

IMPLEMENTATION



INTRODUCTION

This General Plan Implementation Program provides a guide to implement adopted General Plan policies and actions for City's elected officials, staff and the public. The purpose of the Implementation Program is to ensure the overall direction provided in the General Plan to build a City is translated from general terms to specific actions.

Each implementation measure is a program, procedure, or task that requires additional City action. Actions generally apply Citywide or to a specific area or project. In adopting this Implementation Program, the City Council recognizes the importance of long-range planning considerations in day-to-day decision making and budgeting. Implementation of the specific programs will be subject to funding constraints.

This chapter summarizes the key components of implementing the General Plan and includes a comprehensive implementation matrix of General Plan actions and corresponding responsibilities, timelines, and funding sources to carry them out.

IMPLEMENTING THE PLAN

The Implementation Program will serve as the basis for the preparation of the Annual Report on the status of the City's progress in implementing the General Plan, as required by California Government Code Section 65400. Because some of the individual actions described in the Implementation Program serve as mitigation for significant environmental impacts resulting from planned development identified in the General Plan, the annual report can also provide a means of monitoring the application of the mitigation measures as required by State CEQA Guidelines Section 15097. This Implementation Program may be updated annually with the budget process and whenever the City's General Plan is amended or updated to ensure continued consistency and usefulness.

OTHER IMPLEMENTATION DOCUMENTS

Zoning Code

One of the primary implementation tools for the General Plan is the City's Zoning Code, which establishes zoning district and corresponding allowed use and development provisions for all property within the City. By law, the Zoning Code text and map must be consistent with the General Plan. In particular, zoning will need to implement the new land use designations and locations as outlined in the Land Use Element and Land Use Map. An update to the City's Zoning Code will be required to ensure consistency and implementation of the General Plan.

Specific Plans & Master Plans

Specific Plans and Planned Development Master Plans will also be prepared to implement the General Plan for City identified special project areas (e.g., Industrial Park area, Castle Oaks, Q Ranch, etc.) and for master planning of private developments. A Specific Plan provides more detailed planning of land uses, public and private facilities, phasing, development, resources,



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implementation, and financing for that specific area. Master Plans may also be prepared for implementation of a focus topic or issue, such as bikeways and trails.

ADOPTING AND AMENDING THE GENERAL PLAN

Adoption of this General Plan is completed by resolution. The process for adopting this Plan includes hearings and presentations with the Planning Commission and the City Council, and final adoption is the responsibility of the City Council, as defined by California Government Code Section 65350, et. seq.

It may be necessary, from time to time, to amend this General Plan. While most of these changes may be in the form of land uses changes, others will involve changes to the text of the plan. All amendments must also be adopted by resolution and require public hearings by the Planning Commission and City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act (CEQA). Consistent with State law (Government Code Section 65358), the City may only amend the General Plan four times per year. Amendments may be proposed and acted upon at anytime during the year and one action may include multiple amendments.

THE IMPLEMENTATION MATRIX

The implementation matrix below (**Table 10-1**) lists all of the Actions in each of the seven General Plan Elements, along with the responsible parties and general timeframes to implement the actions. The matrix is designed to be a general guide to implementing the General Plan and may be updated as new tools become available and new goals and policies are adopted by the City.

The following legend of terms and corresponding acronyms are used throughout the implementation matrix when referring to responsible parties:

- AW = Amador Water Agency
- BD = City Building Department
- CA = City Attorney
- CC = City Council
- CM = City Manager
- CO = County of Amador
- FI = Finance Department
- FD = Fire Department
- PR = Parks and Recreation Commission
- PC = Planning Commission
- PL = City Planning Department
- PD = Police Department
- RD = Redevelopment Agency
- SD = School District (Amador County Unified School District)
- SW = Sewer Department
- CE = City Engineering Department
- VO = Volunteers/Community Members

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**TABLE 10-1:
IMPLEMENTATION MATRIX**

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
Land Use Element (Chapter 3)						
LU-1.1.1	Amend the Zoning Code to include the City’s Land Use principles, as appropriate.	PL	☐			
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.	PL				☐
LU-1.3.1	<p>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:</p> <ul style="list-style-type: none">• 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	PL				☐



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Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	City; <ul style="list-style-type: none"> • Ensure the provision of adequate municipal services; and • Be consistent with General Plan land use policies. 					
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.	PL				☐
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.	PL				☐
LU-2.1.3	Amend the Zoning Code text to include the appropriate findings required for General Plan land use and text amendment requests.	PL	☐			
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.	PL				☐
LU-2.3.1	Identify target businesses and industries that diversify the City's employment base and create incentives to locate in Ione.	CM, PL, RD	☐			
LU-2.4.1	Establish development standards in the Zoning Code to address compatibility between existing and proposed development.	PL	☐			

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Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
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.	PL				○
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.	PL				○
LU-2.4.4	Work with utility providers to coordinate location of transmission lines and substations during development review.	PL				○
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.	PL	○			
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.	PL				○
LU-3.1.1	Encourage the upgrading, beautification, revitalization, infill development, and appropriate reuse of existing commercial areas Downtown.	PL	○			
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.	PL				○
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	PL	○			



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Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	land uses, enhance walkability, and develop bicycle and pedestrian linkages to surrounding areas. Include a Parking Plan as part of the Downtown Plan.					
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 a positive, rich environment.	PL				☐
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.	PL	☐			
LU-3.1.6	Complete and certify Redevelopment Plans that establish the Downtown area as a Redevelopment Area.	PL	☐			
Circulation Element (Chapter 4)						
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.	CE, PL				☐
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.	PL, CE, BD				☐

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Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
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.	CE, PL				☐
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.	CE				☐
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.	CE, PL				☐
CIR-1.2.1	Work with Amador Transportation Commission (ACTC) and other regional agencies to aggressively pursue funding for WIRIS from all available sources.	PL, CE				☐



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Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
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.	PL, CE				☐
CIR-1.3.1	Coordinate with ACTC on the RTP update to revise the RTP LOS policies consistent with proposed Policies CIR-1.3 and CIR-1.4.	PL, CE	☐			
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 Ione reflected by a lower LOS policy consistent with proposed Policies CIR-1.3 and CIR-1.4.	PL, CE	☐			
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.	PL, CE	☐			
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 round-about intersection design	CE, PL				☐
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.	CE, PL				☐

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Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
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 Ione Street. SR 124 within the City is identified as Main Street and South Church Street.	PL, CE		○		
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.	PL, CE				○
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.	CE, PL				○
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.	PL	○			
CIR-1.10.1	Revise maximum block length standards in the City's street design and/or improvement standards.	PL, CE	○			
CIR-1.10.2	When blocks are designed at lengths greater than 1000 feet, design shall include mid-block pedestrian and emergency vehicle connections.	CE, PL				○



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Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
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.	CE, PL				☐
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.	CE				☐
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.	CE				☐
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.	CE				☐
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.	CE				☐

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Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
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.	CE, PL				○
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.	CE, PL				○
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.	PL				○
CIR-2.5.1	Complete the sidewalks in the existing community where ROW exists, using grants or other funding sources.	CE, CM				○
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.	CE, CM, PL				○
CIR-2.8.1	Continue Safe Routes to Schools programs and complete associated sidewalk and, crosswalk improvements.	CE, CM				○
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	CE				○
CIR-2.8.3	Minimize road construction impacts by coordinating bike, and pedestrian facilities with roadway construction whenever feasible.	CE				○



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Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
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).	CE				☐
CIR-2.8.5	Provide signage, alternative routes, etc. during construction activities affecting bikeways to ensure the safety of cyclists.	CE				☐
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.	PD				☐
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	CM				☐
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.	CE, PL, CM				☐
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.	CE, PL, CM, FI				☐

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Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
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.	CE, PL, CM	☐			
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.	CE, PL, FI, CM				☐
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.	CE				☐
Conservation & Open Space Element (Chapter 5)						
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.	PL				☐
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.	PL				☐



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Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
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.	PL				●
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).	PL				●

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Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
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.	PL				☐
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.	PL				☐
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.	CM		☐		☐
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 non-profit groups, educational institutions and other agencies.	CM		☐		☐



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Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
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.	PL				☐
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.	PL				☐
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.	CM		☐		☐
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.	PL				☐
CO-2.4.2	Ensure that direct and indirect adverse impacts to wetland habitats are minimized by environmentally sensitive project siting and design.	PL				☐
CO-2.4.3	Establish standards for private projects allowing public access in the floodplain and buffers along creek corridors and preserves, where not precluded by habitat preservation requirements. Require open-view fencing for all residential development adjacent to creeks and wetlands.	PL	☐			

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Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
CO-3.4.1	Create landscaping guidelines which address the appropriate species to be utilized, spacing and location of plantings and reduction of water required for irrigation and to ensure the long-term viability of planted areas.	PL	☐			
CO-3.4.2	Work with local agencies, non-profits, and interest groups to develop a local tree list, identifying species which should be used for replacements and other landscaping to be used as a guideline for all tree plantings within the City.	PL	☐			
CO-4.1.1	Implement standards that require water conserving appliances and fixtures in all new development.	BD				☐
CO-4.1.2	Work with the local water provider to encourage the preservation of water for local residences and businesses (e.g., educational materials).	SW, BD, AWA				☐
CO-4.1.3	Require planting of drought-tolerant and native vegetation as part of new development projects.	PL				☐
CO-4.3.1	Restrict hazardous materials storage in the 100-year floodplain to prevent surface water contamination.	PL				☐
CO-4.3.2	Educate the community on laws governing the proper handling of hazardous materials, especially those laws that pertain to discharging materials into creeks.	CM				☐
CO-4.3.3	Install appropriate signage to deter the discharge of hazardous materials into storm drains.	CE	☐			



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			2010 - 2015	2016- 2020	2021+	Ongoing
CO-4.3.4	Future land uses anticipated to utilize hazardous materials or waste shall be required to provide adequate containment facilities to ensure that surface water and groundwater resources are protected from accidental releases.	PL				☐
CO-4.4.1	Require development projects to contain urban runoff control strategies and requirements that are consistent with Drainage Master Plans and the City's urban runoff management program.	CE, PL				☐
CO-4.4.2	Require development within newly urbanizing areas to incorporate runoff control measures into their site design or to participate in an area-wide runoff control management effort, consistent with standards developed by the City.	CE, PL				☐
CO-4.4.3	Encourage new development to incorporate features such as grassy swales, multi-use retention or detention basins, and integrated drainage systems to enhance water quality	CE, PL				☐
CO-4.4.4	New development projects shall be required to incorporate the use of best management practices (BMPs) in order to protect receiving waters from the adverse effects of construction activities, sediment and urban runoff. BMPs shall be developed and incorporated in the project prior to approval by the City.	CE, PL				☐

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Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
CO-5.1.1	Regulate surface mining operations within the City limits as required by California's Surface Mining and Reclamation Act of 1975 (SMARA), Public Resources Code Section 2207 (relating to annual reporting requirements), and State Mining and Geology Board regulations for surface mining and reclamation practice.	PL				☐
CO-5.1.2	Coordinate mining operations and urban development to minimize conflicts between residents and mining, particularly where mining is conducted before urbanization.	PL				☐
CO-5.2.1	Establish and require minimum setbacks of future and reauthorized surface mining from adjoining residential land uses.	PL		☐		☐
CO-5.2.2	Review proposed residential and sensitive land uses adjacent to existing or proposed mining operations for adequate buffering and establish setbacks where necessary to ensure public safety from such uses.	PL				☐
CO-6.2.1	Develop educational programs to increase energy conservation at the household and business levels.	BD	☐			
CO-6.2.2	Develop programs to conserve energy resources at City-operated facilities.	CM	☐			
CO-6.2.3	Encourage the development of energy efficient buildings and subdivisions.	PL, BD				☐
CO-6.2.4	Work with local utility providers to make the public aware of energy rebate programs.	CM, BD				☐



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			2010 - 2015	2016- 2020	2021+	Ongoing
CO-6.2.5	Work with community organizations to encourage the inclusion of energy efficient systems in remodels and retrofits of existing development.	CM, BD				○
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.	PL	○			
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.	PL, CM	○			
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.	CM, BD	○			
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	CM	○			

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			2010 - 2015	2016-2020	2021+	Ongoing
	Service) include these services to all areas within the City boundaries.					
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.	CM, BD				☐
CO-7.1.4	Provide recycling centers at City facilities (e.g., City Hall, libraries) that are available to the public free-of-charge.	CM, BD				
CO-7.1.5	Provide locations for household hazardous wastes to be recycled.	CM, BD	☐			
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	BD				☐
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.	CM, BD	☐			
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.	CM, FI				☐
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).	CM, BD				☐
CO-8.1.1	Require developers of all new residential development to dedicate parkland at a rate of at least five acres of land	PL, CM				☐



IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	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.					
CO-8.1.2	Encourage the development of parks adjacent to school sites and other quasi-public and public facilities.	PL				●
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.	PL, CM, FI	●			
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.	CM	●			
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.	PL, CM, FI				●
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.	CM, FI	●			
CO-8.3.1	Wherever feasible, provide pedestrian and bicycle linkages between existing and future park facilities.	PL				●

IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
CO-8.3.2	Support the development of trails in open space areas, and natural areas used for passive recreation.	PL				☐
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.	PL, CM				☐
CO-9.1.1	Review all proposals for new development to ensure compliance with the City's standards for open space.	PL				☐
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.	PL				☐
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.	PL				☐
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 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	PL, CE				☐



IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	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.	PL				○
Noise & Safety Element (Chapter 6)						
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.	PL				○
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.	PL				○
NS-1.3.1	Require an acoustical analysis as part of the environmental review process when proposed non-residential 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.	PL				○

IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
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.	BD, PL				☐
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.	PL				☐
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.	PL, BD				☐
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.	PD, FD				☐
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.	PD, FD				☐



IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
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.	PD, FD	☐			
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.	PD, FD				☐
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.	PD, FD	☐			☐
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.	CM, BD		☐		
NS-2.4.1	Develop and update risk assessments and emergency management provisions to maintain or improve the safety rating of the community.	PD, FD, CM	☐			☐
NS-3.1.1	Support the construction of flood control projects to protect residents and properties within the community.	CE, CM				☐
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	CM				☐

IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	Ione. 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.					
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.	CE				☐
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.	CM, BD, CE	☐			
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.	CM, BD, CE				☐
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	PL, CE				☐



IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	approved grading plan showing no-net-loss of floodplain storage area.					
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.	PL, CE				●
NS-3.2.6	Require vehicular access to the buildable area of all parcels to be at or above the ten-year floodplain elevation.	CE, PL				●
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.	CE, PL				●
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.	CE				●
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.	PL, CE				●

IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
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.	CE				☐
NS-3.4.2	Maintain drainage facilities in order to ensure their proper operation during storms.	CE, CM				☐
NS-4.1.1	Continue to implement the California Building Code to ensure that structures meet all applicable seismic standards.	BD				☐
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.	BD, CE				☐
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.	BD, CM		☐		
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.	BD, PL				☐
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	BD, PL				☐



IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
	remediated for potential hazardous materials in accordance with all local, state, and federal regulations.					
NS-5.4.1	Support the continued enforcement of permitting requirements for radioactive materials.	BD				○
NS-5.4.2	Enforce public safety standards for the use of radioactive materials, including the placarding of transport vehicles.	PD, FD				○
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.	PL				○
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.	PL				○
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.	PL, CM				○
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	BD, PL				○

IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	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.					
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.	PD, FD				○
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.	FD	○			
NS-6.1.1	<p>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:</p> <ul style="list-style-type: none"> 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 	PL, PD	○			



IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
	<p>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.</p> <ul style="list-style-type: none"> 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. 					
NS-6.2.1	Partner with Caltrans, Amador County, and ACTC to realign (or otherwise remove) state highways away from the downtown area.	PL, CE		☐		
NS-7.1.1	Continue to review new development for adequate water supply and pressure, fire hydrants, and access to structures by fire fighting equipment and personnel.	FD, CE				☐
NS-7.1.2	Continue to review projects for compliance with the Fire Code as part of the building permit process.	FD				☐

IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
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.	FD	☐			
NS-7.1.4	Require on-site fire suppression systems for new commercial and industrial development, as well as multi-family residential development with five or more units, to reduce the dependence on fire department equipment and personnel.	FD				☐
NS-7.1.5	Continue to maintain, periodically update, and test the effectiveness of the City's Emergency Management Plan.	FD, PD				☐
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.	FD				☐
NS-7.1.7	Continue to enforce all codes and ordinances regarding fire protection, including building inspection and vegetation management.	FD, BD				☐
NS-7.1.8	Coordinate the design and installation of traffic control and calming measures to minimize impacts on emergency vehicle responses.	FD, CE				☐
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	RD, PL				☐



IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	process is an acceptable method of providing service capacity upgrades to meet fire department needs.					
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.	FD	○			
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.	RD	○			
Economic Development Element (Chapter 7)						
ED-1.1.1	As part of the General Plan Annual Report, identify need for additional locations for office, industrial and retail uses.	PL				○
ED-1.1.2	Target grants, redevelopment programs, and other incentives to underutilized and vacant sites more adequately suited for vibrant and successful revenue-generating uses.	CM, PL, RD				○
ED-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.	PL, CM				○

IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
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.	CM, PL, BD	☐			☐
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.	PL				☐
ED-1.3.2	Foster retail and restaurant uses to support new industrial and office development.	PL				☐
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.	PL				☐
ED-1.4.1	Collaborate with local businesses and merchant associations to promote and advertise local events and attractions.	CM				☐
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.	CM	☐			☐
ED-2.1.1	Work with local business organizations, merchant groups, and local brokers and developers to attract companies that will serve Ione's specialty retail, some regional needs (e.g., electronics, home décor, crafts and art, fashion-oriented department stores, children's stores, beauty and spa), and other amenities to serve the	CM				☐



IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	community (e.g., restaurants, coffee shops, specialty businesses, ethnically diverse enterprises, and services).					
ED-3.1.1	Encourage re-occupation of existing buildings within downtown.	CM				○
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.	CM, RD	○			
ED-3.1.3	Promote “buy local” campaigns to encourage Ione residents to shop in Ione’s businesses instead of traveling to other communities to make purchases.	CM				○
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.	CE, PL	○			
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.	BD, PL				○
ED-3.1.6	Promote community participation in the preservation of historic resources in the City.	CM				○

IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
ED-3.3.1	Create and utilize a Redevelopment Agency to coordinate and implement downtown improvement projects.	CM	☐			
ED-3.3.2	Finalize the City's Redevelopment Plan and establish a Redevelopment District within Ione.	CM, RD, CC	☐			
ED-3.3.3	Work with property owners and developers to attract private investment to redevelopment sites.	CM, RD				☐
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.	CM				☐
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.	PL	☐			
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.	CM				☐
ED-4.1.2	Promote and support business activities that support schools, such as school partnerships, City student internships, faculty internships, and job shadowing.	CM				☐
ED-4.1.3	Foster an on-going connection with existing industries to retain businesses by effectively responding to concerns, whenever possible.	CM				☐
ED-4.2.1	Work with local businesses and merchant groups to support "jobs first" and "first hire" programs to optimize hiring Ione residents.	CM				☐



IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
ED-4.2.2	Promote housing development for all income-levels which are compatible with the employment opportunities within the City.	PL				○
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.	PL				○
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.	CM	○			
ED-4.3.3	Establish a process or program to provide expedited review of development applications for targeted projects in key development sites.	PL	○			
ED-5.1.1	Partner with regional tourist destinations to promote Ione as a family destination or day-trip from nearby hotels, wineries, and casinos.	CM	○			
ED-5.1.2	Advertise the many activities and diverse resources of Ione including, but not limited to, the Castle, historic downtown, Howard Park, equestrian opportunities, wineries, golfing, bicycling, lakes, fishing, camping and other outdoor recreational opportunities.	CM, VO				○
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.	CM	○			

IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
ED-5.2.1	Identify programs such as historic tax credits which could provide support to the City's preservation efforts.	CM, VO	☐			
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.	CM, VO				☐
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.	CM, PL	☐			
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.	PL	☐			
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.	CM				☐
Public Facilities Element (Chapter 8)						
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.	CM, CE, SW	☐			
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	CM, FI, CE, PL				☐



IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	to be established, they shall be done concurrently with Final Map recordation.					
PF-1.3.1	<p>During the development review process, the City shall not approve new development unless the following conditions are met:</p> <ul style="list-style-type: none"> • 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. 	CE, PL, SW				☐
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.	FI, CM, PL, BD, CE	☐			☐
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.	BD, PL				☐
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.	BD				☐

IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
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.	CM				○
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.	CM, SW, CE				○
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.	CM, SW, CE				○
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.	CE				○



IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
PF-3.1.5	Where possible, require drainage facilities to use natural channels that simulate natural drainage ways while protecting property.	CE				☐
PF-4.1.1	The City shall coordinate with AWA by providing growth forecast information to ensure adequate supply needed to accommodate anticipated growth.	PL, CE				☐
PF-4.1.2	The City shall work with AWA to facilitate the construction, expansion, and/or rehabilitation of water treatment facilities in Ione.	CM, PL, CE				☐
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 Ione.	CM				☐
PF-4.1.4	The City shall work with AWA to protect the quality and quantity of groundwater resources and establish groundwater management planning.	CM				☐
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.	CM, SW				☐

IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
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.	CM, SW	○			
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.	CE	○			
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.	CE				○
PF-6.1.3	The City shall encourage project designs that minimize drainage concentrations and impervious coverage.	CE, PL				○
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.	CE, CM, PL				○
PF-6.1.5	The City will establish Low Impact Development (LID) standards through either the Stormwater Master Plan or the Municipal Code.	CE, PL		○		
PF-7.1.1	The City shall encourage the recycling of construction debris.	BD				○



IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
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.	CM, BD				☐
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).	CM	☐			
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.	CM, PL		☐		
10.1.1	Coordinate with Amador County to plan for a new or expanded library facilities in Ione, as needed based on future growth.	CM				☐
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.	CM, CC				☐
PF-13.1.1	Assess the City's needs by updating the Fire Department Master Plan at least every five years.	FD	☐			☐
PF-13.1.2	Establish a minimum fire staffing ratio per 1,000 residents.	FD, CM				☐

IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
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.	FD, CM, CC	☐			
PF-13.3.1	Establish and maintain funding mechanisms for planned additional space needs of the Police Department.	PD, CM, CC	☐			☐
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.	FI, CM				☐
PF-13.5.1	Establish a minimum police response time as a standard.	PD	☐			
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.	PD	☐			
Housing Element (Chapter 9)						
H-1.1.1	Building Code Review. The City will continue to annually review the City’s building codes for current compliance and adopt the necessary revisions so as to further local development objectives.	CM, BD, PL, and CC				☐
H-1.2.1	Zoning Code Revision and Update. A complete review of the Zoning Code is necessary to ensure its compliance with new State zoning regulations. The Zoning Code shall be updated to meet new State regulations.	CM, PL, CE, PC, CC	☐			



IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
H-1.3.1	<p>Development Processing System Review Program. Complex processing procedures in permit issuance can be a major obstacle in housing development, especially for affordable housing projects that are under tight timelines imposed by state and federal funding programs. Minimize processing time for development permits, especially those for affordable residential projects and those which conform to City development requirements.</p> <p>The City will continue to monitor the development processing/review procedures to minimize the time required for review. This reduction in time will reduce the cost to developers and may increase the housing production in the City. The City will, on an annual basis, review and update as necessary its Framework for Planning, Entitlement Review, and Development. This document is a tool for staff, developers, and decision makers in understanding how to effectively navigate through the City's development process.</p>	CM, PL				○
H-2.1.1	Density Bonus Program. Review the City's density bonus program to ensure its consistency with State density bonus law. If any discrepancies are found, the City's density bonus ordinance will be amended and updated to State minimum standards.	CM, PL, PC, CC				○
H-2.2.1	Residential Site Development Program. The supply of developable land with adequate infrastructure that is zoned for residential use can assist the development of housing in the City. The City will annually ensure that there is enough vacant and underutilized residential land in the City to meet its RHNA allocation.	CM, PL				○

IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
H-2.2.2	Multifamily Zoning Expansion Program. As part of the General Plan update, to be completed in August 2009, the City identified land appropriate to rezone to high density zoning districts. The City has identified seven acres in the One-family dwelling residential (R-1a) district to be rezoned to the High Density Multiple-family dwelling residential district. The City has also identified 1.4 acres of land in the Light Commercial (C-1) district to be rezoned to the Limited Multiple-family dwelling residential (R-2) district. Specific parcels have been identified and are shown in Table HE-41 of the Housing Needs Assessment (Appendix A).	CM, PL, CC and PC.	●			
H-2.2.3	The City is committed to ensuring that there is enough wastewater treatment capacity to support its fair share of the region's housing needs. The City is working towards updating its Wastewater Master Plan and anticipates adoption of the updated plan by the end of 2009. The Master Plan will call for phased improvements to the City's sewer service. Contingent upon Regional Water Quality Control Board approval, the City anticipates initiating construction of sewer treatment improvements within 18 months of General Plan adoption. To comply with Government Code Section 65589.7 the City shall grant a priority for the provision of these services to proposed developments that include housing units affordable to lower income households	CM, PC, CC	●			
H-2.2.4	The City is committed to ensuring that there is enough potable water to support its fair share of the region's housing needs. The City will continue to work collaboratively with the region's potable water provider,	CM, PC, CC	●			



IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	Amador Water Agency, to identify both short and long-term viable and cost effective solutions to maintaining potable water availability in the City.					
H-3.1.1	Housing Rehabilitation Program. The City will continue to pursue grant opportunities to create a Rental Rehabilitation Program. The City will apply for HOME funding for this program and consider applying for CDBG funding for this program. Once the Redevelopment Area has been established, the City will consider allocating a portion of the Low and Moderate Housing Fund for housing rehabilitation.	CM, CC	○			○
H-3.2.1	Ione Beautification (Code Enforcement) Program. The City currently handles violations of its Municipal Code on a demand-driven basis. Staff responds to housing code complaints initiated by Ione tenants. The City plans to sponsor debris hauling and clean-up programs and plans to limit the number of garage sales permitted during the year.	CM, BD, PD, PL				○
H-4.1.1	Affordable Housing Development Program. City staff shall continue to coordinate with the appropriate entities, such as Mercy Housing of California, once during the planning period or as projects come onboard that could provide housing and services for lower-income households and take the appropriate steps to recommend that the City Council formally execute an agreement or letter of understanding with these entities.	CM				○

IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
H-4.2.1	The City will apply for funding as NOFAs are released for the development of affordable housing units.	CM				☐
H-4.3.1	First-Time Homebuyers Down Payment Assistance Program. Continue to use CDBG funding for the First-time Homebuyer Program in the City.	CM, Mercy Housing California				☐
H-4.4.1	Redevelopment Project Area Creation. The City has initiated the creation of a Redevelopment Agency and will work to establish a redevelopment project area.	CM, CA, CC	☐			
H-4.5.1	Infill Development Program. Infill development is one technique in meeting the housing needs required by expanding populations. The City will encourage the use of vacant small individual lots in the central City by reviewing, and amending as appropriate, development standards to accommodate housing development. The City will encourage the use of infill for the development of housing by addressing density requirements, which may constrain the development of housing on infill lots, and if necessary remove those constraints. The City will consider reduced impact fees for infill development.	PL, CM, PC, CC	☐			
H-4.6.1	Affordable Housing Program. To encourage the development and availability of housing affordable to a broad range of households with varying income levels throughout Ione, the City requires that residential projects of ten or more units include five percent of the units in the project as affordable to very low-, low-, and moderate-income households. Developers of less than ten housing units are exempt from this requirement. Developers of ten or more housing units shall provide the	CM, PL, PC, and CC				☐



IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
	<p>following:</p> <ul style="list-style-type: none"> In a rental housing project of ten or more units two percent of the units shall be affordable to very low - income households, two percent shall be affordable to low-income households and one percent shall be affordable to moderate-income households. In a for-sale project of ten or more units two percent shall be affordable to low-income households and three percent shall be affordable to moderate-income households. Affordable units shall be built on site and must be comparable in infrastructure (including wastewater, water and other utilities), construction quality, and exterior design to the market-rate residential units. Affordable units may be smaller in aggregate size and have different interior finishes and features than market-rate units, so long as the interior features are durable, of good quality, and consistent with contemporary standards for new housing. The number of bedrooms should be the same as those in the market-rate units, except that if the market-rate units provide more than three bedrooms, the affordable units need not provide more than three bedrooms All affordable units must be constructed and occupied concurrently with or prior to the construction and occupancy of market-rate units. In phased developments, the affordable units must be evenly distributed throughout the development and will be constructed and occupied in proportion to the number of units in each phase of the residential 					

IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	<p>development</p> <ul style="list-style-type: none"> Deed restrictions shall be provided to assure that rental units developed for very low-, low- and moderate-income persons will remain affordable for 55 years and ownership units developed for low- and moderate-income units will remain affordable for 45 years. If an owner sells an affordable unit before the end of the 45 year resale restriction term, the owner shall repay the City/ subsidy balance. The balance is any remaining principal and accrued interest after the subsidy has been reduced as defined in the Buyer's Resale Agreement (to be determined at the time of purchase). Per the deed restriction of the affordable units, all affordable units resold shall be required to be sold to an income-eligible household. The City will develop and maintain a waiting list of eligible persons wishing to purchase or occupy an affordable housing unit. <p>Alternatives</p> <ul style="list-style-type: none"> Payment of an in-lieu fee for ownership or rental units may be acceptable and the amount of in-lieu fees shall be established by a nexus study to be completed by June of 2010. The money will then be placed into an affordable housing trust fund. The City will develop a set of priorities for the use of Housing Trust Fund monies once the Housing Trust Fund is established (Action H-4.7.1). If the developer is permitted to dedicate land for the 					



IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
	<p>development of affordable units in satisfaction of part or all of its affordable housing requirement, the agreement shall identify the site of the dedicated land and shall provide for the implementation of such dedication in a manner deemed appropriate and timely by the City.</p> <p>Incentives</p> <p>Possible incentives that may be included but are not limited to the following:</p> <ul style="list-style-type: none"> • Assistance with accessing and apply for funding (based on availability of federal, state, local foundations, and private funds); • Mortgage-subsidy or down payment assistance programs to assist first time homebuyers and other qualifying households, when such funds are available; • Expedited/streamlined application processing and development review; • Modification of development requirements, such as reduced set backs and parking standards on a case-by-case basis; and • Density Bonuses. 					
H-4.7.1	<p>Affordable Housing Trust Fund. The City will develop an Affordable Housing Trust Fund with fund that will be acquired through in-lieu fees as a part of the Affordable Housing Program (Action H-4.6.1). Once funds start being collected, the City will develop a priority list for the use of these funds.</p> <p>Additionally, the City will apply for matching funds from</p>	CM, PL, PC, and CC	☐			

IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	the Local Housing Trust Fund Matching Grant Program through the State Housing and Community Development Department (HCD).					
H-5.1.1	In May 2009 the City established a reasonable accommodation procedure (section 17.10.060 of the City's Zoning Code) to ensure a fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes. The City shall ensure that reasonable accommodations to persons with disabilities are provided as required under Senate Bill 520 (Chapter 671 of the Government Code). The City shall annually review its Reasonable Accommodations permit process for consistency with State law. To further comply with SB 520, the City will update its definition of family to state "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."	PL, CM				○
H-5.2.1	Large Family Housing Program. Renter households with seven or more persons do not have an adequate number of dwelling possibilities in the City. The number of large rental housing units is very limited in the City and as such large renter households cannot obtain adequate housing. The City will continue to provide incentives, such as modifications to development standards, and regulatory incentives for the development of rental housing units with four or more bedrooms.	CM, PL, PC and CC				○



IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
H-5.3.1	<p>Identification of Sites for Emergency Shelters and Transitional and Supportive Housing.</p> <p>Emergency Shelters</p> <p>California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”</p> <p>The City allows emergency shelters in the Limited Manufacturing (M-1) Zoning District as a use permitted by right without a conditional use permit or other discretionary review. The M-1 district is within close proximity to schools, parks and the downtown area which includes the City Market. After the General Plan and Zoning Code Updates, the City will have approximately 70 acres available in the Limited Manufacturing Zoning District.</p> <p>In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as:</p> <ul style="list-style-type: none"> • Lighting • On-site management • Maximum number of beds or persons to be served nightly by the facility • Off-street parking based on demonstrated need • Security during hours that the emergency shelter is in operation <p>Transitional and Supportive Housing</p>	CM, PL, PC, and CC				○

IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	Transitional and supportive housing provides temporary housing often with supportive services to formerly homeless persons for a period that is typically between six months and two years. The supportive services, such as job training, rehabilitation, and counseling, help individuals gain life skills necessary for independent living. Both transitional and supportive housing types are allowed as permitted uses subject to only the same restrictions on residential uses contained in the same type of structure.					
H-5.4.1	<p>Extremely Low-Income Households. AB 2634 requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, which includes supportive housing and single-room occupancy units. The City will continue to allow single-room occupancy units (SROs) to be permitted in the Multiple-family dwelling (R 3) and High Density Multiple-family dwelling (R-4) zoning districts with a conditional use permit.</p> <p>In addition, to encourage and facilitate the development of housing affordable to extremely low-income households, the City will prioritize funding and offer financial incentives and regulatory concessions.</p>	CM, PL, PC, CC				☐
H-5.5.1	Senior Housing Program. To encourage the development of affordable senior projects, the City will offer density bonuses, help interested developers apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multifamily development, expedite permit processing, consider	CM, PL, PC, CC				☐



IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
	reducing parking standards and lot sizes, and consider waiving impact fees for low-income dwelling units.					
H-5.6.1	<p>Female Head of Household Housing Program. Female-headed households, with children under 18 years of age, are one of the fastest growing special housing needs group in the City. Many times these households do not have sufficient income to acquire adequate housing.</p> <p>The City will identify nonprofits, transitional shelter providers, battered spouse assistance providers, and any other assistance-type providers which may offer services for female heads of households. The City will contact these service providers in an attempt to ascertain the specific services and housing needed for this special needs group. The City will assist in the development of housing for this group by considering offering incentives such as fee reduction or waivers, funding assistance, if possible, fast-tracking development plans, and/or any other assistance deemed feasible by the City.</p>	CM, PL, PC, CC				☐
H-5.6.2	In cooperation with private developers, the City will evaluate on a case by case basis the feasibility of pairing a child care center in conjunction with affordable, multifamily housing developments or nearby to major residential subdivisions.	CM				☐
H-6.1.1	Housing Discrimination and Housing Equal Opportunity. Continue to coordinate and refer interested persons to the Amador/Tuolumne Community Action Agency. The City will act as an independent third party to discrimination complaints and shall maintain a file for the purpose of recording information about any alleged	CM				☐

IMPLEMENTATION



Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016-2020	2021+	Ongoing
	violations of State or federal fair housing requirements. The City will support housing equal opportunity programs by providing informational fair housing brochures available to the public at City Hall, public library, and other public places as appropriate.					
H-6.1.2	Continue Ione's Fair Housing Practices in All Housing Development. The City shall continue to require and enforce of all residential development, whether it be new or rehabilitated, public or private, fair housing practices as required by State and federal fair housing laws. Any and all occurrences of housing discrimination will be recorded and steps will be taken to correct the situation.	CM, CC				○
H-7.1.1	Implement State Energy Conservation Standards. The Building Inspector will continue to be responsible for implementing the State's energy conservation standards (e.g., Title 24 Energy Standards). This includes checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.	BD				○
H-7.1.2	Ensure Consistency with Green Building Standards. The City will annually ensure that local building codes are consistent with state mandated or recommended green building standards.	CM, PL				○



IMPLEMENTATION

Action #	Action	Responsible Party	Timeframe			
			2010 - 2015	2016- 2020	2021+	Ongoing
H-7.1.3	Promote Energy Conservation. The City will continue to partner with PG&E to promote energy saving programs such as, the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH) and the Family Electric Rate Assistance (FERA).	CM, PL				<input checked="" type="checkbox"/>