

**CITY OF IONE
IONE, CA 95640**



PLANNING COMMISSION

Amber Hoiska, Chairman

Joe Wylie, Vice Chairman

Mark Gebhardt, Commissioner

Michael Politi, Commissioner

Vacant, Commissioner

Tuesday, June 13, 2023

Ione City Hall

1 E. Main Street, Ione, CA 95640

City Council Chambers

6:00 PM

THIS MEETING WILL BE AVAILABLE VIA ZOOM:

Join Zoom Meeting

<https://zoom.us/j/2351961316?pwd=d3lWTW0zbVJlbWpQNXBDQWtpZkRyUT09>

Meeting ID: 235 196 1316

Passcode: 95640

One tap mobile

Find your local number: <https://zoom.us/u/aex3ZLbqgp>

**THE CITY OF IONE IS A GENERAL LAW CITY DEDICATED TO
PROVIDING LEADERSHIP, ACCOUNTABILITY, AND FISCAL
INTEGRITY WHILE PROMOTING ECONOMIC OPPORTUNITIES AND
MAINTAINING A HIGH QUALITY OF LIFE FOR OUR CITIZENS**

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

The Ione Planning Commission welcomes, appreciates, and encourages participation in their 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, CA. 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 available for public review at the meeting.



AGENDA

A. CALL TO ORDER

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.

NOTE: 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 Planning Commission at this time on any subject within the jurisdiction of the 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 anyone in the audience who wishes to address the Commission at this time?*

G. INFORMATION ITEMS:

All items listed under this category are for information only with no action to be taken by The Planning Commission.

1. City Planner Reports*

H. CONSENT AGENDA: None

I. REGULAR AGENDA

1. Train Depot Park Surplus Property Disposition – General Plan Conformity*

CITY OF IONE
IONE, CA 95640



Recommendation: Adopt Resolution No. PC2023-. A resolution of the Planning Commission of the City of Ione confirming the disposition of the Train Park Depot Site as Surplus Land in conformance with the General Plan*

J. COMMISSION MEMBER REPORTS

K. ADJOURNMENT TO JULY 11, 2023

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. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



CITY OF IONE
IONE, CA 95640

Agenda Item #G1

DATE: JUNE 13, 2023
TO: HONORABLE PLANNING COMMISSION
FROM: JEFF SETTERLUND, CITY PLANNER
SUBJECT: CITY PLANNER REPORTS

RECOMMENDED ACTION:

For information only.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

DISCUSSION:

The attached reports provide information on City Planner activities.

The Monthly Projects Report includes:

- The status of planning applications; and
- Plan checks received and processed.

EXHIBITS:

- A. Exhibit A – Monthly Project Report, May 2023



City of Ione
Planning Department
MONTHLY PROJECT REPORT

Exhibit A

To: Amy Gedney, City Manager; City of Ione Planning Commission
From: Jeffrey Setterlund, City Planner
Date: June 13, 2023
Report Period: May 2023

Planning Applications

Completed:

- **(PLN23-0002) Rail Explorer's Site Plan Review.** Rail explorer's railway tour parking and staging area Site Plan Review. Application review has been completed. Project is being reviewed internally and is expected to be placed on a PC agenda following internal review and CEQA documentation.

Denied

- None

Appeal

- None

Plan Checks

Address	Plan Check #	Structure/Lot	Date received	Action	Date of Action
CASTLE OAKS					
413 Laurel Ct	2083	xx	4/23/2023	Approved	5/25/2023

*See plan check tracking 2023.



CITY OF IONE
IONE, CA 95640

Agenda Item #I1

DATE: JUNE 13, 2023

TO: HONORABLE PLANNING COMMISSION

FROM: BETH THOMPSON, CITY PLANNER
JEFF SETTERLUND, CITY PLANNER

SUBJECT: TRAIN DEPOT PARK SURPLUS PROPERTY DISPOSITION –
GENERAL PLAN CONFORMITY

Project Location: 315 S. Mill Street
General Plan Designation: Low Density Residential (RL)

Zoning: R-1b One Family (6.7 du/ac max)

Current Use: Vacant structure and park (under construction)

RECOMMENDED ACTION:

Staff recommends that the Planning Commission adopt Resolution No. PC2023-__: A Resolution of the Planning Commission of the City of Ione Confirming the Disposition of the Train Park Depot Site as Surplus Land in Conformance with the General Plan.

