

**AGENDA
CITY OF IONE
PLANNING COMMISSION MEETING**

*Amber Hoiska, Chairman
Joe Wylie, Vice Chairman
Madison Buccola, Commissioner
Mark Gebhardt, Commissioner
Michael Politi, Commissioner*

**DUE TO THE GOVERNOR'S EXECUTIVE ORDER N-25-20 ADOPTED
MARCH 17, 2020, THE PLANNING COMMISSION OF THE CITY OF IONE WILL BE CONDUCTING
THEIR MEETING VIA ZOOM AND IN PERSON AT 1 E. MAIN STREET**

City of Ione is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://zoom.us/j/2351961316?pwd=d3lWTW0zbVJlbjQONXBDQWtpZkRyUT09>

Meeting ID: 235 196 1316

Passcode: 95640

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Meeting ID: 235 196 1316

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Find your local number: <https://zoom.us/u/aex3ZLbggp>

**Tuesday, October 11, 2022 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 lone Planning Commission at this time on any subject within the jurisdiction of the lone 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 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

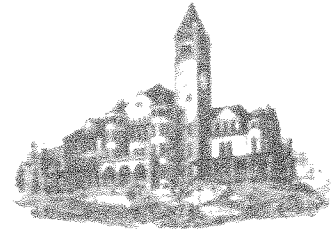
Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you 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.



CITY OF IONE PLANNING COMMISSION STAFF REPORT



DATE: October 4, 2022
TO: Honorable Planning Commission
FROM: Beth Thompson, City Planning
SUBJECT: Focused General Plan 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 – Chapters 7 and 8;
2. Take public comment; and
3. Provide feedback to staff regarding the Focused General Plan 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.

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 and ADU Handbook

The Focused Zoning Code Update and the ADU Handbook have been completed.

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 are being 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. In August 2021, a study session was held to present and review the Focused Zoning Code Update. This August 2022 study session will focus on the initial draft of revisions to the Draft General Plan.

DISCUSSION:

Note: The Planning Commission is not requested to take any action at this time – this item is a study session to receive feedback prior to presenting the draft revisions to the Planning Commission for a recommendation to the City Council.

The Focused General Plan Update builds upon the Background Report prepared in August 2021 that addressed the community's vision for Ione and included an audit of the existing General Plan. The Background Report described the revisions to be made to the General Plan as part of the Focused General Plan Update.

The Planning Commission is presented with the draft revisions to the following General Plan elements for discussion:

7. Economic Development

The Economic Development Element is updated to remove outdated information, to simplify language to make the element easier to read and implement, and to enhance economic development efforts. *The Ione Demographic Report (Attachment 2) is provided as an informational item – City Planning staff worked with the City Manager to prepare this report to provide updated information regarding Ione's population, household, and employment demographics.*

8. Public Services

The Public Services Element is updated to remove outdated information, to simplify language to make the element easier to read and implement, and to emphasize the City's desire to ensure public schools are located in Ione to serve all grade levels.

Next Steps

Next steps in the Focused General Plan Updates process include:

1. Planning Commission Hearing. Staff will prepare the PC Hearing Draft General Plan Update that incorporates Planning Commission input from the August and October 2022 study sessions. The PC Hearing 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.
2. City Council Hearing. The Planning Commission's recommendation will be forwarded to the City Council for consideration 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 – Focused General Plan Update: Chapters 7 and 8

Attachment 2 – Ione Demographic Report, May 2022



INTRODUCTION

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

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

Ione will promote economic development as a way to provide local commercial and employment opportunities, reduce retail sales leakage to other communities, and improve the quality of life for all City residents.



ECONOMIC DEVELOPMENT

IN THIS SECTION

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

VISION

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

PURPOSE

This Economic Development Element identifies the City's strengths and weaknesses as it seeks to provide a full range of employment, housing, retail/service, recreation, and entertainment options to residents. This Element establishes goals, policies, and actions to improve the City's prosperity, maintain regional competitiveness, ensure accessibility to assets, market the City, and encourage more commercial development and job generating land uses within Ione.

RELATED PLANS AND PROGRAMS

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

ECONOMIC DEVELOPMENT



A STUDY IN ECONOMIC DEVELOPMENT STRATEGIES FOR THE CITY OF IONE (2003)

This report contains an analysis of the market potential for business development within with City, and in particular, the ~~downtown~~ Downtown area. The study also forecasts the future outcome of the retail potential of the City. It identifies retail market demands, what can be supported, and what areas need improvement to attract adequate retail businesses. This study also makes suggestions for how the City can work towards these goals in the future, such as incentives and other measures.

DEVELOPMENT IMPACT FEE ~~STUDY~~ SCHEDULE

The City maintains a Development Impact Fee (~~DIF~~) Schedule to apply costs associated with provision of services and infrastructure ~~provision~~ to new developments ~~as they occur~~. Areas of service including police, fire/, emergency medical service, ~~water~~, sewer, ~~schools~~, roadways, City facilities, ~~and~~ other infrastructure, and services were considered in the DIF. Regular updates to the ~~DIF~~ Development Impact Fee Schedule are needed as conditions and costs change over time. Costs associated with infrastructure and services provided by other agencies, including water (Amador Water Agency), regional roadways (Amador County Transportation Agency), and schools (Amador County Unified School District) are addressed through impact fees adopted by those agencies.

CITY OF IONE DOWNTOWN ~~REVITALIZATION~~ PLAN

The City of Ione Downtown ~~Revitalization~~ Plan (Downtown Plan) was adopted in ~~May 1994~~ November 2012. The ~~intent of the~~ Downtown Plan is to examine the business climate, land use, circulation, and infrastructure ~~issues in the Downtown~~, and provides a framework for growth and development in the Downtown. The Downtown Plan establishes a comprehensive land use plan, provisions for public and private realm development, circulation, parking, and infrastructure, and an economic development strategy. The Downtown Plan establishes four implementing actions to foster economic development in the Downtown, including an Economic Development Committee, promoting special events, identifying catalyst development projects, and developing a logo for Downtown Ione. ~~to provide a retail and tourism market analysis as part of the development of a comprehensive strategy for implementing downtown revitalization. The goals of the Plan include creating a framework for future efforts, to include the City government, private businesses, and interested citizens and to make the performance of the business sector a priority. While the general goals of this plan are still relevant, other plans, including this General Plan, a future Redevelopment Plan, and master planning for the downtown will take precedence in efforts to develop and improve downtown Ione.~~

BUSINESS AND COMMUNITY ASSOCIATIONS

The City works with business and community associations ~~work with the City~~ to promote downtown business development. The associations encourage economic development through city beautification, hosting events, and provides marketing for local businesses.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

Economic prosperity requires an adequate supply of land, interest from the development community in ~~and~~ uses that benefit Downtown, a strong, adequately trained local workforce, trade opportunities, a sound infrastructure system, and financing mechanisms. This Economic Development Element is tied to the Land Use Element and Downtown Plan through policies related to allowed uses, architectural and design requirements, ~~lot coverage~~, density, intensity, and infill of underutilized properties. The



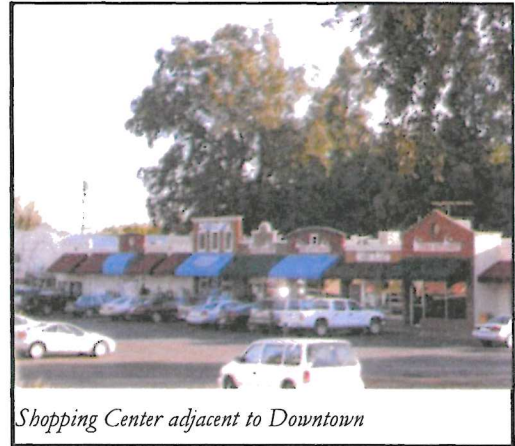
ECONOMIC DEVELOPMENT

Public Facilities Element relates to the Economic Development Element in establishing goals and policies for the City's infrastructure improvements, community services, and public facilities. This Element is also closely related to the Circulation Element, which contains policies related to improving circulation and access that support economic development.

SETTING, ISSUES, AND CONSIDERATIONS

RETAIL, ~~AND~~ SERVICES, ~~AND~~ RESTAURANTS

Ensuring sufficient retail ~~and~~ service, ~~and~~ restaurant ~~commercial facilities opportunities~~ is an overarching need of the City. The two primary shopping areas within the central core of Ione, ~~downtown~~ Downtown and the small shopping center adjacent to ~~downtown~~ Downtown, do not provide complete basic needs, resulting in residents frequently shopping in other cities. Various strategies and reports have been utilized in the City in years past to entice additional retail and service development, with limited success.



Shopping Center adjacent to Downtown

Ione's commercial core generally runs a few blocks along Main Street. An expansion of the ~~downtown~~ Downtown area could include additional blocks along Jackson Street, providing greater retail and office opportunities. The existing retail buildings and assets are aging, but considered a part of the charm of Ione's historic ~~downtown~~ Downtown character. Revitalization and intensification of the ~~downtown~~ Downtown would improve the overall image and atmosphere within Ione and would make the ~~downtown~~ Downtown more vibrant and economically stable. Expansion of the ~~downtown~~ Downtown retail area would need to consider the renovation and refurbishment of existing buildings, as well as development standards necessary to entice development, ~~adaptive~~ and reuse of ~~historic and aging~~ such facilities, ~~and~~ adequate parking, and pedestrian and vehicle connections to improve circulation.

SMALL TOWN QUALITY OF LIFE

Ione's small population, central ~~downtown~~ Downtown area, and numerous historic resources provide residents and visitors with a sense of community and local character. ~~While the~~ The City aims to make room for ~~more~~ development that meets the community's needs, including economic development efforts ~~will to serve~~ balance the needs of the existing population and the anticipated growth. Downtown businesses will remain focused on providing goods and services to the residents of Ione.

ENTERTAINMENT AND TOURISM

The City is seeking additional means of providing both entertainment to its residents and regional attractors to increase tourism and visitation to the community. These are high priorities for both ~~downtown~~ Downtown and Citywide commercial development, as established in community meetings and via direction provided by the City Council.

The Castle Oaks Golf Course is one of two golf courses located in Amador County that attracts visitors from throughout the region. Howard Park and the Ed Hughes Memorial Arena provide a wide range of recreation opportunities which bring people to Ione. Howard Park includes regional sports facilities

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for soccer and baseball. The Arena hosts many special events for local and regional groups, drawing visitors to the City. Ione's scenic vistas and open spaces draw bicyclists to the region. Additionally, Ione has several historical attractions, including the Preston School of Industry (known as The Castle) and the historic ~~downtown~~ Downtown. There are several lakes in the region with fishing, camping, and boating, such as Pardee Reservoir, Camanche Reservoir, and Lake Amador. Special events in Ione include Ione Homecoming (an annual community picnic celebration and parade at Howard Park), street fairs, Christmas parade, and other community celebrations and gatherings. As Ione grows, these attractions can provide a backbone to tourism-generated income.

EMPLOYMENT

Major employers in the City include the State of California, ~~which~~ employs workers at the Mule Creek State Prison, ~~the Preston Youth Correctional Facility~~, and the CAL FIRE Training Academy. Since these state facilities operate at all times and bring workers from throughout the region, many opportunities exist for attracting these employees' retail and restaurant spending. Additional employers within the City and the surrounding area include the City of Ione, Castle Oaks Golf Course, mining and agricultural operations, and the community services sector ~~employment~~. Development opportunities exist for industrial and office development in the Industrial Park and Triangle Policy areas (see Land Use Element), and for office, retail, service, and restaurant uses ~~downtown~~ Downtown, in the Preston Reuse Policy Area (see Land Use Element), and other parts of the City. As these areas are developed or intensified, more employment opportunities will become available in the City.

HISTORIC SITES

The Preston Castle is a treasured resource and attraction for the City of Ione. Built between 1890 and 1894, the Castle is the most significant example of Romanesque Revival architecture in the Mother Lode. The facility is listed as California Registered Historical Landmark No. 867 and on the National Register of Historic Places (NPS-75000422). It was originally built to house the Preston School of Industry. However, new facilities were completed for the school in 1960 and the castle was closed.

Additional historic sites and features of the City include the Ed Hughes Memorial Arena and racetrack, located at Howard Park. The racetrack is one of the oldest of its kind still in existence. Additionally, the Ione Community Cemetery, next to Howard Park on Church Street, reflects the pioneer history of Ione and dates back to 1852. Numerous buildings in ~~downtown~~ Downtown Ione represent Ione's history and present a resource and attraction for the City.

ISSUES THIS ELEMENT ~~ADDRESSES~~ ATTEMPTS TO SOLVE

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

- Downtown buildings are a treasured historic resource, and maintenance and preservation of such resources are critical to the success of ~~downtown~~ Downtown.
- Sales revenues which could support the community are being lost as shoppers travel to surrounding areas to make many purchases.
- Ione provides attractions for tourists but lacks sufficient entertainment and dining options to support residents and visitors to the community.
- ~~Parking requirements in downtown are a negative factor for attracting businesses to Ione.~~
- The City should achieve a jobs-housing balance by ensuring a balanced supply of job



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generating land uses and residential uses.

GOALS, POLICIES, AND ACTIONS

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

GOAL ED-1: Diversify Ione's economy by facilitating and encouraging land uses providing substantial and sustainable fiscal benefits to the City and residents.

Policy ED-1.1: ~~The City shall e~~nsure an adequate supply of commercially viable land for future development.

