

REGULAR MEETING STARTS AT 6:00 PM

Mayor Diane Wratten

Vice Mayor Stacy Rhoades

Council Member Dominic Atlan

Council Member Dan Epperson

Council Member Tom Reed

Public Teleconference Line: 1- 646-749-3112

Access Code: 949-542-005

IN COMPLIANCE WITH THE GOVERNOR'S EXECUTIVE ORDER N-25-20, THE CITY OF IONE WILL BE CONDUCTING ITS MEETING VIA TELECONFERENCE. THE MAYOR WILL CALL THE MEETING TO ORDER AND AFTER COUNCIL INPUT, WILL INVITE THE PUBLIC TO COMMENT VIA PHONE TO RECEIVE PUBLIC COMMENT. PUBLIC COMMENT WILL ALSO BE ACCEPTED BY EMAIL AT jtraverso@ione-ca.com – ALL EMAILS MUST BE RECEIVED PRIOR TO THE START OF THE MEETING AND WILL BE INCORPORATED INTO THE RECORD

Tuesday, May 19, 2020

Ione City Hall

1 E. Main Street

Ione, CA 95640

***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

Gov't. Code §54954.3

The Ione City Council welcomes, appreciates, and encourages participation in the City Council Meeting. The City Council 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 TO THE FLAG
- C. ROLL CALL

D. APPROVAL OF AGENDA

E. PRESENTATIONS/ANNOUNCEMENTS/PROCLAMATIONS: 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 City Council at this time on any subject within the jurisdiction of the lone City Council.

*Please be mindful of the **4 minute time limit per person**. Pursuant to the Brown Act, the City Council may not take action or engage in a detailed discussion on an item that does not appear on the Agenda. However, matters that **require Council action will be referred to staff for a report and/or recommendation for possible action at a future Council meeting**. Is there anyone in the audience who wishes to address the Council at this time?*

G. CONSENT CALENDAR:

Notice to the Public: All matters listed under this category are considered to be routine and will be enacted by one motion. Any item may be removed for discussion and possible action and made a part of the regular agenda at the request of a Council Member(s).

1. Approval of Minutes: April 7, 2020 and April 21, 2020

H. PUBLIC HEARING: None

I. REGULAR AGENDA:

2. Adoption of Resolution No. 2020-11 Approving the 2019 General Plan Annual Progress Report (APR), and Direct Staff to Submit the Report to HCD and OPR

J. CITY MANAGER REPORTS:

- Software Conversion Update
- Finance Update
- Amador County's COVID-19 Variance Attestation Approval from State
- CDBG Funding for Emergency Loan to Businesses – Update
- PG&E's Public Service Power Shutoff/Evalynn Bishop Hall
- Solar Field Update
- June 2, 2020 Council Meeting
- June 6, 2020 Goal Setting Session

K. CITY COUNCIL COMMITTEE REPORTS

L. CITY COUNCIL COMMENTS/FUTURE AGENDA ITEMS

M. CLOSED SESSION AGENDA: None

N. ADJOURNMENT

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, ext. 102. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

I, Janice Traverso, the City Clerk of the City of Lone declare under penalty of perjury that the foregoing agenda for the Tuesday, May 17, 2020 meeting of the Lone City Council was posted on May 15, 2020.

Janice Traverso, City Clerk, City of Lone

ITEM #1

MINUTES FOR APRIL 7 AND APRIL 21, 2020

WILL BE AVAILABLE ON

SATURDAY, MAY 16, 2020

Agenda Item

2

DATE: May 19, 2020

TO: Ione City Council

FROM: April Wooden, City Planner

SUBJECT: Accept and Place on File the 2019 General Plan Annual Progress Report ("APR"), Approval by Resolution, and Direction to staff to submit the report to HCD and OPR.

RECOMMENDED ACTION: Staff recommends that the City Council adopt a resolution approving the 2019 General Plan Annual Progress Report ("APR") and directing staff to submit the APR to the California Department of Housing and Community Development ("HCD") and the Office of Planning and Research ("OPR").

Motion: _____ / _____

FISCAL IMPACT: There is no direct fiscal impact to the City. Failure to submit the APR as required by statute may impact the City's ability to obtain future state funding for housing activities and may result in other actions by the state that would be detrimental to the City.

ENVIRONMENTAL REVIEW: The submission of the General Plan Annual Report is not a "project" under CEQA and, therefore, no environmental review is required.

BACKGROUND: California law requires each city to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated city and land outside city boundaries that bears a relationship to its planning activities. The General Plan serves as a blueprint for future growth and development. Each city is required to include a Housing Element in the General Plan. The plan contains policies and programs designed to provide decision makers with a solid foundation for land use and development decisions. State law further requires each city to complete an annual review of the General Plan to ensure that the goals, policies, and plans of the General Plan Housing Element are being implemented and to identify action items of the General Plan toward which progress has been made over the previous year. This includes the preparation of an "APR", an Annual Progress Report detailing the status of housing development in the City and providing an update on the General Plan action items.

The City Planner was assisted by other city staff in the preparation of the 2019 GP APR, including the City Manager, City Engineer, public works, building, fire, and police. On

May 12, 2020 the Planning Commission reviewed the report and adopted a resolution recommending that the City Council accept and place on file the report and direct staff to submit the report to HCD and OPR.

ANALYSIS: The Annual Report indicates that the City is making progress on implementation of the General Plan. The City operates within significant staffing and funding constraints that affect its ability to make greater progress on action items. Staff anticipates the use of SB2 funds in the coming year, which will help to fund the update of the General Plan and Zoning Ordinance. Staff will also explore other grant funding which may be available to assist the City in achieving the action items identified in the General Plan and completing an update to the General Plan and Zoning Ordinance.

The attached 2019 APR demonstrates that the City is making progress toward achieving the General Plan action items as well as its Regional Housing Needs Assessment (RHNA) goals. Staff will ensure that the 2019 APR is submitted to both OPR and HCD.

ATTACHMENTS:

- 1)City Council Resolution No. 2020-11
- 2)2019 APR
- 3)Planning Commission Resolution No. PC2020-06

RESOLUTION NO. 2020-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IONE ACCEPTING AND PLACING ON FILE THE
2019 GENERAL PLAN ANNUAL PROGRESS REPORT

WHEREAS, Government Code Section 65400 requires the Planning Agency of the City to prepare an annual report on the status of the implementation of the General Plan each year; and

WHEREAS, the City Planning Department has prepared such report and presented it to the Planning Commission at the regular meeting of the Planning Commission on May 12, 2020; and

WHEREAS, the City Planning Department has presented the report to the City Council on May 19, 2020 and will submit the report to the state Office of Planning and Research (OPR) and the Housing and Community Development (HCD) as required; and

WHEREAS, the Planning Commission determined that the report satisfies the requirement under the Government Code;

NOW THEREFORE BE IT RESOLVED, the City Council of the City of Ione hereby accepts and places on file the 2019 General Plan Annual Progress Report for the City of Ione and authorizes staff to forward the report to OPR and HCD.

The foregoing resolution was duly introduced and passed and adopted by the City of Ione City Council at its regular meeting held on May 19, 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Diane Wratten, Mayor

ATTEST:

Janice Traverso, City Clerk

RESOLUTION NO. PC2020-06

A RESOLUTION OF THE CITY OF IONE PLANNING COMMISSION ACCEPTING AND
PLACING ON FILE THE 2019 GENERAL PLAN ANNUAL PROGRESS REPORT

WHEREAS, Government Code Section 65400 requires the Planning Agency of the City to prepare an annual report on the status of the implementation of the General Plan each year;
and

WHEREAS, the City Planning Department has prepared such report and presented it to the Planning Commission at the regular meeting of the Planning Commission on May 12, 2020;
and

WHEREAS, the City Planning Department will present the report to the City Council on May 19, 2020 and will submit the report to the state Office of Planning and Research (OPR) and the Housing and Community Development (HCD) as required; and

WHEREAS, the Planning Commission determined that the report satisfies the requirement under the Government Code;

NOW THEREFORE BE IT RESOLVED, the Planning Commission hereby accepts and places on file the 2019 General Plan Annual Progress Report for the City of Ione to OPR and HCD.

The foregoing resolution was duly introduced and adopted by the City of Ione Planning Commission at its regular meeting held on May 12, 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Hopkins, Chairman

ATTEST:

Janice Traverso, City Clerk



CITY OF IONE

GENERAL PLAN ANNUAL PROGRESS REPORT

City of Ione Planning Department
City Hall
1 East Main St.
PO Box 398
Ione, CA 95640
Phone: 209-274-2412

This document was prepared by the City of Lone City Planner, April Wooden.

The City of Lone Planning Commission reviewed and accepted the report on May 12, 2020.

The City of Lone City Council reviewed and accepted the report on May 19, 2020.

Purpose of this Document

Section 65400(b) of the State of California Government Code requires each planning agency to provide an annual report to its legislative body, the Governor's Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD) on the status of the General Plan and progress in its implementation. The four basic purposes of the annual report are as follows:

- Provide information to assess progress on implementation of the General Plan in accordance with the stated goals, policies and implementation measures.
- Provide information to identify necessary course adjustments or modifications to the General Plan as a means to improve implementation.
- Provide a clear correlation between land use decisions made during the reporting period, and the goals, policies and implementation measures in the General Plan.
- Provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing.

State law requires that the General Plan Annual Progress Report (APR) be completed and submitted to the state each year for the previous calendar year. This APR looks at the City of Lone's progress toward implementing its General Plan during the 2019 planning year.

