7/18/2021 2:01 PM
2	Recreation center	7/10/2021 10:37 AM
3	Conservative	7/5/2021 1:10 PM
4	Splash park for kids please!!! Summers are hot!!!	6/29/2021 10:18 PM
5	Safe place to live	6/29/2021 7:30 PM
6	Invest in it's businesses and encourage new establishments	6/29/2021 8:04 AM
7	Love our town	6/27/2021 2:22 PM
8	Better internet options	6/27/2021 9:23 AM
9	Historic	6/27/2021 9:15 AM
10	Community driven	6/26/2021 9:57 PM
11	Repaired schools	6/26/2021 8:55 AM
12	Small town-REMOVE councilers trying to make Ione the bay area!	6/26/2021 12:10 AM
13	aesthetically pleasing landscaping	6/25/2021 6:19 PM
14	Walking, running, and biking trails	6/25/2021 5:56 PM
15	No asphalt plants here!	6/25/2021 2:26 PM
16	Keep it safe	6/25/2021 12:51 PM
17	A bigger grocery store	6/25/2021 11:30 AM
18	Community engagement	6/25/2021 9:40 AM
19	The schools upgraded.	6/25/2021 8:15 AM
20	More sidewalks	6/25/2021 8:14 AM
21	Well kept	6/25/2021 7:51 AM
22	Low crime	6/25/2021 7:22 AM
23	Small town	6/25/2021 7:16 AM
24	Low crime	6/25/2021 6:54 AM
25	Higher crime rate	6/25/2021 5:37 AM
26	More jobs	6/25/2021 5:30 AM
27	Inclusive	6/24/2021 10:16 PM
28	Affordable	6/24/2021 10:01 PM
29	Sense of community	6/24/2021 9:22 PM
30	Medical clinic	6/24/2021 9:13 PM
31	More variety of businesses	6/24/2021 8:26 PM
32	Community parks	6/24/2021 8:19 PM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

33	downtown parking	6/24/2021 8:00 PM
34	Flowing traffic	6/24/2021 7:58 PM
35	Keep creating local parks	6/24/2021 7:47 PM
36	Affordable	6/24/2021 7:41 PM
37	Kind	6/24/2021 7:39 PM
38	Small	6/24/2021 7:31 PM
39	Less growth	6/24/2021 6:58 PM
40	no money or tax breaks to build in Ione	6/24/2021 4:55 PM
41	affordable for varying people with levels of income	6/24/2021 2:58 PM
42	More activities for kids and teens; learning trades.	6/24/2021 2:42 PM
43	Vigilant about keeping homeless out	6/24/2021 8:41 AM
44	Solid plan that creates careful, measured growth	6/22/2021 10:03 PM
45	Don't over build.	6/22/2021 3:36 PM
46	More Services and Amenities Available in Ione	6/22/2021 2:19 PM
47	Active downtown with multiple restaurants	6/21/2021 5:28 PM
48	aesthetic regulations for new buildings	6/21/2021 12:32 PM
49	protected open space	6/20/2021 8:06 PM
50	Uncrowded	6/20/2021 3:32 PM
51	Less people	6/20/2021 1:01 PM
52	Modern, high quality wastewater treatment	6/20/2021 9:52 AM
53	Continue to beautify the parks we have	6/19/2021 4:27 PM
54	Diverse	6/19/2021 8:32 AM
55	similar amount of housing	6/19/2021 7:33 AM
56	Hoarder houses addressed	6/18/2021 11:42 PM
57	Community focused	6/18/2021 9:40 PM
58	public open spaces	6/18/2021 4:22 PM
59	Wholesome	6/18/2021 11:47 AM
60	No homeless	6/18/2021 11:34 AM
61	Housing developments with neighborhood parks	6/18/2021 10:55 AM
62	More single family homes	6/18/2021 10:52 AM
63	more green space, trails, parks within housing development areas	6/18/2021 5:52 AM
64	Amador county's shopping district	6/18/2021 1:52 AM
65	Hometown	6/18/2021 12:03 AM
66	Remembering its roots	6/17/2021 10:21 PM
67	Make streets safe for children walking or biking to school.	6/17/2021 9:45 PM
68	Housing	6/17/2021 9:38 PM
69	Comely	6/17/2021 8:27 PM
70	Community center with pool	6/17/2021 8:19 PM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

71	Strong	6/17/2021 8:07 PM
72	Small	6/17/2021 7:57 PM
73	Improvements on our schools	6/17/2021 7:50 PM
74	Clean and safe	6/17/2021 7:50 PM
75	One drive thru	6/17/2021 7:50 PM
76	Better traffic flow	6/17/2021 7:49 PM
77	Historical	6/17/2021 7:46 PM
78	Small community	6/17/2021 7:44 PM
79	Child friendly	6/17/2021 7:32 PM
80	new shopping to be able to say local!	6/17/2021 6:39 PM
81	Affordable Housing choices	6/17/2021 6:18 PM
82	Healthy	6/17/2021 4:38 PM
83	From being alive not dead	6/17/2021 4:14 PM
84	Over run with low income/homeless	6/17/2021 3:45 PM
85	Friendly	6/17/2021 1:56 PM
86	Better care of streets/parks/downtown buildings	6/17/2021 1:42 PM
87	Community	6/17/2021 1:31 PM
88	Generations of locals	6/17/2021 1:05 PM
89	Peaceful	6/15/2021 2:29 PM
90	More green space	6/14/2021 7:41 PM
91	Connected neighborhood paths to support walking/biking	6/14/2021 7:40 PM
92	Small	6/14/2021 4:37 PM
93	Limit town growth to under 10,000	6/14/2021 2:46 PM
94	Small	6/14/2021 11:07 AM
95	Prideful	6/13/2021 11:27 PM
96	Clean town	6/13/2021 5:02 PM
97	Medical facility	6/13/2021 2:50 PM
98	Stop industrial ventures	6/13/2021 12:55 PM
99	More accessible green space	6/13/2021 10:41 AM
100	Innovative	6/13/2021 7:28 AM
101	Better city infrastructure.	6/13/2021 7:05 AM
102	Country	6/13/2021 6:34 AM
103	Improve the schools	6/13/2021 12:16 AM
104	Smart planing.	6/12/2021 11:33 PM
105	Limited multi family complexes	6/12/2021 10:30 PM
106	Improved traffic/flow	6/12/2021 10:28 PM
107	Downtown charm.	6/12/2021 8:48 PM
108	Slow growth.	6/12/2021 7:59 PM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

109	Community care	6/12/2021 7:40 PM
110	Retirement community	6/12/2021 7:31 PM
111	Charm	6/12/2021 6:40 PM
112	Keep our historic look	6/12/2021 5:24 PM
113	More business	6/12/2021 5:23 PM
114	Affordable	6/12/2021 4:48 PM
115	Improved neglected properties	6/12/2021 4:44 PM
116	Pedestrian	6/12/2021 4:32 PM
117	Close knit/small town/intimate setting/community	6/12/2021 4:31 PM
118	Safe	6/12/2021 4:30 PM
119	More bike accessibility	6/12/2021 4:14 PM
120	Keep homeless out	6/12/2021 4:01 PM
121	Low impact on the environment.	6/12/2021 3:37 PM
122	Small town feel	6/12/2021 3:14 PM
123	Expanding for the community not just selling houses	6/12/2021 2:56 PM
124	Safe and quiet	6/12/2021 2:53 PM
125	Sustainable	6/12/2021 2:02 PM
126	Water treatment improved	6/12/2021 1:52 PM
127	Increase police and fire depts to match any growth	6/12/2021 1:49 PM
128	Bus or rail transportation to bigger city	6/12/2021 1:45 PM
129	Amenities for children: basketball, play structures,	6/12/2021 8:54 AM
130	Bypass for highways.	6/11/2021 4:40 PM
131	Good economy	6/11/2021 10:45 AM
132	Thriving	6/11/2021 6:38 AM
133	Safe	6/10/2021 1:39 PM
134	More nice safe schools	6/10/2021 11:36 AM
135	Infrastructure road maintenance, internet access	6/9/2021 7:12 PM
136	More money for more police.	6/9/2021 4:52 PM
137	No marijuana dispensaries	6/9/2021 3:00 PM
138	safe	6/9/2021 1:36 PM
139	Keep the properties cleaned up	6/9/2021 9:09 AM
140	Supportive	6/8/2021 5:51 PM
141	a functioning hotel!	6/8/2021 3:53 PM
142	No greedy developers	6/8/2021 9:22 AM
143	Planning	6/7/2021 10:07 PM
144	Improved infrastructure	6/7/2021 8:13 PM
145	Large play park for kids	6/7/2021 1:57 PM
146	limited growth -not sprawling	6/7/2021 10:25 AM



## Ione Community Survey: Focused General Plan and Zoning Code Revisions

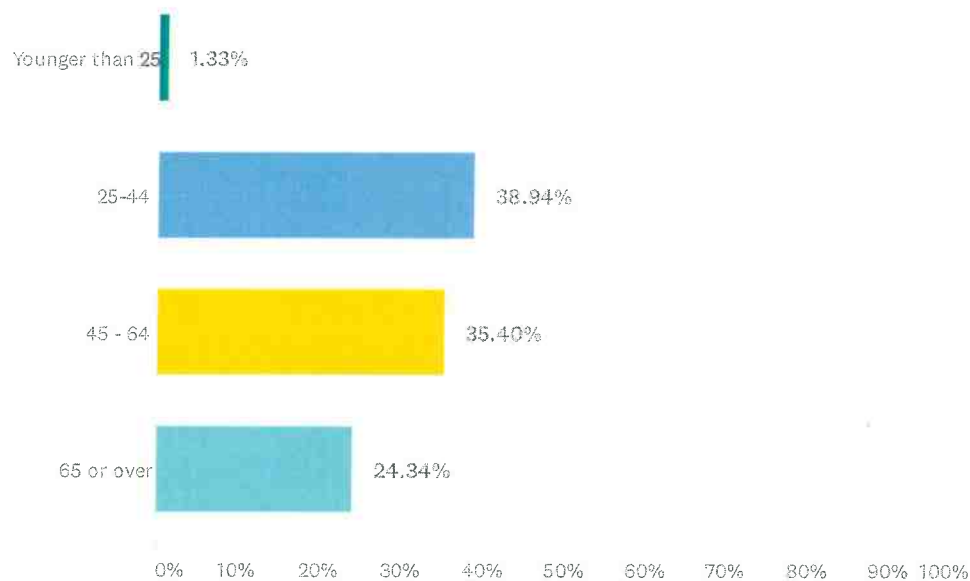
147	Rural	6/7/2021 8:54 AM
148	Small	6/7/2021 8:31 AM
149	Clean	6/6/2021 4:24 PM
150	safe - keep our little town safe	6/6/2021 2:17 PM
151	Love thy neighbor	6/6/2021 8:44 AM
152	keep communists out of city employment	6/6/2021 8:11 AM
153	Adequate schools	6/6/2021 7:12 AM
154	keep it the same	6/6/2021 4:33 AM
155	Wastewater problems resolved	6/5/2021 10:15 PM
156	no prison	6/5/2021 8:14 PM
157	Traditional	6/5/2021 7:07 PM
158	Small growth slow pace	6/5/2021 7:01 PM
159	Better traffic flow	6/5/2021 6:09 PM
160	Attract new business	6/5/2021 5:54 PM
161	Commercial	6/5/2021 5:44 PM
162	Slower growth	6/5/2021 5:35 PM
163	Multi generation and ethnicity	6/5/2021 5:24 PM
164	Improved infrastructure	6/5/2021 5:23 PM
165	Keep surrounding land Agriculture	6/5/2021 4:30 PM
166	Small town atmosphere	6/5/2021 3:34 PM
167	More community events.	6/5/2021 3:34 PM
168	Active	6/5/2021 3:32 PM
169	Small town feel	6/5/2021 2:58 PM
170	NO APARTMENTS OR HIGH DENSITY DEVELOPMENT!!!	6/5/2021 1:59 PM
171	Open space	6/5/2021 1:22 PM
172	Fix traffic routing through downtown	6/5/2021 12:37 PM
173	Friendly	6/5/2021 11:45 AM
174	A hospital	6/5/2021 11:35 AM
175	Convenient	6/5/2021 11:09 AM
176	Safe	6/5/2021 11:06 AM
177	Independent	6/5/2021 10:23 AM
178	Excell in the present	6/5/2021 10:00 AM
179	Better School Facilities	6/5/2021 9:40 AM
180	Senior housing community	6/4/2021 6:25 PM
181	Growth	6/4/2021 6:22 PM
182	Clean up our town.	6/4/2021 5:55 PM
183	Friendly	6/4/2021 5:40 PM
184	More activity for teens	6/4/2021 5:08 PM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