Action ED-1.1.1: As part of the General Plan Annual Report, identify need for additional locations for office, industrial and retail uses.

Action ED-1.1.2: Target grants, redevelopment programs, and other incentives to underutilized and vacant sites more adequately suited for vibrant and successful revenue-generating uses.

Action ED-1.1.3: ~~The City shall p~~ursue annexation of lands within the Sphere of Influence as necessary to ensure an adequate supply of developable land, consistent with LAFCo proceedings. (Cross reference: LU 1.4, LU 1.5)

Policy ED-1.2: ~~The City shall i~~mprove the viability of commercial retail and office space within the community.

Action ED-1.2.1: Offer incentives to business owners and property owners for facade improvements, historic rehabilitation, and other building improvement programs in the ~~downtown~~ Downtown.

Action ED-1.2.2: Prepare an Ione Trade Area Report that identifies the City's demographics, regional demographics, and highlights key opportunity areas within retail, service, entertainment, healthcare, and technology sectors to assist businesses in understanding the benefits of Ione and the local demand for various commercial, industrial, and recreation/entertainment business sectors.

Policy ED-1.3: ~~The City shall s~~upport the retention and ongoing operation of mining and industrial uses within and around the City, including the successful ~~neighboring of~~ transition between such uses ~~with and~~ surrounding areas.

Action ED-1.3.1: Actively work with property owners and developers to facilitate development of the planned industrial and office parks in the Industrial Park and Triangle Policy Areas south of the central City and elsewhere

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as designated by this General Plan. (*Cross reference: LU 1.10, LU 1.17*)

Action ED-1.3.2: Foster retail and restaurant uses to support new industrial and office development.

Action ED-1.3.3: Require heavy industrial uses and mining to include transitions in intensity, buffers, or other methods to reduce potential impacts on residential and sensitive uses. Buffers may include land designated for other uses, such as agriculture, commercial, or open spaces.

Policy ED-1.4: ~~The City shall~~ Support non-profit business and merchant associations which aim to promote a strong business base, encourage joint marketing, and improve the City's business climate.

Action ED-1.4.1: Collaborate with local businesses and merchant associations to promote and advertise local events and attractions.

Action ED-1.4.2: Work with local non-profit and historical preservation groups and others to identify potential tourism-oriented market opportunities and to develop strong links between local businesses and regional tourist markets.

Policy ED-1.5: ~~The City shall~~ Provide a variety of housing types within and around Ione to support a diverse economy, including entry-level housing, senior housing options, and executive housing. (*Cross reference: H 5.5.1*)

Policy ED-1.6: ~~The City shall~~ Review update the Zoning Code and Downtown Plan at least every five years and update to provide flexibility within the ~~downtown~~ Downtown and ~~downtown~~ Downtown transition areas, and economic revitalization areas to facilitate economic vitality development, including home-based businesses and telecommuting. (*Cross reference: LU 2.1.3*)

GOAL ED-2: Encourage expansion of retail and services to meet local demands and generate tax revenues for the City.

Policy ED-2.1: ~~The City shall~~ Support and foster increased commercial activity among businesses within the community. (*Cross reference: LU 2.3.1*)

Action ED-2.1.1: Work with local business organizations, merchant groups, and local brokers and developers to attract companies that will serve Ione's specialty retail, some regional needs (e.g., electronics, home décor, crafts and art, fashion- oriented department stores, children's stores, beauty and spa), and other amenities to serve the community (e.g., restaurants, coffee shops, specialty businesses, ethnically diverse enterprises, and services).



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- Policy ED-2.2: ~~The City shall~~s Strategically locate regional retail and commercial properties to take advantage of the local and regional transportation corridors (e.g., State Routes 104 and 124).
- Policy ED-2.3: ~~The City shall~~i Identify and target retail expansion and attraction efforts on companies and institutions that provide jobs with benefits and competitive wages for Ione residents. (Cross reference: LU 2.3.1)
- Policy ED-2.4: ~~The City shall~~P Promote local Ione businesses by encouraging residents and employees to obtain their goods and services locally.
- Policy ED-2.5: ~~The City shall~~P Promote ~~Ione's~~its growing labor force and availability of both land and infrastructure as assets to attract new businesses to the community.

GOAL ED-3: Revitalize ~~downtown~~ Downtown and other existing business ~~areas~~ with a mix of uses, ~~and~~ gathering places, and attractions for daytime and nighttime activities.

- Policy ED-3.1: ~~The City shall~~e Continue to improve and invest in the ~~downtown~~ Downtown in order to create an economically diverse and financially successful district with offices, businesses, retail, services, entertainment, residential uses, and public spaces. (Cross reference: LU 1.9)

Action ED-3.1.1: Encourage reuse and revitalization ~~occupation~~ of underutilized or vacant ~~existing~~ buildings within ~~downtown~~ Downtown. (Cross reference: LU 3.1.1)

Action ED-3.1.2: Convene the Economic Development Committee to:

- Implement the Downtown Plan's economic development components.
- ~~PP~~ Prepare a Downtown Marketing Plan ~~or Economic Development Plan~~ that targets potential new businesses, including restaurants, retail, high quality commercial, and entertainment venues.
- Prepare business attraction materials that address attracting desired businesses to the Downtown and also address attracting technology, industrial, and other businesses with footprints or uses that may not be suitable for Downtown to other areas of the City.



Downtown Ione

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- Action ED-3.1.3: Promote “buy local” campaigns to encourage Ione residents to shop in Ione’s businesses instead of traveling to other communities to make purchases.
- Action ED-3.1.4: Complete an assessment of infrastructure deficiencies in the ~~downtown~~ Downtown and ensure that infrastructure is adequate to support planned intensity and density of land uses, including provision of adequate parking. (*Cross reference: PF 1.1, CIR 1.8*)
- Action ED-3.1.5: When historic architectural resources that are either listed in or determined eligible for inclusion in the NRHP or the CRHR, or the local historical registry, are proposed for demolition or modification, require an evaluation of the proposal to determine whether the project proposal would result in an adverse impact on the historic resource. If an adverse impact to the resource is identified, feasible measures shall be identified to mitigate the impact, which may include modification of the design, reuse of the structure, or avoidance of the structure.
- Action ED-3.1.6: Promote community participation in the preservation of historic resources in the City.
- Policy ED-3.2: ~~The City shall e~~Encourage an entertainment district in downtown, with a theater complex, restaurants, and other entertainment uses.
- Policy ED-3.3: ~~The City shall use~~Use RRedevelopment and other financial tools to enhance economic development. (*Cross reference: CIR 3.3, H 4.4, LU 3.1.6*)
- Action ED-3.3.1: ~~Explore financing and redevelopment mechanisms available~~ Create ~~and utilize a Redevelopment Agency~~ to coordinate and implement ~~downtown~~ Downtown improvement projects.
- ~~Action ED-3.3.2: Finalize the City’s Redevelopment Plan and establish a Redevelopment District within Ione.~~
- Action ED-3.3.3: Work with property owners and developers to attract private investment to opportunity and reuse~~redevelopment~~ sites.
- Action ED-3.3.4: Supplement private and public funds through use of Community Development Block Grants and other outside funding mechanisms whenever possible to stimulate economic development in the City.
- Policy ED-3.4: ~~The City shall u~~utilize infrastructure strategies that support development in infill areas including vacant and under-utilized lots within the ~~downtown~~ Downtown area. (*Cross reference: H 4.5*)
- Action ED-3.4.1: Continue to review and revise the Zoning Code when necessary to provide flexibility for special infill and ~~redevelopment~~ reuse situations including incentives for development within the ~~downtown~~ Downtown area. (*Cross reference: CIR 1.8.1*)



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GOAL ED-4: Attract and retain a balance of businesses that provide a full range of quality career choices, serving entry-level as well as highly trained workers

Policy ED-4.1: ~~The City shall~~ Promote high-quality employment ~~increase the number of jobs~~ within Ione by coordinating economic development efforts with the needs of local businesses.

Action ED-4.1.1: Provide labor market information to local educational institutions and youth and adult training agencies for planning and curricula purposes on an annual basis.

Action ED-4.1.2: Promote and support business activities that support schools, such as school partnerships, City student internships, faculty internships, and job shadowing.

Action ED-4.1.3: Foster an on-going connection with existing industries to retain businesses by effectively responding to concerns, whenever possible.

Policy ED-4.2: ~~The City shall e~~ Encourage Ione residents and employees to live, ~~and work,~~ shop, and recreate in the community.

Action ED-4.2.1: Work with local businesses and merchant groups to support “jobs first” and “first hire” programs to optimize hiring Ione residents.

Action ED-4.2.2: Promote housing development for all income-levels which are compatible with the employment opportunities within the City. (*Cross reference: H4.2*)

Policy ED-4.3: ~~The City shall e~~ Support ~~stabilish~~ programs to attract new businesses.

Action ED-4.3.1: ~~Annually Review and~~ update the City’s framework for planning, entitlement review, and development at least every five years to - ~~Framework for Planning, Entitlement Review, and Development, providing~~ ensure developers and interested landowners ~~with have~~ the information necessary to quickly apply for development permits within the City.

Action ED-4.3.2: Identify target businesses and retail sectors which will be most compatible with the needs of the community and the existing business and retail options available to residents.

Action ED-4.3.3: Establish a process or program to provide expedited review of development applications for targeted projects in key development sites.

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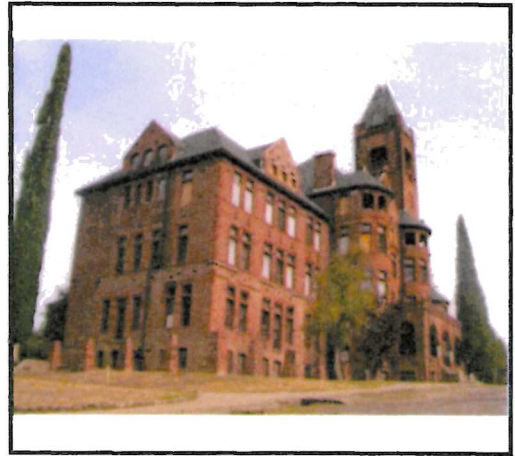
GOAL ED-5: Promote the City as a regional destination with a recognizable City identity and brand, while retaining the small town quality of life.

Policy ED-5.1: ~~The City shall increase the number of visitors to Ione by~~ promoting the many attractions and activities within the City ~~to increase tourism.~~

Action ED-5.1.1: Partner with regional tourist destinations to promote Ione as a family destination or day-trip from nearby hotels, wineries, and casinos.

Action ED-5.1.2: Advertise the many activities and diverse resources of Ione including, but not limited to, the Castle, historic ~~downtown~~ Downtown, Howard Park, equestrian opportunities, wineries, golfing, bicycling, lakes, fishing, camping, and other outdoor recreational opportunities.

Action ED-5.1.3: Create a recognizable ~~city~~ Ione brand, which emulates the resources of the community and draws interest from a diverse population of visitors.



Policy ED-5.2: ~~The city shall~~ protect and enhance the historic character of the ~~downtown~~ Downtown. (Crossreference: LU 1.9)

Action ED-5.2.1: Identify programs such as historic tax credits which could provide support to the City's preservation efforts.

Action ED-5.2.2: Seek out grants and participate in federal and state historic preservation programs, including Main Street USA and Preserve America, in order to provide funding and resources for ~~downtown~~ Downtown redevelopment and improvement.

Action ED-5.2.3: Develop historic preservation and sign ordinances that allow flexibility to property owners to maintain and enhance their buildings ~~downtown~~ Downtown while preserving their historic character.

Action ED-5.2.4: Develop pattern books and other design manuals to assist property owners in developing effective and cost efficient façade enhancements of existing buildings.



ECONOMIC DEVELOPMENT

Policy ED-5.3: ~~The City shall~~ Enhance entertainment options for residents and visitors.

Action ED-5.3.1: Work with local businesses to host special events within the ~~downtown~~
Downtown and at key attractions, such as Howard Park and the Castle.



INTRODUCTION

Creating a successful, healthy community requires good land use planning, development of sound infrastructure systems, and the provision of public services to meet the needs of the community. This Element of the Ione General Plan addresses issues related to the public facilities serving the community. The setting and known issues related to these topics is described, and frames the goals and policies set forth to address such issues. Additional information related to the setting can be found in the General Plan Background Report, bound under a separate cover. Goals, policies, and action items are identified which ensure that the planned local government services are adequate to serve the community and to meet expectations and needs of residents and businesses.

Please turn to Page 8-2 for a complete listing of contents covered in this Element, with page number references.

This Element of the General Plan addresses the following public facilities:

- Water Service;
- Sewer Service;
- Stormwater Drainage;
- Solid Waste;
- Public Schools & Libraries
- Civic Buildings;
- Electricity & Gas;
- Communications;
- Police and Fire Protection
- Cemeteries



PUBLIC FACILITIES

IN THIS SECTION

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

VISION

Ione's public facilities and infrastructure will continue to be able to adequately serve the demands of the community. Public facilities in Ione will continue to support and enhance the quality of life for residents and the ongoing success of industry and commerce. The current infrastructure and facilities should remain in excellent condition to serve all residents, workers, and visitors. In addition, long-term planning and future development activities will guide the expansion of public facilities and services.

All properties within the City will have adequate utility service, including water, sewer, drainage, solid waste, electrical and natural gas systems to support the population and protect property and the environment. The City will strive to resolve any infrastructure and facilities issues with other agencies through partnerships and collaboration. Ione will have adequate capacity for water demands, sewer treatment, and storm water drainage.