General Plan Background

The most recent General Plan was adopted by the City of Lone August 2009. Citizen participation played an important role in preparing the city's General Plan. Because a General Plan needs to reflect community goals and aspirations, citizens were involved with issue identification and goal formulation. The public as well as various civic and professional organizations were consulted during the General Plan preparation stage. Numerous public meetings were held to discuss the General Plan.

The General Plan addresses the State's General Plan requirements. California law requires that every city and county adopt a long-term General Plan that addresses seven specific topics or "elements," organized in any format or structure preferred by the community. The General Plan may also address other topics the community believes are relevant. Regardless of the format or issues addressed, the Plan must be internally consistent. Lone's General Plan is organized into elements that meet the State requirements.

City's Responsibility

The effectiveness of the General Plan ultimately depends on how it is implemented and maintained over time. State law requires that most actions of local governments affecting the physical environment be consistent with the General Plan. The implementation of the Plan is the responsibility of numerous departments and divisions including:

- City Administration (City Manager, City Clerk, Finance)
- Building Inspector/ Code Enforcement
- Emergency Services (Fire and Police)
- Engineering
- Planning
- Public Works

Additionally, several other governmental agencies provide services within the city's boundary. While these agencies are neither part of the city's operational structure nor directly responsible for implementation of the General Plan, the city does coordinate its activities with these other agencies and relies upon their assistance for full implementation of the General Plan. These agencies include, but are not limited to the following:

- Amador Water Agency (AWA)
- Amador County Transportation Commission (ACTC)
- Amador County Unified School District
- CalTrans

Amendments to the General Plan

State law allows the city to amend its General Plan no more than four times per year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearing by the City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act.

No amendments to the General Plan were considered by the City in 2019.

Major Milestones and Projects

The city initiated or approved construction for the following major projects during the 2019 planning year:

Solar Project at the Wastewater Treatment Plant - A solar facility was approved to provide for the energy needs of the wastewater treatment plant. This project was undertaken, in part, to conserve energy resources at City- operated facilities.

Residential Growth – Over the course of 2019 the city continued to experience significant growth of residential development contributing to ongoing achievements of the action items identified within the housing element of the General Plan.

Status of General Plan Implementation Actions

The table below analyzes General Plan action items. Each action item is included and a response regarding progress on the item is provided. For many of the items, implementation is achieved through the incorporation of the item into the ongoing work program of City departments. Other items were addressed in prior years. For development-related action items, the City regularly addresses such items in the adoption of a development agreement that sets forth responsibilities of the City and the developer. Also, applicable departments review proposed developments for consistency with the city's policies.

A review of the Housing Element implementation status for all action items, and progress toward meeting the city's Regional Housing Needs Assessment, is provided as Appendix A at the end of this report. This section of the General Plan APR was reviewed and accepted by the Planning Commission and the City Council earlier in 2020.

Action #	Action	Status/Implementation
Land Use Element	Land Use Element	
LU-1.1.1	Amend the Zoning Code to include the City's Land Use principles, as appropriate.	Activity is part of staff's ongoing work program.
LU-1.2.1	Require market studies, financing plans, phasing plans, and other associated studies, as needed, for all new major development applications in order to evaluate the need for these projects, their compliance with established City policies, and the impact of the development on the City and service providers.	No opportunities to undertake this activity occurred in 2019.
LU-1.3.1	All applications for annexations, including but not limited to Policy Areas and Future Growth Areas (FGA), shall include a comprehensive land use plan for the affected territory, including pre-zoning and a plan for infrastructure financing and phasing. In considering applications for annexation, the City shall consider whether the annexation will accomplish all of the following: • Constitute fiscally sound additions to the existing City; • Be consistent with state law and Local Agency Formation Commission policies, standards, and criteria; • Preserve neighborhood identities; • Ensure both land use and circulation connections to the City so as to avoid isolated development with little land use and circulation relationship to the City; • Ensure the provision of adequate municipal services; and • Be consistent with General Plan land use policies.	No opportunities to undertake this activity occurred in 2019.
LU-2.1.1	Regularly evaluate the mix of land uses as the City grows and update the General Plan and Zoning Ordinance as needed to ensure an appropriate balance of land uses.	Completed two lot mergers which created sites more conducive to development.
LU-2.1.2	Regularly update the General Plan Land Use Map and other related maps in the General Plan, as warranted, with the latest parcel information from the Amador County Assessor's Office, regardless of General Plan Amendment activity. Updates to the parcel lines, when no adjustments have been made with respect to land uses, shall not constitute an amendment of the General Plan.	Activity is part of staff's ongoing work program.

LU-2.1.3	Amend the Zoning Code text to include the appropriate findings required for General Plan land use and text amendment requests.	Activity is part of staff's ongoing work program.
LU-2.2.1	Designate adequate commercial, office, and industrial land uses throughout the City during project review and as part of annual review of the General Plan.	No opportunities to undertake this activity occurred in 2019.
LU-2.3.1	Identify target businesses and industries that diversify the City's employment base and create incentives to locate in Ione.	Completed in a prior year.
LU-2.4.1	Establish development standards in the Zoning Code to address compatibility between existing and proposed development.	No opportunities to undertake this activity occurred in 2019.
LU-2.4.2	Minimize impacts between urban and agricultural uses through the use of buffers, increased setbacks, roadways, decreased densities, landscaping, and/or other appropriate methods to avoid conflicts.	No opportunities to undertake this activity occurred in 2019.
LU-2.4.3	Promote the disclosure of potential land use compatibility issues in all parts of the City, such as noise, dust, odors, etc., in order to provide potential purchasers with the information necessary to make informed decisions about the property and its future land uses.	No opportunities to undertake this activity occurred in 2019.
LU-2.4.4	Work with utility providers to coordinate location of transmission lines and substations during development review.	No opportunities to undertake this activity occurred in 2019.
LU-2.5.1	Update the Zoning Code Text and Map to reflect new land use designations and distributions throughout the City as established in this General Plan.	Completed in a prior year.
LU-2.5.2	Regularly audit, and update as necessary, any provisions of the Code that may be inconsistent with the General Plan and its subsequent amendments.	Activity is part of staff's ongoing work program.
LU-3.1.1	Encourage the upgrading, beautification, revitalization, infill development, and appropriate reuse of existing commercial areas Downtown.	Activity is part of staff's ongoing work program.
LU-3.1.2	Encourage the intensification of land uses in Downtown Ione, including residential over retail and office, and new residential and commercial development Downtown.	Activity is part of staff's ongoing work program.
LU-3.1.3	Establish a Downtown Master Plan, Area Plan, or Specific Plan to ensure the long-term vibrancy of Downtown, protect its historic architecture, intensify land uses, enhance walkability, and develop bicycle and pedestrian linkages to surrounding areas. Include a Parking Plan as part of the Downtown Plan.	Completed in a prior year.
LU-3.1.4	Encourage parking in shared surface lots, parking structures, or in off-site facilities to create a diversity of uses that transforms the Downtown and the surrounding area into	Activity is part of staff's ongoing work program.

	a positive, rich environment.	
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LU-3.1.5	As part of the Downtown Plan conduct a survey of property within the Downtown to determine where potential land assembly issues may occur and work with property owners to actively solve the problem together, with mutual benefit.	Completed in a prior year.
LU-3.1.6	Complete and certify Redevelopment Plans that establish the Downtown area as a Redevelopment Area.	No longer relevant.

Action #	Action	Status/Implementation
Circulation Element		
CIR-1.1.1	For development projects, require the dedication of right-of-way and the installation of roadway improvements as part of the review and approval of development projects.	Pedestrian improvements were required as part of the Chevron project at 39 Preston Avenue.
CIR-1.1.2	Require that prior to issuance of building permits, all development projects that must perform new roadway construction or road widening complete the backbone roadways necessary for all phases of the development project such that adequate transportation infrastructure is available prior to the arrival of the first resident, unless otherwise approved by the City Engineer. Backbone roadways are defined as those collector and arterial roadways providing service within or to new development.	Activity is part of staff's ongoing work program.
CIR-1.1.3	For major roadway projects, allow for improvement phasing such that roadway lanes are constructed based on traffic demand, with planned additional lanes being constructed once traffic demand reaches levels that require the additional lanes to be constructed in order to meet Level of Services specified in Policy C-1.3.	Activity is part of staff's ongoing work program.
CIR-1.1.4	All new or expanded roadways must include sidewalks for pedestrians. In addition, crosswalks adequate to ensure pedestrian safety must be provided as determined by the City Engineer.	Activity is part of staff's ongoing work program.
CIR-1.1.5	Require development projects to provide funding or to construct roadway/intersection improvements to implement the City's Circulation Plan, and Bikeways & Trails Plan. At the City's discretion, consider the payment of established traffic impact or similar fees to provide compliance with the requirements of this policy with regard to those facilities included in the fee program, provided that the City finds that the fee adequately funds all required roadway and intersection improvements. If payment of established fees is used to provide compliance with this policy, the City may also require the payment of additional fees if necessary, to cover the fair share cost of facilities not included in or fully funded by the fee program.	No opportunities to undertake this activity occurred in 2019.
CIR-1.2.1	Work with Amador Transportation Commission (ATC) and other regional agencies to aggressively pursue funding for WIRIS from all available sources.	Activity is part of staff's ongoing work program.

