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## **3.0 PROJECT DESCRIPTION**

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This section of the Draft Environmental Impact Report ("Draft EIR"; "DEIR") is the Project Description of the proposed City of Lone General Plan. The purpose of the Project Description is to describe the project in a way that will be meaningful to the public, reviewing agencies and decision-makers. It describes the location of the proposed Planning Area both regionally and locally, discusses the existing conditions of the project area, and describes the surrounding uses. A general description of the project's technical and environmental characteristics is provided. This section also describes the objectives of the project, and the approvals and entitlements necessary to implement the project.

It should be noted that the City's proposed General Plan update project includes not only the updated to its existing General Plan, but also an update to its Zoning Code, two proposed annexation areas and two proposed Sphere of Influence (SOI) amendments, as well as a proposed alignment for the Western Lone Roadway Improvement Strategy (WIRIS) project.

For a description of the background, purpose, intended use, and type of Environmental Impact Report (EIR), as well as a list of agencies that are expected to use the EIR in their decision-making or permitting process, the reader is referred to Section 1.0 Introduction, of this DEIR. This project description has been prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines 15124.

### 3.1 REGIONAL AND LOCAL SETTING

#### REGIONAL LOCATION

The City of Lone is located in southwestern Amador County (County) at the juncture of the Sierra Nevada foothills and the Central Valley. Amador County is bordered by portions of Sacramento and San Joaquin counties to the west, Alpine County to the east, El Dorado County to the north, and Calaveras County to the south (**Figure 3.0-1**).

#### PROJECT LOCATION

The City of Lone ("City"; "Lone") is located approximately 30 miles southeast of the City of Sacramento and 30 miles northeast of the City of Stockton (**Figure 3.0-2**). Regional access to and from the area is provided by State Routes (SR) 88, 104, and 124. Both SR 124 and SR 104 bisect the city; SR 104 aligns generally northwest to southeast and SR 124 aligns northeast to southwest from its juncture with SR 104. SR 88 runs along the southern portion of the Planning Area. Sutter Creek also passes through the city from an easterly to westerly direction.

Incorporated in 1953, the city currently occupies approximately five square miles, or approximately 2,903.68 acres of land. The existing General Plan Map shows the current SOI to contain an additional 856.22 acres. Therefore, the total acreage for the area within the existing city limits and the SOI is approximately 3,759.90 acres (2,903.68 acres in the city + 856.22 acres within the current SOI). The updated General Plan Planning Area (Planning Area) boundary would result in a total of 31,769.65 acres, with land within the city limits at 2,903.68 acres, an expansion of the current SOI to 1,533.70 acres, and the remaining area beyond the SOI boundaries at 27,332.28 acres (2,903.68 acres within the city limits + 1,533.70 acres within the SOI + 27,332.28 acres outside the SOI but within the Planning Area).

Under the updated General Plan, the City's Planning Area would ultimately extend from the Amador-Sacramento and Amador-San Joaquin county lines on the west, north along a series of property lines that pass near the intersection of Lone-Michigan Bar Road and Carbondale Road,

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south along parcel lines in a stepped pattern to just beyond SR 88, then following parcel lines along the south side of SR 88 (**Figure 3.0-2**).

Also proposed under the updated General Plan and its project components, the City's boundaries would include a large portion of State-owned lands, including the Mule Creek State Prison, Preston Youth Correctional Facility, and CAL FIRE training facility. The State has jurisdiction and land use authority over these lands.

#### PROJECT SETTING

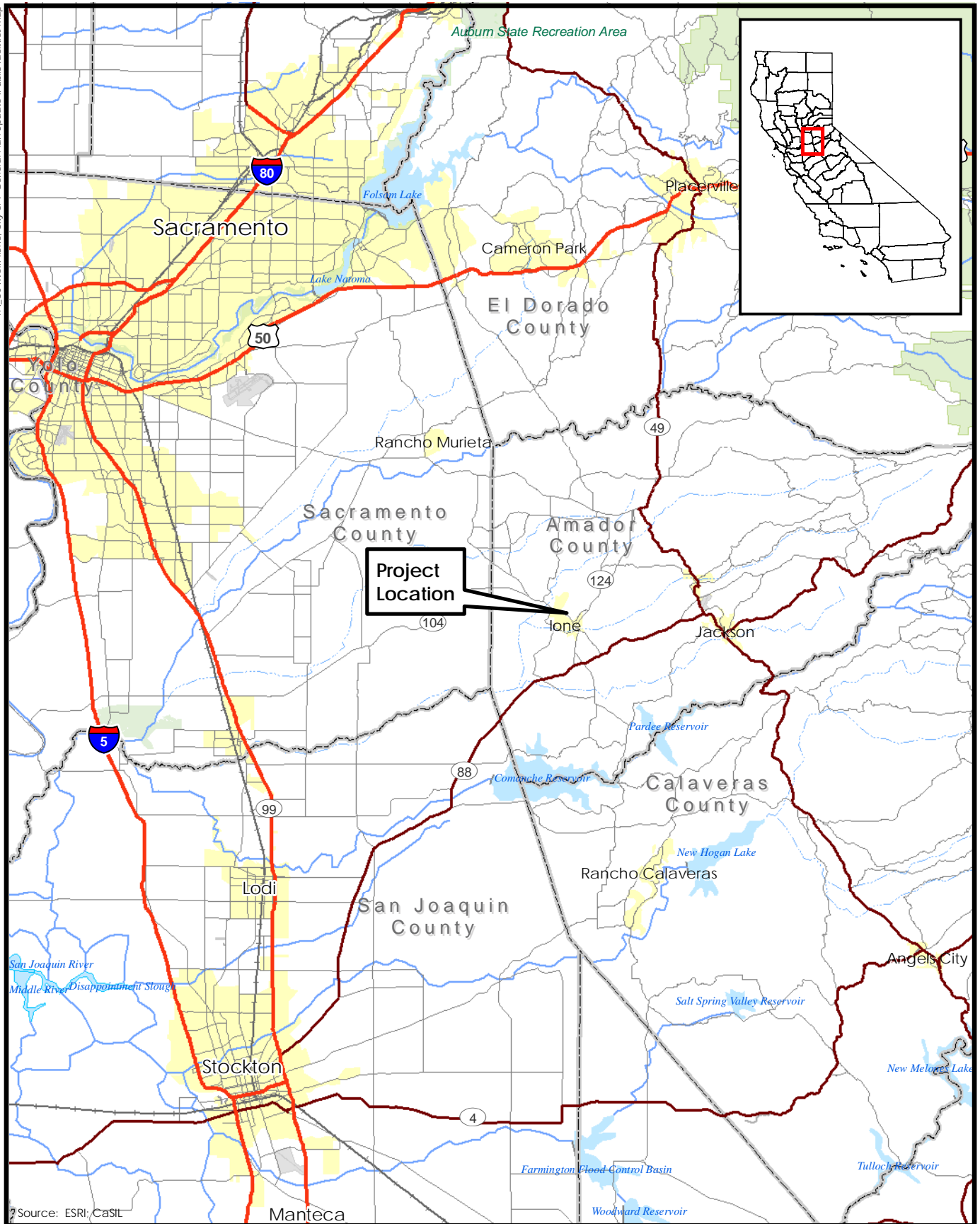
The Planning Area consists of sloped terrains and gently sloped hills. Elevations in the city range from 258 feet above mean sea level (amsl) in the southwest portion of the city to approximately 600 feet amsl in the northeast. As of January 2008 The city's population was estimated to be about 3,500 persons (Department of Finance, 2009). This estimate excludes the prison population at the Mule Creek State Prison and the Preston Youth Correctional Facility. These facilities house 3,800 inmates (Monthly Report of Population, CDCR Data Analysis Unit, October 2008) and 363 inmates (personal communication between PMC and Preston Youth Correctional Facility, October 2008), respectively.

The city has a historic downtown with a variety of retail businesses and offices, surrounded by residential and industrial areas. Industrial uses, mining operations, and grazing and agricultural activities are located on the fringes of the city and outside the city limits. A large portion of the western area of the city is still undeveloped. Farmland in the City's SOI is limited to native pasture (dry), irrigated pasture, small grains (wheat and barley), and field crops (such as sugar beets, alfalfa, safflower, beans, and corn) (City of Lone, 1982). The Castle Oaks development is located south of SR 104 in the northwestern portion of the city and includes residential and future commercial uses. Another proposed residential development, the Wildflower project, is located in the southeastern area of the city south of SR 104 and immediately east of Howard Park.

The City of Lone's recreational facilities include four small neighborhood parks: Perry Earl Park, Oakridge Park, Train Park at City Hall, and Grover Park (Pioneer Park) (City of Lone, 1989). Howard Park is the City's major recreational facility and includes soccer fields; softball, baseball and little league diamonds, half-court basketball courts; tennis courts; a Bocci ball court; a playground; and a roller hockey area. In addition, the Castle Oaks Golf Course provides an 18-hole championship golf course.

Open space and agricultural activities surround the SOI. Several mining operations are located in the vicinity of the city, cut outside the city limits, including the Unimin Corporation mining operation to the south of the city at 800 Brickyard Road and the Owens-Illinois sand and limestone mining operation south of the city along SR 124

The Mule Creek State Prison, California Department of Forestry and Fire Protection Training Academy (CAL FIRE), and Preston Youth Correctional Facility are located in the northwestern portion of the city.



City of Ione  
Planning Department

Figure 3.0-1  
Regional Facilities Map





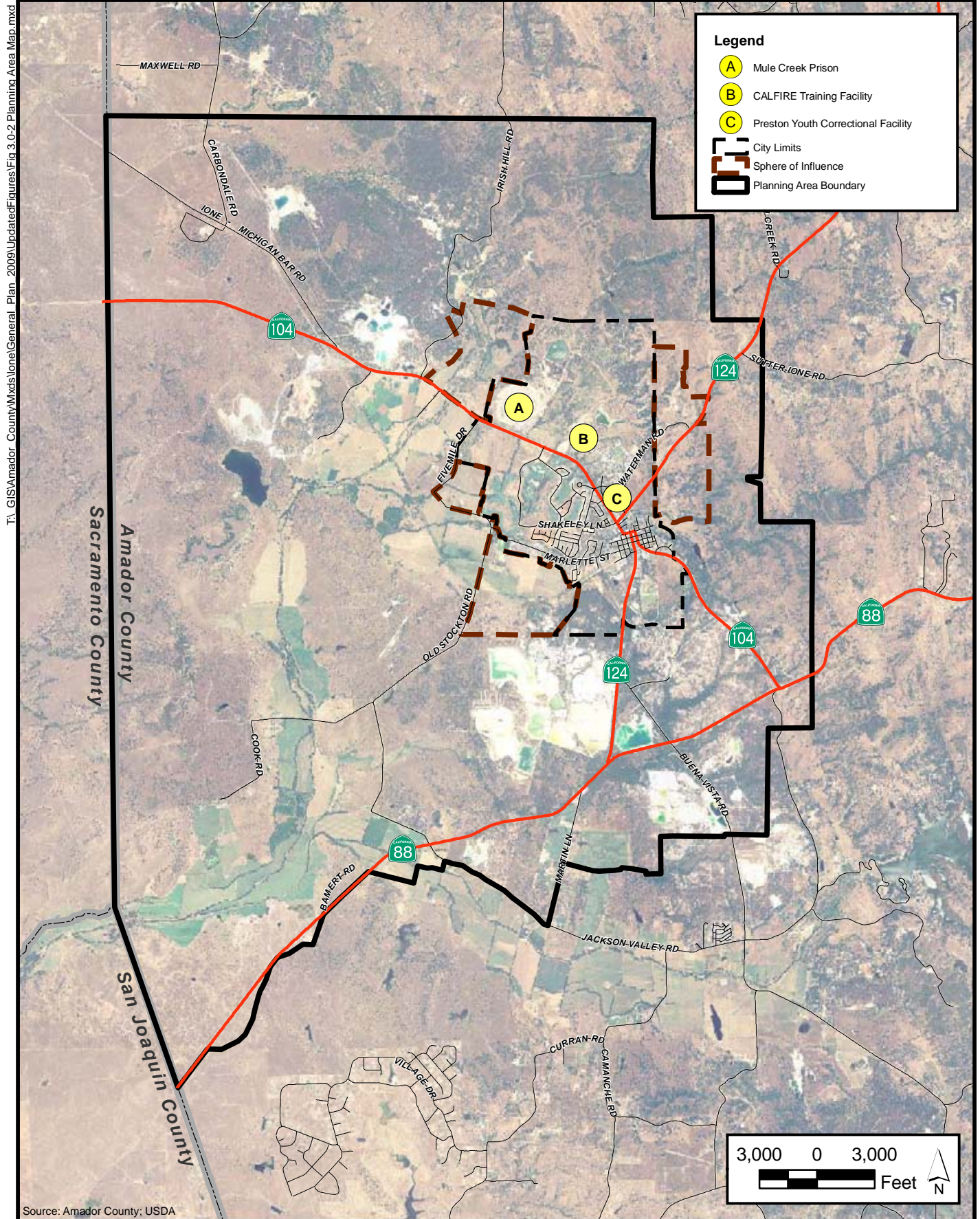


Figure 3.0-2  
Planning Area Map





SR 104 and SR 124 are the two main highways providing regional access to the city. SR 104 extends from SR 99 in Sacramento County, through Ione, to SR 88 south of Ione, within the Planning Area. SR 88 extends east from San Joaquin County to Alpine County and runs through the southern portion of the Planning Area. SR 124 connects from SR 16 northeast of Ione, through the city, to SR 88. Preston Avenue, Waterman Road, Main Street, Market Street, Sacramento Street, South Ione Street, South Church Street, West Marlette Street, Shakeley Lane, and Sutter Lane form the basis of the main transportation network in the city.