Quality education will be available to people of all ages. [Local schools](#) and library facilities will meet the needs of a growing population. New schools will be built to serve neighborhoods and school plans will be designed with shared facilities (such as gyms, parks, and libraries) to reduce cost and optimize use. Events and activities coordinated with local and regional schools will support a cohesive social community within the City. Adults may continue [life-long learning](#) and vocational training at a local community college, preferably located in Ione.

Ione will provide high quality, reliable, and quick emergency response and public safety services. Proactive efforts, such as patrols, inspections, and risk management, will reduce the number of emergencies. In addition, faster and better response will ensure that lives are saved and property is protected.

PURPOSE

The Public Facilities Element identifies the types and levels of service necessary to support a healthy and viable community. Public services are an important part of the health and well-being of the community, as everyone depends on their provision. The goals, policies, and action items provided in this element will ensure that the City provides high levels of reliable service to its residents, workers, and visitors.

PUBLIC FACILITIES



RELATED AGENCIES, PLANS AND PROGRAMS

The related agencies, plans, and programs section provides a brief summary of the other factors that may influence how the City's General Plan policies are implemented.

CITY OF IONE

Capital Improvement Program (CIP)

The City of Ione maintains a CIP that identifies multi-year capital projects and equipment purchases that will enhance the City's major facilities and operations. The CIP also includes planning schedules and identifies potential financing options.

Wastewater Master Plan

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

City of Ione Police Department

The Ione City Police Department (PD) provides law enforcement services, including traffic enforcement, patrol, and investigation. The Ione PD relies on Amador County Sheriff's Office for specialized team services. The Ione PD jurisdiction includes all areas within the City limits and it provides mutual aid to the Sheriff's office for the unincorporated area within the City's SOI, as well as a larger service area. As areas are annexed into the City, they are served by the Ione PD.

City of Ione Fire Department

The City of Ione Fire Department (FD) provides fire prevention, fire protection, fire suppression, basic life support ~~(BLS)~~, low-angle rescue, and water rescue services. For calls involving emergency medical services, Ione FD provides basic life support ~~BLS~~ response until American Legion Ambulance Service arrives to perform advanced life support and ambulance transport. The FD provides services to all areas within the city limits, including both of the prisons and the state fire academy (all are located within the city limits), plus a primary response area defined through an automatic aid agreement with Amador Fire Protection District. Emergency calls for the entire County are received by the Amador County Sheriff's Office, which transfers calls to the fire dispatch center at CAL FIRE in Camino. The FD is then dispatched for all calls within its primary response area.

The Ione FD has a Master Plan with set goals and objectives to outline its future. The Master Plan lists out specific time frames for implementing certain tasks, based on an immediate, short, medium, and long range plans spanning up to 20 years. Typical goals include specifying equipment needs, staffing goals, improving fire protection coverage, infrastructure upgrades, and new facilities.

AMADOR COUNTY & REGION

Local Agency Formation Commission (LAFCo) of Amador County

LAFCOs are State-mandated quasi-judicial countywide commissions. They oversee boundary changes of cities and special districts, the formation of new agencies, and the consolidation or reorganization of



PUBLIC FACILITIES

special districts and cities. Amador LAFCo will consider any subsequent changes to the City's Sphere of Influence boundary, annexation requests, or changes to service districts or boundaries affecting the City.

Amador County Sheriff's Office

The Amador County Sheriff's Office (ACSO) provides patrol, investigation, and dispatch services. ACSO provides emergency 911, law enforcement, and ambulance dispatch services throughout Amador County, and operates the Amador County Jail. ~~The Sheriff's Office ACSO serves areas outside of the city, and~~ is also responsible for responding to law enforcement calls and provides patrol and investigative services in unincorporated Amador County. ~~ACSO also provides emergency 911, law enforcement, and ambulance dispatch services throughout Amador County, and operates the Amador County Jail.~~

Amador County Unified School District (ACUSD)

The City of Ione is served by the Amador County Unified School District (ACUSD). ACUSD operates two public schools, Ione Elementary and Ione Junior High, within the City limits.

Amador Water Agency

Water service to Ione is provided by the Amador Water Agency (AWA). The City gets its water from the Tanner Reservoir, transported via the Ione Pipeline, to the Ione Water Treatment Plant, where the water is treated and distributed to residents.

Amador Water Agency Urban Water Management Plan

The Urban Water Management Plan (UWMP) is utilized by the AWA for the management of the Agency's water supplies and water demands covering a range of normal and drought conditions. The UWMP provides information and protections regarding water supply availability and future water demands for AWA's service areas.

Amador County Integrated Solid Waste Management Regional Agency

The Regional Agency is composed of representatives from each jurisdiction in Amador County and manages the solid waste contracts. Solid waste services are contracted out to private service providers.

Pacific Gas and Electric Company

Pacific Gas and Electric Company (PG&E) is the only electrical and natural gas service provider in the area and has the facilities to transmit and distribute electricity and natural gas.

AT&T

AT&T is the ~~only primary local wired~~ telephone service provider in the area and has the facilities to provide telephone service.

Volcano Communication

Volcano Communications is the ~~only primary cable television service~~ telecommunications provider in the area and has the facilities to provide cable television service.

PUBLIC FACILITIES



STATE OF CALIFORNIA

California Integrated Waste Management Act

The California Integrated Waste Management Act (CIWMA) requires each city and county to prepare, adopt, and submit to the California Integrated Waste Management Board a source reduction and recycling element (SRRE) that demonstrates how the jurisdiction will meet the mandated diversion goals.

California Highway Patrol

The California Highway Patrol (CHP) provides law enforcement and patrol services throughout Amador County on state highways, freeways, and unincorporated roadways. The CHP has primary jurisdiction on roads used for hazardous materials transport. In addition, cell phone emergency (911) calls are automatically routed to the CHP.

CAL FIRE

The California Department of Forestry and Fire Protection (CAL FIRE) is responsible for responding to wildland fires in the area around the City of Ione. In addition, CAL FIRE provides mutual aid assistance to the Ione Fire Department.

Mule Creek State Prison Fire Department

The Mule Creek State Prison Fire Department is responsible for protecting property belonging to the California Department of Corrections, including the Preston School (California Youth Authority). The Mule Creek State Prison Fire Department also provides response within the City's primary response area when specifically requested.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

This Element is closely related to the Land Use, Conservation, Noise and Safety and Circulation Elements. Public utility infrastructure must support the varied land uses and often shares the same rights-of-way with circulation routes. The Land Use Element specifies locations for major public facilities such as schools, water treatment plants, and government buildings. The Noise and Safety Element ensures public facilities are adequately protected from hazardous conditions. The Conservation Element deals with water conservation, recycling and quality, which relate to overall water provision issues addressed in this Element. The Conservation Element addresses public parks and recreation opportunities which may share facilities with the agencies identified in this element. In addition, the Conservation Element addresses historic and cultural resources.

SETTING, ISSUES, AND CONSIDERATIONS

The Issues and Considerations section briefly describes the issues determined to be of most importance to the City Council and residents. These issue topics were gathered through extensive community outreach and comments from both the public, elected leaders, and City staff. These issues and considerations provide background information and further provide a framework to create and interpret the General Plan policies.

For the reader's reference, **Figure 8-1** shows the location of the public facilities discussed in this element.



PUBLIC FACILITIES

WATER PROVISION

Residents desire a safe and reliable municipal water supply for drinking and for fire protection. The Amador Water Agency (AWA) provides wholesale, retail, raw, and treated domestic water to most of Amador County's residences and businesses, including those within Ione. The water system for Ione serves the residents of the City plus other areas in the unincorporated western portion of the County.

The limiting factor in AWA's water provision to residents in the County is the available water treatment capacity. As the City grows, there will be a need for increased water treatment capacity serving Ione.



Ione Water Treatment Plant (AWA)

In addition to potable water service, AWA provides non-potable raw water service to Howard Park, Preston Youth Correctional Facility, and Unimin mines, of which only the Unimin property is located outside of the City limits. AWA does not provide agricultural irrigation, as existing agricultural uses in much of the Ione Valley rely on groundwater.

WASTEWATER TREATMENT

The City of Ione provides wastewater treatment services to the City and limited wastewater treatment services to the Amador Regional Sanitation Authority (ARSA). The City operates two wastewater treatment and disposal facilities: the City of Ione Wastewater Treatment Plant (WWTP), otherwise known as the secondary treatment plant, and the Castle Oaks Water Reclamation Plant (COWRP), otherwise known as the tertiary treatment plant. The WWTP was designed to treat the wastewater received from the City to a secondary level for disposal, while the COWRP treats wastewater from ARSA to a tertiary level to be disposed of as irrigation for the Castle Oaks golf course.

Due to long term demand expectations and desire for high quality service, the City is pursuing a Wastewater Master Plan to increase its wastewater treatment capacity and level of treatment. The ultimate goal for the City is to treat all wastewater to a tertiary level and use the reclaimed water for irrigation, mining, and other appropriate uses in and around Ione.

In addition to potable water service, AWA provides non-potable raw water service to Howard Park, Preston Youth Correctional Facility, and Unimin mines, of which only the Unimin property is located outside of the City limits. AWA does not provide agricultural irrigation, as existing agricultural uses in much of the Ione Valley rely on groundwater.

PUBLIC FACILITIES



**FIGURE 8-1: PUBLIC
FACILITIES**
[Figure is being updated]



PUBLIC FACILITIES

WASTEWATER TREATMENT

The City of Ione provides wastewater treatment services to the City and limited wastewater treatment services to the Amador Regional Sanitation Authority (ARSA). The City operates two wastewater treatment and disposal facilities: the City of Ione Wastewater Treatment Plant (WWTP), otherwise known as the secondary treatment plant, and the Castle Oaks Water Reclamation Plant (COWRP), otherwise known as the tertiary treatment plant. The WWTP was designed to treat the wastewater received from the City to a secondary level for disposal, while the COWRP treats wastewater from ARSA to a tertiary level to be disposed of as irrigation for the Castle Oaks golf course.



Open drainage system with no paved sidewalk

Due to long term demand expectations and desire for high quality service, the City is pursuing a Wastewater Master Plan to increase its wastewater treatment capacity and level of treatment. The ultimate goal for the City is to treat all wastewater to a tertiary level and use the reclaimed water for irrigation, mining, and other appropriate uses in and around Ione.

STORMWATER DRAINAGE

Generally, the older sections of Ione have an inadequate storm drainage system. Many older streets and development lack storm drainage facilities or only have limited storm drainage facilities, such as open air drainage. In some areas of the City, no storm drainage facilities exist, requiring City staff to place temporary storm drainage structures to contain runoff. The City works ~~intends~~ to correct existing deficiencies in the stormwater drainage system through the CIP.

SOLID WASTE

The City is a member of the Amador County Integrated Solid Waste Management Regional Agency and receives a permit from them to handle solid waste services with private haulers. The City has a franchise agreement with ACES Waste Services for solid waste collection and recycling for residential and non-residential uses in the City.

PUBLIC SCHOOLS

Residents have expressed a great desire for high quality local education. Many residents have directly expressed their desires for a high school to be located in Ione, as well as a community college.

The City of Ione is served by the Amador County Unified School District (ACUSD). ACUSD operates two public schools, Ione Elementary and Ione Junior High, within the City limits. In 2025, ACUSD is planning to convert Ione Junior High School to Ione Elementary School, close Ione Elementary School, and move all ACUSD junior high students to Amador Junior High School. Ione's senior high students are bussed to Argonaut High School in Sutter Creek to attend high school.

Future growth of the City will increase the student population, and is likely to require the construction of new schools, and possibly a high school. Any new schools would need to be coordinated between the school district or community college district, the City, and other public service providers.

PUBLIC FACILITIES



LIBRARY

Amador County operates the library system within the County. The County has a local library branch within downtown Ione, the Ione Library, located at 25 East Main Street. A 2005 needs assessment of the library system determined that a new library facility was needed elsewhere in the County, and that existing libraries needed to upgrade their computer technology.

CITY HALL

City Hall serves as the administrative center for the City, housing all of the City's administrative functions and offices, including the City Council Chambers. City Hall also houses the Ione Police Department. The Ione Police Department is looking to relocate to a new facility due to space constraints at City Hall. Any future expansion and growth of the City is likely to also require additional staff and office space at City Hall. Potential administrative office expansion could be provided ~~if and when~~ should the Police Department ~~has~~ locate at a new facility and vacates their space at City Hall.



Police vehicle in front of City Hall

CEMETERY

The Ione Public Cemetery is the only public cemetery located in the City and is operated by the Township Number Two Public Cemetery District. The District estimates that their cemeteries have a combined capacity enough to provide burials through the period of this General Plan. Additional private cemeteries are also located in the City, and provide options for residents of the community.

LAW ENFORCEMENT FACILITIES

The Ione Police Department operates out of limited space within City Hall. As the City grows and more police officers are added, the Police Department will require additional office space. Future growth consideration will need to include the Department's future spacerequirements.

FIRE PROTECTION AND EMERGENCY MEDICAL FACILITIES

The City of Ione relies on paid-call firefighters. In addition to serving the City, Ione's firefighters operate in a service area of approximately 38 square miles outside its boundaries.

The Ione Fire Department operates from two fire stations, one located on W. Jackson Street (Station 1) in the downtown, and another located on Preston Avenue (Station 2) north of Sutter Creek just south of Waterman Road. Operations and management of the Fire Department are based out of Station 2. In the event of flooding or when the bridge over Sutter Creek is impassable, emergency response to either side of the creek is limited.