185	Community	6/4/2021 3:34 PM
186	Scenic	6/4/2021 3:06 PM
187	Fixed sewage issue re Prison	6/4/2021 2:16 PM
188	.	6/4/2021 1:03 PM
189	Better local shopping	6/4/2021 12:41 PM

Q13 Your age group is:

Answered: 226 Skipped: 29



ANSWER CHOICES

Younger than 25

25-44

45 - 64

65 or over

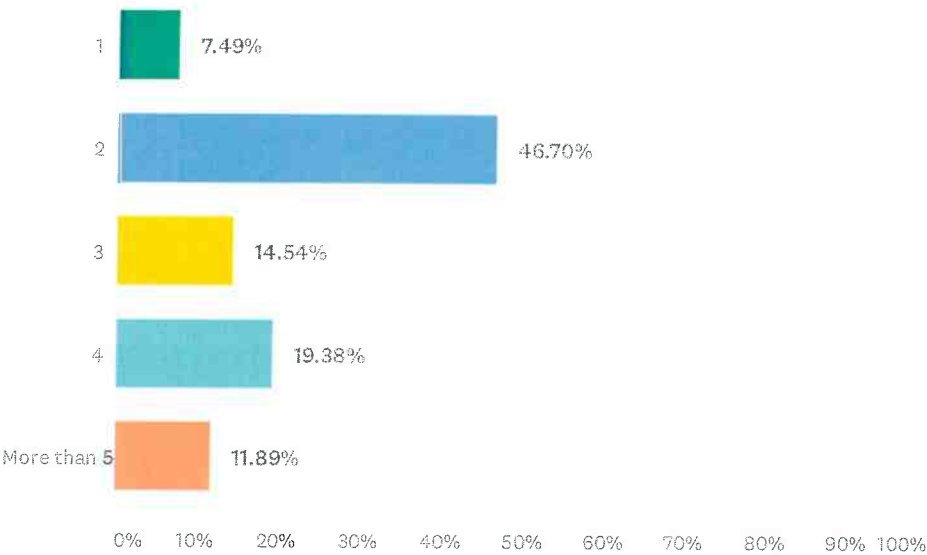
TOTAL

RESPONSES

1.33%	3
38.94%	88
35.40%	80
24.34%	55
	226

Q14 How many people live in your household

Answered: 227 Skipped: 28



ANSWER CHOICES

1  
2  
3  
4  
More than 5  
TOTAL

RESPONSES

7.49%	17
46.70%	106
14.54%	33
19.38%	44
11.89%	27
	227

## Q15 If you have any other comments you would like to share with the City related to planning and development, please write them below.

Answered: 125 Skipped: 130

#	RESPONSES	DATE
1	No more single family home development	7/18/2021 2:01 PM
2	I believe that for the future if I own that it would be very smart to grow the community in such a way of shopping centers better restaurants better recreational centers to sustain the communities that are being built with an Ione .And doing this I feel it will not only bring revenue to the community but also make it a sustainable city	7/10/2021 10:39 AM
3	Why is trucks and equipment eg Commercial at a house on W Marlette. Why is nothing done about the gold miners digging into the bank of the creek? This is going to create a big problem the next time the creek comes up. Also, quit favoring 'Castle Oaks'. There are a lot of us who have been here a long time.	6/29/2021 7:34 PM
4	Please no electric signals. And slow down on the new housing.	6/27/2021 2:24 PM
5	Before you focus on more housing, schools need to be addressed. The elementary is bursting with kids and falling apart at the same time. Where do you expect that the kids that move into these new homes will go? They need serious improvement badly.	6/26/2021 8:57 AM
6	Need local planner that is vested in what takes place in the community. STOP DEVELOPMENT!	6/26/2021 12:13 AM
7	The growth we are seeing is creating problem with traffic because poor planning for roads, turn pockets, school traffic.	6/25/2021 6:22 PM
8	Please be mindful of access for persons with disabilities	6/25/2021 3:25 PM
9	Great workshop! Thank you for hosting the opportunity for the community to participate.	6/25/2021 2:27 PM
10	Keep it simple and quaint	6/25/2021 12:54 PM
11	Safer roads better parks with shade for kids. Less crowded and better maintained schools	6/25/2021 9:56 AM
12	We really could use more food options. Market does not have enough to be relied on.	6/25/2021 9:41 AM
13	Improve appearance. Example, extreme # of vehicles that cannot all be worked on. Major eye sore! Increase restrictions.	6/25/2021 8:18 AM
14	We need to expand perry Earl park and add a new park for the new homes in castle oaks for the hundreds of residents around them.	6/25/2021 7:54 AM
15	Clean parks. Limit growth	6/25/2021 7:18 AM
16	Improve water quality and source for golf course without increasing cost to residence. Improve downtown and bring in more small businesses. Reduce crime and homeless	6/25/2021 6:56 AM
17	fire DeNovo Planning	6/25/2021 6:11 AM
18	The schools need improvements, the buildings are the same as when my parents went there 50+ years ago. Now with the abundance of new homes being built, how is our schools going to handle the intake of children? Money needs to be invested in the schools. Stop building all these homes! It is ruining the culture of our "small town"	6/25/2021 5:42 AM
19	I love Ione. Please no apartments the schools can't accommodate. Plus the increase traffic and possible crime that comes with apartments.	6/25/2021 5:32 AM
20	I really don't want any more mining or blasting projects anywhere near Ione.	6/24/2021 10:02 PM
21	Don't build out Ione with building up downtown! Move the post office. Create more parking. Move city hall to the Colonial on Palm Dr. Get more of our property tax dollars back from the	6/24/2021 8:03 PM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

	county. Ione homeowners are paying for schools, but aren't getting any upgrades or expansions!	
22	Mayor and city Planner agreed to meet with Castle Oaks residents over unequal city taxes... that has not happened.	6/24/2021 7:48 PM
23	I am concerned with how fast the town is growing, our schools just can't keep up. I'm afraid my kids education is going to suffer because of it.	6/24/2021 7:09 PM
24	Stop with the houses and fix the existing community that is already here. The kids have no parks, the schools are shit and the street lights suck. More people is going to just cause more issues	6/24/2021 6:59 PM
25	in the past city never received enough money from developers.	6/24/2021 5:00 PM
26	Ione	6/24/2021 4:44 PM
27	Keep the agriculture, please.	6/24/2021 2:43 PM
28	Traffic and the ongoing sewage/waste problem at Mule Creek appear to me to be the two issues that must get fixed ASAP. With all the talk about the waste, nobody has assured the city that this is safe for the people of Ione, especially in and around the Golf Course. Seems to me that these two issues are something that you should spend time planning for Traffic is a problem up and down Preston Ave., and in and around Ione Elementary during pick up and drop off. As much as I would hate it, it might be time to look at having a traffic light at Preston & Plymouth Hwy. Thirdly, it's time to start building a legitimate plan for the old Preston property. In the end, I have trouble understanding the rush to build housing in Ione if you can't address current traffic issues. I couldn't even begin to imagine the traffic chaos long term if you don't address the growing traffic issues.	6/22/2021 10:18 PM
29	We have multiple issues regarding water. Always consider water a high priority when considering new development. We should build more business in Ione before more housing is considered.	6/22/2021 2:24 PM
30	Development should be subject to available water and sewer infrastructure	6/21/2021 5:30 PM
31	stop allowing track homes that are ugly	6/21/2021 12:34 PM
32	Stop building new homes. Keep low income housing out. Do not attract people to live here who visit people at Mule Creek State Prison. Keep Ione safe and less crowded. Many people moved here to get away from the big city problems but now it's slowly starting to go that route.	6/20/2021 1:08 PM
33	The city needs to enforce legal requirements, including subdivision conditions. It needs to fix its wastewater treatment plant. More bike and walking trails would be good. A large, passive park would benefit local residents and attract recreation tourism. City elected and appointed officials need to be well trained and accountable. City has given too much to developers in the past and that needs to stop.	6/20/2021 9:54 AM
34	Ione	6/19/2021 8:32 AM
35	Prefer to improve existing buildings downtown and have mom and pop shops with mixed use housing	6/19/2021 7:36 AM
36	Wildflower development needs speed controls/humps and we need better dog park.	6/18/2021 9:43 PM
37	please work with residents and the county and local land stewards to save Ione, you as the city government are taking us down a scary path by letting the county approve more mines and industrial developments. are you aware that Vulcan Materials bought Newmans Ridge last December and they plan on going ahead with the rock mine? This will destroy what little peace and quiet is left in Ione. now we will have FOUR ACTIVE MINES & QUARRIES IN IONE? Is this really what you want for the future of Ione. Also The land owned by Bill Bunce & Company out on the northern edge of the county is rumored to be targeted for industrial development. please fight for the rights of residents to not have Ione treated as the dumping ground for all the horrible development & mining projects in Amador County	6/18/2021 4:29 PM
38	Building permits should not take as long as they do. Building owners should be held to a standard of maintaining their buildings.	6/18/2021 11:48 AM
39	Please address the homeless/transients in town	6/18/2021 11:35 AM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

40	With highway 104/124 as the main roadways through Ione, future growth plans will need to include other alternatives to redirect traffic off of our Main Street. The city needs to actively engage with the county and the state to ensure waste water from MCSP is properly treated before it is sent to the COWRP.	6/18/2021 11:07 AM
41	I strongly disapprove of any large apartment complexes being built in Ione. We don't need a 200 unit apt bldg. Traffic is already terrible. Please put in some 4 way stops or traffic lights around town at the congested spots: Shakeley at Preston, Main St at Preston, Main St at 104 and 124, 104 at 88.	6/18/2021 8:31 AM
42	Ione is beginning to feel cluttered and unsafe. Housing subdivisions have no green spaces or parks other than the golf course where the public cannot "play". There is ONE small park without a bathroom for all age residents in Castle Oaks. Thousands of residents have a few other parks and then share Howard Park with the rest of the county. Width of roads that were planned and approved on main roads do not seem correct and are hard to maneuver with cars coming the other way and with cars parked on them. Safety hazard if fire or emergency. Wildflower still does not have two completed and open ingress and egress. Makes me feel like I live in a town that only thinks of developers pockets and question what is happening to the fees paid.	6/18/2021 6:04 AM
43	I really think this adorable town has a lot of potential and I would like to see downtown and castle renovated to bring in more attention and tourism.	6/18/2021 1:58 AM
44	Is there code enforcement ? Cars are parked for months on streets with weeds growing a foot or higher. Also, start writing more speeding tickets, please!	6/18/2021 12:06 AM
45	Crosswalk to Howard Park please! Either the car wash way or where they're building the new entrance to wildflower housing out there :)	6/17/2021 10:55 PM
46	Take care of the main street buildings! They Re all dilapidated.	6/17/2021 8:32 PM
47	Once the Essex and wildflower communities are finished we need to halt any idea of more housing developments to focus on more important things like traffic, and the schools.	6/17/2021 8:09 PM
48	I love the small town we live in and don't believe more development is needed at this time. The Amador Water Agency has a struggling water system and struggles to support the expanding community. Finish wildflower and Essex and halt for a while. You'll run into bigger issues. Fix the problematic traffic areas and roads, repair things in need, create better parks for kids and schools need expansion. Which is also not your problem, but a wishlist.	6/17/2021 7:53 PM
49	Please connect wildflower to Howard park via a concrete path ASAP. Connect foothill Rd in wildflower to hwy 104. Evacuation!	6/17/2021 7:51 PM
50	Small towns are supposed to be small. With all the new construction expanding our small town it takes away from all the reasons we've lived here for so long. To many outside people moving in trying to change what Ione has been for so long.	6/17/2021 7:49 PM
51	Stop building new homes. No apartments! No low income housing. Focus on the schools and parks. Ione isn't just a golf course either.	6/17/2021 7:45 PM
52	Maintain the quality of life Ione currently has. Make sure our intra-structure (water, sewer, roads) can support future growth before permits are issued.	6/17/2021 7:43 PM
53	No homeless, there are not enough resources and will not bring good things. No roundabouts, no stop lights. If we stop allowing housing developments we won't need to expand the city. Stop building!	6/17/2021 7:34 PM
54	Please expand our shopping opportunities. Would love to be able to shop at a small grocery store like Bell Air like the city Rancho Murieta recently built.	6/17/2021 6:40 PM
55	Please no more polluting industry in Ione	6/17/2021 4:39 PM
56	Way too many shabby areas; almost embarrassing	6/17/2021 3:46 PM
57	We already are getting more crime and criminals traveling into Ione thanks to the casino, what we don't need is a large low income housing development moving a large contingent here permanently !!!!	6/17/2021 2:00 PM
58	No asphalt plant and ni massive apartments. A ten unit complex will fit, anything over that is too much for our small community. It would ruin the small town atmosphere.	6/17/2021 1:33 PM