CIR-1.2.2	Require development projects along the F and G segments to construct the roadway and pay their fair share of the cost of the improvements.	Based on the Bypass Study completed in 2018, Segments F and G may no longer be the bypass route. Awaiting final adoption of the revised bypass study. If the revised alignment is adopted, this requirement will need to be revised.
CIR-1.3.1.	Coordinate with ACTC on the RTP update to revise the RTP LOS policies consistent with proposed Policies CIR1.3 and CIR-1.4	No opportunities to undertake this activity occurred in 2019.
CIR-1.3.2	Coordinate with Caltrans on the update to the SR 104 and SR 124 Transportation Concept Reports to acknowledge the limitations of widening SR 104 and SR 124 through the City of Lone reflected by a lower LOS policy consistent with proposed Policies CIR-1.3 and CIR-1.4.	Lack of staff precluded addressing this activity in 2019. Additionally, this does not appear to be a priority with Caltrans.
CIR-1.4.1	Establish traffic volume thresholds in line with this Policy that once reached, trigger intersection and roadway improvements. Regularly monitor traffic in and adjacent to the City to determine when these traffic volume thresholds are reached.	Activity is part of staff's ongoing work program.
CIR-1.5.1	Require development projects to design local road intersections such that roads are perpendicular to each other (at right angles) or round-about intersections, unless there are natural features or special circumstances that prohibit perpendicular or roundabout intersection design.	Activity is part of staff's ongoing work program.
CIR-1.5.2	Require development projects to design local roads that have clear and direct paths, not meandering roadways. Prohibit the use of cul-de-sacs in development projects unless specific circumstances require the use of a cul-de-sac or make a cul-de-sac the most viable option.	Activity is part of staff's ongoing work program.
CIR-1.5.3	Work with Caltrans, Amador County, and the United States Postal Service to provide local street addresses for properties located on State Routes 104 and 124 within the City limits. Within the City, SR 104 is identified by the local street name of Preston Avenue and South Lone Street. SR 124 within the City is identified as Main Street and South Church Street.	Activity is part of staff's ongoing work program.

CIR-1.5.4	Work with Caltrans to provide adequate access for properties on State Route 124 and State Route 88, and the future realignment of State Route 104 (segments F and G of the WIRIS roadway system) to provide for additional connectivity.	No opportunities to undertake this activity occurred in 2019.
CIR-1.5.5	Coordinate with ACTC as regular updates to the Amador County Short Range Transit Plan are conducted to determine whether there are unmet transit needs in the City of Ione. Reasonable transit enhancements could include additional buses to existing transit routes or new routes to serve future development.	Activity is part of staff's ongoing work program.
CIR-1.8.1.	Adopt Parking Standards for Downtown that allow for reduced parking requirements than in other parts of the City and allow for greater parking flexibility, such as shared parking allowances.	Completed in a prior year.
CIR-1.10.1	Revise maximum block length standards in the City's street design and/or improvement standards.	The current City Improvement Standards to not include design criteria with respect to maximum block length standards and therefore there is nothing to revise. Additionally, no opportunities to undertake this activity occurred in 2019.
CIR-1.10.2	When blocks are designed at lengths greater than 1000 feet, design shall include mid-block pedestrian and emergency vehicle connections.	No opportunities to undertake this activity occurred in 2019.
CIR-1.13.1	Review all new development projects adjacent to Sutter Creek for the potential to provide bridges or other crossings to enhance traffic flow and improve community-wide circulation.	No opportunities to undertake this activity occurred in 2019.
CIR-2.2.1	Seek to maintain sidewalk pedestrian operations and intersections at Level of Service B or better at all times, including peak travel times, unless maintaining this Level of Service would, in the City's judgment, be infeasible and/or conflict with the achievement of other goals, as generally illustrated on Figure 4-4.	Activity is part of staff's ongoing work program.

CIR-2.2.2	Seek to maintain Class II bicycle facility operations and intersections at Level of Service C or better at all times, including peak travel times, unless maintaining this Level of Service would, in the City's judgment, be infeasible and/or conflict with the achievement of other goals, as generally illustrated on Figure 4-5.	Activity is part of staff's ongoing work program.
CIR-2.2.3	Seek to maintain off-street trails, multi-use paths, and Class I bicycle facility operations and intersections at Level of Service A or better at all times, including peak travel times, unless maintaining this Level of Service would, in the City's judgment, be infeasible and/or conflict with the achievement of other goals, as generally illustrated on Figure 4-6.	Activity is part of staff's ongoing work program.
CIR-2.2.4	Establish intersection delay thresholds for pedestrians and bicyclists in line with this Policy that once reached, trigger improvements for bicyclists and pedestrians. Regularly monitor intersection delays in and adjacent to the City to determine when these delay thresholds are reached.	Lack of funding precluded addressing this activity in 2019.
CIR-2.4.1.	Require pedestrian circulation routes to be designed into all land plans and subdivisions to ensure that access for the pedestrian is provided. Pedestrian routes shall be interconnected and may include open spaces, parks, and trails as otherwise required by the City.	Activity is part of staff's ongoing work program.
CIR-2.4.2	Require and site pedestrian crossings of major roads at key intersections and at locations that provide priority and efficiency to the pedestrian.	Activity is part of staff's ongoing work program.
CIR-2.4.3	Ensure safe, efficient pedestrian connections are made between the sidewalk, parking areas, and entrances to stores, offices, and other uses as part of development design review.	Activity is part of staff's ongoing work program.
CIR-2.5.1	Complete the sidewalks in the existing community where ROW exists, using grants or other funding sources.	Activity is part of staff's ongoing work program.
CIR-2.6.1	Pursue all available sources of funding for the development and improvement of bicycle facilities. Develop projects and secure funding to improve pedestrian and bicycle safety and access around schools.	Lack of staff and funding precluded addressing this activity in 2019.
CIR-2.8.1	Continue Safe Routes to Schools programs and complete associated sidewalk and, crosswalk improvements.	Activity is part of staff's ongoing work program.

CIR-2.8.2	Maintain roadways and bicycle-related facilities so they provide safe and comfortable conditions for the bike rider, including maintaining lane striping for bike lanes and routes.	Activity is part of staff's ongoing work program.
CIR-2.8.3	Minimize road construction impacts by coordinating bike, and pedestrian facilities with roadway construction whenever feasible.	Activity is part of staff's ongoing work program.
CIR-2.8.4	Ensure traffic-calming projects are appropriate for bicycle and pedestrian users (e.g., address roundabout or bulb-out designs that push cyclists into traffic).	Activity is part of staff's ongoing work program.
CIR-2.8.5	Provide signage, alternative routes, etc. during construction activities affecting bikeways to ensure the safety of cyclists.	No opportunities to undertake this activity occurred in 2019.
CIR-2.8.6	Enforce traffic laws to improve the safety and comfort of all road users, with a particular focus on behaviors and attitudes that cause motor vehicle/bicycle crashes.	Activity is part of staff's ongoing work program.
CIR-2.8.7	Identify a funding source that will provide at least one crossing guard for each elementary and middle school in the City. Work with school districts to identify joint funding solutions and other partnership opportunities that facilitate pedestrian safety around schools.	Lack of staff and funding precluded addressing this activity in 2019.
CIR-3.1.1	Periodically undertake a detailed analysis of the transportation improvements needed as growth occurs and the costs associated with those improvements by reviewing and updating the City's Capital Improvement Plan (CIP). Update development impact fees as necessary to ensure full funding of all required improvements.	Lack of staff and funding precluded addressing this activity in 2019.
CIR-3.1.2	For new development, as a condition of approval, establish a road maintenance assessment district or require the new development to annex into an existing maintenance district to provide a funding source to maintain road improvements, new roads, and bicycle/pedestrian facilities as a result of new development.	No opportunities to undertake this activity occurred in 2019.

CIR-3.1.3	The City's Capital Improvement Plan (CIP) shall be updated to include costs to widen SR 124 between Washington Street and WIRIS, and SR 124 between WIRIS and Buena Vista Road, to four-lanes to provide LOS E or better operations.	Based on the Bypass Study completed in 2018, this may no longer be applicable, as the bypass route may no longer intersect SR124. Awaiting final adoption of the revised bypass study. If the revised alignment is adopted, this requirement will need to be revised.
CIR-3.2.1	Establish a road maintenance assessment district to provide a funding source to maintain road improvements and fund vehicular, pedestrian, and bicycle improvements.	Lack of staff and funding precluded addressing this activity in 2019.
CIR-4.1.1	Develop and implement a comprehensive system to monitor and evaluate the conditions and maintenance needs of the existing transportation network. Inventory and categorize the City-maintained roads by road type and condition using a pavement management system.	Activity is part of staff's ongoing work program

Action #	Action	Status/Implementation
Conservation & Open Space Element		
CO-1.1.1	As appropriate to the characteristics of the proposed development, project location, and environmental conditions, incorporate significant habitat preserves and interconnected wildlife corridors in new development areas to provide ample space for animal movement.	Activity is part of staff's ongoing work program.
CO-1.1.2	Review projects through the entitlement process and CEQA analysis to ensure that they comply with State and federal policy for biological resources.	Implemented during project review and approval for the solar project at the wastewater treatment plant.
CO-1.1.3	For areas planned to be preserved, the City shall require that preserved habitats have interconnections with other habitat areas, to the extent feasible, in order to maintain the viability of the preserved habitat to support the special-status species identified. The determination of the design and size of the "interconnections" shall be made by the City, as recommended by a qualified professional, and will include consultation with the California Department of Fish and Game and U.S. Fish and Wildlife Service.	No opportunities to undertake this activity occurred in 2019.
CO-1.1.4	For proposed private and public projects in which special-status species are found, likely to occur, or where the presence of species can be reasonably inferred, the City shall require feasible mitigation of impacts to ensure that the project does not contribute to the decline or viability of the species. Such mitigation measures may include providing and permanently maintaining similar quality and quantity of replacement habitat, enhancing existing habitat areas, or paying in-lieu fees towards to an approved habitat mitigation bank. Replacement habitat may occur either on-site or at approved off-site locations. Feasible mitigation shall be determined by the City after the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG) are provided an opportunity to comment. Mitigation shall emphasize a multi-species approach to the maximum extent feasible. This may include development or participation in a habitat conservation plan (HCP).	The review and approval of the wastewater treatment plant solar project included evaluation of biological resources; mitigation measures were adopted.