Near completion of Fire Station #2 in late 2008

Emergency medical aid service is provided by the Ione Fire Department as a first responder. Ambulance services are provided by the American Legion Ambulance Service, a non-profit organization.



PUBLIC FACILITIES

STATE FACILITIES

Mule Creek State Prison

The Mule Creek State Prison (MCSP) is a prison housing adult male inmates. The prison is located in the northern portion of the City and is controlled and operated by the State.

MCSP operates its own wastewater treatment facility but also treats wastewater from the Preston Youth Correctional Facility and the CAL FIRE Academy training facility. The MCSP wastewater facility is capacity constrained and unable to treat additional flows without expansion. Potential recommendations include connecting CAL FIRE's training facility to the City's wastewater system, allowing for expansion of the CAL FIRE facility.

Former Preston Youth Correctional Facility

The Preston Youth Correctional Facility ~~was~~ is a juvenile correctional facility housing male wards. The facility is located at 201 Waterman Road, just north of downtown. The facility is controlled and operated by the State. Residents in Ione have made frequent suggestions for the City to consider reuse of the facility as a potential community college site or other community-serving use in the event the correctional facility is closed.

CAL FIRE Academy

The CAL FIRE Academy, located at 4501 Preston Road, provides training in fire protection, fire prevention, law enforcement, administration, resource management, and fire crew management. The facility is controlled and operated by the State.



CAL FIRE entrance

ISSUES THIS ELEMENT ~~ADDRESSES~~ ~~TEMPTS TO SOLVE~~

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

- Designing and providing local services to meet the needs of local residents.
- Provision and maintenance of adequate public facilities to support anticipated growth in resident and workforce populations.
- Managing new development areas to ensure that roads, water lines, electrical facilities, storm drainage facilities, and sewer systems are constructed in advance of residential development.
- Coordinating with water, sewer, and utility service providers to reduce incidences of service interruption, improve the quality and sustainability of services, and reduce per-unit costs.
- Ensuring a clean water supply and adequate water and sewer capacity.

PUBLIC FACILITIES



- Developing and maintaining storm drainage facilities to prevent drainage issues when possible.
- Creating public schools that are at the forefront of educational efforts, seen as a viable option by all parents, and are safe for children.
- Ensuring that public facilities provide healthy and safe conditions and promote well-being for all residents, workers, and visitors of Ione.
- Minimizing visual impacts and physical impediments of utilities.

GOALS, POLICIES, AND ACTIONS

GOAL PF-1: Ensure the development of public infrastructure that meets the long-term needs of the community and ensure infrastructure is available at the time such facilities are needed.

Policy PF-1.1: Require sufficient capacity in all public facilities to maintain desired service levels and avoid capacity shortages or other negative effects on safety and quality of life. (*Cross reference: ED 3.1.4*)

Action PF-1.1.1: ~~The City shall~~ adopt a phasing plan for the development of public facilities in a logical manner that encourages the orderly development of roadways, drainage, sewer, and other public facilities. (*Cross reference: LU 1.3*)

Policy PF-1.2: Ensure adequate funding for public facilities maintenance, capital improvement projects, and redevelopment efforts. (*Cross reference: LU 1.3*)

Action PF-1.2.1: Ensure new development pays for long-term maintenance costs associated with infrastructure needed to support such development, such as through development impact fees and establishment of a financing district or mechanism. If financing districts are to be established, they shall be done concurrently with Final Map recordation.

Policy PF-1.3: ~~The City shall~~ require new development to provide adequate facilities and services or pay its fair share of the cost for facilities needed to provide services to accommodate growth, except for special circumstances when the City grants an impact fee reduction or waiver, such as to promote low-income housing programs or infill development projects. (*Cross reference: H 4.5.1, H 5.5.1, H 5.6.1, NS 7.2, NS 7.3*)

Action PF-1.3.1: During the development review process, the City shall not approve new development unless the following conditions are met:

- The applicant can demonstrate that all necessary infrastructure will



PUBLIC FACILITIES

be installed or adequately financed;

- Proposed infrastructure improvements are consistent with City infrastructure plans; and
- Proposed infrastructure improvements incorporate all feasible measures to maintain or increase public safety and/or reduce environmental impacts associated with the construction, operation, or maintenance of any required improvement.

Action PF-1.3.2: The City's Development Impact Fee Schedule shall either be updated at least every five years or tied to the Consumer Price Index (CPI) to account for increasing costs for facilities and services.

Policy PF-1.4: ~~The City shall not allow~~ Prohibit construction in phased projects; within all areas of the City, including newly annexed areas, until backbone infrastructure is completed that will provide for all phases of the development. Backbone infrastructure is defined as public services and facilities, such as collector and arterial roadways, including lighting, signage, landscaping, bikeways, and other public services and facilities for such roads. Exceptions may be made for projects that the City Council has determined serves a community need and the project will complete backbone infrastructure for the first phase and will construct backbone infrastructure for future phases prior to commencing construction of each phase.
(Cross reference: LU 1.4.1, CIR 1.1)

Policy PF-1.5: Limit s ~~Street lighting on City roadways shall be limited~~ to the minimum amount needed for public safety and shall be designed to focus light where it is needed (e.g., intersections). Streetlights shall consist of fixtures that are designed to block illumination of adjoining properties and prohibit light rays emitted from the fixture at angles above the horizontal plane.

Action PF-1.5.1: As part of the development review process, ~~the City shall~~ require that all nighttime lighting associated with new development be designed to limit upward and sideways spillover of light.

Action PF-1.5.2: As part of the development review process, the ~~City shall~~ restrict the use of reflective building materials that could cause glare.

GOAL PF-2: Promote efficiency, agency collaboration, and community design in the provision, location, and operation of public facilities and services.

Policy PF-2.1: ~~The City shall e~~ Collaborate with local and regional service providers to ensure adequate and efficient provision of public facilities and services.

PUBLIC FACILITIES



- Policy PF-2.2: Encourage coordination with public service providers, including schools, regional parks and recreation, utility, transit, and other service districts in developing service planning strategies. (*Cross reference: CO 8.1.2*)
- Policy PF-2.3: Public facilities and services shall be equitably distributed throughout the community to enhance quality of life.
- Policy PF-2.4: ~~The City shall~~ work with ACTC and other partners to address vulnerability of the city's infrastructure and appropriate adaptation strategies to protect those resources that are likely to be impacted by adverse effects associated with global climate change.

GOAL PF-3: Promote the efficient use of limited water resources.

- Policy PF-3.1: Increase efficiencies in water use, wastewater generation and the handling of storm water runoff through best practices in sustainable water management.
- Action PF-3.1.1: ~~The City shall~~ implement a water conservation program to reduce future water demand by establishing requirements for new construction that encourage conservation.
- Action PF-3.1.2: ~~The City shall~~ allow the use of reclaimed water for landscape irrigation at existing parks and the Castle Oaks golf course, when permitted by state regulations. If available, the City shall use reclaimed water for landscape irrigation at all new: parks, non-residential landscaped areas, multifamily landscaped areas, and subdivisions for single-family homes. The City shall consider use of reclaimed water for landscape irrigation for non-residential landscaped areas. (*Cross reference: CO 4.2*)
- Action PF-3.1.3: ~~The City shall~~ work with property owners, farmers, mining companies, and other public agencies to assess the feasibility of providing reclaimed water to lands around the City, when permitted by state regulations. This shall include agricultural operations, existing mining sites, former mine sites, and to other public water agencies. Expansions of the wastewater treatment facilities and infrastructure shall be consistent with RWQCB requirements.
- Action PF-3.1.4: Ensure that drainage facilities in new development incorporate stormwater runoff and sediment control, using sustainable water management and Best Management Practices, as published by the Regional Water Quality Control Board (RWQCB), where appropriate. (*Cross reference: CO 2.2, CO 4.4, NS 3.4.1*)
- Action PF-3.1.5: Where possible, require drainage facilities to use natural channels that simulate natural drainage ways while protecting property. (*Cross reference:*



PUBLIC FACILITIES

CO 2.2, CO 4.4.3, NS 3.4.1)

Policy PF-3.2: ~~The City shall e~~ncourage the use of reclaimed water ~~in toilets and~~ for residential and municipal uses as technologies and legal mechanisms allow.

GOAL PF-4: Ensure adequate, efficient, and reliable water service to meet the needs of existing and future development.

Policy PF-4.1: ~~The City shall w~~ork collaboratively with Amador Water Agency to ensure efficient delivery of potable water and address water capacity issues in Ione.

Action PF-4.1.1: ~~The City shall e~~Consult with AWA by providing growth forecast information to ensure adequate supply needed to accommodate anticipated growth. (Cross reference H 2.2.4)

Action PF-4.1.2: ~~The City shall w~~ork with AWA to facilitate the construction, expansion, and/or rehabilitation of water treatment facilities in Ione.

Action PF-4.1.3: ~~The City shall e~~Consult with state agencies and AWA to integrate surrounding land uses into the water service network as appropriate. The City shall work with AWA to consider expanding potable water service to areas outside of the city boundary for those lands concurrently being considered for annexation into the city. This action shall not be interpreted to limit AWA and the City's desires to provide and expand non-potable, including recycled water service to properties near Ione.

Action PF-4.1.4: ~~The City shall w~~ork with AWA to protect the quality and quantity of groundwater resources and establish groundwater management planning. (Cross reference: CO 4.1.2)

Policy PF-4.2: ~~The City shall p~~roactively work with AWA to ensure sufficient water supply for affordable housing projects, consistent with State law requirements.

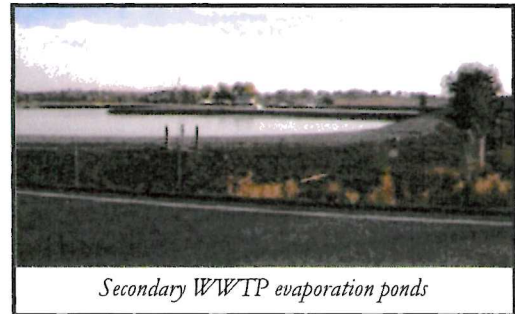
Policy PF-4.3: ~~The City shall r~~Require that water flow and pressure be provided at sufficient levels to meet domestic, commercial, industrial, and firefighting needs. At a minimum, the water distribution system shall meet all pressure requirements outlined in the California Department of Public Health/Waterworks Standards.

PUBLIC FACILITIES



GOAL PF-5: Provide adequate wastewater treatment capacity to accommodate the needs of existing and future development.

Policy PF-5.1: ~~The City will~~ **M**aintain sufficient sewer capacity to accommodate future development that has been entitled and to accommodate 10-15 years of growth that or could be entitled under the land use patterns adopted in this General Plan.



Action PF-5.1.1: ~~The City will~~ **S**eek out public/private partnerships and design build options to upgrade, combine, and/or expand sewer treatment facilities as needed to provide sufficient sewer capacity.

Action PF-5.1.2: As part of the Wastewater Master Plan, ~~the City will~~ establish a phasing plan to address planning, timing, and construction of new treatment facilities and expansion of existing facilities as new development occurs so no one development or home triggers the need for expanded services and adequate “buffer” capacity is available.

Policy PF-5.2: ~~The City r~~ **R**equires all improved properties to be served by municipal sewer service. Independent community sewer systems may not be established for new development unless such systems meet all City standards. *(Cross reference H 2.2.3)*

Policy PF-5.3: ~~The City shall e~~ **C**ontinue to take actions necessary to meet water quality discharge standards in the operation of its wastewater treatment facilities.

Policy PF-5.4: ~~The City shall e~~ **E**nsure sufficient wastewater treatment capacity for affordable housing projects, consistent with State law requirements, by reserving a portion of future wastewater treatment commitments sufficient for the next seven years of affordable housing required.

Policy PF-5.5: ~~The City shall e~~ **C**onsider the use of best available control technology appropriate to dispose of treated effluent based upon factors of reliability, economic feasibility, and the ability to meet discharge permit requirements.

GOAL PF-6: Ensure adequate stormwater drainage facilities to meet the needs of existing and future development.



PUBLIC FACILITIES

Policy PF-6.1: New development within the City shall not increase peak off-site storm drainage flow.

Action PF-6.1.1: ~~City shall~~ Update the Storm Water Master Plan every 5 years to assess the need for stormwater drainage system improvements and ~~set up a system for~~ ensure monitoring storm drain requirements. (Cross reference: NS 3.2.1)

Action PF-6.1.2: ~~The City shall~~ Require appropriate runoff control measures as part of future development proposals to slow runoff, maximize on-site infiltration, and minimize discharge of urban pollutants into area drainages.

Action PF-6.1.3: ~~The City shall~~ Encourage project designs that minimize drainage concentrations and impervious coverage.

Action PF-6.1.4: Where feasible, ~~the City shall~~ consider multiple public uses for stormwater facilities as part of future development proposals, including the potential for passive recreation, landscaped area, and open space.

Action PF-6.1.5: ~~The City will~~ Establish Low Impact Development (LID) standards through either the Stormwater Master Plan or the Municipal Code.

GOAL PF-7: Ensure that the City's solid waste disposal needs are met while maximizing opportunities for waste reduction and recycling.

Policy PF-7.1: ~~The City shall~~ Work with Amador County, the Regional Agency, and the solid waste contractors to promote solid waste reduction, recycling, and composting of wastes to minimize residential, commercial, and industrial waste disposal. (Cross reference: CO 7.1)

Action PF-7.1.1: ~~The City shall~~ Encourage the recycling of construction debris.