One major freight railroad line is located in the southern and western edges of the city. This main line, owned by the Union Pacific Railroad (UPRR), connects the City of Ione to the main line in Galt. From this freight line, there are several spur lines that connect to industrial property south of Ione.

## 3.2 PROJECT BACKGROUND

The City of Ione General Plan was originally adopted in 1963 to guide the physical, social, and economic development within the City's Planning Area. **Figure 3.0-3** and **Table 3.0-1** depict the existing land uses and corresponding acreages within the city limits and existing SOI.

**TABLE 3.0-1**  
**SUMMARY OF EXISTING GENERAL PLAN LAND USES (IN ACRES)**

Existing			
Land Use Designation	City	SOI	Total
Central Business District	28.3	-	28.3
Commercial – General	4.9	-	4.9
Commercial – Neighborhood and Highway	40.2	-	40.2
Heavy – Industrial	218.3	-	218.3
Open Space – Recreation	107.7	-	107.7
Public Service – Agricultural Transition – Mineral	824.8	-	824.8
Public Service – Open Space	459.28	5.22	464.5
Residential Low Density	330.9	-	330.9
Residential Medium Density	53.3	-	53.3
Special Planning Area	836	-	836
Other	-	851	851
<b>Total</b>	<b>2,903.68</b>	<b>856.22</b>	<b>3,759.90</b>

Source: PMC, City of Ione, Amador County Tax Assessor's office.

## EXISTING LAND USE MAP

### Existing Land Use Categories

#### Central Business District

The existing General Plan identifies the Central Business District as the business area traversed by highways (State Routes 124 and 104) with businesses that employ fewer than 10 employees and have a limited number of customers (10 to 20) on the premises at one time. Building areas in the

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Central Building District are smaller than in other commercial zones and buildings may be constructed with zero lot lines and common walls.

#### **General Commercial (GC)**

The existing General Plan characterizes General Commercial (GC) uses as warehousing, wholesale trade, automobile sales and service, lumber sales, and other activities which generally require larger parcel sizes, access, and parking for larger vehicles.

#### **Neighborhood and Highway Commercial (C-N)**

The existing General Plan characterizes Neighborhood and Highway Commercial (C-N) uses as smaller scale retail and service businesses which provide convenient shopping for local residents and services to tourists. The market area for C-N land uses is normally restricted to the immediate vicinity of the business.

#### **Heavy Industrial (I-H)**

The existing General Plan characterizes Heavy Industrial (I-H) uses as those which are not able to mitigate their negative effects (noise, air, and water pollution, light, vibration, electronic interference, and hazardous materials) to allow them to locate near residential communities. Typical I-H uses include mineral extraction and lumber processing.

#### **Open Space (OS)**

The existing General Plan identifies Open Space (OS) as land set aside for the preservation of natural resources, the managed production of resources, or outdoor recreation. Open Space also includes areas where natural hazards such as floodplains exist. OS land uses include low-intensity agriculture, parks and creation facilities, cemeteries, and reservoirs.

#### **Recreational (R)**

The existing General Plan identifies Recreational (R) land uses as those that include both dispersed recreational activities such as hiking and riding trails and concentrated recreational activities such as golf courses and campgrounds.

#### **Public Service (PS)**

The existing General Plan characterizes Public Service (PS) land uses as public, quasi-public, and public utility sites used to provide public services. PS land uses include schools, public buildings, power substations, water and sewer facilities, and corporation yards.

#### **Agricultural Transition (AT)**

The existing General Plan applies the Agricultural Transition (AT) classification to lands adjacent to urban areas where agriculture is practiced either full or part-time. The intent of the AT designation is to allow for the orderly transition from agricultural uses to urban uses while avoiding scattered development patterns.

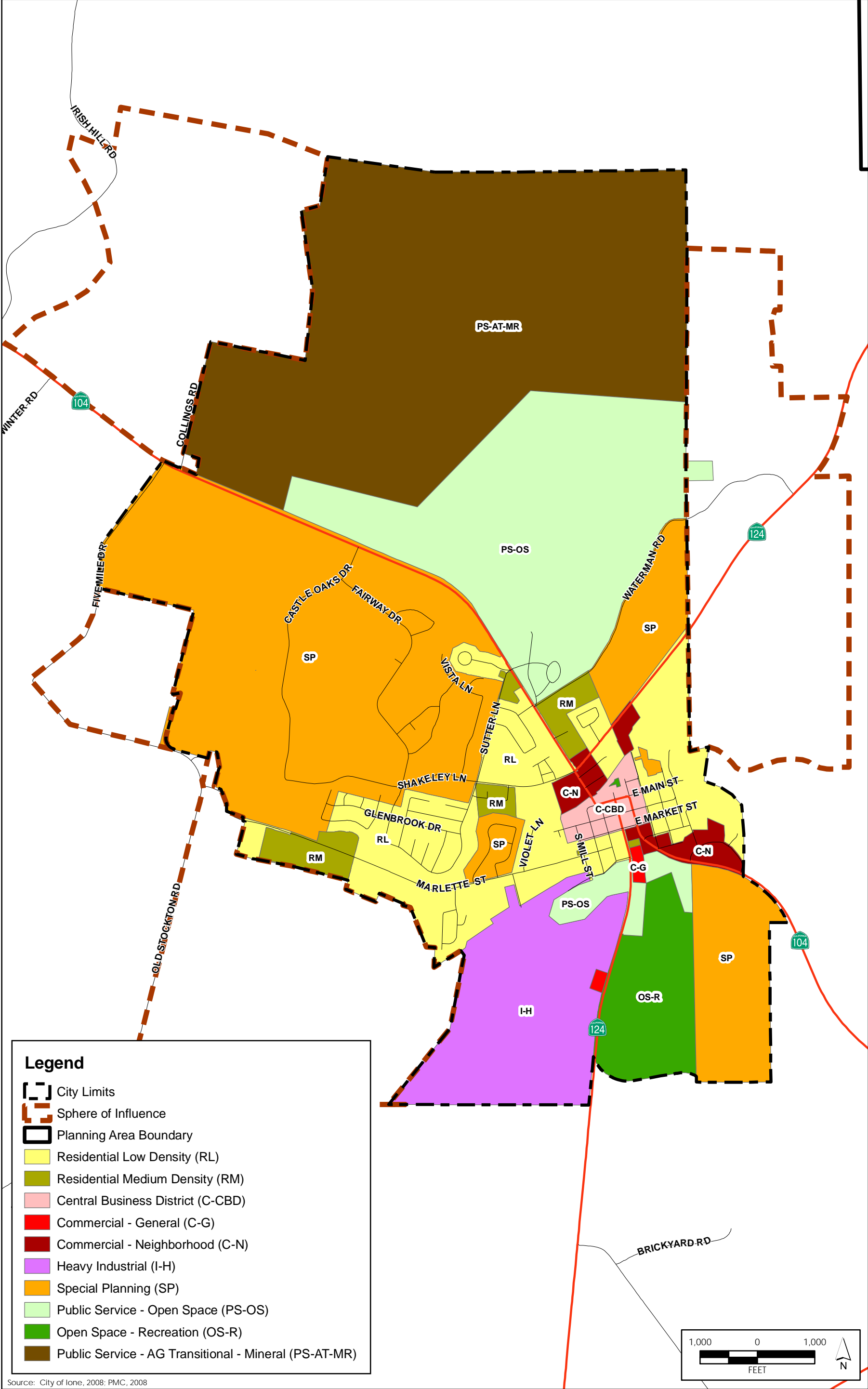


Figure 3.0-3  
Existing Land Use Map



### Agricultural/Mineral Resources (A/MR)

The existing General Plan applies the Agricultural/Mineral Resources (A/MR) classification to lands suitable for agriculture and those containing significant mineral deposits for future use. It is the intent of the A/MR classification to protect important natural resources from encroachment by incompatible adjacent uses.

### Residential Low Density (RL)

The existing General Plan designates Residential Low Density (RL) land uses as urban residential uses for which full services such as public water and sewer, city roads, and police and fire protection are provided. Maximum density allowed in the RL land use designation is 2 single-family dwellings per 6,000 square feet.

### Residential Medium Density (RM)

The existing General Plan designates Residential Medium Density (RM) land uses as multi-family units or apartments with full services provided. Maximum density allowed in the RM land use designation is 15 units per net acre.

### Special Planning (SP)

The Special Planning (SP) designation is described by the existing General Plan as combining residential, commercial, industrial, public facilities, open space, and recreation uses into a single integrated project. The SP designation allows these uses in areas that might otherwise be limited in their development potential due to natural constraints.

The City's General Plan was subsequently updated in 1974 and again in 1982. Various elements have been individually updated since the 1982 update, including the General Plan Land Use Map updates in 1989 and 1992, the Circulation Element updates in 1991 and 2003, and the Housing Element update in 2005. However, given the number of changes that has occurred in the community since 1982, in March 2008, the City Council directed staff to conduct a complete update to the General Plan.

The updated General Plan will serve as the comprehensive, official policy statement for the City and guide future public and private development within the Planning Area (per Government Code Section 65300). The City of Lone commenced its General Plan update in 2008. The City has held a number of public surveys and three public workshops. These public outreach efforts were held to discuss and to seek public input into the planning process and to determine the focus and direction of growth policies for the City of Lone. **Table 3.0-2** and **Figure 3.0-4** indicate the additional acreages that are being added under the proposed project.

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**TABLE 3.0-2  
SUMMARY OF PROPOSED GENERAL PLAN LAND USES (IN ACRES)**

<b>Proposed</b>				
<b>General Plan Land Use Designation</b>	<b>City</b>	<b>SOI</b>	<b>Planning Area</b>	<b>Total<sup>1</sup></b>
Downtown Transition	38.19	--	--	38.19
Central Business District	14.67	--	--	14.67
General Commercial	14.85	1.77	--	16.62
Office Commercial	1.81	--	--	1.81
Heavy Industrial	--	--	43.93	43.93
Light Industrial	2.47	--	--	2.47
Open Space	30.61	359.07	8,810.79	9,200.47
Parks and Recreation	324.55	0.90	24.22	349.67
Public Services	1,294.84	51.60	9.54	1,355.98
Rural Residential	18.37	--	--	18.37
Low Density Residential	702.17	135.80	0.18	838.15
Medium Density Residential	26.30	--	--	26.30
High Density Residential	28.10	--	--	28.10
Special Planning Area	406.76	798.36	1,072.91	2,278.02
General Agriculture	--	186.20	6,997.34	7,183.55
Surface Mining	--	--	8,199.05	8,199.05
Future Growth Area	--	--	2,174.31	2,174.31
<b>Totals</b>	<b>2,903.68</b>	<b>1,533.70</b>	<b>27,332.28</b>	<b>31,769.65</b>

Source: PMC, City of Lone, Amador County Tax Assessor's office.