CO-1.1.5	The City shall require a biological resources evaluation for private and public development projects in areas identified to contain or possibly contain listed plant and/or wildlife species based upon the City's biological resource mapping provided in the General Plan EIR or other technical materials. This evaluation shall be conducted prior to the authorization of any ground disturbance.	The review and approval of the wastewater treatment plant solar project included evaluation of biological resources.
CO-1.1.6	Coordinate with Amador County and adjoining jurisdictions, as well as with federal and state agencies such as Caltrans, to assure regional connectivity of open space and wildlife corridors.	Activity is part of staff's ongoing work program.
CO-1.2.1	Coordinate with non-profit groups, educational institutions, and other agencies as available to provide environmental education programs that inform the public about the City's natural resources.	Lack of staff capacity precluded addressing this activity in 2019.
CO-1.2.2	Establish a network of interactive signs and other permanent educational features in preserved natural areas and open space areas, where feasible and public access is provided. Educational features should include pertinent natural history information and development of these features may be conducted with input from nonprofit groups, educational institutions and other agencies.	Lack of staff capacity precluded addressing this activity in 2019.
CO-2.1.1	Restrict or modify as part of the project approval and environmental review process proposed development in areas that contain wetlands, as defined by U.S. Army Corps of Engineers approved delineations as necessary to ensure the continued health and survival of special-status species and sensitive areas.	Activity is part of staff's ongoing work program.
CO-2.1.2	Require setbacks and buffers for all development within areas containing wetlands or for development which will occur adjacent to wetlands or waterways.	Activity is part of staff's ongoing work program.
CO-2.1.3	Coordinate with non-profit groups, educational institutions, and other agencies as available to provide environmental education programs that inform the public about the City's creeks, wetlands and other special habitat areas.	Lack of staff capacity precluded addressing this activity in 2019.
CO-2.4.1	Encourage projects that contain creeks, or are located adjacent to creeks, to be designed for visibility and, as appropriate, access. Utilize low-impact trails, such as raised walkways, wherever access to wetlands, creeks and waterways is planned.	Activity is part of staff's ongoing work program.
CO-2.4.2	Ensure that direct and indirect adverse impacts to wetland habitats are minimized by environmentally sensitive project siting and design.	Activity is part of staff's ongoing work program.

CO-6.2.3	Encourage the development of energy efficient buildings and subdivisions.	Activity is part of staff's ongoing work program.
CO-6.2.4	Work with local utility providers to make the public aware of energy rebate programs.	Lack of staff and funding precluded addressing this activity in 2019.
CO-6.2.5	Work with community organizations to encourage the inclusion of energy efficient systems in remodels and retrofits of existing development.	Lack of staff and funding precluded addressing this activity in 2019.
CO-6.5.1	The City will complete a Greenhouse Gas Inventory that provides an inventory of greenhouse gas emissions from manmade sources in the City.	Lack of staff and funding precluded addressing this activity in 2019.
CO-6.5.2	The City will prepare a Climate Action Plan (CAP) that identifies desired goals for reducing manmade greenhouse gas (GHG) emissions, establishes resiliency and adaptation programs to prepare for potential impacts of climate change, and provides a phased implementation plan to achieve these goals. The CAP will establish a greenhouse gas emissions reduction target of 15% percent below 2007 levels by 2020, consistent with California Assembly Bill 32, the Global Warming Solutions Act of 2006 (AB32) and the guidance provided in the associated California Air Resources Board Climate Change Scoping Plan approved in December 2008. The CAP will also outline a strategy to achieve 1990 GHG levels by 2020 and an 80% reduction from 1990 GHG levels by 2050 in accordance with California State Executive Order S-3-05.	Lack of staff and funding precluded addressing this activity in 2019.
CO-7.1.1	Work with local waste service providers to ensure that all residents receiving services are aware of waste disposal programs, recycling programs and green waste services.	ACES Waste Inc. is the local service provider.
CO-7.1.2	Continue to provide curbside recycling and green waste service to all residential properties in Ione. Where this service is not provided, ensure franchise agreements with local providers (ACES Waste Inc. and Amador Disposal Service) include these services to all areas within the City boundaries.	ACES Waste Inc. is the local service provider. The City works with ACES Inc. to provide a dumpster for fall yard/green waste at Howard Park.

CO-7.1.3	Encourage all office, commercial, and multi-family complexes to provide recycling bins and collection service for paper, plastic, glass, and metal.	City offices are recycling at this time. Lack of staff precludes addressing and overseeing office, commercial, and multi-family recycling services.
CO-7.1.4	Provide recycling centers at City facilities (e.g., City Hall, libraries) that are available to the public free-of-charge.	No opportunities to undertake this activity occurred in 2019.
CO-7.1.5	Provide locations for household hazardous wastes to be recycled.	ACES Waste Inc. is the local service provider.
CO-7.1.6	Ensure that all construction projects include plans for the disposal of unused materials, the maximum amounts of source reduction, and encourage the utilization of recycled materials to the maximum extent feasible.	The City of Lone encourages building materials recycling and uses the 2019 California Green Building Code which regulates recycling of building debris.
CO-7.1.7	Work with the Amador County Unified School District to support recycling at school sites by placing easily accessible recycling bins, providing educational programs on recycling, and using recycled products.	No opportunities to undertake this activity occurred in 2019.
CO-7.1.8	Ensure that as much of the City's office supply purchases are comprised of recycled or reusable products as possible. Encourage public agencies and local businesses to recycle as much as possible.	Activity is part of staff's ongoing work program.
CO-7.2.1	Implement the State's source reduction and recycling element (required by the California Integrated Waste Management Act) and the household hazardous waste element (required by PRC 41500-41510).	No opportunities to undertake this Activity occurred in 2019.
CO-8.1.1	Require developers of all new residential development to dedicate parkland at a rate of at least five acres of land per 1,000 population. When necessary, provide an in-lieu payment option, which allows the developer to fund the acquisition of acceptable land equal to the dedication requirement. Calculate required parkland dedication exclusive of required open space.	Activity is part of staff's ongoing work program.

CO-8.1.2	Encourage the development of parks adjacent to school sites and other quasi-public and public facilities.	Activity is part of staff's ongoing work program.
CO-8.1.3	Establish a procedure for determining an appropriate in lieu fee amount that ensures adequate funds to purchase required parkland for which in lieu fees are paid.	Completed in a prior year.
CO-8.1.4	Adopt and maintain a Noxious Weed Ordinance. The Noxious Weed Ordinance shall include regulatory standards for construction activities that occur adjacent to natural areas to inhibit the establishment of noxious weeds through accidental seed import.	Activity is part of staff's ongoing work program.
CO-8.2.1	Ensure that sufficient funding for maintenance of parks is assured prior to approval of any Final Subdivision Map that includes public parks and/or related facilities.	Activity is part of staff's ongoing work program.
CO-8.2.2	If required to meet necessary parks and recreation funding needs of the City, the City shall create a fee and assessment program to provide increased funding for existing and planned parks. This could include local or regional bond measures or assessment districts, public or private grants or partnerships, homeowners' associations, or other methods deemed appropriate by the City.	Activity is part of staff's ongoing work program.
CO-8.3.1	Wherever feasible, provide pedestrian and bicycle linkages between existing and future park facilities.	Activity is part of staff's ongoing work program.
CO-8.3.2	Support the development of trails in open space areas, and natural areas used for passive recreation.	Activity is part of staff's ongoing work program.
CO-8.3.3	Work with property owners of open space and agricultural areas in the Planning Area to establish a mechanism to allow for public access to such open space areas, in coordination with planned trails systems in the area.	Lack of staff and funding precluded addressing this activity in 2019.
CO-9.1.1	Review all proposals for new development to ensure compliance with the City's standards for open space.	Activity is part of staff's ongoing work program.
CO-9.1.2	Although some recreational uses are allowed in open space areas, the parkland dedication requirements are separate from and in addition to open space dedication requirements.	N/A
CO-9.1.3	Open space can include turf areas, agricultural uses, greens, dog parks, some drainage areas, community gardens and other uses, which will be considered on a case-by-case basis by the City.	N/A
CO-9.2.1	As part of the tentative subdivision map, Planned Development, or Specific Plan process in newly developing areas, encourage projects to accomplish the following: i. Align	No opportunities to undertake this activity occurred in 2019.

	roads, trails, and public spaces to take advantage of vistas over open space; and locate trails through open spaces where possible, to maximize these areas as passive recreational uses, and to minimize the destruction of open space areas. ii. Locate public parks adjacent to open space lands to create a greater sense of open space and to take advantage of opportunities for scenic vistas and trail connections.	
CO-9.2.2	Through the development review process, incorporate design features that increase visual access to natural resources.	Activity is part of staff's ongoing work program.