FISCAL IMPACT:

BACKGROUND:

On May 12, 2020, the Planning Commission held a public hearing and approved a Site Plan Review Permit for the renovation of the train depot and construction of a park at 315 S. Mill Street. On June 8, 2021, the Planning Commission approved the Site Plan Review Permit for a restroom facility on the site. An appeal to the Planning Commission decision was subsequently filed to the City Council. On July 20, 2021, the City Council reversed the Planning Commission decision and referred the restroom facility back to the Planning Commission for consideration of alternatives. On January 11, 2022, the Planning Commission approved the site plan review permit for the Train Depot Museum and Park Restroom Facility, Option C – Mirrored Layout. The approved Train Depot Museum and Park project includes site improvements as well as both exterior and interior renovations to a historic depot which has been relocated to the site. The

depot will be converted to a museum space and a park is under construction, with a playground structure for children, a covered picnic area, and a restroom facility.

The Amador Central Railroad Corporation has expressed interest in owning and operating the museum portion of the Train Depot Park.

On May 16, 2023, the City Council held a public meeting and declared a portion of the Train Depot Park parcel as Surplus Property and authorized the City Manager to execute transfer documents to the Amador Central Railroad Corporation, pending review and approval by the Planning Commission that the subject property and disposition of Surplus Land is in conformance with the City of Ione General Plan. The location of the portion of the site proposed for disposition is shown on Attachment A of Resolution No. PC2023-____, included as Exhibit A.

Government Code Section 65402(a) requires the City's planning agency to report on the location, purpose, and extent of the real property proposed for disposition as to conformity with the adopted General Plan.

ANALYSIS:

General Plan Consistency Analysis

The subject property is proposed for disposition to allow the Amador Central Railroad Corporation, a non-profit agency, to acquire the property from the City for the purposes of owning and operating the historic depot as a museum as part of the Train Depot Park site. The property is classified as Low Density Residential (RL) which allows for pocket and neighborhood parks, and public facilities like schools, religious assembly, etc. While museums are not specifically mentioned, parks are allowed and the museum would function as part of the Train Depot Park. General Plan Table 3-5 identifies that public parks may be allowed in residential zoning districts.

The General Plan recognizes the Train Depot as a community facility on Figure 8-1.

The development of the site and rehabilitation of the historic depot building is consistent with the following General Plan policies:

- The Conservation and Open Space element stresses the importance of recreational opportunities being provided throughout the City. It points out that small parks provide play areas and gathering spaces for neighborhoods.
- The Conservation and Open Space Element also attempts to: Establish additional open space for outdoor recreation and enhance existing parks and trails to provide a premier park system with a variety of facilities, landscaping types, natural resource areas and recreational uses dispersed throughout the community.
 - Action CO-8.1.2: Encourage the development of parks adjacent to school sites and other quasi-public and public facilities.

- The Public Facilities Element promotes efficiency, agency collaboration, and community design in the provision, location, and operation of public facilities and services.
 - Policy PF-2.3: Public facilities and services shall be equitably distributed throughout the community to enhance the quality of life.

Zoning Consistency analysis

The subject property is zoned R-1b One Family (6.7 du/ac max). R-1b zone allows for Parks and Public Plazas with plan check. Furthermore, Site Plan review by the Planning Commission and approval of a Site Plan Review are required for public/quasi-public developments pursuant to Ione Municipal Code Section 17.10.090 – Site Plan Review. As noted in the above background discussion, the Planning Commission and approved a Site Plan Review Permit for the renovation of the train depot and construction of a park at 315 S. Mill Street on January 11, 2022.