Action PF-7.1.2: ~~The City shall~~ Encourage businesses to take a more active role in recycling and composting, focusing on businesses that generate a large amount of compostable or recyclable waste.

Policy PF-7.2: ~~The City shall~~ Work with the Amador County Integrated Solid Waste Regional Agency to enter into franchise agreements for solid waste collection and disposal, consistent with state law.

Action PF-7.2.1: ~~The City shall~~ Establish regulations in Franchise Agreements for solid waste collection and disposal, as well in municipal operations and programs, to meet the waste diversion requirements of State law ~~the Integrated Waste Management Act of 1989 (SB-939)~~.

PUBLIC FACILITIES



GOAL PF-8: Ensure the highest possible level of education to students in Ione including re-establishing a high school in the community.

Policy PF-8.1: Work closely with the Amador County Unified School District to identify needs for public education programs, including developing and expanding extra-curricular recreation and educational programs for primary and secondary education where feasible.

Action PF-7.2.1: Actively promote continued operation by ACUSD of adequate school sites within Ione to accommodate all grade levels, including elementary, junior high, and high school students.

Action PF-7.2.2: Should ACUSD close any school sites in Ione, work with ACUSD to prioritize replacement of the closed school site with a new school site, including charter schools, serving at least the same grade levels as the closed school.



Ione Elementary School

Policy PF-8.2: Assist the school district in identifying and acquiring school site(s) as a part of new development.

Policy PF-8.3: ~~The City shall~~ include the following criteria in assisting the ACUSD in school site selection and provision of utilities: (Cross reference: CIR 2.3, CIR 2.8.1, CO 8.1.2)

- Traffic impacts on nearby roadways and effect on City standards for Level of Service.
- Interrelatedness of school sites with churches, parks, greenways, and off-street paths.
- Walking distance to the greatest number of students.
- Safe walking and bicycling routes to and from school.
- Joint use potential of new school sites with existing and planned community recreation and parks programs and facilities.
- Linkages with trails, bikeways, and pedestrian paths.

Policy PF-8.4: Work with the Amador County Unified School District to facilitate the construction of a high school within Ione.



PUBLIC FACILITIES

GOAL PF-9: Provide opportunities for higher education in the City of Ione that support professional development and workforce training.

Policy PF-9.1: Work with the regional community college districts, vocational, and technical colleges, to facilitate the location of a community college within Ione.

Action PF-9.1.1: Evaluate the potential reuse of the Preston Youth facility site and identify other locations as a potential community college, ~~in the event that the State of California decides to close the facility.~~

GOAL PF-10: Ensure that adequate library services and facilities are provided to the City's residents.

Policy PF-10.1: Encourage the expansion of adequate library facilities and programs to meet the needs of Ione residents as the community grows.

Action PF-10.1.1: Consult with Amador County to plan for a new or expanded library facilities in Ione, as needed based on future growth.

Action PF-10.1.2: Consult with Amador County to continue to provide funding for library programs and activities such as children's story time, the Ione Book Club, and providing state-of-the-art information and communication services.

GOAL PF-11: Ensure that adequate electricity and gas services are provided to the City's residents and businesses.

Policy PF-11.1: ~~The City shall~~ Consult with Pacific Gas and Electric Company for the planning and extension of gas and electrical facilities. (*Cross reference: LU 2.4.4*)

Policy PF-11.2: ~~The City shall~~ Require undergrounding of utility lines in new commercial development and in new residential development consisting of three or more structures, except where infeasible due to the electrical transmission load or other operational issues, as confirmed by the utility provider.

Policy PF-11.3: ~~The City shall~~ Encourage, support, and evaluate the provision of proven, cost-effective, and feasible alternate forms of energy, including solar and wind power in

PUBLIC FACILITIES



Ione. (Cross reference: CO 6.3)

GOAL PF-12: Ensure that adequate access to telecommunication services is available to all residents and businesses in Ione.

Policy PF-12.1: ~~The City shall~~ Work with telecommunication providers to ensure all residents and businesses have access to high-quality telecommunications services, including new technologies. To maximize access to inexpensive telecommunications services, ~~the City shall~~ encourage marketplace competition from multiple major service providers.

Policy PF-12.2: Where allowable under State law, ~~the City shall~~ encourage the siting of telecommunications infrastructure using the following guidance:

- Create an efficient service network through co-location of cellular facilities;
- Locate in areas that minimize visibility from public rights of way and residential areas;
- Locate facilities on existing buildings, poles, or other support structures; and,
- Facilities should be painted, camouflaged, textured, or otherwise designed to better integrate into existing conditions adjacent to the installation site and to minimize visual impacts.

Policy PF-12.3: All new major commercial, office, and business developments and ~~reuse development~~ projects shall ensure that adequate high speed telecommunication infrastructure is available in ~~the all~~ buildings.

GOAL PF-13: Maintain sufficient levels of fire protection and police services to protect public safety and property.

Policy PF-13.1: ~~The City shall~~ Strive to maintain a firefighting capability sufficient to maintain a proper fire response time as a general guideline for service provision and locating new fire stations. (Cross reference: NS 7.1)

Action PF-13.1.1: Assess the City's needs by updating the Fire Department Master Plan at least every five years.

Action PF-13.1.2: Establish a minimum fire staffing ratio per 1,000 residents.



PUBLIC FACILITIES

Action PF-13.1.3: Establish a threshold based on population growth for when a transition from “paid call” to full-time fire protection service is necessary. The threshold may include a mix of “paid call” and full-time firefighters.

Policy PF-13.2: ~~The City shall~~ Rrequire all new developments to provide adequate emergency access features, including secondary emergency vehicle access points, as determined by the Ione FireDepartment. (*Cross reference: NS 7.1.1*)

Policy PF-13.3: Ensure that the Police Department has sufficient space and facilities to support law enforcement needs.

Action PF-13.3.1: Establish and maintain funding mechanisms for planned additional space needs of the Police Department.

Action PF-13.3.2: Require new development to provide adequate fair- share funding for the design, construction, and operation of a new Police facility and for officers through a funding mechanism such as an assessment district, community facilities district, or other similar program. If financing districts are to be established, they shall be done concurrently with Final Map recordation.



Policy PF-13.4 ~~The City shall~~ Ppromote the use of volunteer and educational programs to assist police personnel.

Policy PF-13.5: ~~The City shall~~ Sstrive to maintain a law enforcement capability sufficient to maintain a safe community and proper response time as a general guideline for service provision.

Action PF-13.5.1: Establish a minimum police response time as a standard.

Action PF-13.5.2: By ~~2015~~2025, compile a Police Department Master Plan to formally assess the needs of the Police Department and to estimate and plan for future service demands.

City of Ione

Demographic Data

2020 Decennial Census

2020 American Community Survey 5-Year Data

2022 California Department of Finance Data

May 2022



2020 Snapshot of lone - U.S. Census Data



Total Population
5,141



Median Household Income
\$65,481



Some College Education
(Persons 25 Years +)
71.3%



Total Housing Units
2,084



Without Health Care Coverage
5.8%



Total Households
3,380

2022 Population and Housing Data: City of Ione and Amador County Jurisdictions

Amador County	POPULATION				HOUSING UNITS							Persons per Household
	Total	Household	Group Quarters	Total	Single Family, Detached	Single Family, Attached	Multifamily Two to Four Units	Multifamily Five Plus Units	Mobile Homes	Occupied	Vacancy Rate	
Amador	200	200	0	119	100	13	6	0	0	95	20.2%	2.11
Ione	8,850	4,873	3,977	2,084	1,868	36	0	119	61	1,968	5.6%	2.48
Jackson	5,071	4,842	229	2,406	1,508	136	293	257	212	2,185	9.2%	2.22
Plymouth	1,069	1,060	9	503	292	30	16	25	140	430	14.5%	2.47
Sutter Creek	2,643	2,642	1	1,428	817	96	142	259	114	1,265	11.4%	2.09
Unincorporated County	22,641	22,492	149	12,265	10,842	272	160	67	924	9,735	20.6%	2.31
TOTAL	40,474	36,109	4,365	18,805	15,427	583	617	727	1,451	15,678	16.6%	2.30

Source: California Department of Finance, May 2022

Populations and People

Age and Sex

47.3 +/- 5.7

Median Age in lone city,
California

36.7 +/- 0.1

Median Age in California

Table:
S0101

Table Survey/Program:
2020 American Community
Survey 5-Year Estimates

Population by Age Range in
lone city, California

Under 5 years - 3.8%

Under 18 years - 15.2%

18 years and over - 84.8%

65 years and over - 21.0%

0% 10% 20% 30% 40% 50% 60%

Chart Survey/Program: 2020 ACS 5-Year Estimates Data Profiles

Ancestry

8.6% +/- 4.8%

Italian Ancestry in lone city, California

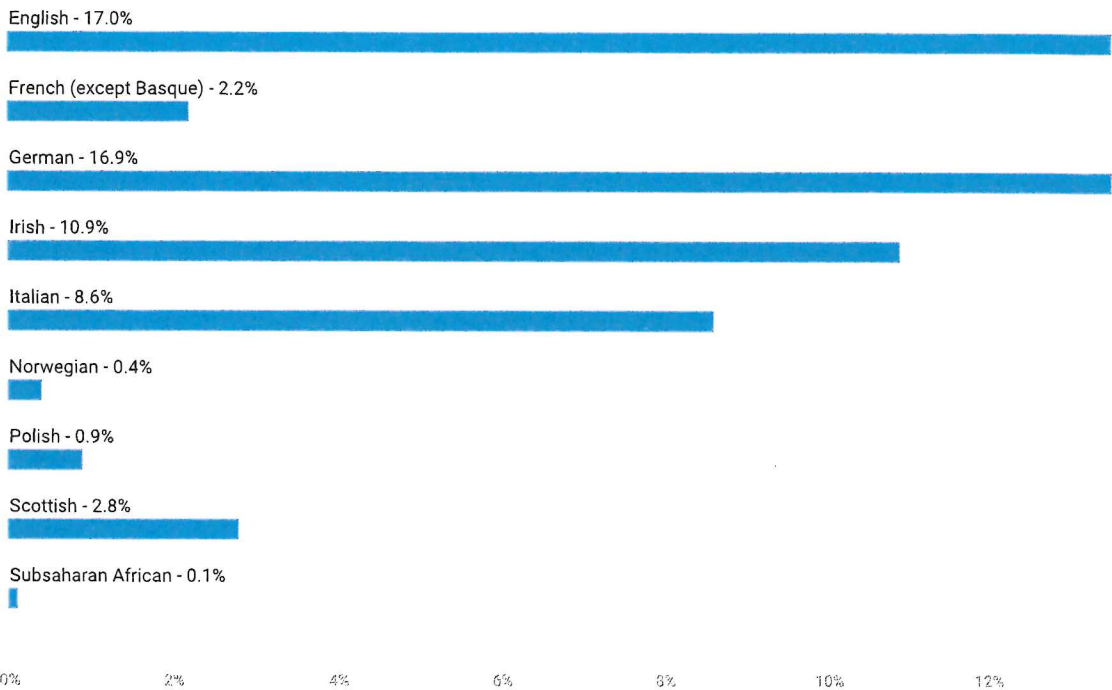
3.6% +/- 0.1%

Italian Ancestry in California

Table:
DP02

Table Survey/Program:
2020 American Community
Survey 5-Year Estimates

Ancestry in lone city, California



Language Spoken at Home

7.1% +/- 2.6%
Language Other Than English Spoken at Home in lone city, California

43.9% +/- 0.1%
Language Other Than English Spoken at Home in California

Table: S1601
Table Survey/Program: 2020 American Community Survey 5-Year Estimates

Types of Language Spoken at Home in lone city, California

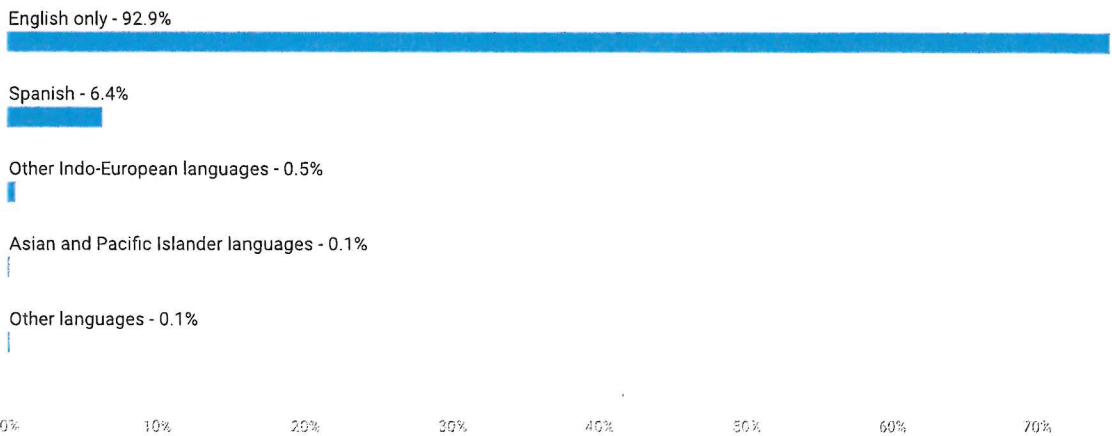


Chart Survey/Program: 2020 ACS 5-Year Estimates Data Profiles

Native and Foreign Born

4.6 +/- 2.2
Foreign Born population in lone city, California

26.6 +/- 0.1
Foreign Born population in California

Table: DP02
Table Survey/Program: 2020 American Community Survey 5-Year Estimates

Foreign Born Population in lone city, California

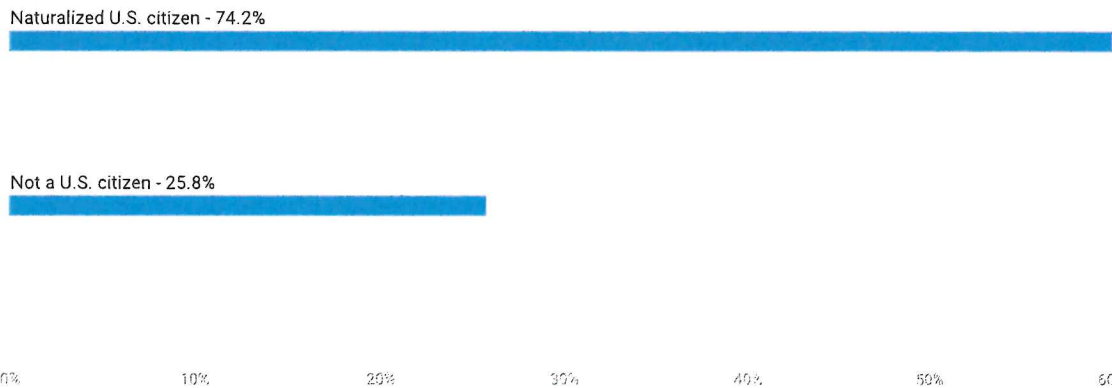


Chart Survey/Program: 2020 ACS 5-Year Estimates Data Profiles

Older Population

21.0% +/- 4.3%

65 Years and Older in lone city, California

14.3% +/- 0.1%

65 Years and Older in California

Table:
DP05

Table Survey/Program:
2020 American Community Survey 5-Year Estimates

Older Population by Age in lone city, California



0% 2% 4% 6% 8% 10% 12

Residential
Mobility

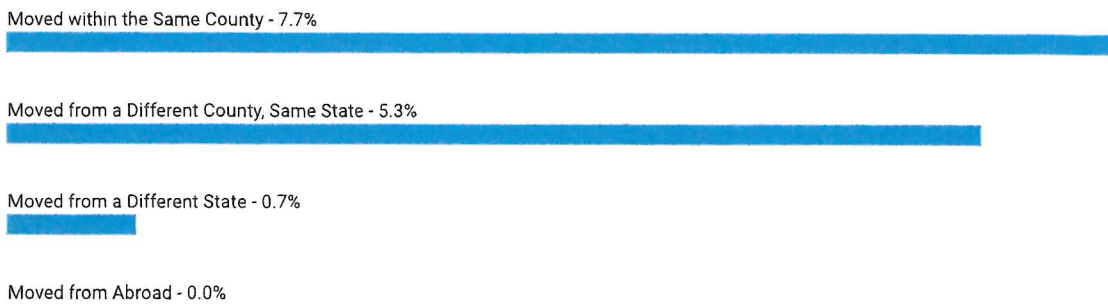
0.7% +/- 0.8%
Moved From a Different
State in the Last Year in
Ione city, California

1.3% +/- 0.1%
Moved From a Different
State in the Last Year in
California

Table:
S0701

Table Survey/Program:
2020 American Community
Survey 5-Year Estimates

Residential Mobility in the Last
Year in Ione city, California



0% 1% 2% 3% 4% 5% 6%

Veterans

5.9% +/- 3.0%

Veterans in lone city,
California

5.0% +/- 0.1%

Veterans in California

Table:
S2101

Table Survey/Program:
2020 American Community
Survey 5-Year Estimates

**Veterans by Sex in lone city,
California**



Income and Poverty

Income and Earnings

\$65,481 +/- \$19,258
Median Household Income in lone city, California

\$78,672 +/- \$270
Median Household Income in California

Table: S1901
Table Survey/Program: 2020 American Community Survey 5-Year Estimates

Median Income by Types of Families in lone city, California

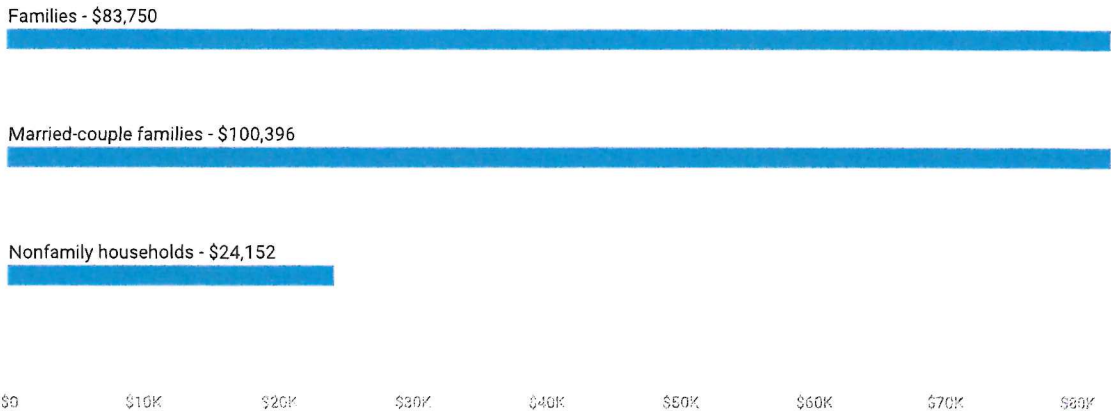


Chart Survey/Program: 2020 ACS 5-Year Estimates Subject Tables

Poverty

6.3% +/- 3.6%
Poverty, All people in lone city, California

12.6% +/- 0.1%
Poverty, All people in California

Table: S1701
Table Survey/Program: 2020 American Community Survey 5-Year Estimates

Poverty by Age in lone city, California

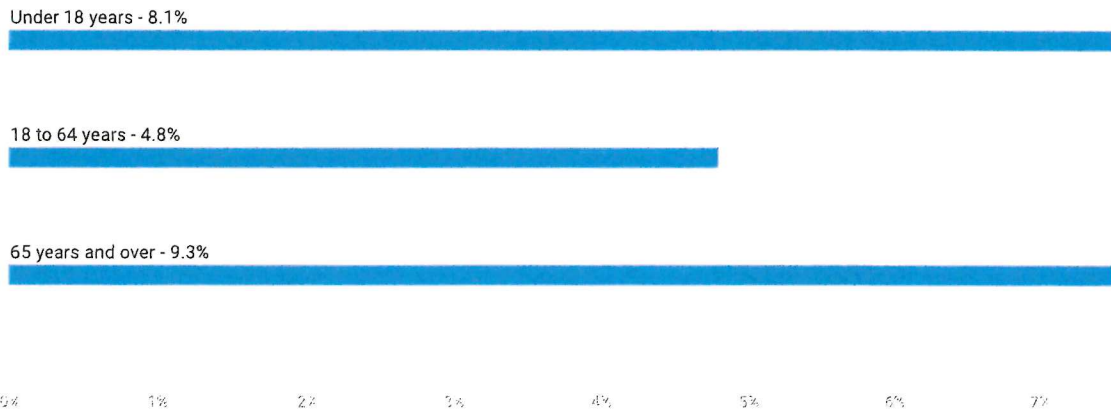


Chart Survey/Program: 2020 ACS 5-Year Estimates Data Profiles

Education

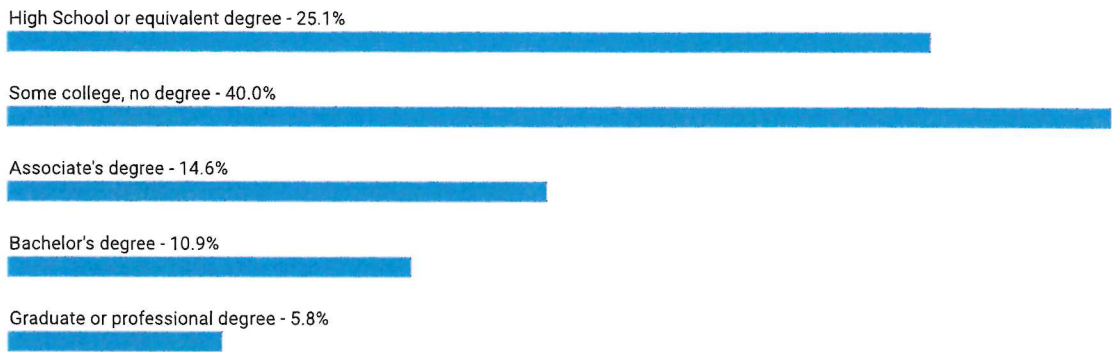
Educational Attainment

16.7% +/- 5.5%
Bachelor's Degree or Higher
in lone city, California

34.7% +/- 0.1%
Bachelor's Degree or Higher
in California

Table:
S1501
Table Survey/Program:
2020 American Community
Survey 5-Year Estimates

Education Attainment (Population 25 Years and Older) in lone city, California



0% 5% 10% 15% 20% 25% 30%
Chart Survey/Program: 2020 ACS 5-Year Estimates Data Profiles

School Enrollment

61.9% +/- 13.7%
School Enrolled Population
Enrolled in Kindergarten to
12th Grade in lone city,
California

63.4% +/- 0.1%
School Enrolled Population
Enrolled in Kindergarten to
12th Grade in California

Table:
S1401
Table Survey/Program:
2020 American Community
Survey 5-Year Estimates

School Enrollment (Population 3 Years and Over Enrolled in School) in lone city, California



0% 5% 10% 15% 20% 25% 30% 35% 40% 45%
Chart Survey/Program: 2020 ACS 5-Year Estimates Subject Tables

Employment

Class of Worker

25.9% +/- 12.0%

Local, State, & Federal
Government Workers in
Ione city, California

13.9% +/- 0.1%

Local, State, & Federal
Government Workers in
California

Table:

S2406

Table Survey/Program:
2020 American Community
Survey 5-Year Estimates

Class of Worker in Ione city,
California

Employee of private company workers - 51.7%

Self-employed in own incorporated business workers - 3.5%

Private not-for-profit wage and salary workers - 7.7%

Local, state, and federal government workers - 25.9%

Self-employed in own not incorporated business workers and unpaid family workers - 11.1%

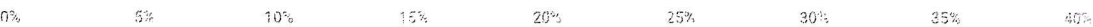


Chart Survey/Program: 2020 ACS 5-Year Estimates Subject Tables

Commuting

30.5 +/- 5.9

Average travel time to work
(in minutes) in Ione city,
California

29.8 +/- 0.1

Average travel time to work
(in minutes) in California

Table:

S0801

Table Survey/Program:
2020 American Community
Survey 5-Year Estimates

Means of Transportation to
Work (Workers 16 Years and
Over) in Ione city, California

Drove alone - 77.5%

Carpool - 8.8%

Public transportation - 0.0%

Walked - 3.0%

Other means - 3.7%

Worked at home - 6.9%

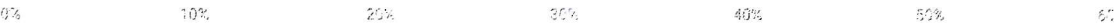


Chart Survey/Program: 2020 ACS 5-Year Estimates Data Profiles

Employment and Labor Force Status

55.7% +/- 5.7%

Employment Rate in lone city, California

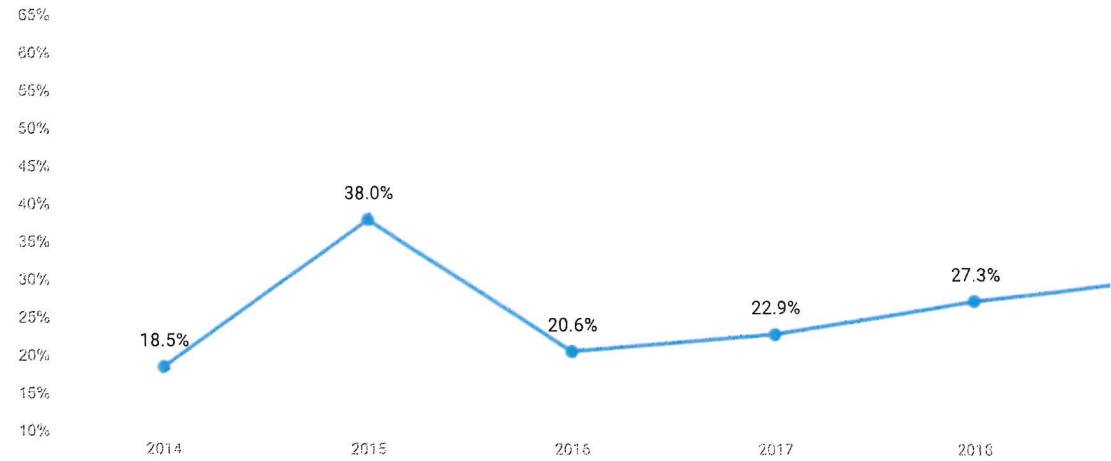
59.4% +/- 0.1%

Employment Rate in California

Table:
DP03

Table Survey/Program:
2020 American Community Survey 5-Year Estimates

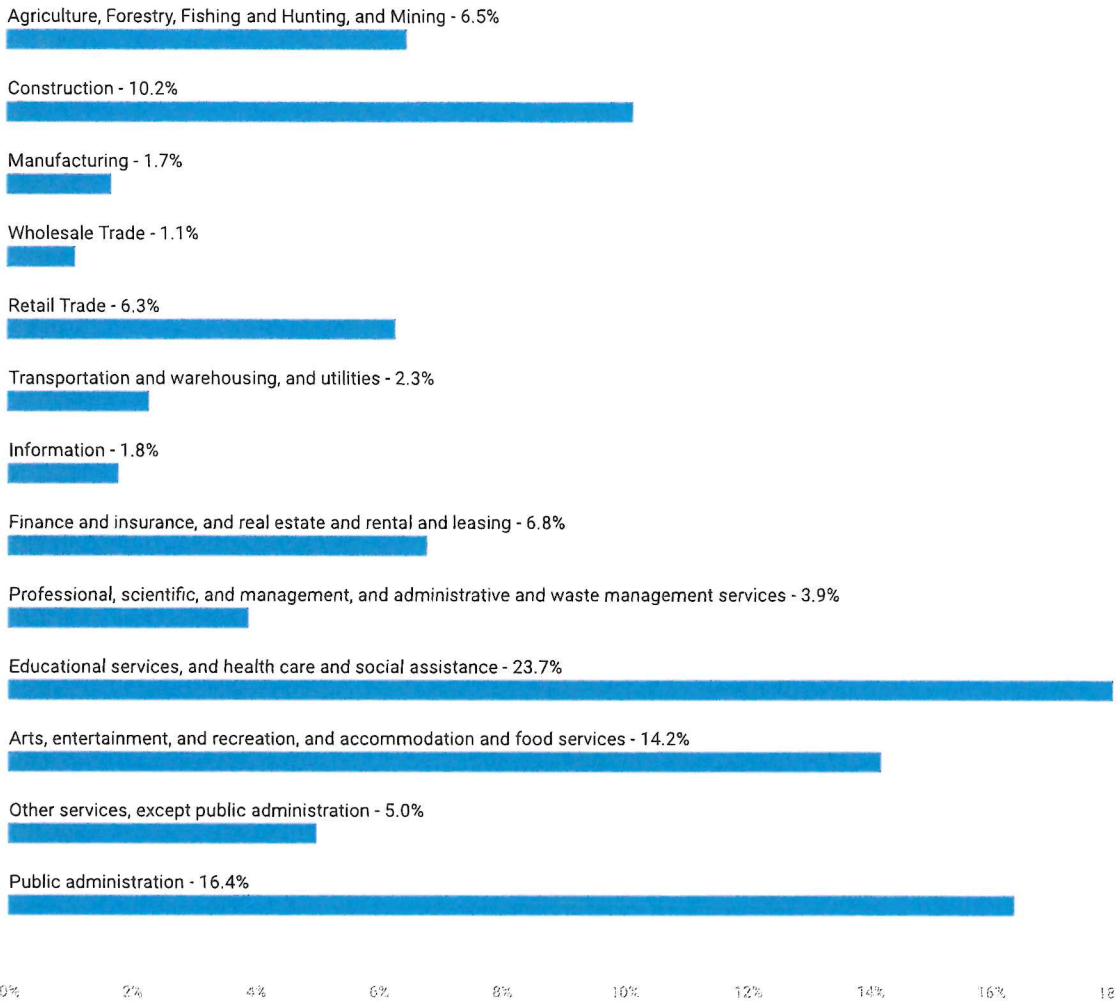
Employment Rate in lone city, California



Industry

Industry for the Civilian
Employed Population 16 Years
and Over in lone city, California

Table:
S2404
Table Survey/Program:
2020 American Community
Survey 5-Year Estimates



Occupation

3,787

Employees in Labor Force

37.7%

Employees in Management, business, science, and arts occupations

Table: S2401

Table Survey/Program: 2020 American Community Survey 5-Year Estimates

Occupation for the Civilian Employed Population 16 Years and Over in lone city, California

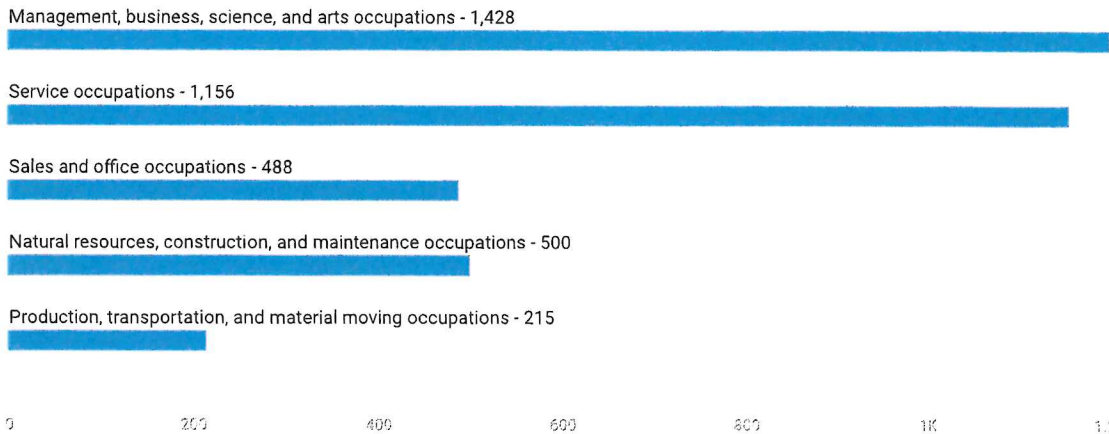


Chart Survey/Program: 2020 ACS 5-Year Estimates Subject Tables

Work Experience

38.9 +/- 3.2

Mean Usual Hours Worked for Workers in lone city, California

38.2 +/- 0.1

Mean Usual Hours Worked for Workers in California

Table: S2303

Table Survey/Program: 2020 American Community Survey 5-Year Estimates

Mean Usual Hours Worked for Workers by Sex in lone city, California

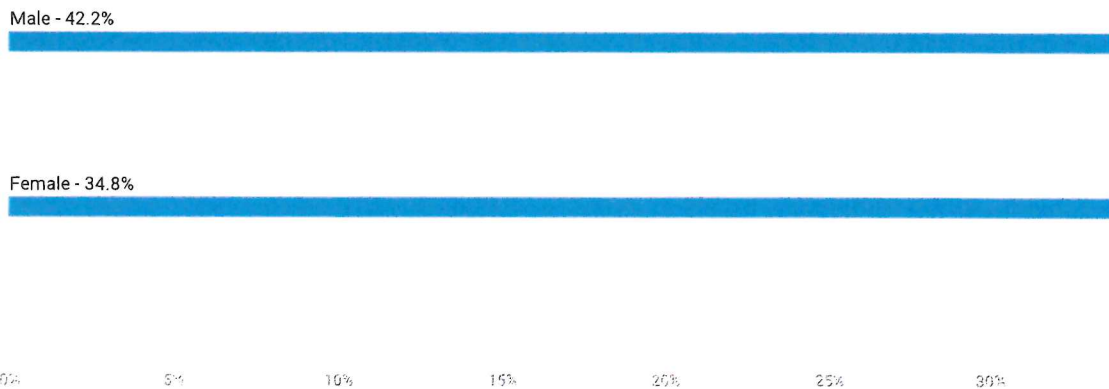


Chart Survey/Program: 2020 ACS 5-Year Estimates Subject Tables

Housing

Financial
Characteristics

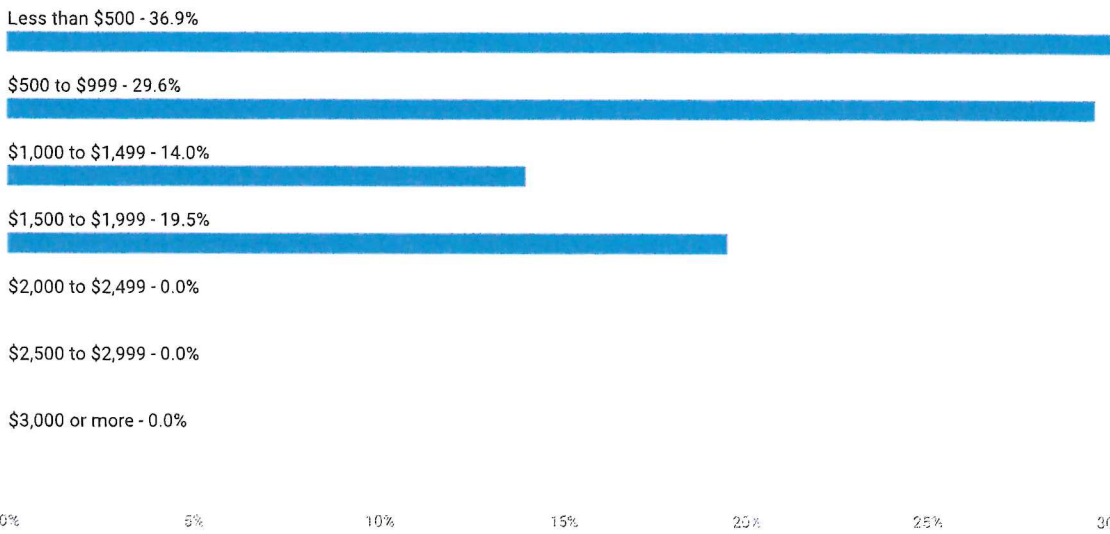
\$909 +/- \$547
Median Gross Rent in lone
city, California

\$1,586 +/- \$4
Median Gross Rent in
California

Table:
DP04

Table Survey/Program:
2020 American Community
Survey 5-Year Estimates

Occupied Units Paying Rent in
lone city, California



Homeownership Rate

74.6% +/- 10.2%

Homeownership Rate in
Ione city, California

55.3% +/- 0.2%

Homeownership Rate in
California

Table:
DP04

Table Survey/Program:
2020 American Community
Survey 5-Year Estimates

Housing Value in Ione city, California

Less than \$50,000 - 2.4%

\$50,000 to \$99,999 - 6.9%

\$100,000 to \$149,999 - 1.1%

\$150,000 to \$199,999 - 4.1%

\$200,000 to \$299,999 - 30.5%

\$300,000 to \$499,999 - 50.1%

\$500,000 to \$999,999 - 4.0%

\$1,000,000 or more - 0.9%

0% 5% 10% 15% 20% 25% 30% 35% 40%

Housing Units

2,084

Total Housing Units in lone city, California

14,392,140

Total Housing Units in California

Table:
[H1](#)

Table Survey/Program:
[2020 Decennial Census](#)

Housing Occupancy in lone city, California

Occupied housing units - 1,968

Vacant housing units - 116

0 200 400 600 800 1K 1.2K 1.4K

Chart Survey/Program: 2020 DEC Redistricting Data (PL 94-171)

Occupancy Characteristics

1,968

Occupied Housing Units in lone city, California

13,475,623

Occupied Housing Units in California

Table:
[H1](#)

Table Survey/Program:
[2020 Decennial Census](#)

Occupied Housing Units by Types of Households in lone city, California

Married-couple family - 1,531

Male householder, no spouse present - 85

Female householder, no spouse present - 187

0 200 400 600 800 1K 1.2

Chart Survey/Program: 2020 ACS 5-Year Estimates Subject Tables

**Owner/Renter
(Householder)
Characteristics**

6.8% +/- 5.0% **

Moved 2019 or Later Into
Occupied Housing Unit in
Ione city, California

4.4% +/- 0.1%

Moved 2019 or Later Into
Occupied Housing Unit in
California

Table:
[S2502](#)

Table Survey/Program:
[2020 American Community
Survey 5-Year Estimates](#)

**Moved 2019 or Later Into
Occupied Housing Unit by Type
of Units in Ione city, California**

Owner-occupied housing units - 9.1%

Renter-occupied housing units - 0.0%

0% 1% 2% 3% 4% 5% 6% 7%

Chart Survey/Program: 2020 ACS 5-Year Estimates Subject Tables

**Physical
Characteristics**

14.8% +/- 6.5%

Occupied Housing Units
with Four or More
Bedrooms in Ione city,
California

22.3% +/- 0.1%

Occupied Housing Units
with Four or More
Bedrooms in California

Table:
[S2504](#)

Table Survey/Program:
[2020 American Community
Survey 5-Year Estimates](#)

**Bedrooms in Occupied Housing
Units in Ione city, California**

No Bedroom - 0.0%

1 Bedroom - 8.6%

2 or 3 Bedrooms - 76.7%

4 or More Bedrooms - 14.8%

0% 10% 20% 30% 40% 50% 60%

Chart Survey/Program: 2020 ACS 5-Year Estimates Subject Tables

Vacancy

116

Vacant Housing Units in
Ione city, California

916,517

Vacant Housing Units in
California

Table:
H1

Table Survey/Program:
2020 Decennial Census

Vacancy Rate in Ione city,
California

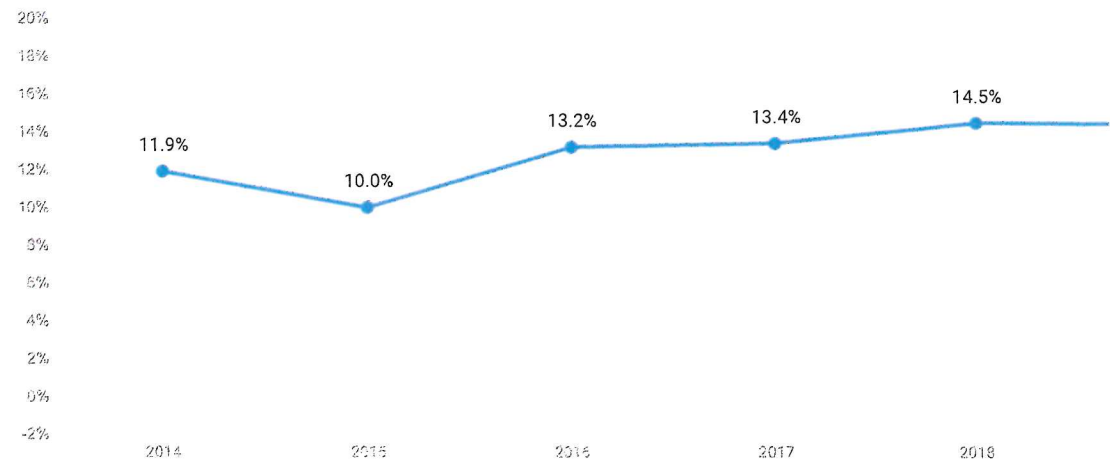


Chart Survey/Program: 2020 ACS 5-Year Estimates Data Profiles

Health

Disability

15.7% +/- 4.6%

Disabled Population in lone city, California

10.7% +/- 0.1%

Disabled Population in California

Table:
S1810

Table Survey/Program:
2020 American Community
Survey 5-Year Estimates

Types of Disabilities in lone city, California

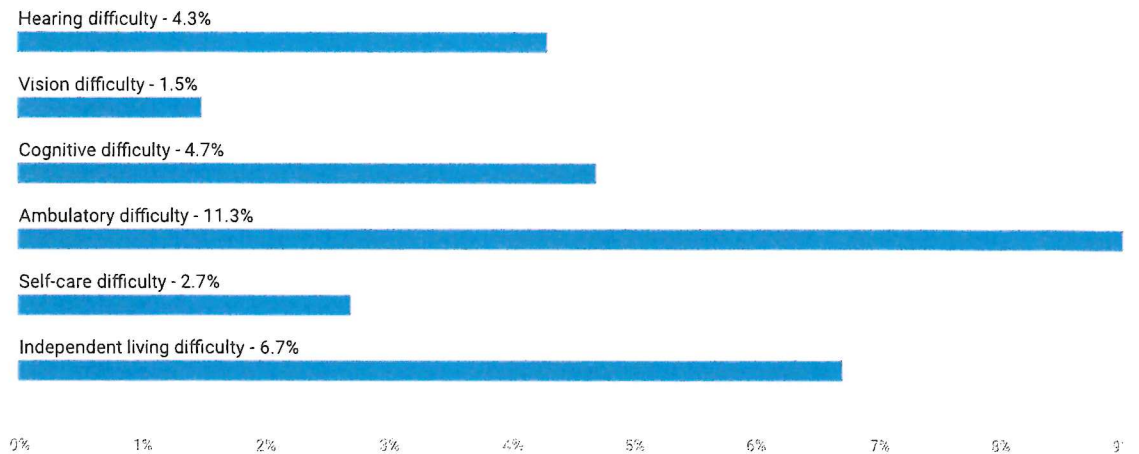


Chart Survey/Program: 2020 ACS 5-Year Estimates Subject Tables

Fertility

1,029 +/- 210

Women 15 to 50 years old
in lone city, California

9,596,247 +/- 3,608

Women 15 to 50 years old
in California

Table:
S1301

Table Survey/Program:
2020 American Community
Survey 5-Year Estimates

Women with Births in the Past 12 Months in lone city, California

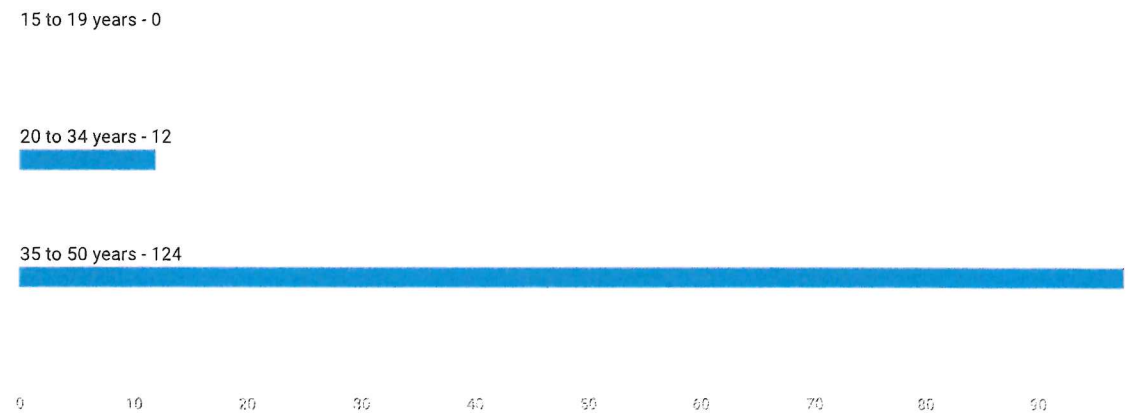


Chart Survey/Program: 2020 ACS 5-Year Estimates Subject Tables

Health Insurance

5.8% +/- 4.2%

Without Health Care Coverage in lone city, California

7.2% +/- 0.1%

Without Health Care Coverage in California

Table:
S2701

Table Survey/Program:
2020 American Community Survey 5-Year Estimates

Population Without Health Insurance Coverage in lone city, California

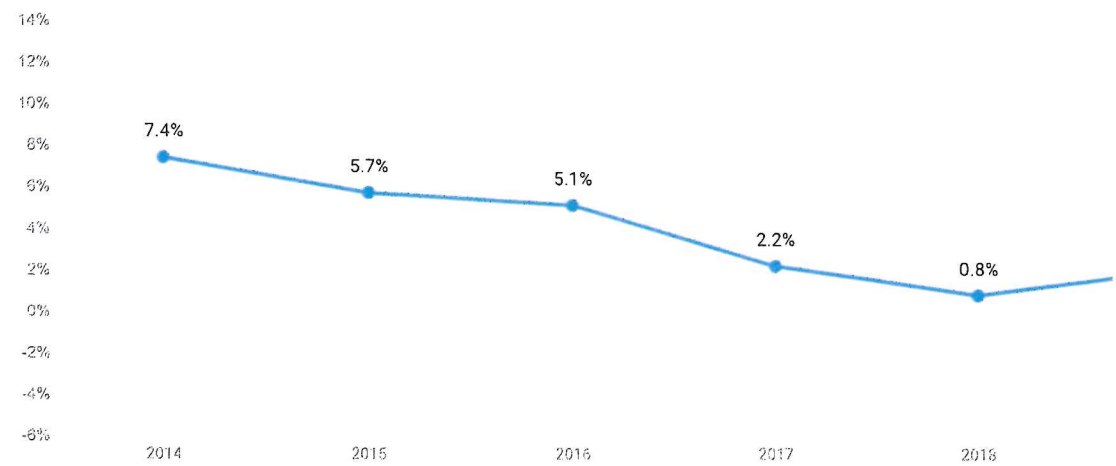


Chart Survey/Program: 2020 ACS 5-Year Estimates Data Profiles

Business and Economy

Selected Sales and Revenue Totals in lone city, California

Total accommodation and food services sales - \$0

Total health care and social assistance receipts/revenue - \$1,744

Total retail sales - \$8,314



Chart Survey/Program: 2012 ECN Core Statistics Summary Statistics for the U.S., States, and Selected Geographies: 2017

Families and Living Arrangements

Children

15.2% +/- 4.8%

Under 18 years old in lone city, California

22.8% +/- 0.1%

Under 18 years old in California

Table:
DP05

Table Survey/Program:
2020 American Community Survey 5-Year Estimates

Children Under 18 by Age Range in lone city, California

Under 5 years - 3.8%

5 to 14 years - 8.8%

15 to 17 years - 2.5%

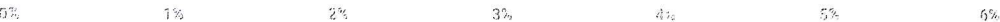


Chart Survey/Program: 2020 ACS 5-Year Estimates Subject Tables

Families and Household Characteristics

2.75 +/- 0.32

Average Family Size in lone city, California

3.52 +/- 0.01

Average Family Size in California

Table:
S1101

Table Survey/Program:
2020 American Community Survey 5-Year Estimates

Total Households by Type of Households in lone city, California

Married-couple family household - 50.2%

Male householder, no spouse present, family household - 14.2%

Female householder, no spouse present, family household - 30.8%

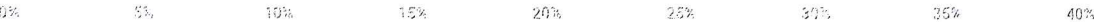


Chart Survey/Program: 2020 ACS 5-Year Estimates Data Profiles

Marital Status and Marital History

23.0% +/- 5.1%
Never Married in lone city, California

37.1% +/- 0.1%
Never Married in California

Table:
S1201

Table Survey/Program:
2020 American Community Survey 5-Year Estimates

Marital Status in lone city, California

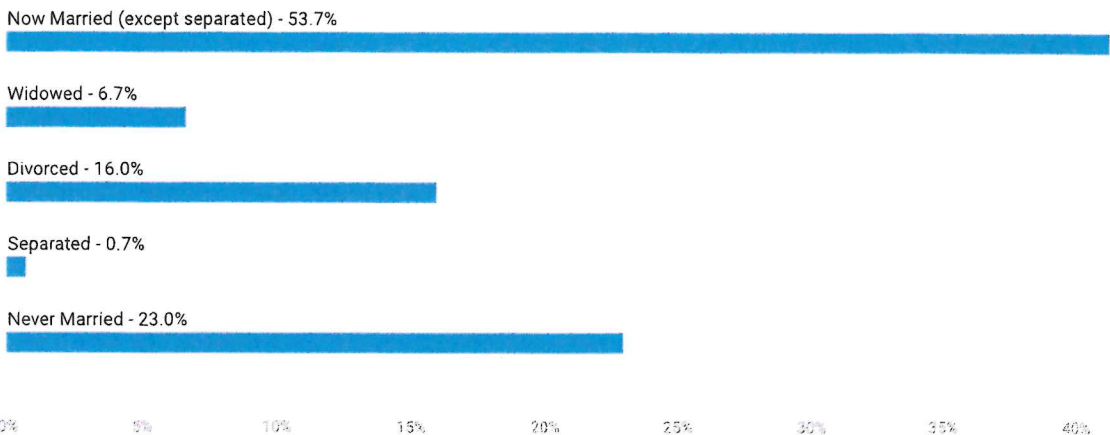


Chart Survey/Program: 2020 ACS 5-Year Estimates Subject Tables

Government

Redistricting

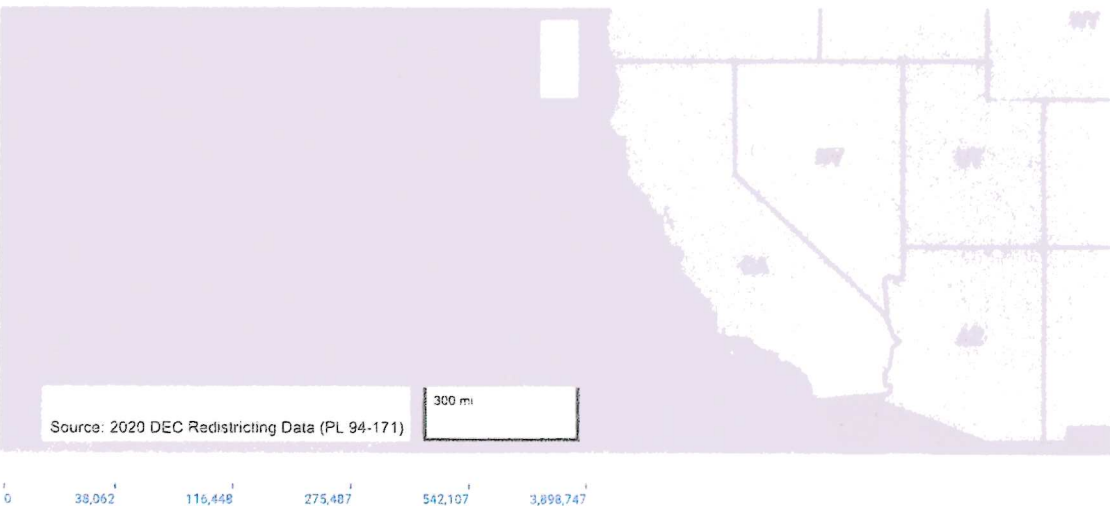
5,141
Total Population in lone city, California

39,538,223
Total Population in California

Table:
P1

Table Survey/Program:
2020 Decennial Census

Total Population for All Places in California



Race and Ethnicity

American Indian and Alaska Native

99

American Indian and Alaska Native alone in lone city, California

631,016

American Indian and Alaska Native alone in California

Asian

85

Asian alone in lone city, California

6,085,947

Asian alone in California

Black or African American

117

Black or African American alone in lone city, California

2,237,044

Black or African American alone in California

Hispanic or Latino

874

Hispanic or Latino (of any race) in lone city, California

15,579,652

Hispanic or Latino (of any race) in California

Native Hawaiian and Pacific Islander

0

Native Hawaiian and Other Pacific Islander alone in lone city, California

157,263

Native Hawaiian and Other Pacific Islander alone in California

Not Hispanic or Latino

3,709

White alone, not Hispanic or Latino in lone city, California

13,714,587

White alone, not Hispanic or Latino in California

Some Other Race

356

Some Other Race alone in lone city, California

8,370,596

Some Other Race alone in California

Two or More Races

576

Two or More Races in lone city, California

5,760,235

Two or More Races in California

White

3,908

White alone in lone city, California

16,296,122

White alone in California

Table:
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Table Survey/Program:
2020 Decennial Census