Action #	Action	Status/Implementation
Noise and Safety Element		
NS-1.2.1	Require new development of noise-creating uses to conform with the City's maximum noise levels as shown in Table NS-2 and NS-3.	Activity is part of staff's ongoing work program.
NS-1.2.2	Require an acoustical analysis as part of the environmental review process when noise-sensitive land uses are proposed in areas where current or projected exterior noise levels exceed the City's standards. The acoustical analysis must be prepared by a qualified person experienced in environmental noise assessment and architectural acoustics and must estimate existing and projected cumulative noise levels and compare those levels to the policies in this element.	Activity is part of staff's ongoing work program.
NS-1.3.1	Require an acoustical analysis as part of the environmental review process when proposed nonresidential land uses are likely to produce noise levels that exceed the City's noise standards. The acoustical analysis must be prepared by a qualified person experienced in environmental noise assessment and architectural acoustics and must estimate existing and projected cumulative noise levels and compare those levels to the policies in this element.	Activity is part of staff's ongoing work program.
NS-1.4.1	Limit construction activity to the hours of 7:00 am to 7:00 pm weekdays and 8:00 am to 6:00 pm weekends, when construction is conducted in proximity to residential land uses.	Activity is part of staff's ongoing work program.
NS-1.4.2	Restrict the hours of operation of loading docks, trash compactors and other noise-producing uses in commercial areas with the potential to significantly impact noise-sensitive land uses.	Activity is part of staff's ongoing work program.
NS-1.5.1	Require the use of temporary construction noise control measures including the use of temporary noise barriers, temporary relocation of noise-sensitive land uses, or other appropriate measures as mitigation for noise generated during construction of public and/or private projects.	Activity is part of staff's ongoing work program.

NS-2.2.1	Participate in State mutual aid agreements with neighboring cities and counties; State and federal emergency relief agencies; and private enterprises such as Red Cross, Salvation Army and local medical institutions to assist in shelter, relief and first aid operations. Encourage cooperation among adjacent communities to provide backup fire suppression and law enforcement assistance in emergency situations.	Activity is part of staff's ongoing work program.
NS-2.2.2	Collaborate with Amador County Unified School District and other public entities to offer public safety classes, including but not limited to personal safety, fire safety, and traffic and bicycle safety.	Lack of staff and funding this precluded addressing this activity in 2019.
NS-2.3.1	Create, adopt and update as needed a local Emergency Management Plan identifying leadership, representatives, coordination and action for responding to emergencies in a timely and efficient manner.	Utilized the National and State Incident Command System (ICS); NIMS/ SIMS are ICS Co-operators with the CAL OES. The City's Local ICS flow chart and duties were revised.
NS-2.3.2	Participate in the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS) and comply with the State of California Emergency Services Act.	Activity is part of staff's ongoing work program.
NS-2.3.3	Coordinate with the County and other cities on the update, adoption, and implementation of the regional Amador County Multi-Hazard Mitigation Plan.	Activity is part of staff's ongoing work program. Anticipated to be completed in 2020.
NS-2.3.4	Develop and adopt a pre-disaster ordinance for post disaster recovery and reconstruction that includes provisions for debris clearance, damage assessment, demolitions, re-occupancy and building moratorium criteria, fee waivers and deferrals and expedited permitting procedures for repair and reconstruction.	In 2019 the City participated in the update to the County wide LHMP Plan, which is currently being revised by all governmental agencies in Amador County.

NS-2.4.1	Develop and update risk assessments and emergency management provisions to maintain or improve the safety rating of the community.	Risk assessments are included in the LMHP and ISO along with the Wildland ISO and FIRE SAFE. The Fire Department was recently re-evaluated nationally and received an ISO Class 1 Fire Rating. To maintain this high honor, the dept. continues to work on improvements.
NS-3.1.1	Support the construction of flood control projects to protect residents and properties within the community.	Lack of funding precluded addressing this activity in 2019.
NS-3.1.2	Participate in the National Flood Insurance Program by updating the Local Floodplain Management Ordinance as necessary to help reduce future flood damage. Participation in the National Flood Insurance Program makes federally backed flood insurance available to homeowners, renters, and business owners in the City of Lone. As part of the update, consider adopting more stringent standards than included in model ordinances as a way of improving flood safety and reducing insurance premiums for property owners.	Completed in a prior year.
NS-3.2.1	The City shall not approve new development projects that will result in new or increased flooding impacts on adjoining parcels or upstream and downstream areas, unless it can be shown that corresponding improvements to drainage facilities are sufficient to mitigate any potential impacts. Projects shall mitigate for increases in flooding potential through project-related improvements (either on-site or off-site), as approved by the City Engineer.	Activity is part of staff's ongoing work program.
NS-3.2.2	The City shall develop specific criteria for development in infill areas of the community at risk of flood damage. Criteria will include specific performance measures needed to protect homes and structures from flood damage, while providing property owners with options for development of properties designated for urban development.	Lack of staff and funding precluded addressing this activity in 2019.

NS-3.2.3	Preclude development within the 100-year floodplain, as determined by the most recent floodplain mapping available from the Federal Emergency Management Agency or other acceptable source, unless otherwise approved by the City floodplain administrator based on site-specific mitigation.	Activity is part of staff's ongoing work program.
NS-3.2.4	On flood-prone parcels, locate development on portions of the site that are not subject to flooding, consistent with other policies of this General Plan or provide an approved grading plan showing no-net-loss of floodplain storage area.	Activity is part of staff's ongoing work program.
NS-3.2.5	Require every residential lot to have buildable area sufficient to accommodate a residence and associated structures outside the 100-year floodplain. Discourage the use of fill to create buildable area within the 100-year floodplain, except in extreme circumstances consistent with all other applicable policies and regulations, and after review to determine potential impacts to wildlife, habitat and flooding on other parcels.	Activity is part of staff's ongoing work program.
NS-3.2.6	Require vehicular access to the buildable area of all parcels to be at or above the ten-year floodplain elevation.	Activity is part of staff's ongoing work program.
NS-3.2.7	Preclude the creation of lots whose access will be inundated by flows resulting from a ten-year or greater storm event. Bridges or similar structures may be used to provide access over creeks or inundated areas, subject to applicable local, state, and federal regulations.	Activity is part of staff's ongoing work program.
NS-3.2.8	Prohibit new and modified bridge structures that will cause an increase in water surface elevations of the 100-year floodplain, unless analysis clearly indicates that the physical and/or economic use of affected properties will not be adversely affected.	Activity is part of staff's ongoing work program.
NS-3.2.9	The City shall consider including mitigation measures to reduce impacts related to significant storm events and flooding resulting from global climate change, as applicable.	Activity is part of staff's ongoing work program.
NS-3.4.1	Require all new urban development projects to either incorporate runoff control measures to minimize peak flows of runoff or otherwise implement comprehensive drainage plans.	Activity is part of staff's ongoing work program.
NS-3.4.2	Maintain drainage facilities in order to ensure their proper operation during storms.	Activity is part of staff's ongoing work program.
NS-4.1.1	Continue to implement the California Building Code to ensure that structures meet all applicable seismic standards.	Activity is part of staff's ongoing work program.

NS-4.2.1	Continue to require that all new construction projects complete a geotechnical report or conduct other appropriate analysis to determine the soils characteristics and associated development constraints and impose appropriate measures for geologically sensitive areas.	Activity is part of staff's ongoing work program.
NS-5.2.1	Adopt and update local standards, if necessary, above state and federal requirements, for maximum acceptable exposure for the evaluation of hazardous facilities for potential to create hazardous physical effects on-site and at off-site locations that could result in death, significant injury, or significant property damage.	Lack of staff and funding precluded addressing this activity in 2019.
NS-5.3.1	During the review and approval process for development plans and building permits, ensure that secondary containment is provided for hazardous and toxic materials.	Activity is part of staff's ongoing work program.
NS-5.3.2	Require all sites that are suspected or known to contain hazardous materials and/or are identified in a hazardous material/waste search to be reviewed, tested, and remediated for potential hazardous materials in accordance with all local, state, and federal regulations.	Activity is part of staff's ongoing work program.
NS-5.4.1	Support the continued enforcement of permitting requirements for radioactive materials.	Activity is part of staff's ongoing work program.
NS-5.4.2	Enforce public safety standards for the use of radioactive materials, including the placarding of transport vehicles.	Activity is part of staff's ongoing work program.
NS-5.5.1	Require industries which store and process hazardous or toxic materials to provide a buffer zone between the materials and the property boundaries; the buffer zone must be sufficient to protect public safety, as determined by the City.	Activity is part of staff's ongoing work program.
NS-5.5.2	Consider the impact of proposed industrial development projects with respect to transport of hazardous materials within the city. Locate uses requiring substantial transport of hazardous materials to direct such traffic away from the city's residential and commercial areas.	No opportunities to undertake this activity occurred in 2019.
NS-5.5.3	Coordinate with the Amador County Unified School District in the siting of new school facilities, allowing for the location of such facilities at the necessary distances from rail lines, hazardous materials sites, and highways, as determined by the California Department of Education and Government Code standards.	No opportunities to undertake this activity occurred in 2019.

NS-5.5.4	Projects requiring a grading permit or a building permit that would result in any earth disturbance that is located in an area likely to contain naturally-occurring asbestos (based on mapping developed by the DOC) shall prepare an Asbestos Hazard Dust Mitigation Plan that addresses the handling and remediation for NOA sites in accordance with all local, state, and federal regulations for potential hazardous materials. The Asbestos Hazard Dust Mitigation Plan shall include practices to eliminate, to the greatest extent possible, the emission of fugitive dust from grading, excavation, and construction activity in order to protect workers and area residents.	Activity is part of staff's ongoing work program.
NS-5.6.1	Continue to coordinate with California Emergency Management Agency, the State Department of Toxic Substances Control, the State Highway Patrol, Amador County, and other appropriate agencies in hazardous materials route planning and incident response.	Activity is part of staff's ongoing work program.
NS-5.6.2	Request that state and federal agencies that regulate the transportation of hazardous materials review regulations and procedures, in cooperation with the City, to determine means of mitigating the public safety hazard in urbanized areas.	The City of lone works closely with the Amador County Environmental Health Department and receives updates on all hazardous material storage and operations within the city limits and immediate surrounding areas.