State Surplus Land Act

Under the Surplus Land Act, Government Code Sections 54220-54234 (“Act”), surplus land is land owned by the City for which the City Council takes formal action in a regular public meeting declaring the land is surplus and not necessary for the City’s use. The Act provides that land shall be declared either surplus land or exempt surplus land before the City may take action to dispose of it pursuant to the Surplus Land Act. Under the Act, land is necessary for the City’s use if the land is being used or is planned to be used pursuant to a written plan adopted by the City Council, for City work or operations. The Act specifies that the City’s use does not include commercial or industrial uses, and land that is disposed of for the sole purpose of investment or generation of revenue is not necessary for the City’s use.

Pursuant to Government Code Section 65402(a), if applicable, no real property shall be disposed of until the location, purpose and extent of such disposition has been submitted to and reported upon by the planning agency as to conformity with the adopted general plan.

Dispositions of surplus land must be approved by the Department of Housing and Community Development before the sale or lease can be finalized.

Environmental Determination

The project is exempt from CEQA in accordance with CEQA Guidelines section 15312 and CEQA Guidelines section 15060.

CEQA Guidelines sections 15060(c)(2) and (3) also indicate that an activity is not subject to CEQA if the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment; or the activity is not a project as defined in CEQA Guidelines Section 15378. A project is defined as, “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment...” The recommended action in this report is a required step that will allow for the potential future disposition of the subject properties. Development of the project site with the train depot museum as part of the Train Depot Park project has already been approved by the City. The disposition of the site would result in a change of ownership and management of the

depot but does not entitle or approve any changes to the land use or activities on the site. At this time, the City has not committed to a particular project nor does this action bind the City to pursue any project. As such, it does not have the potential to result in a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

Subdivision Map Act Consistency

Per Section 66428(a)(2) of the Subdivision Map Act, “A parcel map shall not be required for (...) Land conveyed to or from a governmental agency, public entity, public utility (...) For purposes of this subdivision, land conveyed to or from a governmental agency shall include fee interest, a leasehold interest, an easement, or a license”. Therefore, the action of the City transferring ownership of a portion of a larger parcel does not require a tentative map nor parcel map.

Summary

Based on the above discussion, the proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, improvements standards, and other applicable standards and regulations adopted by the City.

ATTACHMENTS:

A. Exhibit A – Resolution No. PC2023-__

RESOLUTION NO. PC2023-___

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IONE
CONFIRMING THE TRAIN PARK DEPOT PARK SITE DISPOSITION OF
SURPLUS LAND CONFORMS WITH THE GENERAL PLAN**

WHEREAS, the City of Ione seeks to dispose of the portion of the Train Depot Park site that includes the train depot as shown on Attachment A (Depot Site) as surplus property;

WHEREAS, the City of Ione City Council has submitted the Depot Site disposition to the Planning Commission for a determination regarding whether the location, purpose, and extent of the real property proposed for disposition is in conformity with the adopted General Plan; and

WHEREAS, the City of Ione Planning Commission at a regular meeting on June 13, 2023, received and considered the staff report, received public testimony, and considered the disposition of the Depot Site as surplus land in regards to consistency with the City of Ione General Plan; and

WHEREAS, adoption and implementation of the Train Park Depot Surplus Land project is determined to be exempt from the California Environmental Quality Act as it meets with the criteria established in Section 15061(b)(3) of the CEQA Guidelines because there will be no physical changes to the environment and there is no substantial evidence that the disposition of the Train Depot Park site may have a significant effect on the environment; and

WHEREAS, on June 13, 2023 at a regular meeting the Planning Commission held a public hearing at which time interested persons had an opportunity to comment on the item; and

NOW THEREFORE BE IT RESOLVED, the Planning Commission of the City of Ione reports that the location, purpose, and extent of the Depot Site proposed for disposition as surplus land is in conformity with the adopted City of Ione General Plan.