Notes: City acreages include acreages within the City limits only. SOI include acreages outside the City limits but within the SOI boundaries. Planning Area acreages are those outside of the SOI and do not include acreages within the SOI or City limits.

<sup>1</sup> Differences in totals due to rounding.



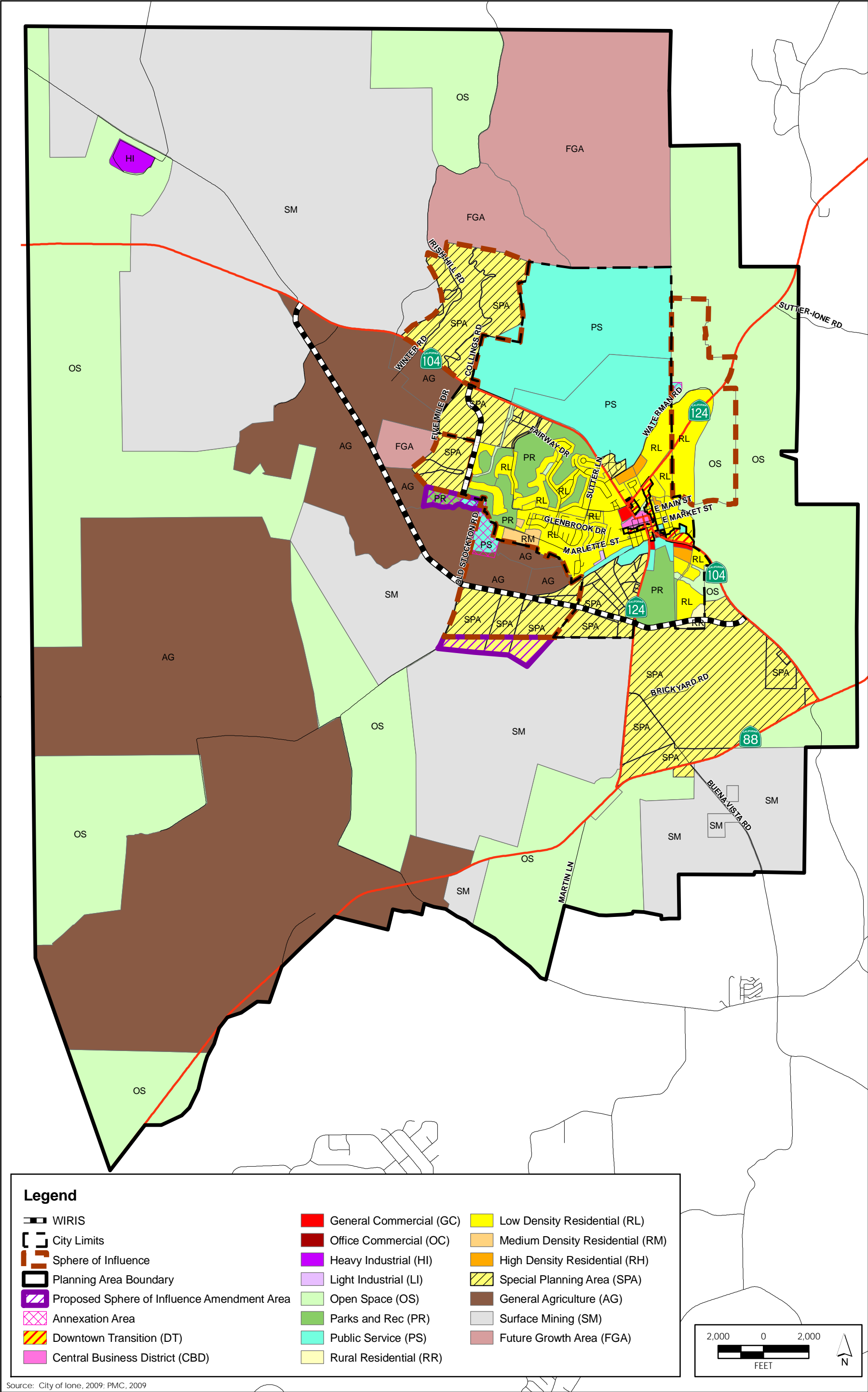


Figure 3.0-4  
Proposed Land Use Map



## **REQUIREMENT TO ADOPT A GENERAL PLAN**

California Government Code Section 65300 et seq. establishes the obligation of cities and counties to adopt and implement general plans. The general plan is a comprehensive, long-range, and general document that describes plans for the physical development of a city or county and of any land outside its boundaries that, in the city's or county's judgment, bears relation to its planning. The general plan addresses a broad range of topics, including, at a minimum, the following mandatory elements or topics: land use, circulation, housing, conservation, open space, noise, and safety; further, the city or county can adopt additional optional elements. In addressing these topics, the general plan identifies the goals, objectives, policies, principles, standards, and plan proposals that support the city's or county's vision for the area. The general plan is a long-range document that addresses the physical development of the city over what is generally a 20-year period. Although the general plan serves as a blueprint for future development and identifies the overall vision for the planning area, it remains general enough to allow for flexibility in the approach taken to achieve the plan's goals.

### **3.3 PROPOSED CITY OF IONE GENERAL PLAN UPDATE**

The proposed General Plan provides policy direction for land uses within the current city limits, the City's existing SOI, and Planning Area outside of the city limits within the unincorporated area of Amador County. While the City does not have land use authority over land areas outside of the city, the proposed General Plan provides direction on the City's vision of land use should they be annexed to the City.

#### **PROJECT OBJECTIVES**

The City Council has identified the following objectives for the proposed General Plan:

- Facilitate structured growth and economic development while preserving the small-town feel historically associated with Ione.
- Provide a safe transportation system including roadways, transit, walking and bicycle routes.
- Protect open space, providing trails, parkland and a wide range of recreational opportunities.
- Minimize noise and safety risks associated with natural and human caused noise and safety hazards.
- Encourage businesses to thrive and expand.
- Provide public facilities and infrastructure with sufficient capacity to adequately serve the demands of the community.

#### **COMPONENTS OF THE PROPOSED IONE GENERAL PLAN**

##### **City of Ione General Plan Elements**

The proposed City of Ione General Plan consists of seven "policy" elements. Each of the policy elements identify goals and associated policies with the intent to assist and promote the

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furtherance of the ideas and desires established in the guiding principles of the vision for the city. A brief description of each element is provided below. For a detailed description of the goals and policies for each element, the reader is referred to the City's updated General Plan (City of Lone General Plan, 2009).

#### LAND USE ELEMENT

The Land Use Element focuses on the distribution of land uses within the City and the General Plan Planning Area, including residential, commercial, industrial, public facilities, agricultural, and open space. Topics addressed include the density, minimum lot sizes, and location of each type of development allowed.

#### Land Use Map

##### Land Use Categories

The proposed City of Lone General Plan includes the Land Use Map that combines specific land use designations in some areas of the City and more general descriptions of land uses in special areas planned for future growth referred to as "Planning Areas", which are described in more detail below. Figure 3.0-4 shows the General Plan Land Use Map with Planning Area Boundary.

It is assumed that by 2030 the development capacity of the proposed General Plan would be 7,475 housing units (6,038 single-family units and 1,437 multi-family units) and a population of 18,182. The total number of housing unit calculations take into account existing densities and units and assumes new development occurs at the highest potential level of density allowable within the applicable General Plan land use designation. Beyond 2030, the Planning Area is not anticipated to significantly increase in population as the land uses anticipated to continue to be developed are mainly areas for surface mining, with very limited areas for residential development. However, approximately 3,060,000 square feet of commercial uses and 4,170,000 square feet of industrial uses have the potential to be developed post 2030.

A total of 17 individual General Plan land use designations are proposed as part of the General Plan. Land uses within these designations are described below and mapped on the General Plan Land Use Map (see **Figure 3.0-4**).

##### Agriculture Categories

##### *General Agriculture (AG)*

The General Agriculture (AG) designation is for lands set aside for agricultural production. Sites within this category are considered economically viable for farming operations. Ideal properties for the General Agricultural category include farmland designated by the State of California as Williamson Act-Prime Farmland, Prime Farmland, Farmland of Statewide Importance, and Unique Farmland.

##### Residential Categories

##### *Rural Residential (RR)*

The Rural Residential (RR) category is designed as a transition category between agricultural activities and residential uses. The Rural Residential designation is intended to be located along the edge of the City, where urban development meets the rural portions of the region. Larger

homes on 0.5-10 acre lots are the predominant use. The allowed density range of residential development is between 0.1 and 2.0 units per acre.

#### *Low Density Residential (RL)*

The Low Density Residential (RL) designation represents the traditional single-family neighborhood. Development within these areas is limited to detached single-family homes and accessory residential uses that have low intensity characteristics, including second residential units and home occupations. Additionally, schools, day-care centers, places of religious assembly and nursing homes may be permitted. Pocket parks and neighborhood parks should be provided in new Low Density Residential developments at a ratio of 5 acres of total parkland per 1,000 population. This is the predominant land use category of the City's neighborhoods. Density range is 2.1-7.0 units per acre.

#### *Medium Density Residential (RM)*

The Medium Density Residential (RM) category is characterized by small lot single-family detached or attached (e.g., town homes, duplex and triplex units), and small apartment complexes. Uses that are ancillary to multi-family residential uses include schools, day care centers, places of religious assembly, and nursing homes. Pocket parks and neighborhood parks should be provided in new Medium Density Residential developments at a ratio of 5 acres of total parkland per 1,000 population. Density range is 7.1-15 units per acre. Minimum lot size is 4,000 SF.

#### *High Density Residential (RH)*

High Density Residential (RH) is the most intense urban residential category available. The predominant style of development is larger multi-family housing complexes, including apartments and condominiums. Vertical mixed-use projects with residential use are typically developed in the high-density category. Parking for these facilities is usually provided in traditional surface lots located around the complex. At higher densities, parking may be in a parking structure or underground. Pocket parks and neighborhood parks should be provided in new High Density Residential developments at a ratio of 5 acres of total parkland per 1,000 population. Density range is a minimum of 15.1 units per acre to a maximum of 25.0 units per acre; however density bonus consistent with State law may be allowed to exceed the 25.0 unit per acre maximum.

#### *Commercial Categories*

##### *Central Business District (CBD)*

The Central Business District (CBD) designation is characterized by a vertically and/or horizontally integrated mix of retail, office, professional, and service uses that serve daily shopping needs. Retail uses will generally dominate the ground floor. Types of uses include:

- Neighborhood Market
- Neighborhood drug store
- Banks
- Restaurants/Pubs/Coffee Shops

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- Clothing stores
- Services (e.g., hair salon, barber, florist, pet store, etc.)
- Theatre
- Medical, legal, financial, and other professional and administrative offices
- Lodging
- Public offices
- Apartments (rental) and condominiums (ownership), as residential-over-retail
- Development is pedestrian friendly with gathering places for both daytime and nighttime activities.

When residential uses are present in the CBD, the minimum density allowed is 7.1 units per acre and the maximum allowed density is 25.0 units per acre. The Floor Area Ratio (FAR) within the CBD will range from a minimum of 0.5 to a maximum of 3.5.

#### *General Commercial (GC)*

The General Commercial (GC) designation provides larger-scale commercial businesses and tourist-oriented services. Typical uses include large retail stores, entertainment, indoor recreational facilities, lodging, warehousing, wholesale trade, gas stations, automobile sales and service. Office uses may also be allowed, but are not the predominant use. Lands classified GC should be served by the publicly maintained circulation network and should be situated in locations where future growth is anticipated. FARs will range from a minimum of 0.25 to a maximum of 1.0.

#### *Downtown Transition (DT)*

The Downtown Transition (DT) designation is intended as a transitional land use category between existing residential uses and more intensive commercial uses. The designation respects the existing residential nature of the area but recognizes that market demands and land owner desires will drive conversion of property to commercial office or retail uses. Under this designation, existing residential uses are allowed to continue in perpetuity, existing homes may be remodeled, expanded, or replaced, and new homes on vacant lots may be built. Further, properties may be developed or redeveloped into commercial uses either through the conversion of residential structures to commercial operation or wholesale redevelopment of parcels with new commercial structures. The mixing of commercial and residential uses, either vertically or horizontally, on the same parcel is also permissible. Desirable commercial uses include office and retail such as small medical offices (e.g., dental, chiropractic), small office professional, limited personal services (e.g., barber shop, nail salon), and limited retail (e.g., smaller tenant spaces). The maximum FAR allowed is 1.5. When residential uses are developed, the allowed density range is between 3.1 and 15.0 units per acre.