NS-6.1.1	Adopt, and update as necessary, development standards and design provisions consistent with current Crime Prevention Through Environmental Design (CPTED) guidelines. Specifically, incorporate provisions to address the following: • Natural Surveillance. Intended to keep intruders easily observable, natural surveillance provisions maximize visibility of people, parking areas, and building entrances (e.g., doors and windows that look out on to streets and parking areas, pedestrian-friendly sidewalks and streets, front porches, adequate nighttime lighting). • Territorial Reinforcement. Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. This design concept is implemented by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, and fences. • Natural Access Control. A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating a perception of risk for offenders. This design concept is achieved by designing streets, sidewalks, building entrances, and neighborhood gateways to clearly indicate public routes, and also by discouraging access to private areas with structural elements. • Target Hardening. This is accomplished by adding features that prohibit entry or access, including window locks, dead bolts for doors, and interior door hinges. Partner with Caltrans, Amador County, and ACTC to realign (or otherwise remove) state highways away from the downtown area.	Lack of staff and funding precluded addressing this activity in 2019.
NS-6.2.1	Partner with Caltrans, Amador County, and ACTC to realign (or otherwise remove) state highways away from the downtown area.	In order to do this, ACTC and Caltrans must be willing partners. This is not a priority for either agency. Lack of funding and interest on the agencies' behalf precluded addressing this activity in 2019.

NS-7.1.1	Continue to review new development for adequate water supply and pressure, fire hydrants, and access to structures by firefighting equipment and personnel.	Activity is part of staff's ongoing work program.
NS-7.1.2	Continue to review projects for compliance with the Fire Code as part of the building permit process.	Activity is part of staff's ongoing work program.
NS-7.1.3	The Fire Department shall develop high visibility fire prevention programs, including those that provide voluntary home inspections and increase awareness of home fire prevention measures.	The City of Lone has maintained very active Fire Public Education in the community and schools, along with weed abatement and mandated State inspections. Home inspection information is provided in hand outs and in the City's monthly newsletter that is distributed in sewer bills.
NS-7.1.4	Require on-site fire suppression systems for new commercial and industrial development, as well as multifamily residential development with five or more units, to reduce the dependence on fire department equipment and personnel.	Activity is part of staff's ongoing work program.
NS-7.1.5	Continue to maintain, periodically update, and test the effectiveness of the City's Emergency Management Plan.	Revised the ICS flow chart and confirmed information in the City's disaster plan.
NS-7.1.6	Require the installation of earthquake-triggered automatic gas shut-off sensors in high-occupancy facilities and in industrial and commercial structures.	This is required by the Building Code and is enforced as part of staff's ongoing work program. The Fire Dept. addresses residential shut-off procedures in public education talks.

NS-7.1.7	Continue to enforce all codes and ordinances regarding fire protection, including building inspection and vegetation management.	Activity is part of staff's ongoing work program.
NS-7.1.8	Coordinate the design and installation of traffic control and calming measures to minimize impacts on emergency vehicle responses.	No opportunities to undertake this activity occurred in 2019.
NS-7.1.9	The City shall require that future projects are not initiated without assurance from the Fire Department that sufficient service capacity exists for fire protection and emergency medical services. Service capacity considers the proximity of fire stations, availability of personnel and equipment, water flow and pressure to the site, and adherence to Fire District construction and design requirements. Mitigation as part of the CEQA process is an acceptable method of providing service capacity upgrades to meet fire department needs.	Activity is part of staff's ongoing work program.
NS-7.4.1	Establish fire safe regulations for all new housing developments in areas with high potential for wildfires; to be applied to all such development. Measures shall include brush clearing, planting guidelines, and other measures to reduce the risk of person or property damage in the event of wildfires.	No opportunities to undertake this activity occurred in 2019.
NS-7.4.2	Set standards for commercial development within areas of Urban Wildland Interface in order to reduce the potential for loss, damage, or personal injury in the event of wildfires. Standards will include appropriate vegetation, brush clearing and other measures.	Lack of staff and funding precluded addressing this activity in 2019.

Action #	Action	Status/Implementation
Economic Development Element		
ED-1.1.1	As part of the General Plan Annual Report, identify need for additional locations for office, industrial and retail uses.	Completed in a prior year.
ED-1.1.1.2	Target grants, redevelopment programs, and other incentives to underutilized and vacant sites more adequately suited for vibrant and successful revenue-generating uses.	No opportunities to undertake this activity occurred in 2019.
ED-1.1.1.3	The City shall pursue annexation of lands within the Sphere of Influence as necessary to ensure an adequate supply of developable land, consistent with LAFCo proceedings.	No opportunities to undertake this activity occurred in 2019.
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.	Lack of funding precluded addressing this activity in 2019.
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 as designated by this General Plan.	No opportunities to undertake this activity occurred in 2019.
ED-1.3.2	Foster retail and restaurant uses to support new industrial and office development.	No opportunities to undertake this activity occurred in 2019.
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 uses. Buffers may include land designated for other uses, such as agriculture, commercial, or open spaces.	No opportunities to undertake this activity occurred in 2019.
ED-1.4.1	Collaborate with local businesses and merchant associations to promote and advertise local events and attractions.	Activity is part of staff's ongoing work program.
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.	Activity is part of staff's ongoing work program.

ED-2.1.1	Work with local business organizations, merchant groups, and local brokers and developers to attract companies that will serve lone'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).	Activity is part of staff's ongoing work program.
ED-3.1.1	Encourage re-occupation of existing buildings within downtown.	Activity is part of staff's ongoing work program.
ED-3.1.2	Prepare a Downtown Marketing Plan or Economic Development Plan that targets potential new businesses, including restaurants, retail, high quality commercial, and entertainment venues.	Completed in a prior year.
ED-3.1.3	Promote "buy local" campaigns to encourage lone residents to shop in lone's businesses instead of traveling to other communities to make purchases.	Activity is part of staff's ongoing work program.
ED-3.1.4	Complete an assessment of infrastructure deficiencies in the downtown and ensure that infrastructure is adequate to support planned intensity and density of land uses, including provision of adequate parking.	Completed in a prior year.
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.	Activity is part of staff's ongoing work program.
ED-3.1.6	Promote community participation in the preservation of historic resources in the City.	Activity is part of staff's ongoing work program.
ED-3.3.1	Create and utilize a Redevelopment Agency to coordinate and implement downtown improvement projects.	No longer relevant.
ED-3.3.2	Finalize the City's Redevelopment Plan and establish a Redevelopment District within lone.	No longer relevant.

ED-3.3.3	Work with property owners and developers to attract private investment to redevelopment sites.	No longer relevant.
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.	Activity is part of staff's ongoing work program.
ED-3.4.1	Continue to revise the Zoning Code to provide flexibility for special infill and redevelopment situations including incentives for development within the downtown area.	Activity is part of staff's ongoing work program.
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.	Lack of staff and funding precluded addressing this activity in 2019.
ED-4.1.2	Promote and support business activities that support schools, such as school partnerships, City student internships, faculty internships, and job shadowing.	Lack of staff and funding precluded addressing this activity in 2019.
ED-4.1.3	Foster an on-going connection with existing industries to retain businesses by effectively responding to concerns, whenever possible.	Activity is part of staff's ongoing work program.
ED-4.2.1	Work with local businesses and merchant groups to support "jobs first" and "first hire" programs to optimize hiring lone residents.	Lack of staff and funding precluded addressing this activity in 2019.
ED-4.2.2	Promote housing development for all income-levels which are compatible with the employment opportunities within the City.	Activity is part of staff's ongoing work program.
ED-4.3.1	Annually update the Framework for Planning, Entitlement Review, and Development, providing developers and interested landowners with the information necessary to quickly apply for development permits within the City.	Lack of staff and funding precluded addressing this activity in 2019.
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.	Completed in a prior year.
ED-4.3.3	Establish a process or program to provide expedited review of development applications for targeted projects in key development sites.	Lack of staff and funding precluded addressing this activity in 2019.

ED-5.1.1	Partner with regional tourist destinations to promote lone as a family destination or day-trip from nearby hotels, wineries, and casinos.	Lack of staff and funding precluded addressing this activity in 2019.
ED-5.1.2	Advertise the many activities and diverse resources of lone including, but not limited to, the Castle, historic downtown, Howard Park, equestrian opportunities, wineries, golfing, bicycling, lakes, fishing, camping and other outdoor recreational opportunities.	Activity is part of staff's ongoing work program.
ED-5.1.3	Create a recognizable city brand, which emulates the resources of the community and draws interest from a diverse population of visitors.	Lack of staff capacity precluded addressing this activity in 2019.
ED-5.2.1	Identify programs such as historic tax credits which could provide support to the City's preservation efforts.	Lack of staff precluded addressing this activity in 2019.
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 redevelopment and improvement.	Activity is part of staff's ongoing work program.
ED-5.2.3	Develop historic preservation and sign ordinances that allow flexibility to property owners to maintain and enhance their buildings downtown while preserving their historic character.	Completed in a prior year.
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.	Completed in a prior year.
ED-5.3.1	Work with local businesses to host special events within the downtown and at key attractions, such as Howard Park and the Castle.	Activity is part of staff's ongoing work program.

Action #	Action	Status/Implementation
Public Facilities		
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.	Completed in a prior year.
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.	In 2019 development impact fees were assessed on new development based on the updated fee schedule adopted in 2018.
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 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.	Activity is part of staff's ongoing work program.
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.	Activity is part of staff's ongoing work program.
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.	Activity is part of staff's ongoing work program.
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.	Activity is part of staff's ongoing work program.
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.	Completed in a prior year.