The foregoing Resolution of the Planning Commission of the City of Ione was duly introduced and adopted by the Planning Commission of the City of Ione at a regular meeting on June 13, 2023 by the following vote:

AYES:

NOES:

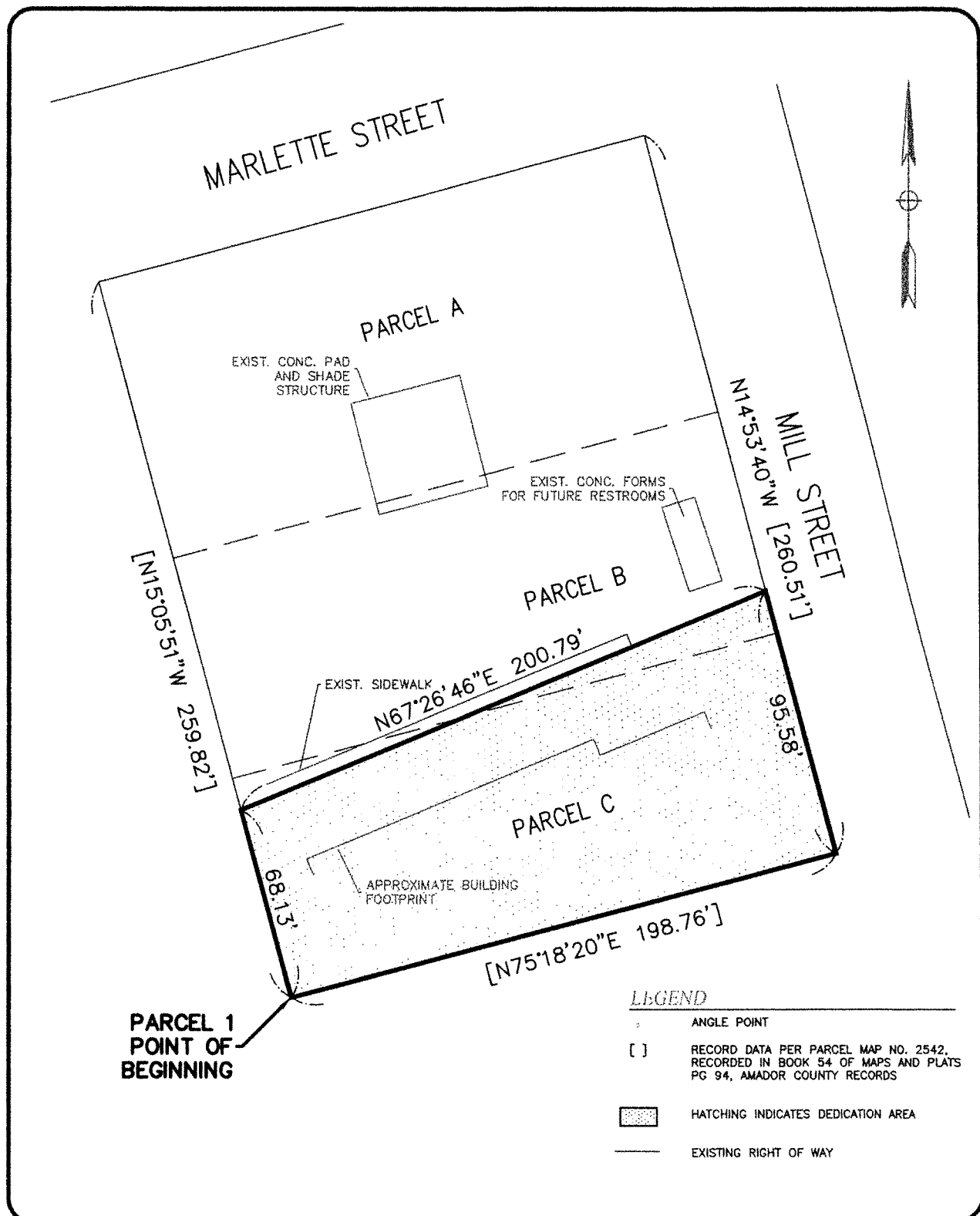
ABSENT:

ABSTAIN:

ATTEST:

Amber Hoiska, Chairman

Janice Traverso, City Clerk



PLOT DATE: 11/2/2022

FILE NAME: Railroad Exhibit.DWG

SCALE: 1"=50'

SHEET NO.: 1 OF 1

EXHIBIT 'B'
DEDICATION AREA

**PLAT TO ACCOMPANY
DESCRIPTION**