## Ione Community Survey: Focused General Plan and Zoning Code Revisions

59	We need to improve the existing roads, sidewalks, & neighborhoods. We do NOT need more apartments, houses, or condos. This small town is not intended for a large city development.	6/17/2021 1:08 PM
60	The city could really benefit from allowing more commercial space so that existing businesses can upgrade facilities and allow for new businesses to open and help our local economy.	6/14/2021 7:46 PM
61	PLEASE plan for parks or green spaces in EVERY neighborhood, even if no playground equipment is to installed. Encourage walking/biking paths.	6/14/2021 7:43 PM
62	I am very concerned about a flood of multi-family buildings in the city which would destroy the character of the city I love.	6/14/2021 4:38 PM
63	We don't want to be one of those small towns that become swallowed up by suburb after suburb and the look of these suburbs are stucco anywhere. Need a strong Main St.	6/14/2021 3:01 PM
64	Sidewalks and buildings ate falling apart. Fine the building owners if they don't bring their buildings to code.	6/13/2021 11:30 PM
65	Ione housing is growing faster than our roads and small town can handle at this rate. FOCUS on areas in Ione that need to be repaired and fixed first before building hundreds of more housing. Our Main Street is beginning to look like a ghost town with rundown buildings. It's s shame no maintenance has been going on there because it's a awesome little town.	6/13/2021 3:06 PM
66	This town really needs more shopping and restaurant options and to come into the 21st century in general. The fact that there aren't many options means that we often have to take our business to Jackson or out of the county entirely and we'd much prefer to shop and eat locally when we can. Also, while Castle Oaks is wonderful to walk through, the rest of the town can be really difficult at times, especially with a stroller. Either adding side walks or widening shoulders would help tremendously with that.	6/13/2021 10:55 AM
67	No more industry, housing developments that aren't INVESTING I'm Ione. Our schools are falling apart. Additional housing with investment in schools will create more problems.	6/13/2021 7:29 AM
68	Maintaining our small town atmosphere working toward improving current issues should be a priority, rather than growth. Any multi-home use structures required by the state should be developed to enhance and improve community living.	6/13/2021 7:19 AM
69	We moved here because we wanted to small-town life. I don't want it to be turned into another Folsom or El Dorado Hills where it is overrun and overcrowded.	6/13/2021 6:35 AM
70	No more expansion. Schools need improvement	6/13/2021 12:16 AM
71	Thank you for the opportunity to give input! Very well put together.	6/12/2021 10:31 PM
72	Please stop building houses until our town can support the growth. Our schools and roads are bursting with people. Slow down and make the improvements to support the expansion BEDORE expanding.	6/12/2021 10:30 PM
73	Please stop growing the sub divisions!! No new multiple family housing.. we need to keep our small town charm and play up the history of the castle to make this a tourist destination especially since we are close to the wine country. We could have such a wonderful downtown area!	6/12/2021 8:51 PM
74	No high density development.	6/12/2021 8:01 PM
75	No apartments	6/12/2021 5:30 PM
76	We need to build a softball sports complex and improve the soccer fields	6/12/2021 5:25 PM
77	I don't want to be a bedroom community to Sacramento we need to stay a small town!	6/12/2021 5:24 PM
78	I'm concerned Ione is outgrowing it's infrastructure. We have a lovely community that may be lost to increased demand of our roads/our schools/ our sewer/our water and our small local businesses. If the city grows quicker than the infrastructure can support we will all suffer a loss of use, and a loss of enjoyment. I'd love to see a more active enforcement of safe traffic laws. I'd love to see more personal responsibility regarding loose/lost pets too...there are daily posts about someone's animal loose.	6/12/2021 4:36 PM
79	A senior/wheelchair-friendly sidewalk from the Wildflower Homes to the schools and downtown area is a must. Howard Park is the jewel of Ione, let's keep it that way. Ask the community for	6/12/2021 4:35 PM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

	help; there are a lot of people who would give of their time freely to make Ione better.	
80	Better crosswalks for kids who walk to school	6/12/2021 4:31 PM
81	I feel the town is growing too fast, too much development with little planning for infrastructure and utilities (clean water/sewage/schools/crime.	6/12/2021 4:01 PM
82	Please stop turning this into a bedroom city for Sacramento/Stockton people. I've lived in Amador County my entire life and in Ione for nearly 15 years and the new developments are killing what it used to be. The new families aren't from here and the people that are from here are barely able to afford housing right now and in 5 years aren't going to be able to afford it at all. We have enough resources for our community but not if it doubles due to newcomers.	6/12/2021 3:18 PM
83	Too many people are moving here and there's not enough roads and/or places for them to go.	6/12/2021 3:01 PM
84	Improve the schools! So many new homes but nothing for the schools in Ione.	6/12/2021 2:47 PM
85	Public safety, Fire and police needs to be #1. This equates to a better quality of life for the whole community	6/12/2021 2:04 PM
86	There should be a Park that is closer to the new homes in Castle Oaks. There should also be additions to Perry Earl Park using the empty lot next to it, since it is the existing park for hundreds of surrounding homes. A basketball court, Swingset, and a play structure that could be used for younger kids would be heavily used there.	6/12/2021 8:58 AM
87	Tiny houses or manufactured affordable housing is important for the future of the city.	6/11/2021 4:43 PM
88	I live on Pelican Hill Court (Castle Oaks) 48 residences are serviced by our common mailbox. The weeds and bare dirt are unsightly. There is no landscaping. Each residence pays ~\$800 per year in CDF taxes. Times 48, that is ~\$40,000 yearly. (I estimate \$400,000 for all of Castle Oaks) It is my understanding these CDF funds are earmarked ONLY for the maintenance of the common areas in Castle Oaks. We would like the mailbox area at Pelican Hill court and Shakely lane properly landscaped and maintained. (Both sides of the street) We would ask that you add this to "new business" at the next City Council Meeting. Please reach out to me and let me know you received this. Dan Troxell, 306 Pelican Hill Court, Ione, Cal. 95640. 209 274 4909 Troxmusic@aol.com And please take a drive by our mailbox to see for yourself. Regards, Dan Troxell	6/11/2021 2:02 PM
89	Please review and compare to other towns processes to be in compliance with modern standards and expectations for any development approvals-including ALL impacts. Safety, recreation, education, business and industry zones, housing for all, air and noise, town appeal, Fed, St, County and Ione regulations. Org charts for all agencies.	6/11/2021 10:53 AM
90	When building please think about architecture that fits in with our small rural town.	6/10/2021 11:38 AM
91	Provide streamlined processes for existing home building permits with affordable fees for lower income homeowners.	6/9/2021 7:14 PM
92	How in the hell has Ione stood back and allowed so much growth in single family homes with no thought to the increased strain on its infrastructure ( schools, roads, sewer, clean water, etc. ). Unfortunately our city council only votes for their personal interests. If they cannot see the opportunity in front of them with these builders building homes by the hundreds with no improvements to the schools, roads, parks they are either being paid or are the stupidest people on the planet.	6/9/2021 4:59 PM
93	As a resident of Ione I get very discouraged when we see people that have moved from big city areas (Sac and the Bay Area) and they want to start changing things. When at meetings where they have voiced their opinions they are asked why they moved here and 99% of the time it is because of the small town feel or environment. Yet all they want to do is change the small town feel that craved and wanted to their big city that they just left. My husbands family has been here for 5 generations. Many families have long history here and everyone there hates to see what our small town is becoming. As a business owner, yes I it would make sense that I would want more people to move here BUT with that I am not willing to give up my safety or the safety of my store. The casino moved in and we have much more crime now. The homeless are moving in and nothing is being done to stop that. With more people comes more crime and even as a business owner who could be looking at higher profits, I would still choose to keep Ione the small town is it.	6/9/2021 1:41 PM
94	There are many properties that have out of control weeds on Shakley and Preston Avenue.	6/9/2021 9:12 AM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

	Preston Avenue is an eyesore.	
95	Please don't take away this beautiful peaceful town. Growth for the sake of growth is cancer.	6/8/2021 9:23 AM
96	Ione	6/7/2021 10:10 PM
97	Before anymore growth the schools and the roads need to be addressed.	6/7/2021 8:15 PM
98	commercial development now before more homes..how about a strip mall next to Highway 104 and behind the land available on the road into the golf course (CASTLE OAKS DRIVE)fast foods, gasoline station,and other shops	6/7/2021 2:58 PM
99	Would really like to see some walking/biking trails put in to give folks appropriate places to exercise and enjoy being outdoors	6/7/2021 8:57 AM
100	Make it a local law that a home builder in town must let you have a 3rd party home inspector on new construction. The home builder by the golf course will not allow 3rd party home inspectors on the property before they hand you the keys.	6/6/2021 6:53 PM
101	Keep downtown small, clean, and historic. If adding housing/businesses in surrounding areas, provide alternate access to/from highways rather than through downtown. Downtown should be a destination, not a pass through.	6/6/2021 4:27 PM
102	we'd love to see one or two more restaurants, fresh local produce (farmers market) more walkable, safer cross walks. Thank you for working on this!	6/6/2021 2:18 PM
103	Please send copies of proposed City Planning to residents to read and approve before Planning staff prepares any recommendations for City Council approval.	6/6/2021 8:14 AM
104	The City should prioritize quality of life for residents over dollars in the coffers	6/6/2021 7:13 AM
105	Slow down	6/5/2021 10:16 PM
106	would love to see more local businesses on Main St but can't see this happening until traffic and parking issues are addressed, and landlords are more open to updating the buildings. Love Howard Park - it's a great asset and should be maintained at all costs. The water issues coming out of MCSP are shameful and environmentally harmful	6/5/2021 8:25 PM
107	Small town charm should be cherished.	6/5/2021 7:08 PM
108	Speed bumps are needed on west market st and Shakeley and throughout the community. Growth is inevitable but hopefully we will not loose the small town feel we love so much.	6/5/2021 7:05 PM
109	It would be great to see more businesses come to Ione. It would also be great if the City would help bring existing business up to speed with technology. So many businesses do not have websites. Same with the schools. It is near impossible to find out what Ione has to offer, or what events are taking place and when. I think Facebook is relied on too much.	6/5/2021 5:47 PM
110	Make Developer pay for all hook-ups. No deals with Amador Water Agency, PG&E or solar companies.	6/5/2021 5:38 PM
111	Water for the golf course and city parks. Fire hazards on property that nobody seems to care for	6/5/2021 5:26 PM
112	1) Improve infrastructure (sewer treatment, water, power, internet) 2) Improve traffic in and around downtown Ione. 3) Include parks and trails with new housing developments.	6/5/2021 5:26 PM
113	I would like to see our hills stay intact, I am against large mining companies coming in and stripping the land and changing the landscape.	6/5/2021 4:32 PM
114	No more developments please. The small size of the city is the reason why our family moved here (to an older house) a couple of years ago.	6/5/2021 3:42 PM
115	Fix the water problems before another single structure is built. More housing only asserbates an already bad condition. Don't put the cart before the horse!	6/5/2021 3:37 PM
116	Focus on our current infrastructure, sewer, water supply and power to meet our current demands without growth. Repair the local roads and get the county to repair the county roads within our town. High density development will only bring in more crime and a heavier burden on our infrastructure and services that cannot keep up with demand today.	6/5/2021 2:04 PM
117	More walking paths, maybe like making the train tracks from the junior high to Dave Brubeck	6/5/2021 1:23 PM

## Ione Community Survey: Focused General Plan and Zoning Code Revisions

	Road a dedicated recreation path.	
118	Avoid high-density housing at all costs. I came from the Arden-arcade area in Sacramento which was full of crime ridden apartment complexes. That would ruin Ione.	6/5/2021 12:38 PM
119	Don't be encouraged to take State or Federal monies. The increase in low income housing will not be a net positive for Ione or it's residents.	6/5/2021 10:53 AM
120	Ione	6/5/2021 10:01 AM
121	No more supervisions the ones approved had very poor planning that makes road conditions dangerous.	6/4/2021 6:25 PM
122	I don't want to see Ione grow. We love it here because of the small town atmosphere. Our streets and schools can barely handle the growth we have already had. Development has been approved without requiring improvements to our infrastructure to accommodate the additional traffic and increased impact on our schools. I really want to see Ione remain a small town. People live here because it is a small town. Any new growth allowed should require appropriate infrastructure to make sure roads and schools can accommodate the added burden to our town.	6/4/2021 6:25 PM
123	Stop waistline money and hire a city manager that knows what they are doing.	6/4/2021 5:41 PM
124	More overt actions to encourage residents to attend City Council meetings and to volunteer as needed	6/4/2021 2:18 PM
125	Ione	6/4/2021 12:42 PM

The final question and answers have been removed from the survey to maintain privacy for respondents.