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.	Activity is part of staff's ongoing work program.
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.	Activity is part of staff's ongoing work program.
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.	Activity is part of staff's ongoing work program.
PF-3.1.5	Where possible, require drainage facilities to use natural channels that simulate natural drainage ways while protecting property.	Activity is part of staff's ongoing work program.
PF-4.1.1	The City shall coordinate with AWA by providing growth forecast information to ensure adequate supply needed to accommodate anticipated growth.	Activity is part of staff's ongoing work program.
PF-4.1.2	The City shall work with AWA to facilitate the construction, expansion, and/or rehabilitation of water treatment facilities in Ione.	In 2019, completed off hauling of biosolids removed from Ponds 1-5 at the wastewater treatment plant. This material was removed when the pond liners were installed and is part of an overall larger project to the City's wastewater treatment plan.

PF-4.1.3	The City shall coordinate 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 lone.	No opportunities to undertake this activity occurred in 2019.
PF-4.1.4	The City shall work with AWA to protect the quality and quantity of groundwater resources and establish groundwater management planning.	Activity is part of staff's ongoing work program.
PF-5.1.1	The City will seek out public/private partnerships and design build options to upgrade, combine, and/or expand sewer treatment facilities as needed to provide sufficient sewer capacity.	Completed in prior year.
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.	Activity is part of staff's ongoing work program. Currently evaluating 20-year water balance report update.
PF-6.1.1	City shall update the Storm Water Master Plan to assess the need for stormwater drainage system improvements and set up a system for monitoring storm drain requirements.	There currently is not a storm drain master plan in place. Lack of funding precluded addressing this activity in 2019.
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 or urban pollutants into area drainages.	Activity is part of staff's ongoing work program.
PF-6.1.3	The City shall encourage project designs that minimize drainage concentrations and impervious coverage.	Activity is part of staff's ongoing work program.
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.	Activity is part of staff's ongoing work program.
PF-6.1.5	The City will establish Low Impact Development (LID) standards through either the Stormwater Master Plan or the Municipal Code.	No longer relevant.

PF-7.1.1	The City shall encourage the recycling of construction debris.	The City encourages building materials recycling and uses the 2019 California Green Building Code which regulates recycling of debris.
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.	Lack of staff precluded addressing this activity in 2019.
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 the Integrated Waste Management Act of 1989 (SB 939).	Completed in a prior year.
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.	Activity is part of staff's ongoing work program.
PF-10.1.1	Coordinate with Amador County to plan for a new or expanded library facilities in Ione, as needed based on future growth.	No opportunities to undertake this activity occurred in 2019.
PF-10.1.2	Coordinate 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.	No opportunities to undertake this activity occurred in 2019.
PF-13.1.1	Assess the City's needs by updating the Fire Department Master Plan at least every five years.	Completed in a prior year.
PF-13.1.2	Establish a minimum fire staffing ratio per 1,000 residents.	Completed in a prior year.
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.	The threshold has not been established and the department plans to continue to rely on volunteer fire fighters for the future. The concept of a threshold will be reconsidered during the City's next General Plan update.

PF-13.3.1	Establish and maintain funding mechanisms for planned additional space needs of the Police Department.	Impact fees, which were previously established through development agreements, were paid in 2019. The Department is currently building revenue to meet future infrastructure costs.
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.	New development provided funding toward the design, construction, and operation of a new Police facility, as well as infrastructure such as radio towers/repeaters, vehicles, and new facilities, in 2019, based on fees established in development agreements adopted in prior years. However, additional revenue will be needed to meet the actual cost of future infrastructure and facilities.
PF-13.5.1	Establish a minimum police response time as a standard.	Activity is part of staff's ongoing work program.

PF-13.5.2	By 2015, compile a Police Department Master Plan to formally assess the needs of the Police Department and to estimate and plan for future service demands.	While not a formally-adopted document, the needs of the Police Department have been and continue to be assessed; progress was made in 2019 to address staffing and purchase of equipment. Progress was made regarding Records, Evidence, and Code Enforcement. Fleet is now comprised of nine vehicles: 8 patrol and 1 volunteer unit.
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Appendix A
Housing Element Annual Progress Report

Please Start Here

General Information	
Jurisdiction Name	Ione
Reporting Calendar Year	2019
Contact Information	
First Name	April
Last Name	Wooden
Title	City Planner
Email	awooden@denovoplanning.com
Phone	2092742412
Mailing Address	
Street Address	1 E Main St
City	Ione
Zipcode	95640

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

v2_27_20

Jurisdiction	Year
United States	2019

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A

45

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units											
Table A2											
Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement					
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, T to 4.5+ ADU, MH)	Tenure (R-Owner, O-Owner)	1				
							2	3	4		
Summary Row Start Data Entry Below											
	005-460-050	1438 St. Andrews Lane	Castle Oaks Village 5		SFD	O					
	005-460-051	1409 St. Andrews Lane	Castle Oaks Village 5		SFD	O					
	005-460-051	1434 St. Andrews Lane	Castle Oaks Village 5		SFD	O					
	005-460-051	1407 St. Andrews Lane	Castle Oaks Village 5		SFD	O					
	005-460-051	1405 St. Andrews Lane	Castle Oaks Village 5		SFD	O					
	005-460-051	501 Avalon Drive	Castle Oaks Village 5		SFD	O					
	005-460-051	1422 St. Andrews Lane	Castle Oaks Village 5		SFD	O					
	005-460-054	1424 St. Andrews Lane	Castle Oaks Village 5		SFD	O					
	005-460-053	1426 St. Andrews Lane	Castle Oaks Village 5		SFD	O					
	005-460-052	1430 St. Andrews Lane	Castle Oaks Village 5		SFD	O					
	005-460-052	503 Avalon Drive	Castle Oaks Village 5		SFD	O					
	005-460-051	505 Avalon Drive	Castle Oaks Village 5		SFD	O					
	011-350-037	723 Thistle Drive	Widflower		SFD	O					
	011-350-036	725 Thistle Drive	Widflower		SFD	O					
	011-350-035	727 Thistle Drive	Widflower		SFD	O					
	011-350-034	729 Thistle Drive	Widflower		SFD	O					
	011-350-022	726 Foothill Blvd.	Widflower		SFD	O					
	011-350-021	724 Foothill Blvd.	Widflower		SFD	O					
	011-350-020	722 Foothill Blvd.	Widflower		SFD	O					
	011-350-038	721 Thistle Drive	Widflower		SFD	O					
	011-350-019	720 Foothill Blvd.	Widflower		SFD	O					
	011-350-039	719 Thistle Drive	Widflower		SFD	O					
	011-350-018	718 Foothill Blvd.	Widflower		SFD	O					
	011-350-040	717 Thistle Drive	Widflower		SFD	O					
	005-460-015	1414 St. Andrews Lane	Castle Oaks Village 5		SFD	O					
	005-460-014	1416 St. Andrews Lane	Castle Oaks Village 5		SFD	O					
	005-460-013	1418 St. Andrews Lane	Castle Oaks Village 5		SFD	O					
	005-460-012	1420 St. Andrews Lane	Castle Oaks Village 5		SFD	O					
	005-460-031	412 Callaway Lane	Castle Oaks Village 5		SFD	O					
	005-460-030	410 Callaway Lane	Castle Oaks Village 5		SFD	O					
	005-460-029	408 Callaway Lane	Castle Oaks Village 5		SFD	O					
	005-460-028	406 Callaway Lane	Castle Oaks Village 5		SFD	O					
	011-340-045	711 Thistle Drive	Widflower		SFD	O					
	011-340-044	713 Thistle Drive	Widflower		SFD	O					
	011-340-043	715 Thistle Drive	Widflower		SFD	O					
	011-340-042	716 Foothill Blvd.	Widflower		SFD	O					
	011-340-041	714 Foothill Blvd.	Widflower		SFD	O					
	011-340-040	712 Foothill Blvd.	Widflower		SFD	O					