Note: In order to be fully implemented, this land use designation will require the creation of a new Zoning District and the rezoning of effected parcels to this new commercially-oriented district.



### *Office-Commercial (OC)*

The Office Commercial (OC) designation is characterized predominantly by office professional uses with minor, supporting commercial uses. This designation allows for a variety of office uses, including medical, legal, financial, and other professional and administrative offices. Other permitted uses may include small, accessory-level commercial uses that support the principal office uses such as day care facilities, small eateries, and coffee shops. Floor area ratios will range from 0.35 to a maximum of 1.5.

### *Public and Open Space Categories*

#### *Public Service (PS)*

The Public Service category covers a variety of public, quasi-public, and public utility sites used to provide public services. While the list of possible uses includes civic buildings; schools, and colleges; religious institutions; museums; cemeteries; power substations, water and sewer facilities and corporation yards, these use may be located in other Land Use category as identified. Major, permanent, facilities should be identified with the Public Service category. In new development areas, this designation shall be used to ensure adequate sites are provided for utility facilities (e.g., water tanks, electric substations).

#### *Parks and Recreation (PR)*

The Parks and Recreation (PR) designation includes lands suitable for park development, which can be integrated into Commercial or Residential areas as well as provide indoor and outdoor recreation opportunities for residents and visitors. This category includes regional parks (Howard Park) and community-wide park services that support a variety of activities from picnicking to organized sports.

#### *Open Space (OS)*

Land within the Open Space (OS) category is intended to apply to lands not suited for development or to lands most valuable in their undeveloped natural state. This designation includes areas set aside for (1) the preservation of natural resources, such as wildlife habitat, (2) use as passive outdoor recreation, which may include trails, and (3) areas where natural hazards exist such as floodplains. In the case of Open Space areas adjacent to and integrated with General Agricultural area, the open space may be used as grazing land.

### *Industrial Categories*

#### *Light Industrial (LI)*

Uses within the Light Industrial (LI) designation generally include industrial or manufacturing activities that occur entirely within an enclosed building. This category also includes warehousing, fabrication, assembly, distribution of consumer goods corporation yards, auto-repair or other uses which do not create excessive noise, smoke, odors, or other objectionable nuisances to adjacent non-industrial zoned areas. Employee intensive operations (e.g., research and development) are permitted. FARs will range from a minimum of 0.25 to a maximum of 0.75.

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#### *Heavy Industrial (HI)*

Uses within the Heavy Industrial (HI) land use category include industrial or manufacturing activities that may occur inside or outside of a building or structure. This designation is intended to accommodate more intense industrial uses than the Light Industrial areas. Uses permitted in this designation include manufacturing and lumber processing. Parcels will normally be larger than for light industrial uses to provide ample room for operations as well as buffers and screening from adjacent non-industrial uses. FARs will range from a minimum of 0.10 to a maximum of 0.75.

#### *Surface Mining (SM)*

The Surface Mining (SM) land use designation is a long-term designation that applies to areas where surface mining and mineral extraction activities will be occurring for more than ten years.

#### Other Categories

##### *Future Growth Area (FGA)*

The Future Growth Area (FGA) designation represents potential areas of new growth. Any area identified as a Future Growth Area has the potential for development even towards the end of the 20-year General Plan planning horizon. The designation allows for application(s) for development to be accepted and processed by the City. The General Plan includes basic policies and a vision for the FGAs, which applications must be consistent with, but will require a General Plan Amendment to fully adopt. These areas require a more specific level of policy direction, such as being comprehensively planned and developed through the use of Specific Plans or Planned Developments, and approval by the City Council.

##### *Special Planning Area (SPA)*

The Special Planning Area (SPA) designation represents potential areas of new growth within the City. These areas require a more specific level of policy direction to direct future growth, protect the unique characteristics of each area, and guide future development. An SPA includes a mixture of residential uses (at varying densities), commercial activities, parks, and other uses as described in text and/or graphics within the General Plan. The exact land plan for each SPA(s) would be created and refined through the adoption of a Specific Plan or Planned Development Master Plan. New development under the SPA must be approved by the Planning Commission and the City Council.

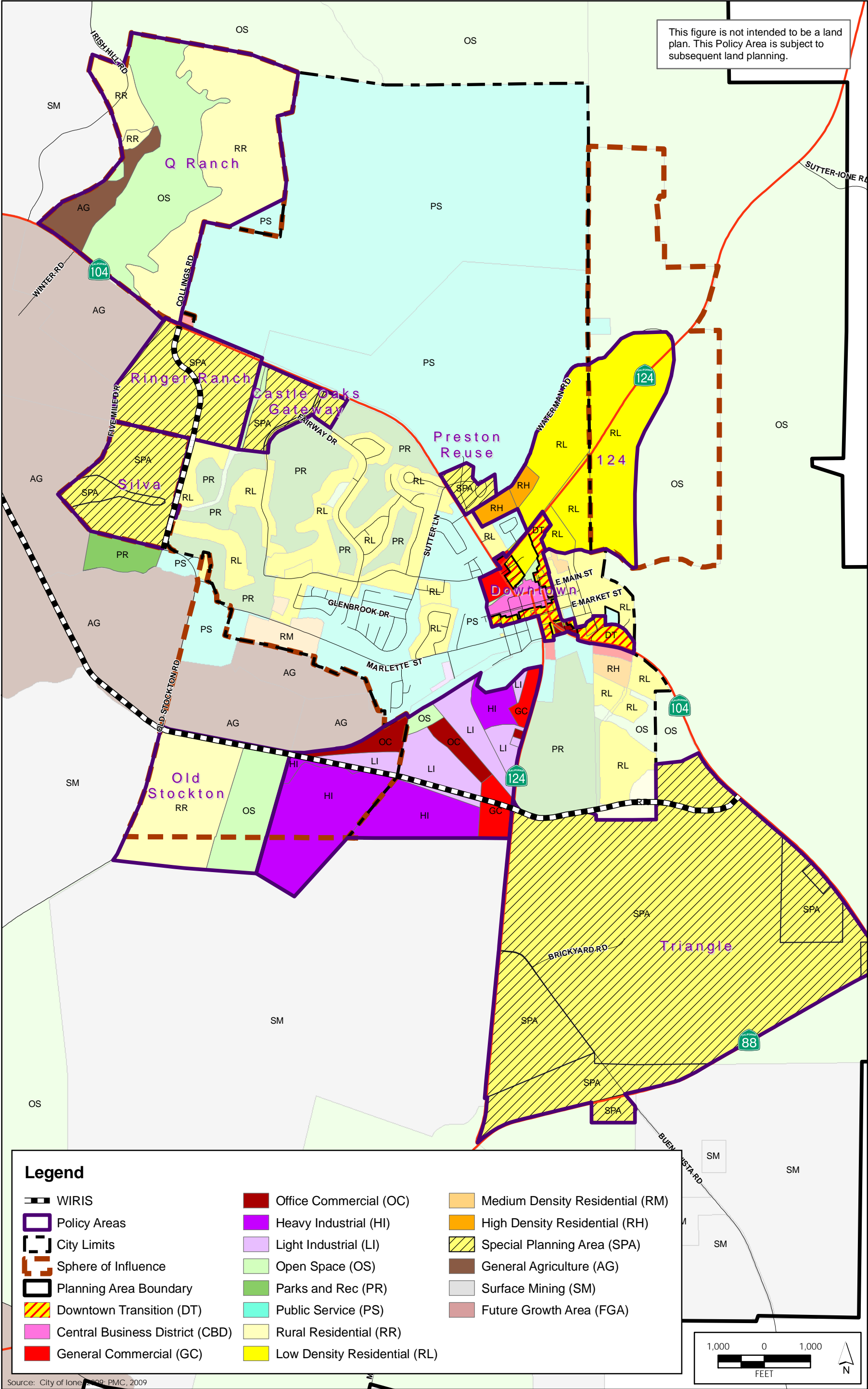
The General Plan Land Use Map identifies ten SPAs in the Planning Area: Castle Oaks Gateway, Silva, Ringer Ranch, Preston Reuse, and Triangle (**Figure 3.0-4**).

#### Policy Areas

The General Plan Land Use Map also includes ten Policy Areas (see **Figure 3.0-5**). Each Policy Area has unique characteristics, opportunities, and constraints. The Policy Areas were established based on several criteria, including existing, proposed, or approved project boundaries; location within the General Plan Planning Area; ownership; type of existing or proposed land uses; distinctive issues; and geographic or environmental features.

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This figure is not intended to be a land plan. This Policy Area is subject to subsequent land planning.



City of Ione  
Planning Department

Figure 3.0-5  
All Policy Areas Map



Detailed planning efforts (e.g., Specific Plans, Master Plans or a similar planning tool) will be required for implementation of the majority of Policy Areas after the General Plan has been adopted. Subsequent planning efforts will establish land use and circulation patterns; explore infrastructure, phasing, and financing issues; and determine that use, development, and design are consistent with the City's General Plan. General information and land use capacity assumptions, as depicted in **Table 3.0-3**, will serve as a guide for future land use designations and development within each of the Policy Areas. As indicated, the total acreage of the Policy Areas is 2,602. Proposed residential units total 3,928. Commercial square footage totals 7,412,130 square feet and industrial square footage totals 10,307,604 square feet.

While the General Plan contains conceptual land uses for each of the ten Policy Areas, some of the Policy Areas are located outside the city limits. The land use designations endorsed by the General Plan for these Policy Areas are merely advisory in nature; the General Plan does not change land use designations for land located outside of the City's jurisdiction.

**TABLE 3.0-3  
SUMMARY OF GENERAL PLAN CAPACITY OF PROPOSED LAND USES  
POLICY AREA DEVELOPMENT POTENTIAL**

Policy Area	Acres (Estimate)	Dwelling Units	Commercial- Office Sq. Ft.	Commercial- Retail Sq. Ft.	Industrial Sq. Ft.	Average Residential Density
Castle Oaks Gateway	52	210	See Commercial- Retail	70,000 (retail & office total)	0	5.0 for RL; 12.0 for RM; 20.0 for RH
Downtown	75	—	—**	—**	—	—
Industrial Park	348	—	2,012,472	1,439,658	6,137,604	—
Old Stockton	190	119	—	0	0	1.0
Preston Reuse	17	25	760,000	—	0	5.0
Q Ranch	439	850	—	0	0	1.0 – 2.0 for RR, 5.0 for RL, 12.0 for RM
Ringer Ranch	139	670	See Commercial- Retail	50,000 (retail & office total)	0	5.0
Silva	105	552	See Commercial- Retail	20,000 (retail & office total)	0	5.0
124 Corridor	247	1,176 RL 326 RH	—	0	0	5.0 for RL; 20.0 for RH
Triangle	990	0	2,450,000	610,000	4,170,000	—
<b>Totals</b>	<b>2,602</b>	<b>3,928 units</b>	<b>5,222,472 sf</b>	<b>2,189,658 sf</b>	<b>10,307,604 sf</b>	<b>—</b>

Note: This table represents maximum development potential for each Policy Area. Each Policy Area may have all of the development listed in the row corresponding to the Policy Area. \*\* Commercial Office and Commercial Retail are located in the Downtown but not quantified in this table.

Source: City of Lone General Plan, 2009

### 3.0 PROJECT DESCRIPTION

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#### Castle Oaks Gateway Policy Area

Located within the city limits, the Castle Oaks Gateway Policy Area is sited along existing SR 104 across from Mule Creek State Prison (**Figure 3.0-5**). The total policy area is approximately 52 acres, and is bounded on the west by Mule Creek and by developed areas of the Castle Oaks subdivision and the Castle Oaks Golf Course to the south and east. The property is nearly flat with few trees.

The land use policy and vision for the Castle Oaks Gateway Policy Area is for commercial and residential uses, with a maximum capacity of 210 residential units and 70,000 square feet of commercial retail and office uses. Commercial development would have to be consistent with the General Commercial land use category. Residential Low Density (RL) uses could be accommodated in the range of 2.1 to 7.0 units per acre, with an average density of 5.0 units per acre; Medium Density Residential (RM) in the range of 7.1 to 15 units per acre with an average density of 12 units per acre; and High Density Residential (RH) in the range of 15.1 to 25 units per acre, with an average density of 20 units per acre.

For further details on the policy applications for this Policy Area, the reader is referred to **Policy LU-1.8** in the Land Use Element of the updated General Plan.

#### Downtown Policy Area

The Downtown Policy Area extends north of SR 124, west of South Mill Street, south to SR 104, and east to North Arroyo Seco Street (**Figure 3.0-5**). SR 104 and 124, and Sutter Creek align through this area. Main Street serves as the primary hub of the downtown. The Downtown Policy Area is approximately 75 acres in size. It is characterized by commercial structures with historic architecture, general commercial uses, as well as residential uses and a small park. Truck traffic from mining operations traveling through downtown on SR 104 and SR 124 pose a safety hazard to pedestrians and structures within this area. Much of the downtown is located within the 100-year floodplain.

The land use policy and vision for the Downtown Policy Area would preserve the historic architecture and character of the area while allowing for intensification of retail, office, and residential uses to enhance the economic viability and vibrancy of the area. Additional mixed-use development is anticipated in this area, with residential uses above first-floor retail and commercial uses. General Plan land use designations for this area include a mix of Central Business District (CBD), Downtown Transition (DT), General Commercial (GC), Office Commercial (OC), High Density Residential (RH), Low Density Residential (RL), and Open Space (OS).

The Central Business District (CBD) land uses are characterized by a vertically and/or horizontally integrated mix of retail, office, professional, and service uses that serve daily shopping needs. Where residential uses are present in the CBD, the minimum density allowed is 7.1 units per acre and the maximum allowed density is 25.0 units per acre. The Floor Area Ratio (FAR) within the Central Business District will range from a minimum of 0.5 to a maximum of 3.5.<sup>1</sup>

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<sup>2</sup> The Floor Area Ratio (FAR) is the ratio of the total floor area of buildings on a certain location to the size of the land of that location, or the limit imposed on such a ratio. FARs are calculated by dividing the total building square footage (building area) by the site size square footage (site area).



The Downtown Transition (DT) land use designation is intended as a transitional land use category from existing residential uses to more intensive commercial uses. The designation respects the existing residential nature of the area but recognizes that market demands and land owner desires will drive conversion of the property to commercial office and/or retail. As such, existing residential uses are allowed to continue in perpetuity, and new homes on vacant lots may be built. New properties may be developed or redeveloped into commercial uses either through the conversion of residential structures to commercial operation or wholesale redevelopment of parcels with new commercial structures. The maximum FAR allowed would be 1.5, and the allowed density range for residential uses would be between 3.1 and 15.0 units per acre.

For further details on the policy applications for this Policy Area, the reader is referred to **Policy LU-1.9** in the Land Use Element of the updated General Plan.

#### Industrial Park Policy Area

The Industrial Park Policy Area is bounded by a rail line to the north, open space to the west, the city limits and SOI boundary to the south, and South Church Street/State Route 124 to the east (**Figure 3.0-5**). This area is approximately 313 acres. Several railroad spurs cross the property. The northern portion of this Policy Area falls within the 100-year floodplain. Numerous trees and vegetation covers the central and southern parts of this Policy Area. Mining operations abut this Policy Area to the south. The eastern part of this Policy Area falls within city limits, while the western portion falls outside of city limits but within the City's SOI.

The land use policy and vision for the Industrial Park Policy Area is for a mix of light and heavy industrial uses, with some commercial and office development. Consistent with the General Plan land use classifications, Light Industrial (LI) development would have FAR's ranging from a minimum of 0.25 to a maximum of 0.75. FARs would range from a minimum of 0.10 to a maximum of 0.75 for Heavy Industrial (HI) development, from a minimum of 0.25 to a maximum of 1.0 for General Commercial, and from a minimum of 0.35 to a maximum of 1.5 for Office Commercial. The maximum development capacities for this Policy Area include 2,134,440 square feet for Light Industrial, 3,240,864 square feet for Heavy Industrial, 2,012,472 square feet for Office spaces, and 1,439,658 square feet of Retail and Commercial uses.

For further details on the policy applications for this Policy Area, the reader is referred to **Policy LU-1.10** in the Land Use Element of the updated General Plan.

For further details on the policy applications for this Policy Area, the reader is referred to **Policy LU-1.10** in the Land Use Element of the updated General Plan.

#### Old Stockton Road Policy Area

The Old Stockton Road Policy Area is located outside of the city limits, but within the SOI, east of Old Stockton Road (**Figure 3.0-5**). This area is bounded by agricultural land to the north, open spaces to the east and mining operations to the south and west.

A rail line forms the boundary across the northernmost portion of the property, in an east-west alignment. The property is approximately 190 acres in size. The northern part of the property is located within the 100-year FEMA flood zone. The property has some rolling topography and has been used for cattle grazing, agricultural uses, and open space.

The land use policy and vision for the Old Stockton Road Policy Area is to allow for Rural Residential development (RR) consistent with the General Plan designation with a density range

### 3.0 PROJECT DESCRIPTION

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of 0.1 to 2.0 units per acre and a maximum residential capacity of 114 units on the western part of the Policy Area. The eastern portion of the Policy Area is to remain Open Space. For further details on the policy applications for this policy area, the reader is referred to **Policy LU-1.11** in the Land Use Element of the updated General Plan.

#### Preston Reuse Policy Area

The Preston Reuse Policy Area is located within the city limits, north of the intersection of SR 104 and Waterman Road (**Figure 3.0-5**). This area is approximately 17 acres in size. To the north of the property are the Preston Youth Correctional Facility and the California Department of Forestry and Fire Protection's (CAL FIRE) Academy. To the southeast of the property is future high-density housing (RH) and to the southwest is existing low-density residential. The property is owned by the State of California and has some existing residences historically used by staff of the Preston Youth Correctional Facility. The property has a slight slope up toward the north.

The land use policy and vision for the Preston Reuse Policy Area is to maintain low-density residential units on the property while adding office development with a maximum residential capacity of 25 units and a maximum office capacity of 760,000 square feet. Residential uses on the property would have to be consistent with the Low Density Residential (RL) General Plan designation, which has a density range of 2.1 to 7.0 units per acre, with an average density of 5.0. Office development in this area would have to be consistent with the Office Commercial (OC) General Plan designation, with floor area ratios in the range of 0.35 to a maximum of 1.5.

For further details on the policy applications for this Policy Area, the reader is referred to **Policy LU-1.12** in the Land Use Element of the updated General Plan.

#### Q Ranch Policy Area

The Q Ranch Policy Area is located north along SR 104 (**Figure 3.0-5**). It is located outside the city limits but within the SOI. The property is approximately 439 acres. It is bounded by Collins Road and Mule Creek Prison to the east, historic mining operations to the west, and open space to the north. Irish Hill Road crosses the northwest corner of the property.

The property has slopes, although almost all of the property is sloped less than 30percent. Dry Creek aligns generally north-south through the project site. Several ponds are located on the site, north of the end of Collins Road. A significant portion of the site falls within a 100-year floodplain, extending out on both sides of Dry Creek. There are many oak trees on the property. Portions of the site have been used for grazing and agricultural operations, with one area of the site undergoing voluntary clean up of contaminated soil.

Due to Q Ranch's location along SR 104 northwest of downtown lone, the property serves as a gateway to the city and is one of the first areas that residents and visitors encounter as they enter the lone from the north. The land across SR 104 is used for agriculture (and is designated for continued agricultural uses in the General Plan update, much of it being Prime Farmland and Farmland of Statewide Importance).

The land use policy and vision for the Q Ranch Policy Area is to maintain open space and agriculture within the floodplain areas on the site and to allow Rural Residential (RR) development on areas outside of the floodplain. The residential development pattern would range from 0.1 to 2.0 units per acre, with an average density of 1.0 unit per acre and a maximum residential capacity of 850 units. For further details on the policy applications for this Policy Area, the reader is referred to **Policy LU-1.13** in the Land Use Element of the updated General Plan.

### Ringer Ranch Policy Area

The Ringer Ranch Policy Area is located within the city limits, along SR 104 across from the Mule Creek State Prison. The total property is approximately 139 acres and is bordered on the east by Mule Creek, on the south by Castle Oaks golf course and subdivision, and the Silva Policy Area, and on the west by Five Mile Drive (**Figure 3.0-5**). The property is wooded on the west side, with few trees on the rest of the property. The topography is fairly flat and the area has historically been used for grazing and agricultural uses.

The land use policy and vision for the Ringer Ranch Policy Area is for Low Density Residential (RL) uses ranging from 2.1 to 7.0 units per acre, with an average density of 5.0 units per acre and a maximum residential capacity of 670 units. However, higher density residential uses may be allowed, provided the total capacity of 670 units is not exceeded. Additional commercial retail and office opportunities exist along SR 104, consistent with the General Commercial land use category, with a total potential development capacity of 50,000 square feet. For further details on the policy applications for this Policy Area, the reader is referred to **Policy LU-1.14** in the Land Use Element of the updated General Plan.

### Silva Policy Area

The Silva Policy area is located south of the Ringer Ranch Policy Area and west of the Castle Oaks golf course and subdivision (**Figure 3.0-5**). The total property is approximately 105 acres. Five Mile Drive forms the western and southern boundary of the property. Mule Creek bisects the property east-west. A proposed community park site is located to the south of the property. The Silva Policy Area is located outside the city limits but within the SOI.

The site is nearly flat, with little slope and has historically been used for cattle grazing. Much of the site is covered with primarily grass vegetation and has few or no trees, with the exception of areas along Five Mile Drive and the riparian corridor along Mule Creek, which have large oak trees. A portion of the property is within the 100-year FEMA flood zone.

The land use policy and vision for the Silva Policy Area is for Residential Low Density (RL) uses, ranging from 2.1 to 7.0 units per acre, with an average density of 5.0 units per acre and a maximum residential capacity of 552 units. Higher density residential uses may be allowed, provided the capacity of 552 units is not exceeded. Additional neighborhood-serving retail and office opportunities exist, consistent with the General Commercial land use designation with a potential development capacity of 20,000 square feet. For further details on the policy applications for this Policy Area, the reader is referred to **Policy LU-1.15** in the Land Use Element of the updated General Plan.

### State Route 124 Corridor Policy Area

The State Route 124 Corridor Policy Area extends northeast from the downtown along State Route 124 (**Figure 3.0-5**). Waterman Road forms the northern and northeastern boundaries of this Policy Area. The total property is approximately 247 acres. To the north of the property is the California Department of Forestry and Fire Protection's (CAL FIRE) Academy and the Preston Reuse Policy Area, to the east is open space, to the south are residential uses, and to the west is the Downtown Policy Area. The State Route 124 Corridor Policy Area generally slopes up toward the northeast. Sutter Creek flows through the southern portion of this Policy Area, with floodplains extending on both sides. There are numerous trees in this Policy Area. The western part of this Policy Area falls within city limits, while the eastern portion falls outside of city limits but within the City's SOI.

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The land use policy and vision for the State Route 124 Corridor Policy Area is for a predominant development pattern of residential uses in the Residential Low Density (RL) range of 2.1 to 7.0 units per acre with an average density of 5.0 units per acre; with some residential uses in the Residential High Density (RH) range of 15.1 to 25 units per acre with an average density of 20 units per acre. The maximum residential capacity for this Policy Area is 1,176 low density residential units and 326 high-density residential units. For further details on the policy applications for this Policy Area, the reader is referred to **Policy LU-1.16** in the Land Use Element of the updated General Plan.

#### Triangle Policy Area

Located outside of the city limits and the SOI, the Triangle Policy Area is bounded by SR 124 to the west, SR 104 to the east, SR 88 to the south, and Brickyard Road to the north (**Figure 3.0-5**). The property is approximately 990 acres. To the north of the site is Howard Park and residential uses; to the west are mining operations; to the east is open space; and to the south is mining and open space. This area has rolling hills, with some steep slopes, and is heavily wooded in areas. A rail line aligns east-west through the property's northern area. Some of this area has been used for mining operations and as the County dump.

The land use policy and vision for the Triangle Policy Area maintains the existing mining operations while establishing new industrial, office, and commercial uses on the property, with a maximum industrial capacity of 4.17 million square feet, a maximum office capacity of 2.45 million square feet, and a maximum retail capacity of 610,000 square feet. Office development in this area would be consistent with the Office Commercial (OC) General Plan designation, with Floor Area Ratios (FARs) in the range of 0.35 to a maximum of 1.5. Industrial development in this area would be consistent with the Light Industrial (LI) and Heavy Industrial (HI) General Plan designations, with FARs in the range of 0.25 to 0.75 for LI and 0.10 to 0.75 for HI. Commercial development in this area would be consistent with the General Commercial (GC) General Plan designation, with FARs in the range of 0.25 to 1.0.

For further details on the policy applications for this Policy Area, the reader is referred to **Policy LU-1.17** in the Land Use Element of the updated General Plan.

#### CIRCULATION ELEMENT

The Circulation Element focuses on all transportation and related infrastructure improvements that are needed to support the distribution of land uses in the Land Use Element. Topics include roadway service standards, adequacy of the roadway system, and future roadway improvement strategies, as well as infrastructure issues. The City's circulation system would make it easier and safer to move throughout the city by focusing on developing a region-serving roadway connection which does not pass through downtown and by developing a network of pedestrian and bicycle routes throughout the community.

#### HOUSING ELEMENT

The Housing Element identifies the city's existing housing stock and housing needs, and provides a strategy for providing housing stock for all income levels. Topics include affordable housing, growth standards, housing needs, and the adequacy of housing provided.

### CONSERVATION AND OPEN SPACE ELEMENT

The Conservation and Open Space Element addresses the conservation and protection of natural resources and open space, including parklands and recreational areas, agriculture, endangered species, water, and air quality. Topics addressed include open space protection methods, development requirements, and priority areas for the city to focus its efforts.

### NOISE & SAFETY ELEMENT

The Noise & Safety Element addresses natural hazards and noise problems affecting the city and establishes ways to reduce these negative impacts on the community. Topic issues include wildfire hazards, roadway issues, adjacent industrial and mining operations, and the adjacent state facilities.

### ECONOMIC DEVELOPMENT ELEMENT

The Economic Development Element addresses economic development opportunities within and around the city. Topic issues include the downtown revitalization and expansion, significant business potential, retail shopping opportunities, and professional office space and industrial growth.

### PUBLIC FACILITIES ELEMENT

The Public Facilities Element identifies the existing publicly owned and operated facilities in lone and includes potential upgrades and expansions to serve the community. Topic issues include water, wastewater, fire, police, prisons, parks, and schools.

## 3.4 SPHERE OF INFLUENCE AMENDMENT AND ANNEXATIONS

The proposed project also includes amendments to the City's Sphere of Influence and annexation of three parcels.

The SOI amendments (**Figure 3.0-6**) would expand the SOI toward the southwest to include the following:

- 33.32-acres of land currently developed as the Castle Oaks Water Reclamation Plan (COWRP) and City Corporation Yard. As identified on the proposed General Plan Land Use Map, a portion of the site is proposed for a community park (approximately 24 acres).
- 81.89-acres of land currently designated for Surface Mining (SM) to be added to the Old Stockton Road and Industrial Park Policy Areas.

In addition, the updated GP proposes to annex the following three parcels which are already located within the City's SOI:

- **Wastewater Treatment Plant Annexation** – Annexation to the south west (**Figure 3.0-7**) to include the COWRP, the Corporation Yard, and the proposed park site, as well as the existing Wastewater Treatment Plant (WWTP). Additionally, two existing single-family homes located between the existing corporate boundaries and the COWRP and WWTP are included. These properties would be rezoned a combination of Public Facilities, R-1b One Family Dwelling, and Parks and Community Service. The total acreage of this annexation is 33.32-acres.

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- **Collins Road Annexation** – Annexation to the north-west (**Figure 3.0-8**) to include a one-acre parcel (APN 005-070-013) at the north east corner of Collins Road and SR 104. This site was part of a previous annexation to the City but the annexation was never formally completed. This site will be rezoned C-3 Heavy Commercial.
- **State Property Annexation ("The Tail")** – Annexation to the northeast (**Figure 3.0-9**) to include a 3.7-acre parcel (APN 011-090-010) just northwest of the intersection of Waterman Road and SR 124. This site was part of a previous annexation of the City but the annexation was never formally completed. This site will be rezoned PF Public Facilities.

### 3.5 CITY ZONING CODE UPDATE

Another aspect of the proposed project involves updates to the City's Zoning Code (Title 17 of the City's Municipal Code)(see **Figure 3.0-10**). Proposed updates to the Zoning Code include:

- Revisions to the General Plan Land Use Designations implemented by Zoning District in Table 17.20.020-1(Zoning Districts) and Table 17.22.040-2 (Agricultural and Residential Zoning Districts Development Standards)
- The addition of one new commercial district: C-T, Commercial Transition and associated allowed use provisions and development standards;
- The addition of one new business district: BP, Business Professional;
- The addition of one industrial district: M-2, Heavy Industrial and Mining and associated allowed use provisions and development standards;
- Revisions to Table 17.24.040-2: Commercial and Industrial Zoning Districts Development Standards;
- The addition of the Parks and Community Services (PCS) Zoning District and Public Facilities (PF) Zoning District and associated allowed use provisions and development standards.

### 3.6 WEST LONE ROADWAY IMPROVEMENT STRATEGY (WIRIS)

The final aspect of the proposed project includes various roadway improvements. The West Lone Roadway Improvement Strategy (WIRIS), formerly referred to as the "Interim West Bypass," consists of a series of improvements to existing roadways and construction of new roadways in the western area of Lone to improve the circulation system for the benefit of both local and regional traffic. Principally, the improvements will provide greater access to the bridge over Sutter Creek at Five Mile Drive/Old Stockton Road for residents living on the western side of the city. Upon completion, the roadway improvements will provide for a new backbone roadway on the western side of the city. This new backbone roadway could serve as a new route for State Route 104.



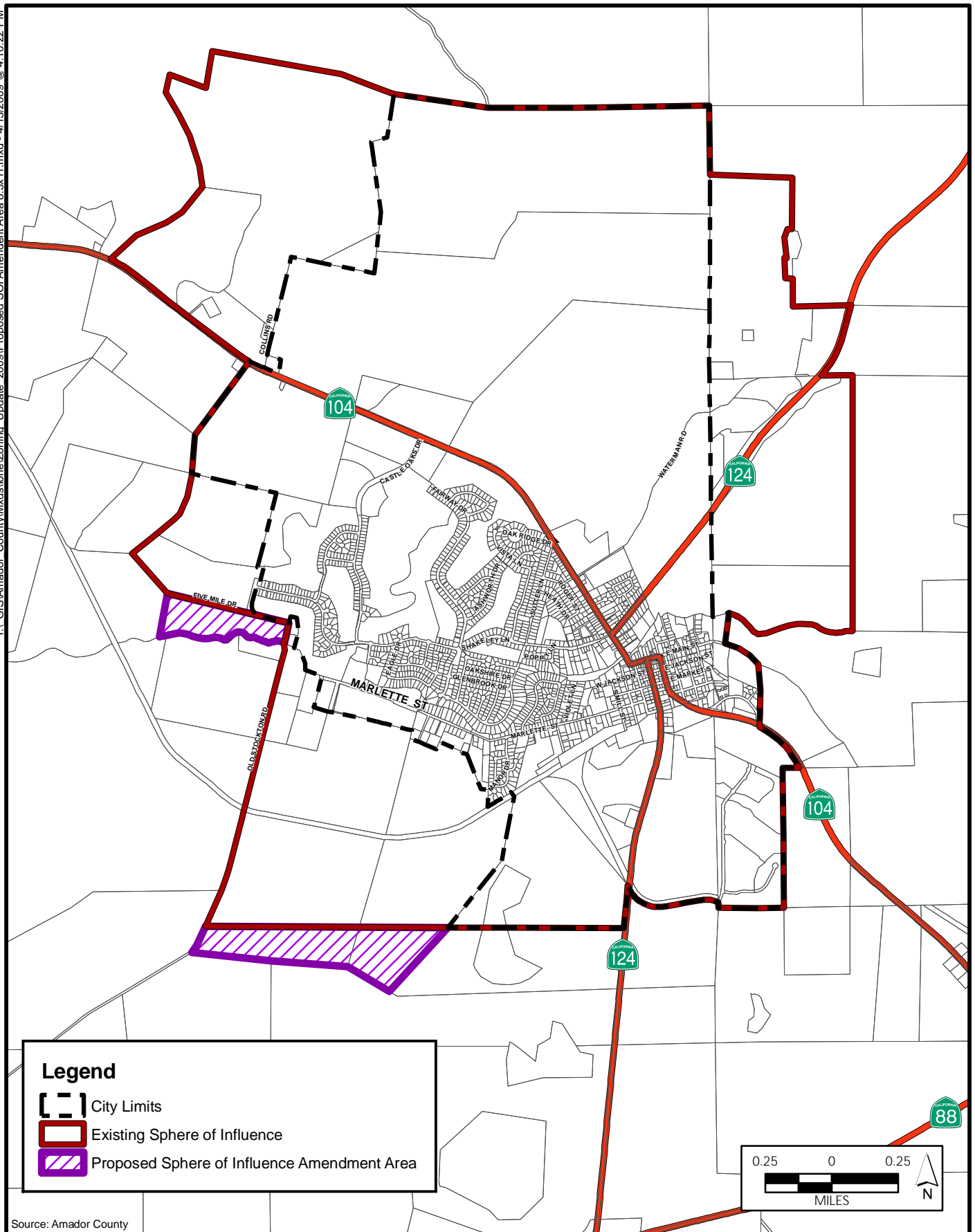
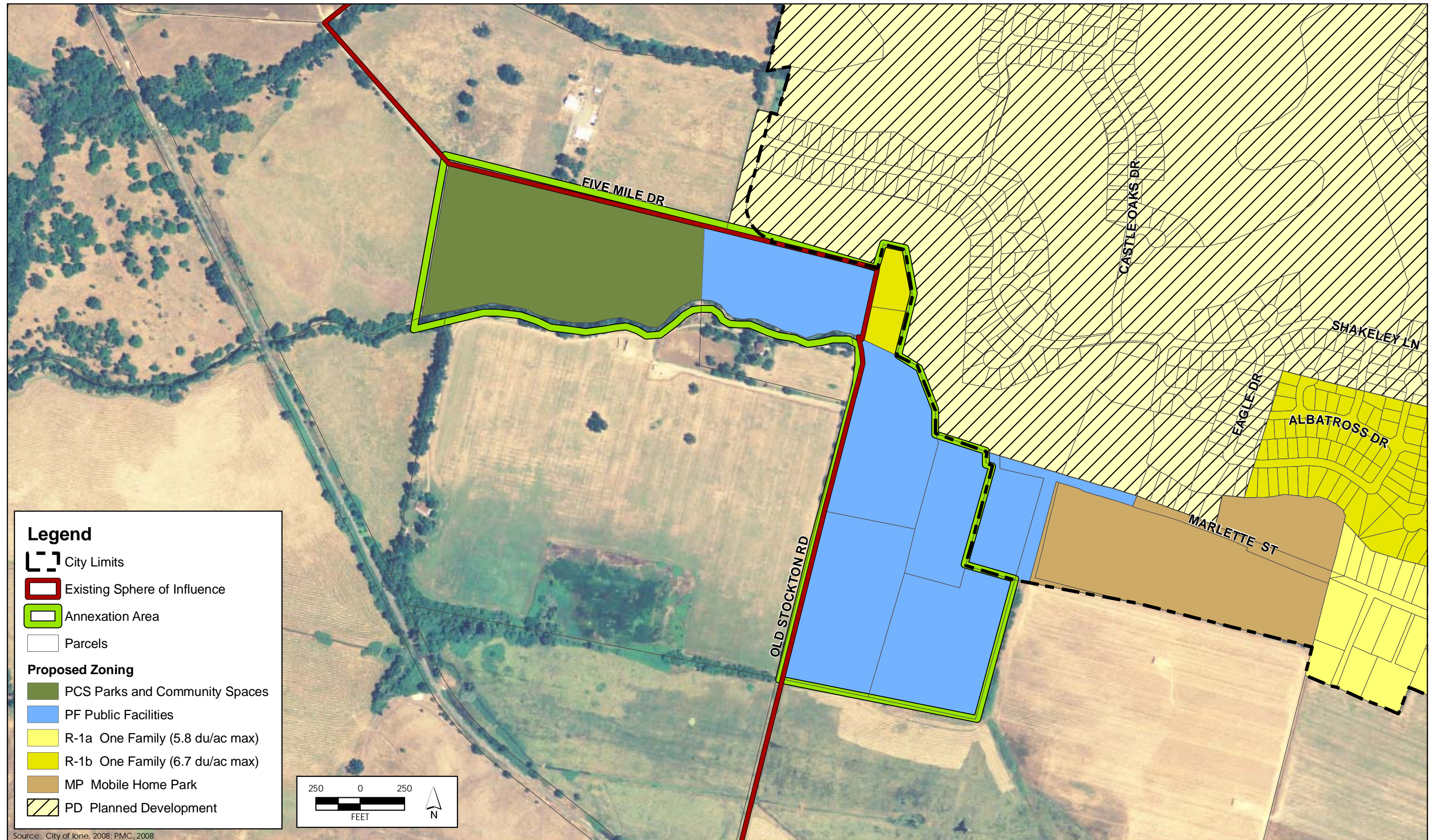


Figure 3.0-6  
Proposed Sphere of  
Influence Amendment Area











The objectives of the WIRIS are to (Dokken Engineering, 2008):

- Alleviate traffic through downtown from mining operations, Mule Creek State Prison, U.S. Tile, and other traffic generators on the periphery of the City of Ione, by providing an alternative route with parallel capacity to State Routes 104 and 124.
- Provide an alternate (formal and informal) truck route for heavy-duty vehicles that find it difficult to navigate State Routes 104 and 124 through downtown Ione.
- Improve public safety.
- Eliminate vehicle exhaust emissions, noise and vibrations from heavy-duty diesel trucks traveling through historic downtown Ione.
- Maintain transportation system linkages and integration.
- Improve local access to existing residential, commercial, and industrial property in the City of Ione, particularly through the downtown area.
- Improve quality of life in downtown Ione.
- Minimize environmental impacts and concerns.
- Implement existing local and regional transportation plans.
- Provide extensive opportunities for public involvement.
- Provide for construction of the project in usable segments.
- Develop agreements for future implementation of the Western Ione Roadway project including bicycle, pedestrian and public transportation improvements.

While the section of SR 104 and 124 through downtown Ione have been given “advisory” status for trucks through the downtown, the City cannot restrict legal trucks from traveling through downtown. The proposed roadway improvements would provide an alternative route for heavy-duty trucks that have a difficult time navigating the 90-degree turns through the downtown. Currently, large trucks driving through downtown Ione present safety issues for other traffic, parked vehicles, legal golf carts, school children and other pedestrians, bicyclists and historic buildings. Large trucks also cause traffic congestion when blocking roadways and present health and nuisance issues associated with exhaust, noise and vibration. The project will be funded and constructed in phases. Nine major segments are proposed for the bypass (Dokken Engineering, 2008). These segments include:

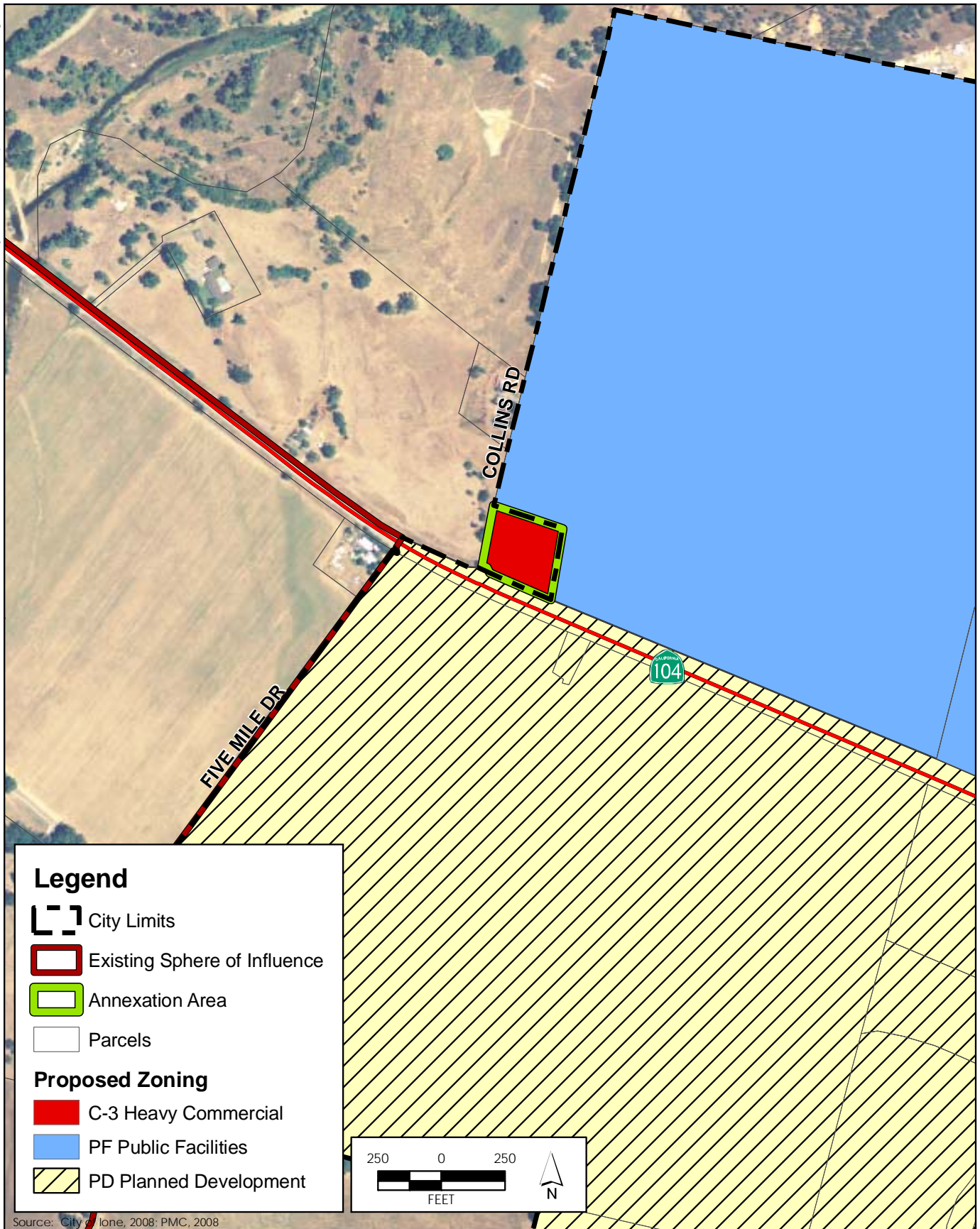
- Segment A – State Route 104 to Castle Oaks northern boundary, Golf Links Drive northern segment (contained within assessor’s parcel number 005-320-006)
- Segment B – Castle Oaks, Golf Links Drive southern segment (northern boundary to southern boundary (adjacent to the approved Castle Oaks Development)
- Segment C – Five Mile Drive from Castle Oaks southern boundary (Golf Links Drive) to north end of Old Stockton Road Bridge over Sutter Creek

### 3.0 PROJECT DESCRIPTION

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- Segment D – Old Stockton Road bridge over Sutter Creek (consists of the existing Old Stockton Road Bridge over Sutter Creek)
- Segment E – Old Stockton Road from the bridge to the Union Pacific Railroad tracks
- Segment F – Old Stockton road to junction with Segment G
- Segment G – Junction with Segment F to State Route 124
- Segment H – State Route 124 to State Route 104 or Buena Vista realignment.
- Segment I – Old Stockton Road to State Route 104 west of Lone

**Figure 3.0-11** describes these individual segments and the various alternatives studied under the WIRIS project. As part of the WIRIS project and this General Plan update, the City has identified a local preferred alternative for segments A-1, B, C, D, E, F-1, G-2A, G-2B, G-3, G-4, H-2, and I. This route networks has been incorporated into the Circulation Plan of the General Plan.

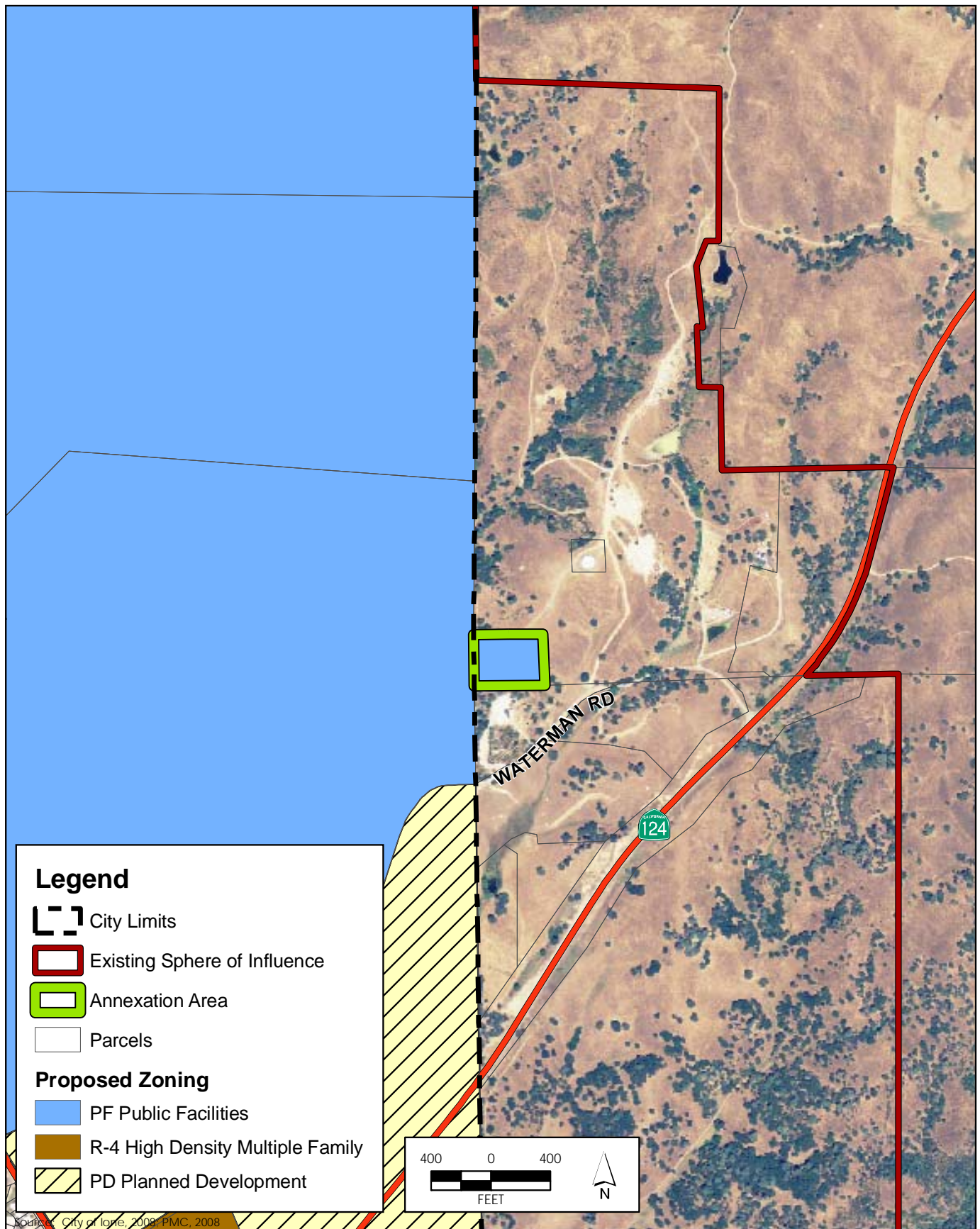


City of Ione  
Planning Department

Figure 3.0-8  
Proposed Collins Road Site  
Pre-Zone and Annexation



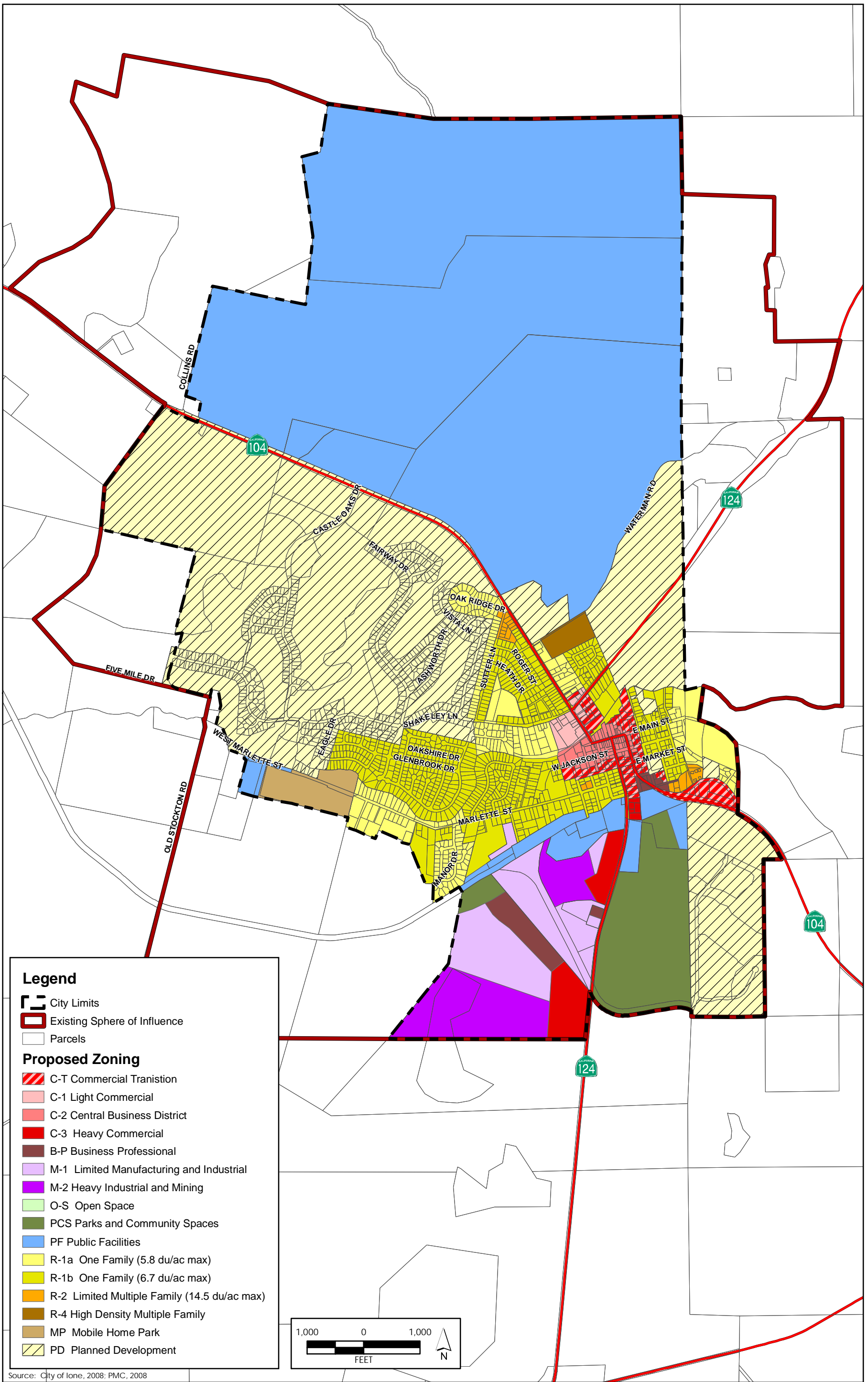




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Planning Department

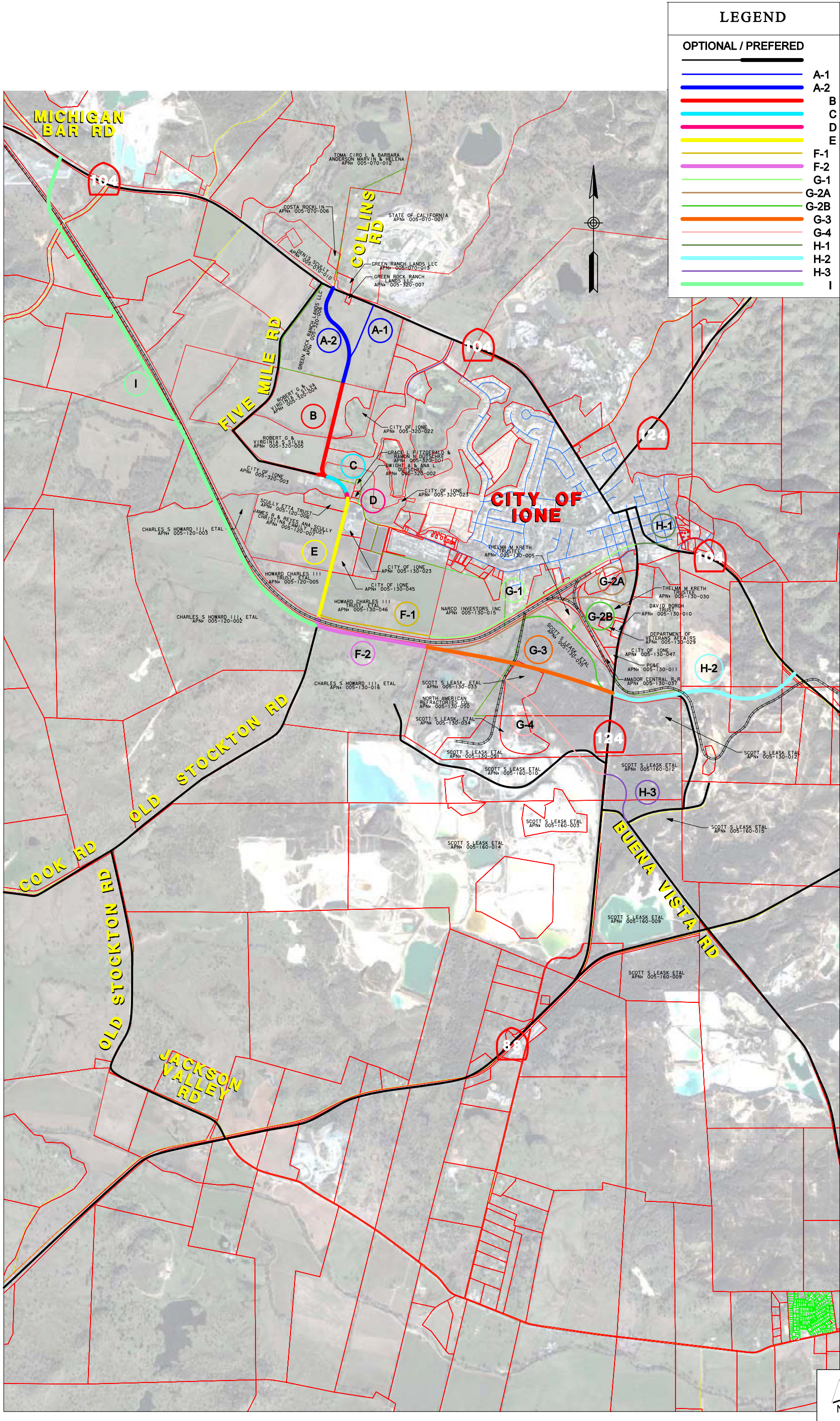
Figure 3.0-9  
Proposed Waterman Road Site  
Pre-Zone and Annexation











Source: Dokken Engineering, 2008



City of Ione  
Planning Department

Figure 3.0-11  
WIRIS Segment Map





### **3.7 INTENDED USE OF THE EIR AND APPROVAL PROCESS**

#### **INTENDED USE OF THE EIR**

This EIR is a public information document that assesses potential environmental effects of the General Plan and identifies mitigation measures and alternatives to the proposed project that could reduce or avoid its adverse environmental impacts. The City is charged with the duty to consider and, where feasible, minimize environmental impacts of proposed development, and an obligation to balance a variety of public objectives, including economic, environmental, and social factors. The analysis in this EIR therefore focuses on potential environmental impacts that could arise from implementation of the General Plan through development of the land uses within the Planning Area, as regulated and guided by General Plan policies and action items.

This EIR provides a programmatic environmental review of implementation of the General Plan. Subsequent activities and development would utilize this EIR as the basis for determining whether the later activity may have any significant effects, to focus the environmental review of the subsequent activity, and to evaluate all subsequent planning and permitting actions associated with projects in the city. The conclusions of this EIR can be incorporated where factors apply to the program as a whole.

Following adoption of the General Plan and certification of the EIR by the City Council, all subsequent activities and development within the City of Ione will be guided by the goals and policies set forth in the new General Plan.

#### **CITY OF IONE CERTIFICATION OF THE EIR**

The City of Ione General Plan will be presented to the City of Ione Planning Commission for review, comment and recommendations. The City of Ione City Council, as the City's legislative body, is the approving authority for the General Plan. The City Council is anticipated to conduct the following subsequent activities to implement the updated General Plan:

- Certification of the City of Ione General Plan EIR.
- Adoption of required findings for the above actions, including required findings under the State CEQA Guidelines, Sections 15090, 15091 and 15093.
- Adoption of the City of Ione General Plan.

Subsequent actions that may be taken by the City regarding the project include, but are not limited to, the following:

- Amendments to the City of Ione Zoning Maps to be consistent with the General Plan Land Use Map.
- Approval of subsequent development applications and entitlement requests.
- Implementation of financing or fee programs for public infrastructure.
- Approval of subsequent public facility and roadway improvement projects.
- Additional focused land use or planning studies.

### 3.0 PROJECT DESCRIPTION

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#### OTHER GOVERNMENTAL AGENCY APPROVALS

Additional subsequent approvals and permits that may be required from local, regional, state and federal agencies in the processing of subsequent development permits include, but are not limited to, the following:

- Amador County Local Agency Formation Commission (LAFCo) approval of future requests to amend the Sphere of Influence and annex land into the city. LAFCo must also approve the formation, reorganization, incorporation, or consolidation of special districts that provide services within the city.
- Amador County approvals as part of potential amendments to its General Plan to reflect changes in the corporate boundaries and Sphere of Influence of the City as part of the County's implementation of the County Urban Reserve land use designation.
- Amador County Air Pollution Control District (ACAPCD) approval of dust control plans and other permits for subsequent projects.
- California Department of Transportation (Caltrans) approval of improvements and/or funding for future improvements on SR 104 and SR 124 and the WIRIS.
- Extension of service and/or expansion of infrastructure facilities by area service districts (Amador Water Agency, Pacific Gas & Electric, City of Lone Fire Department City of Lone Police Department, Amador County Unified School District, etc.).
- State Department of Conservation review of Safety Element.
- State Office of Historic Preservation (SHPO) consultation for impacts to historic or cultural resources.
- California Department of Fish and Game approval of potential future streambed alteration agreements, pursuant to the Fish and Game Code. Approval of any future potential take of state-listed wildlife and plant species covered under the California Endangered Species Act.
- Central Valley Regional Water Quality Control Board (RWQCB) and State Water Resources Control Board (SWRCB) review and/or approval of any activity impacting Planning Area water features, pursuant to the California Clean Water Act and RWQCB standards.
- U.S. Army Corps of Engineers (USACOE) approval of any future wetland fill activities, pursuant to the federal Clean Water Act.
- U.S. Fish and Wildlife Service (USFWS) approvals involving any future potential take of federally listed wildlife and plant species and their habitats covered under the federal Endangered Species Act.
- U.S. Environmental Protection Agency (USEPA) concurrence with Section 404 of the Clean Water Act permit.



### REFERENCES

#### DOCUMENTS

City of Ione. 2009. General Plan Update, Land Use Element.

Dokken Engineering. 2008. *Western Ione Roadway Improvement Strategy. Technical Memorandum #3, Evaluation of Alternatives.*

Monthly Report of Population, CDCR Data Analysis Unit, October 2008

#### WEBSITES

Department of Finance. 2009. Table 2: E-5 City/County Population and Housing Estimates, 1/1/2008. [http://www.dof.ca.gov/research/demographic/reports/estimates/e-5\\_2001-06/](http://www.dof.ca.gov/research/demographic/reports/estimates/e-5_2001-06/)

#### PERSONAL COMMUNICATIONS

Personal communication between PMC staff and Rosanne Chamberlain, Amador LAFCo Executive Officer, February 10, 2009.

Personal communication between PMC staff and Preston Youth Correctional Facility. October 2008).