## **Appendix B**

### **2020 Local Hazard Mitigation Plan – Ione Annex**



## Annex B City of Ione

### B.1 Introduction

This Annex details the hazard mitigation planning elements specific to the City of Ione, a previously participating jurisdiction to the 2014 Amador County Local Hazard Mitigation Plan (LHMP) Update. This Annex is not intended to be a standalone document, but appends to and supplements the information contained in the Base Plan document. As such, all sections of the Base Plan, including the planning process and other procedural requirements apply to and were met by the City. This Annex provides additional information specific to Ione, with a focus on providing additional details on the risk assessment and mitigation strategy for this community.

### B.2 Planning Process

As described above, Ione followed the planning process detailed in Chapter 3 of the Base Plan. In addition to providing representation on the Amador County Hazard Mitigation Planning Committee (HMPC), the City formulated their own internal planning team to support the broader planning process requirements. Internal planning participants, their positions, and how they participated in the planning process are shown in Table B-1. Additional details on plan participation and City representatives are included in Appendix A.

*Table B-1 City of Ione – Planning Team*

Name	Position/Title	How Participated
Stacy Rhoades	City Councilor	Attended County and City meetings
Ken Mackey	Fire Chief	Attended County and City meetings
Jon Hanken	City Manager	Attended County and City meetings

Coordination with other community planning efforts is paramount to the successful implementation of this LHMP Update. This section provides information on how the City integrated the previously approved 2014 Plan into existing planning mechanisms and programs. Specifically, the City incorporated into or implemented the 2014 LHMP through other plans and programs shown in Table B-2.

*Table B-2 2014 LHMP Incorporation*

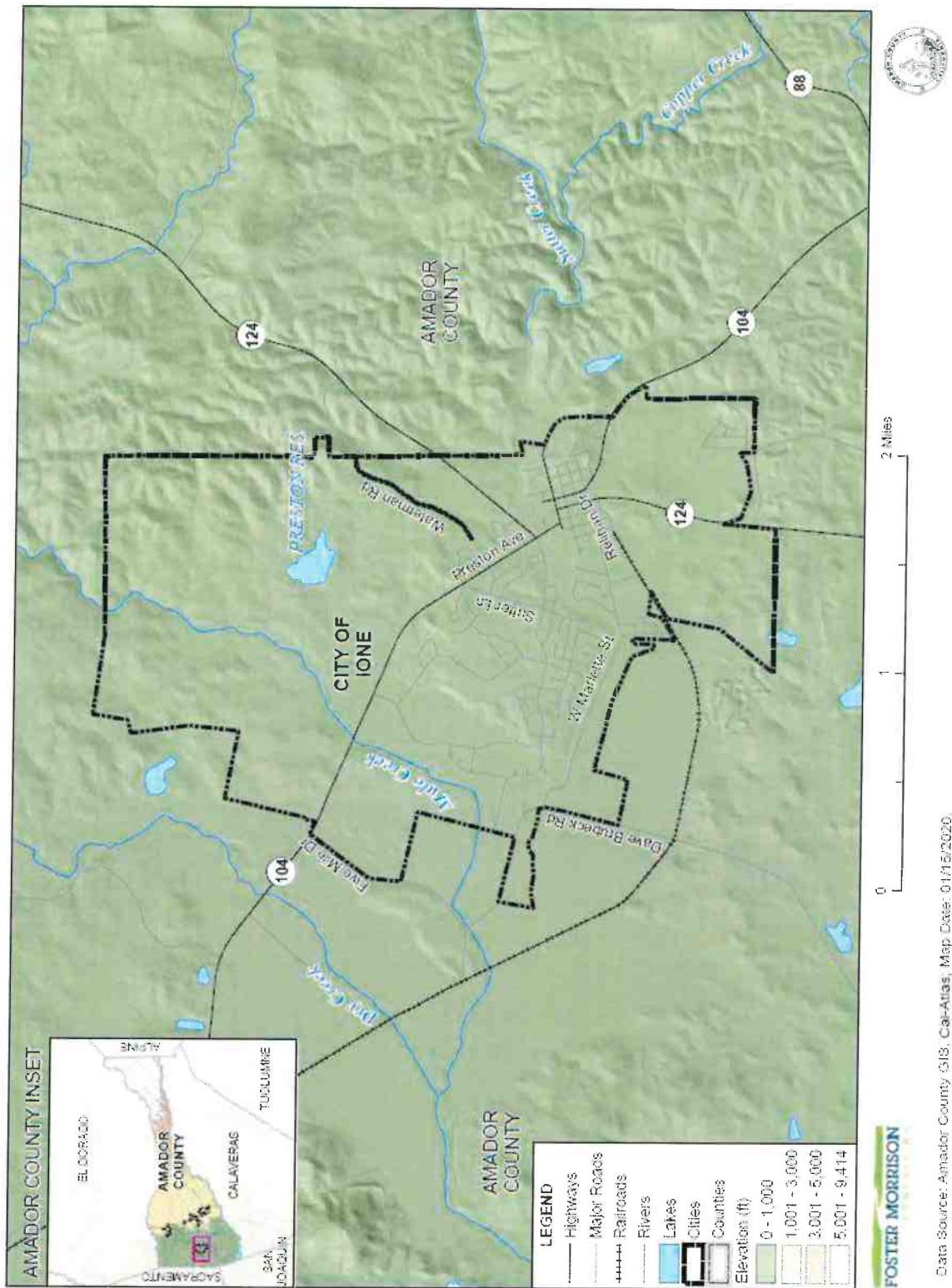
Planning Mechanism 2014 LHMP Was Incorporated/Implemented In.	Details: How was it incorporated?
City of Ione General Plan	LHMP was incorporated into Safety Element of General Plan. This was done with Resolution 2015-16

## B.3 Community Profile

The community profile for the City of Ione is detailed in the following sections. Figure B-1 displays a City map and the location of Ione within Amador County.



Figure B-1 City of Ione



### B.3.1. Geography and Climate

The City is located in the western boundary of the County, adjacent to Sacramento County. Elevation is approximately 298 feet above sea level. The terrain is relatively gentle and is dominated by grasslands.

The climate is generally moderate, with mild winters and hot, dry summers. Temperatures range from the low 40s F to the high 90s F, with an average daily maximum temperature of 74.7 F. The average annual rainfall is 20.5 inches, most of which occurs from November to April.

### B.3.2. History

Ione is located in the Ione Valley in the “Gold Country” and is believed to be named by Thomas Brown around 1849 after one of the heroines in Edward Bulwer Lytton's drama “The Last Days of Pompeii.” During the days of the Gold Rush, the miners knew the town by the names of “Bedbug” and “Freezeout.” Unlike other communities in Amador County, which were founded on gold mining, Ione was a supply center, stage and rail stop and agricultural hub.

The Town of Ione continued to grow and prosper after its gold rush founding. The first school was built in 1853. The historic Methodist Church was organized in 1853 and the structure was completed in 1862. The first flour mill was built in 1855. The first brick building was built by Daniel Stewart in 1855 for his general merchandise store and is still owned and operated by the same family.

In 1876, Ione had a population of about 600 which included about 100 Chinese who lived in Ione's Chinatown. The town included one public school, 4 churches, 4 general stores, one meat market, one laundry, one brewery, a restaurant, millinery shop, an art gallery, six saloons, a drug store and barber shop, and many other business establishments. 1876 also marked the celebration of the completion of the railroad to the town of Ione.

The City of Ione was incorporated as a General Law City in 1953. The City currently houses many restaurants, businesses, and retail establishments. Also located within the incorporated limits of the City of Ione, the future Howard Park Industrial Park includes the potential for approximately 140 acres of office, industrial, and commercial lands that front State Route 124. Tourism is still a big part of the City; Ione has many interesting landmarks and historical points of interest.

### B.3.3. Economy

US Census estimates show economic characteristics for the City of Ione. These are shown in Table B-3 and Table B-4. Mean household income in the City was \$73,148. Median household income in the City was \$67,351.

*Table B-3 City of Ione – Civilian Employed Population 16 years and Over*

Industry	Estimated Employment	Percent
Agriculture, forestry, fishing and hunting, and mining	50	3.3%

Industry	Estimated Employment	Percent
Construction	59	3.9%
Manufacturing	53	3.5%
Wholesale trade	33	2.2%
Retail trade	138	9.2%
Transportation and warehousing, and utilities	93	6.2%
Information	0	0.0%
Finance and insurance, and real estate and rental and leasing	0	0.0%
Professional, scientific, and management, and administrative and waste management services	161	10.7%
Educational services, and health care and social assistance	265	17.7%
Arts, entertainment, and recreation, and accommodation and food services	243	16.2%
Other services, except public administration	96	6.4%
Public administration	310	20.7%

Source: US Census Bureau American Community Survey 2013-2017 Estimates

*Table B-4 City of Ione – Income and Benefits*

Income Bracket	Population	Percent
<\$10,000	14	1.3%
\$10,000 – \$14,999	50	4.7%
\$15,000 - \$24,999	22	2.1%
\$25,000 – \$34,999	61	5.7%
\$35,000 – \$49,999	100	9.3%
\$50,000 – \$74,999	239	22.3%
\$75,000 – \$99,999	172	16.0%
\$100,000 – \$149,999	282	26.3%
\$150,000 – \$199,999	85	7.9%
\$200,000 or more	48	4.5%

Source: US Census Bureau American Community Survey 2013-2017 Estimates

In 2010, the State of California announce the closure of the Preston Youth Correctional Facility. The resulting job loss had a huge negative impact on the local economy. In 2013, the State of California announced the expansion of Mule Creek State prison. Almost 1,400 jobs were added to the local economy, but that did not mean the City of Ione received all the benefit of those jobs. Many of the new Mule Creek prison employees live in other communities and commute to Ione. In 2016, the CalFire Training Facility in Ione started an expansion project to create more dorm rooms for cadets. This expansion also has a limited impact on the City's economy.

Ione's commercial area is small and primarily limited to the historic downtown area. In 2018/2019, the City began receiving more and more inquiries from owners of commercial properties regarding their desire

to build in Ione. The City anticipates that those who have expressed interest in developing their commercial property will do so in the next year or two.

#### **B.3.4. Population**

The California Department of Finance estimated the January 1, 2019 total population for the City of Ione was 7,991.

### **B.4 Hazard Identification**

Ione identified the hazards that affect the City and summarized their location, extent, frequency of occurrence, potential magnitude, and significance specific to Ione (see Table B-5).

Table B-5 City of Ione—Hazard Identification Assessment

Hazard	Geographic Extent	Likelihood of Future Occurrences	Magnitude/Severity	Significance	Climate Change Influence
Agricultural Hazards: Severe Weather/Insect - Pests	Limited	Unlikely	Negligible	Low	Low
Aquatic Invasive Species	Limited	Unlikely	Negligible	Low	Low
Avalanche	Limited	Unlikely	Negligible	Low	Medium
Climate Change	Extensive	Likely	Limited	Medium	—
Dam Failure	Limited	Unlikely	Negligible	Low	Medium
Drought & Water shortage	Extensive	Likely	Catastrophic	High	High
Earthquake (large damaging/small)	Extensive	Unlikely	Negligible	Low	Low
Floods: 1%/0.2% annual chance	Significant	Occasional	Limited	High	Medium
Floods: Localized Stormwater	Limited	Highly Likely	Critical	High	Medium
Landslide, Mudslide, Debris Flow	Significant	Occasional	Limited	Low	Medium
Levee Failure	Limited	Likely	Critical	Medium	Medium
Severe Weather: Extreme Heat	Extensive	Highly Likely	Critical	Medium	High
Severe Weather: Heavy Rains and Storms (Hail, Lightning)	Extensive	Occasional	Limited	Low	Medium
Severe Weather: High Winds and Tornadoes	Extensive	Highly Likely	Limited	Medium	Low
Severe Weather: Winter Storms and Freeze	Extensive	Occasional	Limited	Low	Medium
Wildfire	Significant	Likely	Critical	High	High
<p><b>Geographic Extent</b>  Limited: Less than 10% of planning area  Significant: 10-50% of planning area  Extensive: 50-100% of planning area  <b>Likelihood of Future Occurrences</b>  Highly Likely: Near 100% chance of occurrence in next year, or happens every year.  Likely: Between 10 and 100% chance of occurrence in next year, or has a recurrence interval of 10 years or less.  Occasional: Between 1 and 10% chance of occurrence in the next year, or has a recurrence interval of 11 to 100 years.  Unlikely: Less than 1% chance of occurrence in next 100 years, or has a recurrence interval of greater than every 100 years.</p> <p><b>Magnitude/Severity</b>  Catastrophic—More than 50 percent of property severely damaged; shutdown of facilities for more than 30 days; and/or multiple deaths  Critical—25-50 percent of property severely damaged; shutdown of facilities for at least two weeks; and/or injuries and/or illnesses result in permanent disability  Limited—10-25 percent of property severely damaged; shutdown of facilities for more than a week; and/or injuries/illnesses treatable do not result in permanent disability  Negligible—Less than 10 percent of property severely damaged, shutdown of facilities and services for less than 24 hours; and/or injuries/illnesses treatable with first aid  <b>Significance</b>  Low: minimal potential impact  Medium: moderate potential impact  High: widespread potential impact  <b>Climate Change Influence</b>  Low: minimal potential impact  Medium: moderate potential impact  High: widespread potential impact</p>					



## B.5 Hazard Profile and Vulnerability Assessment

The intent of this section is to profile Ione's hazards and assess the City's vulnerability separate from that of the Planning Area as a whole, which has already been assessed in Sections 4.2 Hazard Profiles and 4.3 Vulnerability Assessment in the Base Plan. The hazard profiles in the Base Plan discuss overall impacts to the Planning Area and describes the hazard problem description, hazard location and extent, magnitude/severity, previous occurrences of hazard events and the likelihood of future occurrences. Hazard profile information specific to the City is included in this Annex. This vulnerability assessment analyzes the property, population, critical facilities, and other assets at risk to hazards ranked of medium or high significance specific to the City and also includes a vulnerability assessment to the three primary hazards to the State of California: earthquake, flood, and wildfire. For more information about how hazards affect the County as a whole, see Chapter 4 Risk Assessment in the Base Plan.

### B.5.1. Hazard Profiles

Each hazard vulnerability assessment in Section B.5.3, includes a hazard profile/problem description as to how each medium or high significant hazard affects the City and includes information on past hazard occurrences and the likelihood of future hazard occurrence. The intent of this section is to provide jurisdictional specific information on hazards and further describes how the hazards and risks differ across the Amador County Planning Area.

### B.5.2. Vulnerability Assessment and Assets at Risk

This section identifies Ione's total assets at risk, including values at risk, populations at risk, critical facilities and infrastructure, natural resources, and historic and cultural resources. Growth and development trends are also presented for the community. This data is not hazard specific, but is representative of total assets at risk within the community.

#### *Values at Risk*

The following data from the Amador County Assessor's Office is based on the 12/31/2018 Assessor's data. The methodology used to derive property values is the same as in Section 4.3.1 of the Base Plan. This data should only be used as a guideline to overall values in the County, as the information has some limitations. The most significant limitations are created by Proposition 13 and the Williamson Act as detailed in the Base Plan. With respect to Proposition 13, instead of adjusting property values annually, the values are not adjusted or assessed at fair market value until a property transfer occurs. As a result, overall value information is most likely low and does not reflect current market value of properties within the County. It is also important to note, in the event of a disaster, it is generally the value of the infrastructure or improvements to the land that is of concern or at risk. Generally, the land itself is not a loss. However, depending on the type of hazard and impact of any given hazard event, land values may be adversely affected; thus, land values are included as appropriate. Table B-6 shows the 12/31/2018 Assessor's values and content replacement values (e.g., the values at risk) broken down by property use for the City.

*Table B-6 City of Ione – Total Values at Risk by Property Use*

Property Use	Total Parcel Count	Improved Parcel Count	Total Land Value	Improved Structure Value	Other Value	Estimated Contents Value
Agricultural	14	3	\$6,827,931	\$39,680	\$39,680	\$6,907,291
Commercial	66	62	\$8,098,815	\$18,019,216	\$18,019,216	\$44,137,247
Industrial	0	0	\$0	\$0	\$0	\$0
Miscellaneous	131	19	\$7,228,495	\$5,690,352	\$0	\$12,918,847
Residential	1,776	1,587	\$124,272,109	\$288,757,714	\$144,378,858	\$557,408,681
Unknown	47	0	\$0	\$0	\$0	\$0
<b>City of Ione Total</b>	<b>2,034</b>	<b>1,671</b>	<b>\$146,427,350</b>	<b>\$312,506,962</b>	<b>\$162,437,754</b>	<b>\$621,372,066</b>

Source: Amador County 12/31/2018 Parcel/Assessor's Data

### *Critical Facilities and Infrastructure*

Critical facilities and infrastructure are those buildings and infrastructure that are crucial to a community. Should these be damaged, it makes it more difficult for the community to respond to and recover from a disaster. For purposes of this plan, a critical facility is defined as:

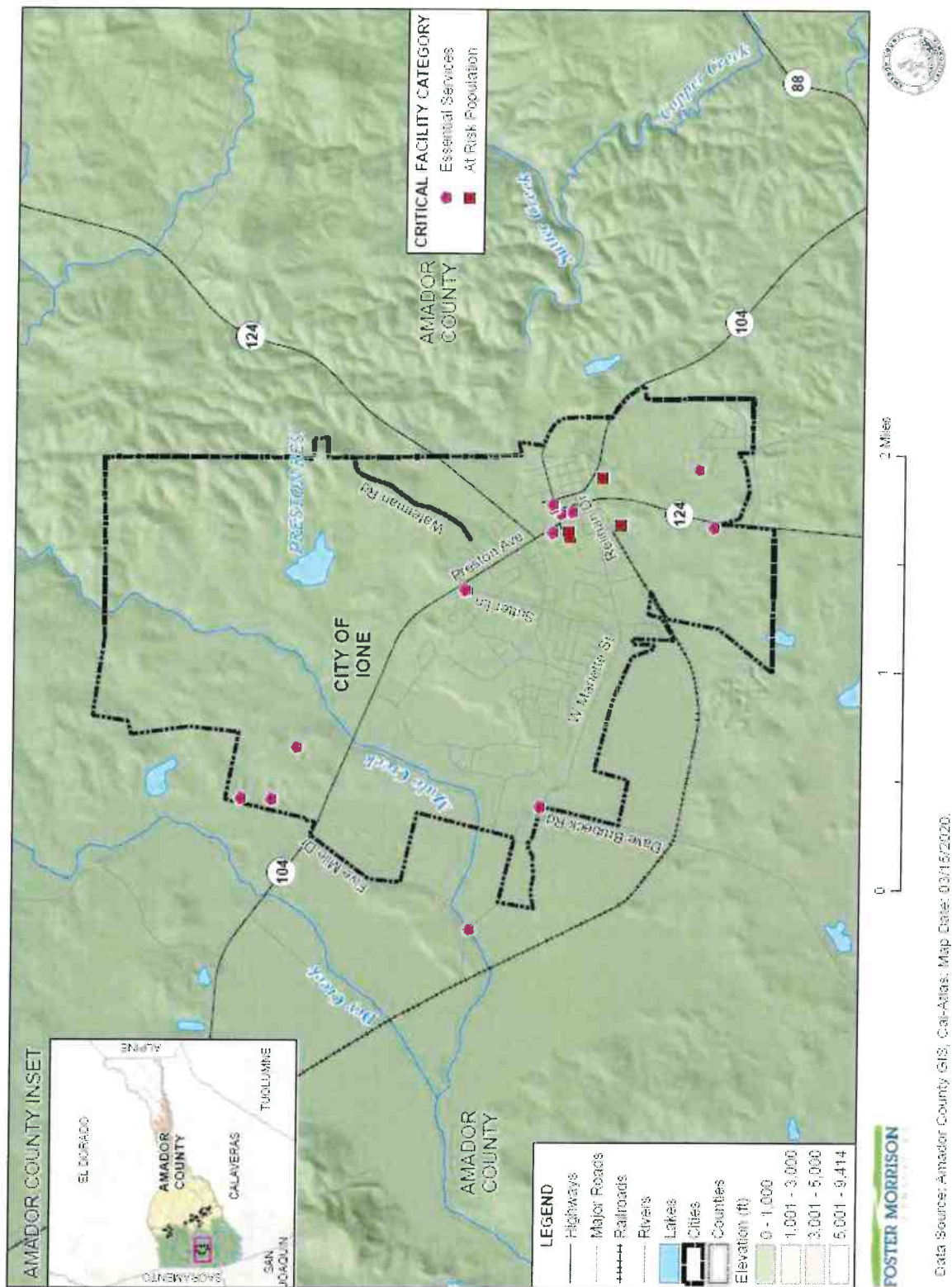
*Any facility, including without limitation, a structure, infrastructure, property, equipment or service, that if adversely affected during a hazard event may result in severe consequences to public health and safety or interrupt essential services and operations for the community at any time before, during and after the hazard event.*

A critical facility is classified by the following categories: (1) Essential Services Facilities, (2) At-Risk Populations Facilities, and (3) Hazardous Materials Facilities, as discussed in Section 4.3.1 of the Base Plan.

An inventory of critical facilities in the City of Ione from Amador County GIS is shown on Figure B-2. Table B-7 gives summary information about the critical facilities in the City. Table B-8 details the facility categories and breaks them down by facility type. Details of critical facility definition, type, name, address, and jurisdiction by hazard area or zone are listed in Appendix F. The critical facility inventory and associated maps for the City only include the first two categories of facility types; a GIS layer of Hazardous Materials Facilities was not available.



Figure B-2 City of Ione – Critical Facilities



*Table B-7 City of Ione – Critical Facility Summary*

Critical Facility Category	Facility Count
Essential Services	14
At Risk Population	4
<b>City of Ione Total</b>	<b>17</b>

Source: Amador County GIS

*Table B-8 City of Ione – Critical Facilities by Facility Category and Type*

Critical Facility Category	Facility Type	Facility Count
Essential Services	Bridge	1
	Clinic	1
	EMS Station	2
	Evacuation Shelter	1
	Fire Station	2
	Library	1
	Police Station	1
	Post Office	1
	Power Substation	2
	Prison	1
	Public Administration Building	1
	<b>Total</b>	<b>14</b>
At Risk Population	School	4
	<b>Total</b>	<b>4</b>
<b>City of Ione Total</b>		<b>18</b>

Source: Amador County GIS

With respect to the critical facilities for Ione, the Mule Creek State Prison site also includes the Old Preston Youth Prison. In addition, the Cal Fire Training Academy located at 4501 CA-104 in Ione is not mapped, but should be considered a critical facility.

### *Natural Resources*

Natural resources are unique to the City and are difficult to replace. Should a natural disaster occur, these species and locations are at risk.

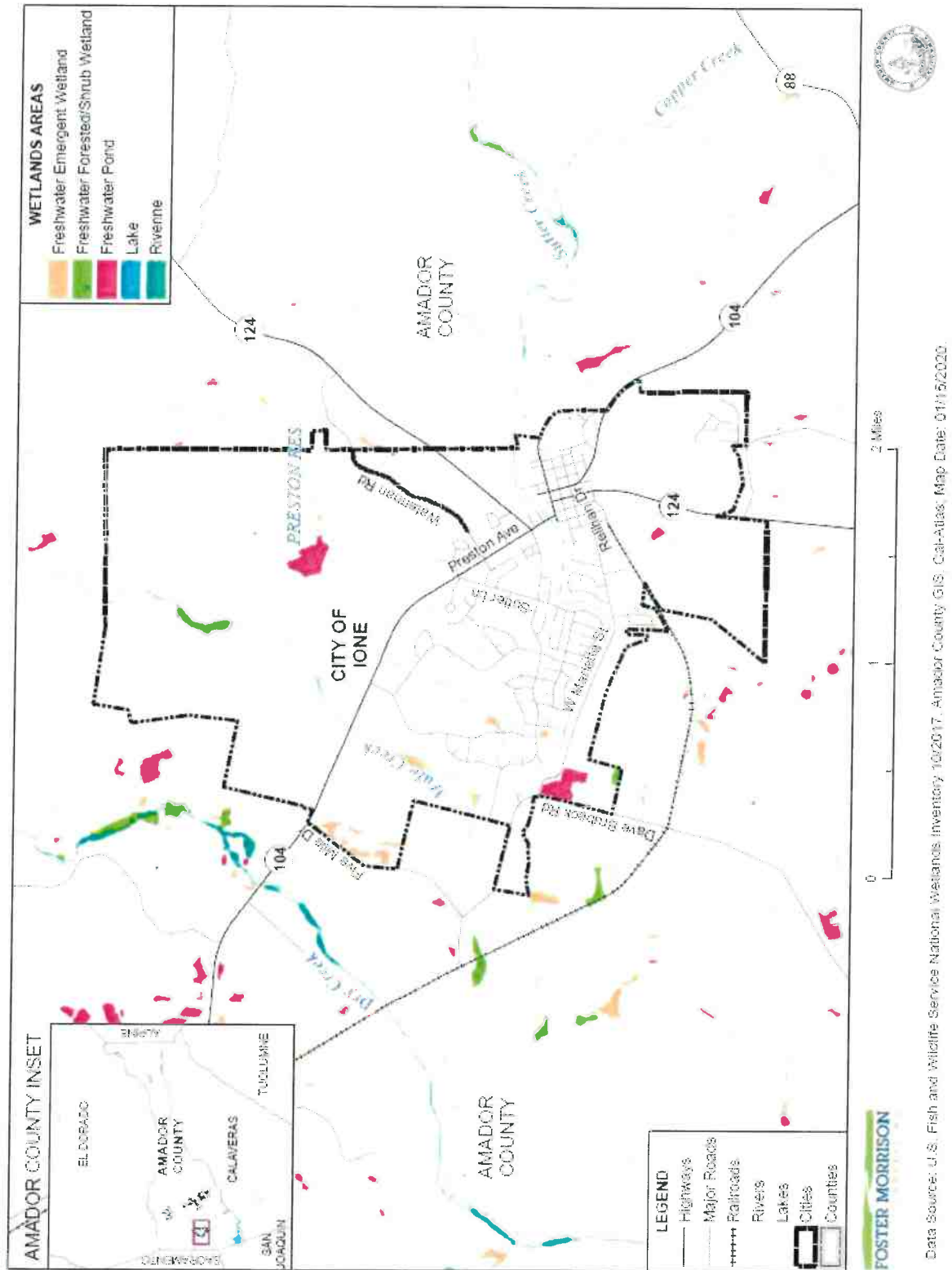
Ione is located at the juncture of two major California vegetation zones: the Lower Sonoran Zone and the Upper Sonoran Zone. According to the California Natural Diversity Database (CNDDB) and the U.S. Fish and Wildlife Service (USFWS), 37 special-status species have the potential to occur within Amador County. Of these, five have been recorded within the Ione, California, quadrangle.

Ione manzanita (*Arctostaphylos myrtifolia*), Ione buckwheat (*Erigonum apricum* var. *apricum*), Bisbee Peak rush rose (*Helianthemum suffrutescens*), and Parry's horkelia (*Horkelia parryi*) have all been

identified in the Ione, California, quadrangle. Ione 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. Ione buckwheat and Irish Hill buckwheat (*Erigeron apicatus* var *prostratus*), also known 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 Ione manzanita, Ione buckwheat, Irish Hill buckwheat, and Parry's horkelia as rare or endangered in California and elsewhere. Bisbee Peak rush-rose is a CNPS List 3 species. More information is needed to determine whether protection of this species is warranted.

There are wetlands located in the City. These wetlands have been mapped and tabulated. Figure B-3 shows the wetlands locations in the City. Table B-9 delineates the types, counts, and acreages of wetlands in the City.

Figure B-3 City of Ione – Wetlands Locations



*Table B-9 City of Ione-- Wetlands Area Types and Counts*

Wetlands Area Type	Wetlands Count	Wetlands Area (in Acres)
Freshwater Emergent Wetland	30	28.90
Freshwater Forested/Shrub Wetland	15	15.73
Freshwater Pond	8	26.20
Lake	0	0
Riverine	18	24.00
<b>Ione Total</b>	<b>71</b>	<b>94.83</b>

Source: US Fish and Wildlife Service

### *Historic and Cultural Resources*

Historic and cultural resources are difficult to replace, and special care is needed when rebuilding or improvements are necessary. Should a natural disaster occur, these properties and locations are at risk.

The City of Ione has a stock of historically significant homes, public buildings, and landmarks. To inventory these resources, the HMPC collected information from a number of sources. The California Department of Parks and Recreation Office of Historic Preservation (OHP) was the primary source of information. OHP administers the National Register of Historic Places, the California Register of Historical Resources, California Historical Landmarks, and the California Points of Historical Interest programs. Each program has different eligibility criteria and procedural requirements. These requirements are detailed in Section 4.3.1 of the Base Plan. Table B-10 lists the historical buildings in the City.

*Table B-10 Amador County Planning Area – Historical Resources*

Resource Name (Plaque Number)	National Register	State Landmark	Point of Interest	Date Listed	City/Community
Community Methodist Church of Ione (506)		X		7/31/1953	Ione
Ione City Centenary Church (N498)	X			5/26/1977	Ione
Five Mile Drive--Sutter Creek Bridge (N1437)	X			4/11/1986	Ione
Scully Ranch (N706)	X			11/21/1978	Ione

Source: California Department of Parks and Recreation Office of Historic Preservation, <http://ohp.parks.ca.gov/>

It should be noted that these lists may not be complete, as they may not include those currently in the nomination process and not yet listed. Additionally, as defined by the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), any property over 50 years of age is considered a historic resource and is potentially eligible for the National Register. Thus, in the event that the property is to be altered, or has been altered, as the result of a major federal action, the property must be evaluated under the guidelines set forth by CEQA and NEPA. Structural mitigation projects are considered alterations for the purpose of this regulation.



## *Growth and Development Trends*

As part of the planning process, the HMPC looked at changes in growth and development, both past and future, and examined these changes in the context of hazard-prone areas, and how the changes in growth and development affect loss estimates and vulnerability over time. Information from the City of Ione General Plan Housing Element, the California Department of Finance, and the US Census Bureau form the basis of this discussion.

### **Historic Population Trends and Current Population**

Population growth can increase the number of people living in hazard prone areas. Ione has generally seen varying levels of growth. Ione has seen growth rates as shown in Table B-11. The City saw large growth periods in the 1960s and in the 1990s, a small period of loss in the 1980s, and moderate growth since 2000. 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.

*Table B-11 City of Ione – Population Changes Since 1960*

Year	Population	Change	% Change
1960	1,118	–	–
1970	2,369	1,251	111.9%
1980	2,207	-162	-6.8%
1990	6,516	4,309	195.2%
2000	7,129	613	9.4%
2010 <sup>1</sup>	7,918	789	11.1%
2019 <sup>2</sup>	7,991	73	0.9%

Source: <sup>1</sup>US Census Bureau, <sup>2</sup>California Department of Finance

### **Special Populations and Disadvantaged Communities**

There are certain populations in the City that are at greater risk to hazards, due to circumstances beyond their control. These populations in the City present a unique challenge when natural hazards arise.

Vulnerable populations in the City of Ione are primarily located in the Jose's Apartment Complex located off of North Arroyo Seco. This property is located next to Sutter Creek, but the 2016 FIRM map shows the vast majority of the property is located outside the 100-year floodplain. The Ione Apartments, located on South Church Street, also has vulnerable residents living in the facility.

### **Land Use**

State planning law requires that the land use element of a general plan include a statement of the standard population density, building intensity, and allowed uses for the various land use designations in the plan (Government Code Section 65302(a)). The City's land use designations are generally described below and

mapped on the Land Use Diagram (Figure B-4). The Ione Municipal Code provides detailed land use and development standards for development.

### Development since 2014 Plan

As discussed in Section 4.3.1 of the Base Plan, future development has occurred in the City since the last plan. Some of this has occurred in hazard prone areas. The Ione Building Department tracked total building permits issued since 2014 for the City. These are tracked by total development, property use type, and hazard risk area. These are shown in Table B-12 and Table B-13.

*Table B-12 City of Ione – Total Development Since 2014*

Property Use	2015	2016	2017	2018	2019
Agricultural	5	15	35	89	59
Commercial	0	0	0	0	0
Industrial	0	0	0	0	0
Residential	0	0	0	0	0
Unknown	5	15	35	89	59
<b>Total</b>	5	15	35	89	59

Source: Ione Building Department

*Table B-13 City of Ione – Development in Hazard Areas since 2014*

Property Use	1% Annual Chance Flood	Landslide Susceptibility Area	Wildfire Risk Area <sup>1</sup>	Other
Agricultural	0	0	0	0
Commercial	0	0	0	0
Industrial	0	0	0	0
Residential	0	0	0	0
Unknown	0	0	0	0
<b>Total</b>	0	0	0	0

Source: Ione Building Department

<sup>1</sup>Moderate or higher wildfire risk area

### Future Development

A discussion of future development is included below. Future development is important to hazard mitigation planning. Ensuring that future development does not place more people and property into known hazard zones is one of the goals of mitigation planning.

In 2009, the City updated its General Plan, the policy document guiding land use planning and services within the City. The policies are regulations of the General Plan are limited to the City's incorporated limits; however, the City projects future, desired land uses outside of its boundary through the use of its General Plan Planning Area.



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 is working to establish incentives and programs for redevelopment/infill development within existing Ione.

The future land use plan for Ione is shown in the Land Use Maps (Figure B-4 and Figure B-5). The maps graphically illustrate 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.

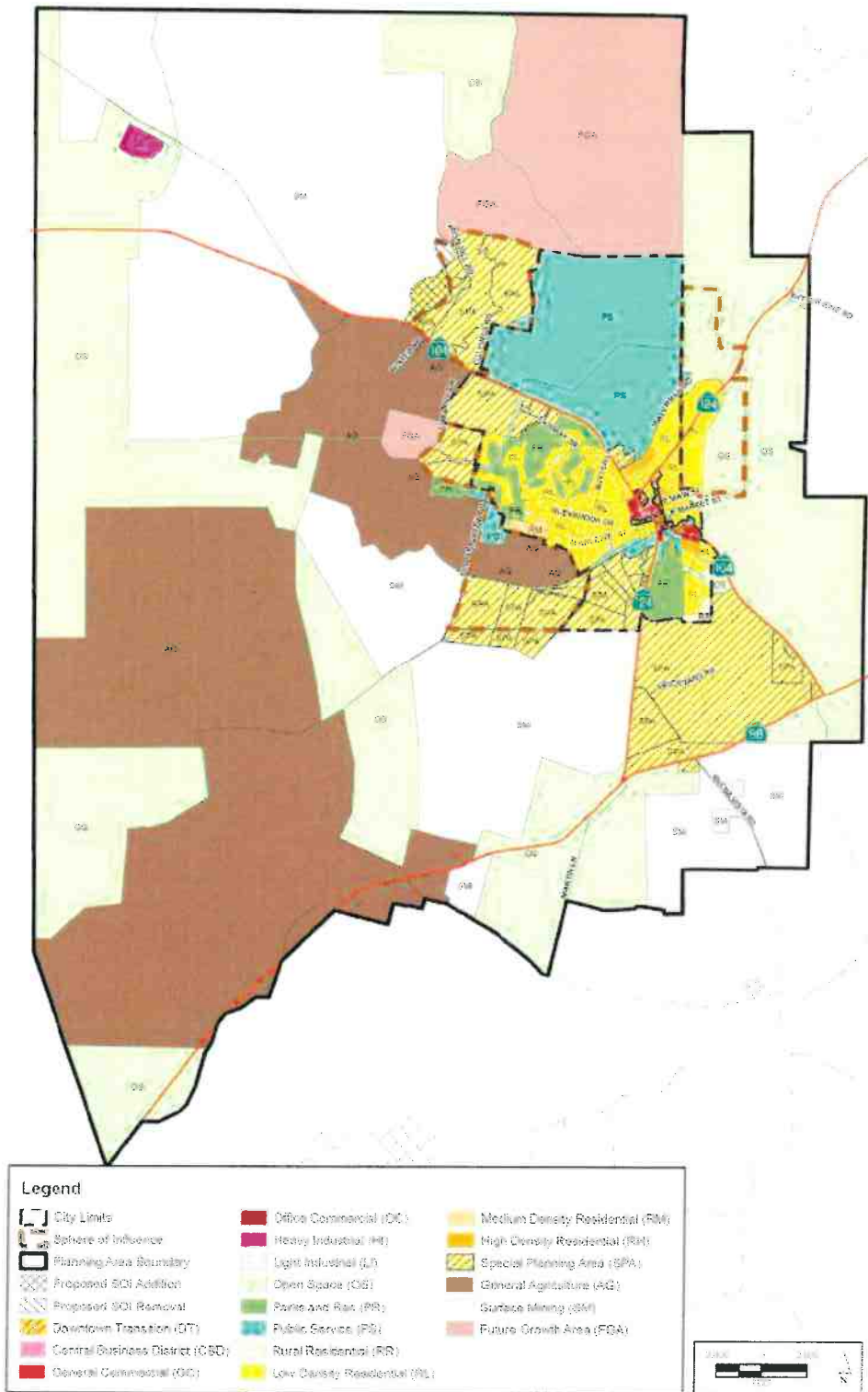
Figure B-4 illustrates the General Plan land use designations for the General Plan Planning Area. This map is parcel based with a specific land use category applied to each parcel. Subsequent zoning and new development/redevelopment must comply with the General Plan land use designation.

The Special Planning Area designation on Figure B-4 and Figure B-5 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 (SPA) 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.

The Future Growth Area designation on Figure B-4 and Figure B-5 represents potential areas of new growth. An area identified as a Future Growth Area (FGA) 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.

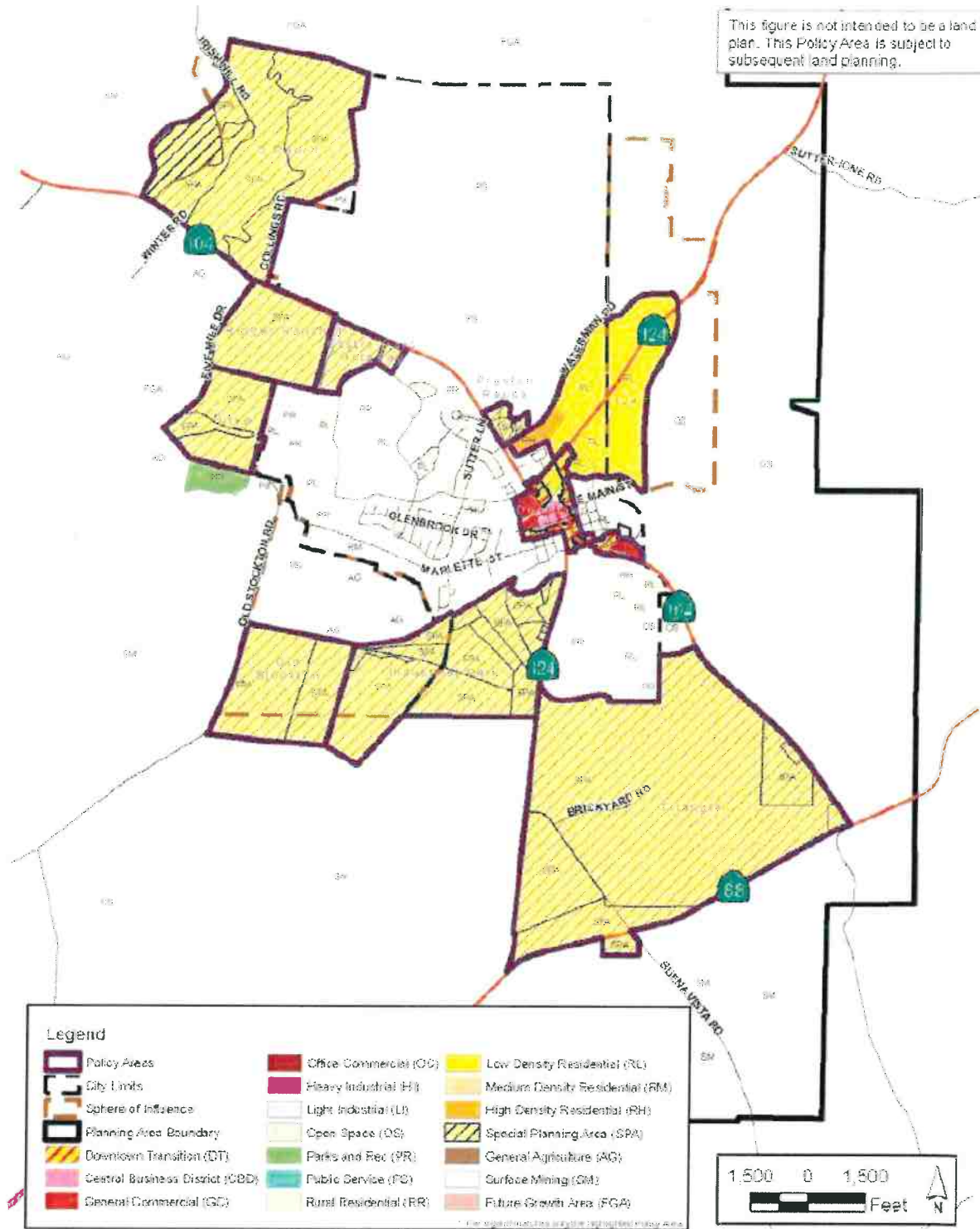
Figure B-5 identifies 10 individual Policy Areas within the General Plan Planning Area with unique characteristics/features that warrant more detailed planning efforts and specific policies. The Policy Areas have been established based on several criteria, including existing, proposed, or approved project boundaries; location within the General Plan Planning Area; ownership; type of existing or proposed land uses; distinctive issues; and geographic or environmental features. More information on these areas can be found on Figure B-6.

Figure B-4 City of Ione – Future Land Use



Source: City of Ione 2009 General Plan Land Use Element

Figure B-5 City of Ione – Policy Use Areas



Source: City of Ione 2009 General Plan Land Use Element

*Figure B-6 City of Ione – 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	35	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	--

Source: City of Ione 2009 General Plan Land Use Element

\* 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.

Houses are currently being constructed in the Wildflower and Castle Oaks subdivisions. The Wildflower subdivision consists of relatively flat ground. However, the east end of Unit 5 sits on top of a hill with a steep slope abutting homes in Units 3 and 4. Soil disturbance and heavy rains could lead to erosion of the hillside if proper soil stabilization measures are not implemented during construction or after the homes are sold to private property owners. Soils could also be impacted by seismic events too.

The Castle Oaks development is moving forward with the constructing remaining villages. Villages 8 and 10 are located next to Mule Creek and while the individual parcels are out of the flood zone, there is still a possibility that flooding during storm events could occur. Future growth in Ione, i.e. properties in the City’s “Sphere of Influence,” will be constructed in areas that have the potential to be impacted by Dry Creek and Mule Creek.

More general information on growth and development in Amador County as a whole can be found in “Growth and Development Trends” in Section 4.3.1 Amador County Vulnerability and Assets at Risk of the Base Plan.

### GIS Analysis

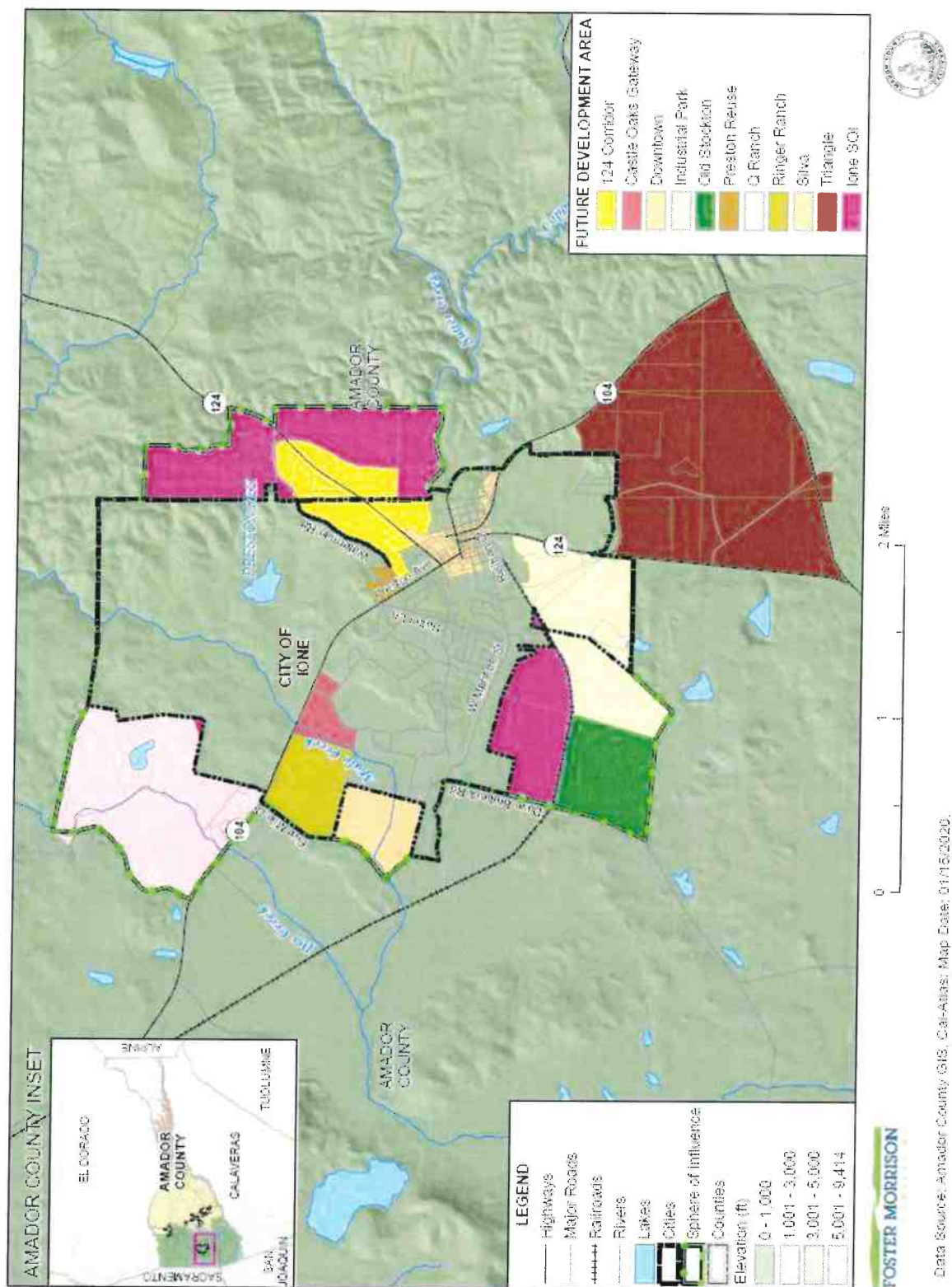
Using GIS, the following methodology was used in determining parcel counts and acreages with future development projects in the City of Ione. Future development areas in the City came from two sources.

- Future Development Areas – Ione provided 10 mapped areas where development possibilities for the City exist. This came from the General Plan, as discussed above.
- Sphere of Influence (SOI) – Amador County LAFCO provided the SOI in mapped format for the City.

Using the GIS parcel spatial file for each of these areas, the 10 areas and 263 parcels associated with future development projects for which the analysis was to be performed were identified. Utilizing the future development project spatial layer, the parcel centroid data was intersected to determine the parcel counts within each area. Figure B-7 shows the locations of future development areas the City is planning to develop in both the Future Development Areas and the SOI. Table B-14 shows the parcels and acreages of each future development area in the City, broken out by Future Development Areas and Sphere of Influence. As seen on this figure, these areas overlap. In the table, the Future Development Areas are shown in their full acreages, while the SOI acreages in the table are the remainder of the SOI once the Future Development Areas have been subtracted from them.



Figure B-7 City of Ione – SOI and Future Development Areas



*Table B-14 City of Ione – Future Development Parcels and Acreages in SOI and Future Development Areas*

Future Development	Total Parcel Count	Improved Parcel Count	Unimproved Parcel Count	Total Acres	Total Improved Acres	Total Unimproved Acres
124 Corridor	9	2	7	245.20	35.69	209.50
Castle Oaks Gateway	5	2	3	51.75	20.85	30.91
Downtown	184	144	40	69.95	40.03	29.91
Industrial Park	9	4	5	339.47	175.79	163.68
Old Stockton	1	0	1	183.16	0	183.16
Preston Reuse	1	0	1	16.88	0	16.88
Q Ranch	5	5	0	508.90	508.90	0
Ringer Ranch	2	2	0	133.92	133.92	0
Silva	2	1	1	110.40	46.86	63.54
Triangle	26	7	19	981.89	62.07	919.82
Ione SOI	19	9	10	589.81	170.42	419.40
<b>Grand Total</b>	<b>263</b>	<b>176</b>	<b>87</b>	<b>3,231.34</b>	<b>1,194.54</b>	<b>2,036.79</b>

Source: City of Ione, Amador County LAFCO

### B.5.3. Vulnerability to Specific Hazards

This section provides the vulnerability assessment, including any quantifiable loss estimates, for those hazards identified above in Table B-5 as high or medium significance hazards. Impacts of past events and vulnerability of the City to specific hazards are further discussed below (see Section 4.1 Hazard Identification in the Base Plan for more detailed information about these hazards and their impacts on the Amador County Planning Area). Methodologies for evaluating vulnerabilities and calculating loss estimates are the same as those described in Section 4.3 of the Base Plan.

An estimate of the vulnerability of the City to each identified priority hazard, in addition to the estimate of likelihood of future occurrence, is provided in each of the hazard-specific sections that follow. Vulnerability is measured in general, qualitative terms and is a summary of the potential impact based on past occurrences, spatial extent, and damage and casualty potential. It is categorized into the following classifications:

- **Extremely Low**—The occurrence and potential cost of damage to life and property is very minimal to nonexistent.
- **Low**—Minimal potential impact. The occurrence and potential cost of damage to life and property is minimal.
- **Medium**—Moderate potential impact. This ranking carries a moderate threat level to the general population and/or built environment. Here the potential damage is more isolated and less costly than a more widespread disaster.



- **High**—Widespread potential impact. This ranking carries a high threat to the general population and/or built environment. The potential for damage is widespread. Hazards in this category may have occurred in the past.
- **Extremely High**—Very widespread with catastrophic impact.

Depending on the hazard and availability of data for analysis, this hazard specific vulnerability assessment also includes information on values at risk, critical facilities and infrastructure, populations at risk, and future development.

## *Climate Change*

**Likelihood of Future Occurrence**—Likely  
**Vulnerability**—Medium

### **Hazard Profile and Problem Description**

Climate change adaptation is a key priority of the State of California. The 2018 State of California Multi-Hazard Mitigation Plan stated that climate change is already affecting California. Sea levels have risen by as much as seven inches along the California coast over the last century, increasing erosion and pressure on the state's infrastructure, water supplies, and natural resources. The State has also seen increased average temperatures, more extreme hot days, fewer cold nights, a lengthening of the growing season, shifts in the water cycle with less winter precipitation falling as snow, and earlier runoff of both snowmelt and rainwater in the year. In addition to changes in average temperatures, sea level, and precipitation patterns, the intensity of extreme weather events is also changing.

In Amador County and the City, the HMPC noted that each year it seems to get a bit warmer and snow seems to start at higher levels. It was also noted that 2017 was one of the wettest years ever.

### **Location and Extent**

Climate change is a global phenomenon. It is expected to affect the whole of the City, Amador County, and State of California. There is no scale to measure the extent of climate change. Climate change exacerbates other hazards, such as drought, extreme heat, flooding, wildfire, and others. The speed of onset of climate change is very slow. The duration of climate change is not yet known, but is feared to be tens to hundreds of years.

### **Past Occurrences**

Climate change has never been directly linked to any declared disasters. While the City noted that climate change is of concern, no specific impacts of climate change could be recalled. The City and HMPC members noted that the strength of storms does seem to be increasing and the temperatures seem to be getting hotter.

### **Vulnerability to Climate Change**

The California Adaptation Planning Guide (APG) prepared by California OES and CNRA was developed to provide guidance and support for local governments and regional collaboratives to address the

unavoidable consequences of climate change. California's APG: Understanding Regional Characteristics has divided California into 11 different regions based on political boundaries, projected climate impacts, existing environmental setting, socioeconomic factors, and regional designations. Amador County falls within the North Sierra Region characterized as a sparsely settled mountainous region where the region's economy is primarily tourism-based. The region is rich in natural resources, biodiversity, and is the source for the majority of water used by the state. This information can be used to guide climate adaptation planning in the City and Amador County Planning Area.

The California APG: Understanding Regional Characteristics identified the following impacts specific to the North Sierra region in which the Amador County Planning Area is part of:

- Temperature increases
- Decreased precipitation
- Reduced snowpack
- Reduced tourism
- Ecosystem change
- Sensitive species stress
- Increased wildfire

### Future Development

The City could see population fluctuations as a result of climate impacts relative to those experienced in other regions, and these fluctuations are expected to impact demand for housing and other development. For example, interior western and southwestern states may experience an exodus of population due to challenges in adapting to heat even more extreme than that which is projected to occur here. While there are currently no formal studies of specific migration patterns expected to impact the City and County region, climate-induced migration was recognized within the UNFCCC Conference of Parties Paris Agreement of 2015 and is expected to be the focus of future studies.

Ione, like other communities, will need to adapt in order to comply with future state and federal mandates. This will include reducing the City's carbon footprint reducing dependence on fossil fuels. The City is currently in the process of installing a solar farm on property it owns by the Tertiary Plan/ Corp. Yard and the power that will be generated there will be used to power the Tertiary Plant, the City's Corp. Yard, and the City's waste water treatment plant. The City anticipates significant cost saving over time. The City is also looking to adding solar panels to the roofs of City building in an effort to reduce the City's carbon footprint and to reduce the City's electric costs.

### *Drought & Water Shortage*

**Likelihood of Future Occurrence—Likely**  
**Vulnerability—High**

### Hazard Profile and Problem Description

Drought is a complex issue involving many factors—it occurs when a normal amount of precipitation and snow is not available to satisfy an area's usual water-consuming activities. Drought can often be defined

regionally based on its effects. Drought is different than many of the other natural hazards in that it is not a distinct event and usually has a slow onset. Drought can severely impact a region both physically and economically. Drought affects different sectors in different ways and with varying intensities. Adequate water is the most critical issue and is critical for agriculture, manufacturing, tourism, recreation, and commercial and domestic use. As the population in the area continues to grow, so will the demand for water.

### Location and Extent

Drought and water shortage are regional phenomenon. The whole of the County, as well as the whole of the City, is at risk. The US Drought Monitor categorizes drought conditions with the following scale:

- None
- D0 – Abnormally dry
- D1 – Moderate Drought
- D2 – Severe Drought
- D3 – Extreme drought
- D4 – Exceptional drought

Drought has a slow speed of onset and a variable duration. Drought can last for a short period of time, which does not usually affect water shortages and for longer periods. Should a drought last for a long period of time, water shortage becomes a larger issue. Current drought conditions in the City and the County are shown in Section 4.2.11 of the Base Plan.

### Past Occurrences

Since drought is a regional phenomenon, past occurrences of drought for the City are the same as those for the County and includes 5 multi-year droughts over an 85-year period. Details on past drought occurrences can be found in Section 4.2.11 of the Base Plan.

### Vulnerability to Drought and Water Shortage

Based on historical information, the occurrence of drought in California, including the City, is cyclical, driven by weather patterns. Drought has occurred in the past and will occur in the future. Periods of actual drought with adverse impacts can vary in duration, and the period between droughts can be extended. Although an area may be under an extended dry period, determining when it becomes a drought is based on impacts to individual water users.

### Impacts

The vulnerability of the City to drought is City-wide, but impacts may vary and include reduction in water supply and an increase in dry fuels. The potential for a reduction in water supply during drought conditions generally leads to both mandated and voluntary conservations measures during extended droughts. During these times, the costs of water can also increase. The increased dry fuels and fuel loads associated with drought conditions can also result in an increased fire danger. In areas of extremely dry fuels, the intensity and speed of fires can be significant. Water supply and flows for fire suppression can also be an issue during extended droughts.

Other qualitative impacts associated with drought in the planning area are those related to water intensive activities such as, municipal usage, commerce, tourism, recreation, and agricultural use. Drought conditions can also cause soil to compact and not absorb water well, potentially making an area more susceptible to flooding.

With more precipitation likely falling as rain instead of snow in the Sierra's, and warmer temperatures causing decreased snowfall to melt faster and earlier, water supply is likely to become more unreliable. In addition, drought and water shortage is predicted to become more common. This means less water available for use over the long run, and additional challenges for water supply reliability, especially during periods of extended drought.

The City of Ione has adopted Water Efficient Landscaping Ordinances and encourages property owners to incorporate low maintenance landscaping practices. Some examples of low maintenance landscaping include removing sod and replacing it with a decorative rock lawn or installing artificial grass. Another landscaping alternative is to plants that thrive in an arid climate.

### Future Development

As the population in the area continues to grow, so will the demand for water. The Amador Water Agency (AWA) provides water to the City through reliable surface water sources. However, population growth in the City will continue to increase the demand for water. Ongoing planning will be needed by the City and AWA to account for population growth and increased water demands.

In an effort to conserve water, the City will, at some point, need to examine implementing a requirement that all new subdivisions be constructed to allow for tertiary treated recycled effluent to be used to irrigate yards, much in the same way Castle Oaks Golf Course uses tertiary treated effluent to irrigate the golf course. Using tertiary treated water for irrigating yards is being used in larger cities in the southwestern part of the United States.

The City will need to work to encourage the State of California to construct more reservoirs to capture rain and snow runoff for later use. Ongoing planning activities will also need to focus on additional enclosed potable water storage tanks for consumer use and fire protection.

### *Earthquake (large damaging/small)*

**Likelihood of Future Occurrence**– Unlikely/Occasional  
**Vulnerability**–Low

### Hazard Profile and Problem Description

**Note:** Though a low significance hazard for the City, due to its importance in the State of California, earthquake is profiled here. It is a low significance hazard for mitigation strategy planning purposes.

An earthquake is caused by a sudden slip on a fault. Stresses in the earth's outer layer push the sides of the fault together. Stress builds up, and the rocks slip suddenly, releasing energy in waves that travel through the earth's crust and cause the shaking that is felt during an earthquake. Earthquakes can cause structural

damage, injury, and loss of life, as well as damage to infrastructure networks, such as water, power, gas, communication, and transportation. Earthquakes may also cause collateral emergencies including dam and levee failures, seiches, hazmat incidents, fires, avalanches, and landslides. The degree of damage depends on many interrelated factors. Among these are: the magnitude, focal depth, distance from the causative fault, source mechanism, duration of shaking, high rock accelerations, type of surface deposits or bedrock, degree of consolidation of surface deposits, presence of high groundwater, topography, and the design, type, and quality of building construction.

The City noted that the east end of Wildflower Unit 5 (near Charles Howard Park in southern Ione) sits on top of a hill with a steep slope abutting homes in Units 3 and 4. Soil disturbance and heavy rains could lead to erosion of the hillside if proper soil stabilization measures are not implemented during construction or after the homes are sold to private property owners. Soils in this area could also be impacted by seismic events too.

### Location and Extent

Since earthquakes are regional events, the whole of the City is at risk to earthquake. Ione and the surrounding area are at limited risk from significant seismic and geologic hazards. There are no known or inferred active faults within the City.

The amount of energy released during an earthquake is usually expressed as a magnitude and is measured directly from the earthquake as recorded on seismographs. An earthquake's magnitude is expressed in whole numbers and decimals (e.g., 6.8). Seismologists have developed several magnitude scales, as discussed in Section 4.2.12 of the Base Plan. The closest known source of large earthquakes is the Sierra Frontal Fault System along the eastern margin of the Sierra Nevada, which includes the Carson Valley Fault. This fault is located within a few miles of the eastern border to the County and has been evaluated as being able to generate earthquakes that produce levels of damage up to VII on the Mercalli Scale (equivalent to 5.5 to 6.5 on the Richter Scale). During a Mercalli VII, most people are alarmed and run outside. Damage is negligible in buildings of good construction, considerable in buildings of poor construction.

Another measure of earthquake severity is intensity. Intensity is an expression of the amount of shaking at any given location on the ground surface. Seismic shaking is typically the greatest cause of losses to structures during earthquakes. The City is located in an area where few earthquakes of significant magnitude occur, so both magnitude and intensity of earthquakes are expected to remain low. Seismic shaking maps for the area show Amador County and the City fall within a low to moderate shake risk. The City of Ione 2009 General Plan Noise and Safety Element noted that the nearest fault to the planning area is the Foothill Fault System, which is approximately 7 miles to the east. The Foothill Fault System is considered a potentially active fault capable of an earthquake with a magnitude of 6.5 on the Richter scale.

### Past Occurrences

The City noted no past occurrences of earthquakes or that affected the City in any meaningful way. Citizens, however, have felt tremors from time to time, but no damage has been recorded.