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier		Affordability by Household Incomes - Building Permits											
Current APN	Street Address	Project Name*	7							8	9		
			Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits		
005-460-050	1438 St. Andrews Lane	Castle Oaks Village 5	0	0	0	0	0	38	0	8/6/19	38		
005-500-006	1409 St. Andrews Lane	Castle Oaks Village 5						1		8/6/19	1		
005-460-051	1434 St. Andrews Lane	Castle Oaks Village 5						1		8/26/19	1		
005-500-005	1407 St. Andrews Lane	Castle Oaks Village 5						1		8/26/19	1		
005-500-004	1405 St. Andrews Lane	Castle Oaks Village 5						1		8/26/19	1		
005-500-003	501 Avalon Drive	Castle Oaks Village 5						1		8/26/19	1		
005-460-055	1422 St. Andrews Lane	Castle Oaks Village 5						1		8/6/19	1		
005-460-054	1424 St. Andrews Lane	Castle Oaks Village 5						1		8/6/19	1		
005-460-053	1426 St. Andrews Lane	Castle Oaks Village 5						1		8/6/19	1		
005-460-052	1430 St. Andrews Lane	Castle Oaks Village 5						1		8/6/19	1		
005-460-002	503 Avalon Drive	Castle Oaks Village 5						1		8/6/19	1		
005-500-001	505 Avalon Drive	Castle Oaks Village 5						1		8/6/19	1		
011-350-037	723 Thistle Drive	Wildflower						1		8/6/19	1		
011-350-036	725 Thistle Drive	Wildflower						1		7/29/19	1		
011-350-035	727 Thistle Drive	Wildflower						1		7/29/19	1		
011-350-034	729 Thistle Drive	Wildflower						1		7/29/19	1		
011-350-022	726 Foothill Blvd.	Wildflower						1		7/29/19	1		
011-350-021	724 Foothill Blvd.	Wildflower						1		7/29/19	1		
011-350-020	722 Foothill Blvd.	Wildflower						1		7/29/19	1		
011-350-038	721 Thistle Drive	Wildflower						1		4/26/19	1		
011-350-019	720 Foothill Blvd.	Wildflower						1		5/14/19	1		
011-350-039	719 Thistle Drive	Wildflower						1		5/15/19	1		
011-350-018	718 Foothill Drive	Wildflower						1		6/14/19	1		
011-350-040	717 Thistle Drive	Wildflower						1		5/14/19	1		
005-500-015	1414 St. Andrews Lane	Castle Oaks Village 5						1		5/14/19	1		
005-500-014	1416 St. Andrews Lane	Castle Oaks Village 5						1		5/24/19	1		
005-500-013	1418 St. Andrews Lane	Castle Oaks Village 5						1		5/24/19	1		
005-500-012	1420 St. Andrews Lane	Castle Oaks Village 5						1		5/24/19	1		
005-500-031	412 Callaway Lane	Castle Oaks Village 5						1		5/24/19	1		
005-500-030	410 Callaway Lane	Castle Oaks Village 5						1		5/24/19	1		
005-500-029	408 Callaway Lane	Castle Oaks Village 5						1		6/27/19	1		
005-500-028	406 Callaway Lane	Castle Oaks Village 5						1		6/27/19	1		
011-340-045	711 Thistle Drive	Wildflower						1		6/27/19	1		
011-340-044	713 Thistle Drive	Wildflower						1		4/1/19	1		
011-340-043	715 Thistle Drive	Wildflower						1		4/1/19	1		
011-340-042	716 Foothill Blvd.	Wildflower						1		4/1/19	1		
011-340-041	714 Foothill Blvd.	Wildflower						1		4/1/19	1		
011-340-040	712 Foothill Blvd.	Wildflower						1		4/1/19	1		

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier

Affordability by Household Income - Certificates of Occupancy

Current APN	Street Address	Project Name	10						11		# of Units Issued Certificates of Occupancy or other forms of readiness
			Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	
005-460-050	1438 St. Andrews Lane	Castle Oaks Village 5	0	0	0	0	0	38	0		38
005-500-006	1409 St. Andrews Lane	Castle Oaks Village 5						1		8/6/19	1
005-460-051	1434 St. Andrews Lane	Castle Oaks Village 5						1		8/26/19	1
005-500-005	1407 St. Andrews Lane	Castle Oaks Village 5						1		8/26/19	1
005-500-004	1405 St. Andrews Lane	Castle Oaks Village 5						1		8/26/19	1
005-500-003	501 Avalon Drive	Castle Oaks Village 5						1		8/26/19	1
005-460-055	1422 St. Andrews Lane	Castle Oaks Village 5						1		8/26/19	1
005-460-054	1424 St. Andrews Lane	Castle Oaks Village 5						1		8/26/19	1
005-460-053	1426 St. Andrews Lane	Castle Oaks Village 5						1		8/26/19	1
005-460-052	1430 St. Andrews Lane	Castle Oaks Village 5						1		8/6/19	1
005-460-002	503 Avalon Drive	Castle Oaks Village 5						1		8/6/19	1
005-500-001	505 Avalon Drive	Castle Oaks Village 5						1		8/6/19	1
011-350-037	723 Thistle Drive	Wildflower						1		8/6/19	1
011-350-036	725 Thistle Drive	Wildflower						1		7/29/19	1
011-350-035	727 Thistle Drive	Wildflower						1		7/29/19	1
011-350-034	729 Thistle Drive	Wildflower						1		7/29/19	1
011-350-022	726 Foothill Blvd.	Wildflower						1		7/29/19	1
011-350-021	724 Foothill Blvd.	Wildflower						1		7/29/19	1
011-350-020	722 Foothill Blvd.	Wildflower						1		7/29/19	1
011-350-038	721 Thistle Drive	Wildflower						1		4/26/19	1
011-350-019	720 Foothill Blvd.	Wildflower						1		5/14/19	1
011-350-039	719 Thistle Drive	Wildflower						1		5/14/19	1
011-350-018	718 Foothill Drive	Wildflower						1		6/14/19	1
011-350-040	717 Thistle Drive	Wildflower						1		5/14/19	1
005-500-015	1414 St. Andrews Lane	Castle Oaks Village 5						1		5/14/19	1
005-500-014	1416 St. Andrews Lane	Castle Oaks Village 5						1		5/14/19	1
005-500-013	1418 St. Andrews Lane	Castle Oaks Village 5						1		5/24/19	1
005-500-012	1420 St. Andrews Lane	Castle Oaks Village 5						1		5/24/19	1
005-500-031	412 Callaway Lane	Castle Oaks Village 5						1		5/24/19	1
005-500-030	410 Callaway Lane	Castle Oaks Village 5						1		6/27/19	1
005-500-029	408 Callaway Lane	Castle Oaks Village 5						1		6/27/19	1
005-500-028	406 Callaway Lane	Castle Oaks Village 5						1		6/27/19	1
011-340-045	711 Thistle Drive	Wildflower						1		6/27/19	1
011-340-044	713 Thistle Drive	Wildflower						1		4/1/19	1
011-340-043	715 Thistle Drive	Wildflower						1		4/1/19	1
011-340-042	716 Foothill Blvd.	Wildflower						1		4/1/19	1
011-340-041	714 Foothill Blvd.	Wildflower						1		4/1/19	1
011-340-040	712 Foothill Blvd.	Wildflower						1		4/1/19	1

Annual Building Activity Report Summary - New Construction, Existing, Firms and Completed Units										
Project Identifier		Streamlining		Housing with Financial Assistance		Time of Affordability or Deep Discount		Diminished Categories Units		Notes
Current APR	Project Name	New units or the number of units in the project	14	15	16	17	18	19	20	
001-400-001	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-002	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-003	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-004	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-005	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-006	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-007	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-008	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-009	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-010	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-011	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-012	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-013	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-014	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-015	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-016	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-017	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-018	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-019	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-020	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-021	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-022	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-023	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-024	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-025	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-026	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-027	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-028	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-029	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-030	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-031	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-032	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-033	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-034	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-035	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-036	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-037	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-038	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-039	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-040	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-041	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-042	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-043	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-044	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-045	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-046	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-047	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-048	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-049	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						
001-400-050	1410 St. Andrews Lane	Crack Oaks Village 5	N	N						

Jurisdiction	Ione
Reporting Year	2019 (Jan 1 - Dec 31)

ANNUAL ELEMENT PROGRESS REPORT **Housing Element Implementation** (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here.

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability												
		1		2								
Income Level		RHNA Allocation by Income Level		2014	2015	2016	2017	2018	2019	3	4	
											Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted		3									
	Non-Deed Restricted											
	Deed Restricted		3								3	
	Non-Deed Restricted											
Low	Deed Restricted											
	Non-Deed Restricted											
Moderate	Deed Restricted		3									
	Non-Deed Restricted											
Above Moderate	Deed Restricted		7				1	65	35	101		
	Non-Deed Restricted					3	31	41	3			
Total RHNA		16										
Total Units						3	32	106	38	179	6	

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

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Jurisdiction	Iowa
Reporting Year	2019 (Jan 1 - Dec 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 26 §8202)

Note: "-" indicates an optional field
Cells in grey contain auto-calculation formulas

Table C Sites Identified or Re-zoned to Accommodate Shortfall Housing Need										
Project Identifier			RHNA Shortfall by Household Income Category				Type of Shortfall			
1			2				3			
RHNA Shortfall by Household Income Category			Date of Rezone				Type of Shortfall			
AFH			Local Jurisdiction Tracking ID				Above Moderate Income			
Street Address			Project Name				Moderate Income			
Summary Row: Start Date Entry Below			Very Low Income				Low Income			

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Ione
Reporting Year	2019
	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-1.1 Provide Adequate Sites	Review land use inventory	Annual	Completed annually
H-1.2 Use state and federal programs	Grant applications	Annual	Completed annually or as NOFA's are released
H-1.3 Second units	Promote second units	Annual	Under review
H-1.4 Affordable housing	First Time Home Buyer Program	Annual	Under review
H-1.5 Affordable Housing Trust Fund	Joint Trust Fund	2016	Not implemented, no funding
H-2.1 Variety of housing types	Affordable housing development	Annual	Not implemented, no funding
H-2.2 AB 2634	SRO's or other ELI units	2015	Not implemented, no funding
H-2.3 ATCAA special needs housing	Transitional/supportive housing	Ongoing	Ongoing
H-3.1 Maintain housing stock	Rehabilitation and replacement	2016	Not implemented, no funding
H-3.2 Title 24	Promote energy conservation	Ongoing	Title 24 adopted and enforced as part of building code
H-3.3 Support PG&E weatherization	Promote energy conservation	Ongoing	Ongoing
H-4.1 Fair housing	Promote fair housing	Ongoing	Ongoing
H-4.2 Fair housing complaints	Housing discrimination	Ongoing	Ongoing
H-5.1 Reduce constraints to housing	Encourage housing production	Ongoing	Ongoing

Jurisdiction	Ione
Reporting Period	2019 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 2.5 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA* Listed for Informational Purposes Only				Units that Count Towards RHNA* Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1*
	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	Ione
Reporting Year	2019 (Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary			
	Income Level		Current Year
Very Low	Deed Restricted		0
	Non-Deed Restricted		0
Low	Deed Restricted		0
	Non-Deed Restricted		0
Moderate	Deed Restricted		0
	Non-Deed Restricted		38
Above Moderate			0
Total Units			38

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas