

**AGENDA  
CITY OF IONE  
PLANNING COMMISSION MEETING**

*Amber Hoiska, Chairman  
Mark Gebhardt, Vice Chairman  
Greg Morris, Commissioner  
Michael Politi, Commissioner  
Joe Wylie, Commissioner*

**DUE TO THE GOVERNOR'S EXECUTIVE ORDER N-25-20 THE PLANNING  
COMMISSION WILL BE CONDUCTING THEIR MEETING VIA TELECONFERENCE  
AND IN PERSON AT 1 E. MAIN STREET**

<https://zoom.us/j/2351961316?pwd=d3lWTW0zbVJlbWpONXBDOwtpZkRyUT09>

**Tuesday, June 8, 2021 at 6:00 p.m.  
City Council Chambers, 1 E. Main Street, Ione 95640**

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

The Ione Planning Commission welcomes, appreciates, and encourages participation in the Ione Planning Commission Meeting. The Planning Commission reserves the right to reasonably limit the total time for public comment on any particular noticed agenda item as it may deem necessary.

Full staff reports and associated documents are available for public review at the Office of the City Clerk, City Hall, 1 E. Main Street, Ione, California. Hard copies may be obtained for \$3.60 for pages 1-5 and \$.45 for each additional page. Documents that are not available when the agenda is posted will be made cents per page. Documents that are not available when the agenda is posted, will be made available for public review at the meeting.

**AGENDA**

- A. CALL TO ORDER: 6:00 PM**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. APPROVAL OF AGENDA**
- E. APPROVAL OF MINUTES:**
  - April 13, 2021
- F. PRESENTATIONS/ANNOUNCEMENTS: None**
- G. PUBLIC COMMENT: EACH SPEAKER IS LIMITED TO 4 MINUTES**

*This is the time for members of the public who wish to be heard on matters that do not appear on the Agenda. Persons may address the Ione Planning Commission at this time on any subject within the jurisdiction of the Ione Planning Commission. **Please be mindful of the 4 minute time limit per person.***

*Pursuant to the Brown Act, the Planning Commission may not take action or engage in a detailed discussion on an item that does not appear on the Agenda. However, matters that require Commission action will be referred to staff for a report and/or recommendation for possible action at a future Commission meeting.*

*Is there any person in the audience who wishes to address the Commission at this time?*

**H. PUBLIC HEARING:**

1. Request for a Variance from the Development Standards Restricting Drive-Through Facilities in Zoning district C-2 Central Business District at 116 W. Main Street – Applicants: Louis and Dan Stewart
2. Site Plan Review – Proposed Construction of a Stand-Alone Restroom Facility at 305 S. Mill Street to Serve Train Depot Museum and Park
3. Site Plan Review – (SRP 2020-002, Revised) – Revised Site Plan Review of Proposed Entry Sign, Castle Oaks, APN 005-320-027, located approximately 500 feet east of Castle Oaks Drive on State Route 104. This Project was previously approved at a different location.

**I. REGULAR AGENDA:** None

**J. CITY PLANNER REPORTS/PLANNING COMMISSIONER REPORTS/FUTURE AGENDA ITEMS**

**K. ADJOURNMENT**

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**NOTICE REGARDING APPEALS**

Pursuant to §17.16.060 of the Zoning Code, appeals of a final action by the Planning Commission must be filed with the City Clerk no later than ten calendar days after the day on which the final action was taken, along with the appropriate fee.

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**NOTICE REGARDING CHALLENGES TO DECISIONS**

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing.

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**ADA COMPLIANCE STATEMENT**

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Clerk Janice Traverso at (209) 274-2412, 102. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

I, Janice Traverso, the City Clerk of the City of Lone, declare under the penalty that the foregoing agenda for the June 8, 2021 regular meeting of the Lone Planning Commission was posted on June 4, 2021 at the office of the City of Lone, City Hall at 1 East Main Street, Lone, CA 95640 and was available for public review at that location.

Signed this 4th day of June, 2021 at Lone, California

  
Janice Traverso, City Clerk, City of Lone

**PLANNING COMMISSION MEETING MINUTES  
APRIL 13, 2021**

Vice Chairman Hoiska called the Planning Commission Meeting to order at 6:03 PM.

**I. ROLL CALL:**

Present: Hoiska, Gebhardt, Morris, Politi, Wylie  
Staff: McGraw, Traverso

**II. PLEDGE OF ALLEGIANCE:**

Vice Chairman Hoiska led the Pledge of Allegiance.

**III. APPROVAL OF AGENDA**

It was moved by Vice Chairman Gebhardt, seconded by Commissioner Morris and carried to approve the agenda as written.

**AYES:** Hoiska, Gebhardt, Morris, Politi, Wylie

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

**IV. APPROVAL OF MINUTES:**

It was moved by Commissioner Morris, seconded by Vice Chairman Gebhardt with the correction to the October 13, 2020 minutes under “Public Comment” Mr. Politi commented that his variance was a tie vote—wherein the correct vote was a 3-1 for denial.

**AYES:** Hoiska, Gebhardt, Morris, Politi, Wylie

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

**V. PRESENTATIONS/ANNOUNCEMENTS:** None

**VI. PUBLIC COMMENT:** None

**VII. REGULAR AGENDA:**

1. Planning Commissioner Training – City Planner April Wooden proceeded with training on the following items:
  - Planning Applications including Submittal Requirements:
    - Sign Permit Applications
    - Business License Applications
    - Renovations
    - Variances
  - Plan Checks including:
    - Accessory Structures
    - Wildflower
    - Castle Oaks
    - Generators
    - Municipal Projects

- Grants and Funding including:
  - SB2 Grant
  - LEAP Grant
  - PLHA – Permanent Local Housing Allocation
- Year in Review Report

**VIII. FUTURE AGENDA ITEM:**

- Commissioner Politi – Castle Oaks Development
- Placing Items on the Agenda
- Housing Element

**IX. ADJOURNMENT:**

The meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Janice Traverso  
City Clerk



# **CITY OF IONE PLANNING COMMISSION STAFF REPORT**



**DATE:** JUNE 8, 2021  
**TO:** HONORABLE PLANNING COMMISSION  
**FROM:** APRIL WOODEN, CITY PLANNER  
**SUBJECT:** REQUEST FOR VARIANCE FOR CONSTRUCTION OF A DRIVE-THROUGH at 116 W. MAIN STREET

**General Plan Designation:** C-2 CENTRAL BUSINESS

**Zoning:** C-2 CENTRAL BUSINESS

**Current Use:** COMMERCIAL

**STAFF RECOMMENDED ACTION:**

Staff recommends that the Planning Commission:

1. Receive the staff report and review all attachments;
2. Open the public hearing and take public comment; and
3. Adopt a resolution approving a variance for construction of a drive-through at 116 W. Main Street, Ione, CA.

**BACKGROUND:**

Over the past few months, the City has been approached about the use of the structure at 116 W. Main Street as a drive-through coffee/beverage shop.

Section 17.080.010 of the Ione Municipal Code identifies the requirements for submittal of a variance application:

- A completed city application form indicating, among other things, the applicant's name, address, and telephone number;
- Address of the property for which the request is being made;
- Detailed project description describing the need for requested variance;
- Site plan showing the location of the proposed structure(s) in relation to the surrounding properties and structure and location of the requested variance; and
- Such other relevant information as may be requested by the city planner or his or her designee in order to provide the approving authority with adequate information on which to base a decision.

The property owners submitted an application for a variance on March 17, 2021 and the application was deemed complete on March 27, 2021.

**ANALYSIS:**

The planning commission may approve a variance application only if the applicant can demonstrate to the planning commission that the circumstances of their particular case can justify making all of the following findings:

1. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of this title deprives such property of privileges enjoyed by other property owners in the vicinity and under identical land use zoning district classifications.
2. That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use zoning district in which such property is located.
3. That granting the variance will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question.
4. That the granting of the variance is consistent with the objectives of the general plan and zoning code.

In this case, staff believes that the property owners' have met their burden of demonstrating that the circumstances of their particular case can justify making all of the required findings. The property owners' justifications for the variance, along with staff determination of consistency with the required findings, include:

1. The granting of the variance does not constitute preferential treatment for this property since it is configured differently than other similarly-zoned sites. No other property with a Main Street address is configured in a manner that offers the possibility of a drive-through. While this does not specifically deprive the property owners of privileges enjoyed by other property owners, the existing configuration of the lot, its access, and the structure located upon it are not conducive to pedestrian access in the same manner as other similarly-zoned properties on Main Street.

2. The current driveways providing ingress to and egress from the site were established by the City when the City installed curb and gutter at the site. No other properties on Main Street have a similar driveway configuration. The City could have changed the access to the site to conform to the development standards prohibiting drive-through capability but, instead provided access that allows the property to be accessed in a manner that supports a drive-through facility. Consequently, this does not constitute a special privilege inconsistent with other properties, since the type of access provided to this site is not possible at other similarly-zoned properties.

3. Granting the variance will not adversely affect the interest of the public. In fact, it will benefit the public by providing a much-needed service. It will also not adversely affect the interests of other property owners, as they will not be impacted.

4. Granting the variance is consistent with the City's development objectives. A review of the City's General Plan Economic Development Element demonstrates that the proposed drive-through is consistent with economic development policies and actions. The policies and action items, below, support encouraging the provision of goods and services locally, as well as encouraging the reoccupation of existing buildings. The establishment of a drive-through facility at this location would implement the intent of these policies and action items.

Policy ED-2.4 states: *The City shall promote local Ione businesses by encouraging residents and employees to obtain their goods and services locally.*

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

Action ED-3.1.1. states: *Encourage re-occupation of existing buildings within downtown. (Cross reference: LU 3.1.1)*

Action ED-3.1.3. states: *Promote “buy local” campaigns to encourage Ione residents to shop in Ione’s businesses instead of traveling to other communities to make purchases.*

An additional consideration is that a portion of the structure is currently occupied by a commercial business: Hollapeno Hot Sauce. During the pandemic, the owner of Hollapeno Hot Sauce provided drive-through service for sale of products at this location. No issues or complaints regarding the drive-through activity were reported.

However, in order to ensure that the addition of a drive-through would not have negative impacts, staff recommends that approval of the variance be conditioned as follows:

Condition 1. The owners shall provide a proposed method for providing access to the property adjacent to the south (Ione Feed Store) so that the rear of the feed store can still accept deliveries and provide access for customers; and

Condition 2. Prior to any modifications or commencement of drive-through activity, a site plan clearly demonstrating the manner in which the drive-through will function (i.e., stacking lane, parking, menu board, ADA access, etc.) shall be provided to the satisfaction of city departments including planning, building, public works, and engineering.

With the incorporation of these conditions, staff recommends that the Planning Commission adopt Resolution No. 21-\_\_\_: A Resolution of the Planning Commission of the City of Ione Approving a Variance for the Construction of a Drive-through at 116 W. Main Street.

**ATTACHMENTS:**

1. A Resolution of the Planning Commission of the City of Ione Approving a Variance for Construction of a Drive-through at 116 W. Main Street.
2. Variance application.

RESOLUTION NO. PC2021-01

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IONE  
APPROVING A VARIANCE FOR THE CONSTRUCTION OF A DRIVE-THROUGH**

**WHEREAS**, the applicants, Louis D. Stewart and Daniel P. Stewart, filed an application requesting a variance of development standards for property located at 116 W. Main Street to allow the construction of a Drive-through; and

**WHEREAS**, the applicants submitted written information to establish the existence of a hardship which the applicants believed would support the granting of a variance; and

**WHEREAS**, the Planning Commission reviewed the staff report which included analysis of the purported hardship in relation to the requirements and findings which are necessary to the granting of a variance pursuant to California Government Code and the City of Ione Municipal Code; and

**WHEREAS**, the Planning Commission carefully considered the staff report, testimony, and application for the variance; and

**WHEREAS**, pursuant to California State Law and the City of Ione Municipal Code, public hearing notices were mailed to all property owners within a 300-foot radius of the project and a public hearing notice was published on Friday, May 28, 2021 not less than 10 days prior to the hearing; and

**WHEREAS**, on June 8, 2021 at a regular meeting, the Planning Commission held a public hearing at which time interested persons had an opportunity to testify regarding the proposed variance;

**NOW THEREFORE BE IT RESOLVED**, the Planning Commission of the City of Ione makes the following findings, determinations, and recommendations with respect to the proposed variance of development standards for the construction of a drive-through at 116 W Main Street:

**FINDINGS:**

1. The granting of the variance does not constitute preferential treatment for this property since it is configured differently than other similarly-zoned sites. No other property with a Main Street address is configured in a manner that offers the possibility of a drive-through. While this does not specifically deprive the property owners of privileges enjoyed by other property owners, the existing configuration of the lot, its access, and the structure located upon it are not conducive to pedestrian access in the same manner as other similarly-zoned properties on Main Street.
2. The current driveways providing ingress to and egress from the site were established by the City when the City installed curb and gutter at the site. No other properties on Main Street have a similar driveway configuration. The City could have changed the access to the site to conform to the development standards prohibiting drive-through capability but, instead provided access that allows the property to be accessed in a manner that supports a drive-through facility. Consequently, this does not constitute a special privilege inconsistent with other properties, since the type of access provided to this site is not possible at other similarly-zoned properties.
3. Granting the variance will not adversely affect the interest of the public. In fact, it will benefit the public by providing a much-needed service. It will also not adversely affect the interests of other property owners, as they will not be impacted, with the addition of conditions imposed on the drive-through.



4. Granting the variance is consistent with the City’s development objectives. A review of the City’s General Plan Economic Development Element demonstrates that the proposed drive-through is consistent with economic development policies and actions. The policies and action items, below, support encouraging the provision of goods and services locally, as well as encouraging the reoccupation of existing buildings. The establishment of a drive-through facility at this location would implement the intent of these policies and action items.

**CONDITIONS:**

- Condition 1. The owners shall provide a proposed method for providing access to the property adjacent to the south (Ione Feed Store) so that the rear of the feed store can still accept deliveries and provide access for customers; and
- Condition 2. Prior to any modifications or commencement of drive-through activity, a site plan clearly demonstrating the manner in which the drive-through will function (i.e., stacking lane, parking, menu board, ADA access, etc.) shall be provided to the satisfaction of city departments including planning, building, public works, and engineering.

The foregoing Resolution of the Planning Commission of the City of Ione was duly introduced and adopted by the Planning Commission at a regular meeting on June 8, 2021 by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

\_\_\_\_\_  
Amber Hoiska, Chairperson

**ATTEST:**

\_\_\_\_\_  
Janice Traverso, City Clerk

March 13, 2021

April Wooden, City Planner

City of Lone, California 95640

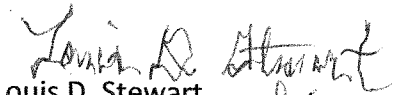

Re; Variance application for parcel #004-145-001-000, 116 W. Main St.

As the property owners of the parcel located at 116 W. Main St., in Lone, we respectfully request that you please accept these statements as response to Municipal Code Chapter 17 Zoning, Section 17.08.010 (submittal requirements for a variance) The variance would be to permit the use of this parcel as a drive through facility. We recognize that a variance would give this property the ability to do something that other locations on Main St. cannot, feel that the exception is justified. Inquiries have been made as to the availability of this option, which many businesses require, and which the public finds much more suitable for frequenting said business. This would also benefit the city and therefore the public with regard to traffic flow. It should also be noted that there is limited parking in the downtown area ( even with the city lot at the end of Main St.) Improved traffic flow would benefit everyone and adversely affect no one.

This lot is shaped perfectly for a "drive through". It is a corner lot at the end of Main Street with current access on two sides ( North & West ). When the city installed the curbs and gutters on that side of town they included ingress and egress at those locations. None of the other properties with Main Street addresses are configured or located in such a way as to offer the possibility for drive through. Therefore granting this variance would not constitute preferential treatment at 116 W. Main.

When the City of Lone did extensive rezoning in the downtown area a few years ago, it was with the intent of revitalizing downtown as a destination for local citizens and visitors alike: a drive through business at the end of Main St. would contribute in a positive way to achieving that goal.

Thanking you for your consideration,

  
Louis D. Stewart  
  
Daniel P. Stewart



City of **IONE** PLANNING APPLICATION FORM

Type of application:

- ☒ Variance
- ☐ Conditional Use Permit
- ☐ Site Plan Review
- ☐ Historic Architectural Review
- ☐ Planned Development
- ☐ Other: \_\_\_\_\_
- ☐ Rezone
- ☐ General Plan Amendment
- ☐ Boundary Line Adjustment
- ☐ Tentative Map-Parcel Map (1-4 lots)
- ☐ Tentative Map-Final Map (5+ lots)

\*Note: Funds provided with application is a deposit; actual costs will be invoiced to the applicant on a time and materials basis.

CITY USE ONLY

Application No: \_\_\_\_\_  
Date submitted: 3-17-21  
Rec'd by: Jmt Deposit: \$540.00  
Receipt No: 6256

PROPERTY INFORMATION

Project Name: \_\_\_\_\_

Assessor's Parcel Number: 004-145-001-000

Property Address/Location: 116 W Main St

Existing General Plan/Zoning: C-2

Gross Acres: .279

Project Detail: (submit separate attachment if necessary) see attached

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Existing Use of the Property: rental

The project is served by the following type of water service (check one):

☒ Public water      ☐ Well Water

The project is served by the following type of sewage service (check one):

☒ Domestic Sewer      ☐ Septic

CONTACT INFORMATION

The Planning Department will notify the applicant and one other individual of all proceedings regarding this application. Please supply the name, address, and phone of the additional person to receive such notification.

Property Owner	Applicant
Name: Daniel P Stewart	Name: Louis D Stewart
Contact: same	Contact: same
Address: 107 Violet Lane	Address: 406 W Marlette St
City, Zip: Ione 95640	City, Zip: Ione 95640
Phone: (209)-781-5614	Phone: 209 916 919-5889
Fax:	Fax:
Email:	Email: lou.stewart5@gmail.com

Billing Address:

Name: Louis Stewart

Contact:

Address: 406 W Marlette St

City, Zip: Ione 95640


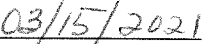
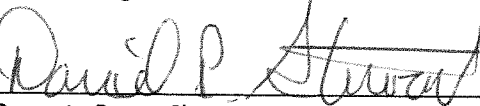
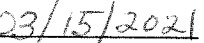
Phone: 209 916 919 5889

Fax:

Email: lou.stewart5@gmail.com

INTERDEPARTMENTAL MEETING ACKNOWLEDGEMENT

The applicant(s) hereby acknowledges that the Planning Division will coordinate an interdepartmental meeting to provide an opportunity to discuss the proposed conditions of approval and resolve any issues, concerns and/or make modifications to the proposed conditions. The applicant(s) have the option to decline attendance of the meeting in writing and understand that they may not be given the opportunity to request modifications to the conditions of approval once the project has been scheduled for a public hearing. The applicant(s) understand that if a request is made to modify or add a condition(s) of approval once a public hearing is scheduled, the project may be continued to a future hearing date.

	
Applicant Signature	Date
	
Property Owner Signature	Date



defense. Should the City decide to independently defend any Claim, the Applicant(s) shall not be required to pay or perform any settlement arising from any such Claim unless the settlement is approved by the Applicant(s). JA (Initial)

5) Applicant(s) acknowledge and agree that the Deposits (hereinafter "Funds") paid herewith may not be adequate to fully reimburse the City for costs incurred in connection with the Application Process, and that periodically, as the need arises, Applicant(s) may be called upon to make further deposit of Funds. Applicant(s) agree that there shall always remain on deposit with the City sufficient Funds to cover the anticipated costs to be incurred with the Application Process for a period of thirty (30) business days. In the event, for any reason, a City request for further deposit of Funds from Applicant(s) is not fully satisfied, within thirty (30) business days the City shall cease processing of this application and the related project, and shall record the failure to make the requested deposit of Funds as the Applicant(s) request to cease processing the application. In addition, should the Funds on deposit ever fall below an amount, estimated by the City in its sole discretion, sufficient to cover the anticipated costs to be incurred in the Application Process for a period of thirty (30) business days, the City shall cease processing of the application and cancel same, and shall record the lack of Funds as the Applicant(s)' request to cease processing the application. The advance of Funds shall not be dependent upon the City's approval or disapproval of the Applicant(s)' application, or upon the result of any action, and shall in no way influence the Project. Neither Applicant(s) nor any other person providing funding for the Project shall, as a result of such funding, have any expectation as to the results of the Application Process or the selection of an alternative favorable to or benefiting Applicant(s). JA (Initial)

6) Applicant(s) acknowledge and agree that this application sets forth all covenants, promises, conditions and understandings between the parties regarding the advance of Funds and the uses thereof, and there are no promises, conditions or understandings either oral or in writing between the parties other than as set forth herein. No contemporary or subsequent alteration, amendment, change or addition to this application form shall be binding upon the City unless reduced to writing and signed by the City Manager, or his/her designee. No course of conduct shall be binding upon the City and waiver of one or more provisions or violations shall not be construed as a course of conduct to be relied upon and may not be the basis for any expectation of future waiver or estoppel. JA (Initial)

7) No employee, agent, independent contractor or other representative of the City, other than the City Manager or the City Council, has the authority to alter the terms or effect of this application and Applicant(s) acknowledge and agree that they have not relied upon any promises, representations, conditions or understandings other than those set forth in this application. JA (Initial)

8) This Application shall be a public record. JA (Initial)

9) This Application is made under, and shall in all respects be interpreted, enforced, and governed by, the laws of the State of California. In the event of a dispute concerning the terms of this Application, the venue for any legal action shall be with the appropriate court in the County of Amador, State of California. Should legal proceedings of any type arise out of this Agreement, the prevailing party shall be entitled to costs, attorney's fees, and legal expenses, including but not limited to expert fees and costs. JA (Initial)

IT IS SO AGREED:

Louis D. Stewart  
Applicant Signature  
David P. Stewart  
Property Owner Signature

03/15/2021  
Date  
3/15/2021  
Date

City of IONE  
LETTER OF AUTHORIZATION

This form shall serve to notify the City of Ione that I am/we are the legal owner(s) of the property described in the attached application and do hereby authorize the person/firm shown below to file and represent my/our interest in the application(s) listed below.

Authorized Person:

Name/Firm: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Applications: \_\_\_\_\_

\_\_\_\_\_

Legal Owners:

I am/we are the legal owner(s) of the said property; have read the foregoing letter of authorization and know the contents thereof; and do hereby certify that the same is true of my/our own knowledge. I/we certify (or declare) under penalty of perjury under the laws of the State of California that the information contained in the above referenced application(s) is true and correct.

Printed Name Louis D Stewart Date 03/15/2021

Signature Louis D Stewart

Printed Name Daniel P. Stewart Date 03/15/2021

Signature Daniel P. Stewart

Printed Name \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_

A letter signed by the property owner(s) may be submitted in lieu of this form. The letter must identify the person being authorized to represent the owner(s) and the application(s) being submitted.



Linda S. Adams  
Secretary for  
Environmental Protection

# State Water Resources Control Board

## Division of Financial Assistance

1001 I Street • Sacramento, California 95814  
P.O. Box 944212 • Sacramento, California • 94244-2120  
(800) 813-FUND (3863) • FAX (916) 341-5806 • [www.waterboards.ca.gov/water\\_issues/programs/ustcf/](http://www.waterboards.ca.gov/water_issues/programs/ustcf/)



Arnold Schwarzenegger  
Governor

December 7, 2009

Ione Cardlock  
Attn: Brad Barnett

### NOTIFICATION OF PUBLIC HEARING

UNDERGROUND STORAGE TANK (UST) CLEANUP FUND (FUND), MEETING  
NOTIFICATION FOR CASE CLOSURE RECOMMENDATION, PURSUANT TO HEALTH AND  
SAFETY CODE SECTION 25299.39.2: CLAIM NUMBER: 15471; SITE ADDRESS: 116 MAIN  
STREET W, IONE

By this letter, as Fund Manager, I am informing you of the Fund's intent to recommend closure  
of your UST site cleanup case to the State Water Resources Control Board (State Water Board)  
at its January 19, 2010, Board meeting.

In the interim, any reasonable, necessary, and eligible costs that you incur and submit in a  
properly documented reimbursement request will continue to be reimbursed by the Fund, as  
monies are available.

#### Meeting Notice

The State Water Board is planning to consider closing your UST case at its meeting that will be  
held on January 19, 2010 commencing at 9:00 AM in the Coastal Hearing Room, Second Floor  
of the Cal/EPA Building, 1001 I Street, Sacramento, California.  
Under separate cover at a later date, you will receive an agenda for this meeting.

#### Legal Authority

Health & Safety Code Section 25299.39.2(a) requires that the Fund Manager notify UST owners  
or operators who have a Letter of Commitment (LOC) that has been in active status for five or  
more years and to review the case history of these sites on an annual basis unless otherwise  
notified by the UST owner or operator. In addition, the H&SC section further states that the  
Fund Manager, with approval of the UST owner or operator, may recommend regulatory case  
closure to the State Water Board. This process is called the "5-Year Review." The State Water  
Board may close or require the closure of a UST case that is under the jurisdiction of a regional  
water quality control board (regional water board) or a local agency participating in the State  
Water Board's local oversight program.



December 7, 2009

Discussion

Having obtained your approval and pursuant to Health and Safety Code Section 25299.39.2(a) to recommend closure of your UST case to the State Water Board, enclosed is a copy of the UST Case Closure Summary for your UST case. The case closure summary contains information about your UST case and forms the basis for UST Cleanup Fund manager's recommendation to the State Water Board for UST case closure. A copy of the Case Closure Summary is also being provided to your environmental consultant and the regional water board that has been overseeing corrective action at your site. Other interested persons may obtain a copy of the Case Closure Summary by contacting Ms. Dennise Walker, at (916) 341-5789.

Comments

At the meeting, interested persons will be allowed to comment orally on the case closure recommendation (including the case closure summary), subject to the following time-limits. The UST Cleanup Fund claimant and the regional water board overseeing corrective action at the site will be allowed five minutes for oral comment, with additional time for questions by the State Water Board members. Other interested persons will be allotted a lesser amount of time to address the State Water Board. At the meeting, the State Water Board may grant UST case closure, deny case closure, or may continue consideration until a later meeting.

Written comments on the case closure summary must be received by the State Water Board by 12:00 p.m. on December 31, 2009. Please provide the following information in the subject line: January 19, 2010 Board Meeting, UST Case Closure, and applicable site address and UST Cleanup Fund claim number. Comments must be addressed to:

Ms. Jeanine Townsend  
Clerk to the Board  
State Water Resources Control Board  
1001 I Street, 24<sup>th</sup> Floor [95814]  
P.O. Box 100  
Sacramento, CA 95812-0100  
(tel) 916-341-5600  
(fax) 916-341-5620  
(email) [commentletters@waterboards.ca.gov](mailto:commentletters@waterboards.ca.gov)

If you have any questions regarding this matter, please contact Mr. Robert Trommer at (916) 341-5684.

Sincerely,



Ronald M. Duff, P.E., Fund Manager  
Underground Storage Tank Cleanup Fund

Enclosure

cc: See next page

RWQCB - Central Valley  
Ms. Pamela Creedon  
11020 Sun Center Drive  
Rancho Cordova, CA 95670-6114

RWQCB - Central Valley  
Mr. Brian Newman  
11020 Sun Center Drive  
Rancho Cordova, CA 95670-6114

RWQCB - Central Valley  
Mr. Glenn Meeks  
11020 Sun Center Drive  
Rancho Cordova, CA 95670-6114

E2C Remediation  
Mr. Daniel Hidalgo  
5300 Woodmere Drive, Suite 105  
Bakersfield, CA 93313

County of Amador

City of Ione

Ronald & Linda Blackburn

Jack Phillips

John B Jr. & Corinne Allen

Doug Knutssen

Phyllis Tokerud

Newell & Mary Stewart

Jay & Jenni Kellerman

Sierra Foothills Petroleum LLC

Larry & Phyllis Paquette

Clarence & Ardyce Terhune



# State Water Resources Control Board



Linda S. Adams  
Secretary for  
Environmental Protection

Division of Financial Assistance  
1001 I Street • Sacramento, California 95814  
P.O. Box 944212 • Sacramento, California • 94244-2120  
(916) 341-5660 FAX (916) 341-5806 • [www.waterboards.ca.gov/cwphome/ustcf](http://www.waterboards.ca.gov/cwphome/ustcf)

Arnold Schwarzenegger  
Governor

## Draft UST Case Closure Summary

This underground storage tank (UST) Case Closure Summary has been prepared in support of a recommendation by the Petroleum Underground Storage Tank Cleanup Fund (Fund) to the State Water Resources Control Board (State Water Board) for closure of the UST case at 116 Main Street W in Ione, California (Site). All record owners of fee title for this site as well as adjacent property owners and other interested parties, as appropriate, have been notified of the recommendation for closure and were given an opportunity to provide comments.

### Agency Information

Agency Name: Central Valley Regional Water Quality Control Board, Sacramento Office (Regional Board)	Address: 11020 Sun Center Drive, Rancho Cordova, CA, 95670-6114
Responsible staff person: Glenn Meeks	Title: Engineering Geologist

### Case Information

RWQCB Case No: 030063	Global ID: T0600500054
Site Name: Ione Cardlock	Site Address: 116 Main Street W, Ione, CA 95640
Responsible Party (RP): Sierra Energy	Address: PO Box 759, Colfax, CA 95713
Contact: Brad Barnett	USTCF Expenditures to Date: \$ 56,510
USTCF Claim No.: 15471	Number of Years Open: 10

### Tank Information

Tank No.	Size in Gallons	Contents	Closed in Place/ Removed/Active?	Date
1	2,000	Diesel	Removed	Jun 99
2	2,000	Gasoline	Removed	Jun 99
3	2,000	Gasoline	Removed	Jun 99
4	2,000	Gasoline	Removed	Jun 99
5	2,000	Gasoline	Removed	Jun 99
6	500	Gasoline	Removed	Jun 99

### Release Information

- Source of Release: UST system.
- Date of Release: 8/18/99.
- Affected Media: Soil and groundwater.

### Site Information

- GW Basin: San Joaquin Valley.
- Beneficial Uses: Municipal and Domestic (MUN), Agricultural (AGR), Industrial Service (IND), and Industrial Process (PRO).

*California Environmental Protection Agency*

- Land Use Designation: Commercial and Residential.
- Distance to Nearest Supply Well: According to GeoTracker, there are no public supply wells within 2000 feet of the site.
- Minimum depth to groundwater (DTW): 7.93 feet below ground surface (bgs) at monitoring well MW-6.
- Maximum DTW: 20.53 feet bgs at monitoring well MW-8.
- Flow Direction: variable, from south southeast to northwest.
- Soil Types: interbedded and intermixed sand, silt, clay, and gravel.

Monitoring Well Information

Well Designation	Date Installed	Screen Interval (feet bgs)	Most Recent DTW (Jun 09)
MW-1	May 00	?-19	11.55
MW-2	May 00	?-19	11.36
MW-3	May 00	?-19.5	11.52
MW-4	Jan 02	?-19	13.11
MW-5	Jan 02	?-19	-
MW-6	Jan 02	?-20	11.03
MW-7	Jul 08	10-25	11.67
MW-8	Jul 08	10-25	13.72
MW-9	Jul 08	8-18	10.87
MW-10	Jul 08	10-25	10.78

Contaminant Concentration

Contaminant	Soil (mg/kg)		Water (ug/L)*		WQOs (ug/L)
	Maximum	Latest	Maximum	Latest (Jun 09)	
TPH-g	NA	NA	170,000	58.6	5
TPH-d	NA	NA	22,000	140	56
Benzene	NA	NA	32	<0.5	0.15
Toluene	NA	NA	89	<0.5	40
Ethylbenzene	NA	NA	890	<0.5	29
Xylenes	NA	NA	2,900	<0.5	17
MTBE	NA	NA	1,100	<0.5	5
TBA	NA	NA	9.4	<2.5	12
1,2-DCA	NA	NA	54	NA	0.4
Lead	NA	NA	NA	NA	15
PCE	NA	NA	NA	NA	0.06
TCE	NA	NA	NA	NA	0.8

NA Not Analyzed, Not Applicable, or Data Not Available  
WQO Water Quality Objectives  
\* ug/L equals parts per billion

Site Description

The site is relatively flat, approximately one acre in size, and at an elevation of 285 feet above mean sea level. Currently, on-site there is one building, two fueling pumps, and two aboveground storage tanks. The area around the Site is composed of mixed commercial and residential properties and is adjacent to a drum storage warehouse. The location of the property is south of Sutter Creek and west of Highway 104 and Highway 124 in the town of Lone, California. The site is an active cardlock station owned and operated by Hunt Oil. The former USTs and fuel dispenser islands have been removed.

### Site History

Based on available information, the site was operated as a gasoline and service station since the 1940s. In June 1999, six USTs, associated piping, and fuel islands were removed. Between May 2000 and July 2008, 10 monitoring wells have been installed and the monitoring wells have been monitored regularly since installation.

### Remediation Summary

- **Free Product:** none identified
- **Soil Excavation:** approximately 25 cubic yards of contaminated soil and overburden was excavated during the tank pull in June 1999 and then returned to the tank pit.
- **In-Situ Soil Remediation:** none identified
- **Groundwater Remediation:** none identified

### General Site Conditions

- **Geology and Hydrogeology:** The site is underlain by interbedded and intermixed sand, silt, and clay. The depth to groundwater varies from approximately 8 feet (MW-6) to 21 feet (MW-8). The apparent groundwater flow direction is variable, from south southeast to northwest and the average groundwater gradient is approximately 0.001.
- **Groundwater Trends:** The principal constituents of concern at this site are TPH-G (MW-8) and TPH-D (MW-3) identified in two wells at the site. All constituents of concern have shown a downward trend and are either at or below laboratory detection levels. Concentrations of heavy hydrocarbons (TPH-G and TPH-D range) in groundwater remain above Water Quality Objectives but are likely to continue to attenuate.

### Sensitive Receptor Survey

A sensitive receptor survey conducted in October 2005 identified three water wells within ½ mile of the site. Two of the identified wells lie approximately ¼ mile down gradient from the site and one well lies 0.1 miles up gradient of the site. The nearby up gradient well has a sanitary seal to 23 feet below grade. The consultant for the RP, E<sub>2</sub>C concluded that none of the wells was at risk of impact from residual hydrocarbons from the site (E<sub>2</sub>C, October 2005). The Fund manager concurs that there is no risk to these wells from the residual contamination.

### Closure

**Has corrective action performed ensured the protection of human health, safety and the environment?** Yes.

**Is corrective action and UST case closure consistent with State Water Board Resolution 92-49?** Yes.

**Is achieving background water quality feasible?** No.

To remove all traces of residual petroleum constituents at this site, it would require the additional excavation of soil. The excavation would have to be very large, would seriously impact the operating business, and would likely impact local traffic and public utilities. If complete removal of

detectable traces of petroleum constituents becomes the standard for UST corrective actions, however, the statewide technical and economic implications will be enormous. For example, disposal of soils from comparable areas of excavation throughout the state would greatly impact already limited landfill space. In light of the precedent that would be set by requiring additional excavation at this site and the fact that beneficial uses are not threatened, attaining background water quality at the RP's site is not feasible.

**If achieving background water quality is not feasible.**

**Is the alternative cleanup level consistent with the maximum benefit to the people of the state? Yes.**

It is impossible to determine the precise level of water quality that will be attained given the limited residual petroleum hydrocarbons that remain at the site, but in light of all the factors discussed above, and the fact that the residual petroleum constituents will not unreasonably affect present and anticipated beneficial uses of groundwater, a level of water quality will be attained that is consistent with the maximum benefit to the people of the state.

**Will the alternative cleanup level unreasonably affect present and anticipated beneficial uses of water? No.**

Impacted groundwater is not used as a source of drinking water currently and it is highly unlikely that the impacted groundwater will be used as a source of drinking water in the future. Other beneficial uses are not affected and are not likely to be affected by the remaining contamination at this site.

**Will the alternative level of water quality exceed water quality prescribed in applicable Basin Plans? No.**

The final step in determining whether cleanup to a level of water quality less stringent than background is appropriate for this site requires a determination that the alternative level of water quality will not result in water quality less than that prescribed in the relevant basin plan. Pursuant to SWRCB Resolution 92-49, a site may be closed if the basin plan requirements will be met within a reasonable time frame.

**Have factors contained in Title 23 of the California Code of Regulations, Section 2550.4 been considered? Yes.**

In approving an alternative level of water quality less stringent than background, the SWRCB has also considered the factors contained in California Code of Regulations, title 23, section 2550.4, subdivision (d). As discussed earlier, the adverse effect on shallow groundwater will be minimal and localized, and there will be no adverse effect on the groundwater contained in deeper aquifers, given the physical and chemical characteristics of petroleum constituents, the hydrogeological characteristics of the site and surrounding land, and the quantity of the groundwater and direction of the groundwater flow. In addition, the potential for adverse effects on beneficial uses of groundwater is low, in light of the proximity of the groundwater supply wells, the current and potential future uses of groundwater in the area, the existing quality of groundwater, the potential for health risks caused by human exposure, the potential damage to wildlife, crops, vegetation, and physical structures, and the persistence and permanence of potential effects.

Finally, a level of water quality less stringent than background is unlikely to have any impact on surface water quality, in light of the volume and physical and chemical characteristics of petroleum constituents; the hydrogeologic characteristics of the site and surrounding land; the quantity and

quality of groundwater and direction of groundwater flow, the patterns of precipitation in the region, and the proximity of residual petroleum to surface waters.

**Has the requisite level of water quality been met? No.**

The current groundwater plume is stable and shrinking in size and concentration. WQO's have been met for all constituents of concern except heavy hydrocarbons, TPH-D and TPH-G. It is estimated that the TPH-G and TPH-D concentrations will decrease to below Water Quality Objectives in 10 years or more. TPH-G and TPH-D do not threaten groundwater resources, the public, or the environment because they are unlikely to mobilize from the soils to which they adhere. This is a reasonable period in which to meet the requisite level of water quality because the groundwater plume is stable and degrading, neither current nor anticipated beneficial uses of water are or will be affected, and the remaining petroleum hydrocarbons at the site do not threaten human health, safety or the environment.

**Objections to Closure and Response**

The Regional Board objects to case closure at this time because the Responsible Party has not conducted a soil vapor survey and human health risk assessment for vapor migration and dermal exposure and is preparing a Cleanup Abatement Order to require the work. In addition, the RP must conduct Public Participation and abandon site wells before closure can be considered.

The Fund manager disagrees that the case cannot be closed at this time. A soil vapor survey is not appropriate or necessary because this is an active fueling station located next to a drum storage area. Minor fugitive volatile emissions from the subsurface are insignificant compared to those from the active facility(s). Further, the Fund believes that based on the corrective actions conducted at the site, the limited soil contamination that may still exist does not pose significant risks to public health and safety. Approximately five feet of soil clean fill was backfilled after tank removal. Studies have shown that vapor intrusion from petroleum hydrocarbon contamination is not a concern if the top five feet of soil is clean provided free product is not present.

With respect to the continued detection of low levels of TPH-G and TPH-D in groundwater, vapor intrusion is not a concern for the same reason stated above. Although the current concentration of TPH-G and TPH-D exceed the WQOs, years of groundwater monitoring data have shown an overall decreasing trend. Residences and businesses are currently connected to the municipal drinking water supply. In addition, because the groundwater plume is stable and degrading, neither current nor anticipated beneficial uses of water are or will be affected, and the remaining petroleum hydrocarbons at the site do not threaten human health, safety or the environment.

Finally, the Fund has conducted public notification and the Amador County Environmental Health Department has the regulatory responsibility to supervise the proper abandonment of monitoring wells.

**Summary and Conclusion**

This site is currently a cardlock fuel station. The release was discovered in 1999 when six gasoline and diesel USTs were removed. Groundwater conditions have been monitored since May 2000 and currently there are 10 monitoring wells associated with the site. In the most recent groundwater monitoring event conducted in June 2009, no BTEX or MTBE were identified above method detection limits. In June 2009, TPH-G and TPH-D were detected at maximum concentrations of 58.6 and 140 ug/l, respectively. There are three sensitive receptors within ½ mile of the site: two are more than ¼ mile down gradient of the site and one well is 0.1 miles up gradient of the site with a sanitary seal to 23 feet below grade.

Impacted groundwater is not used as a source of drinking water currently and it is highly unlikely that the impacted groundwater will be used as a source of drinking water in the future. Other

beneficial uses are not affected and are not likely to be affected by the remaining contamination at this site. Based on available information, the residual petroleum hydrocarbon contamination at the site does not pose significant risks to public health and safety and the environment and the Fund manager recommends that the case be closed.



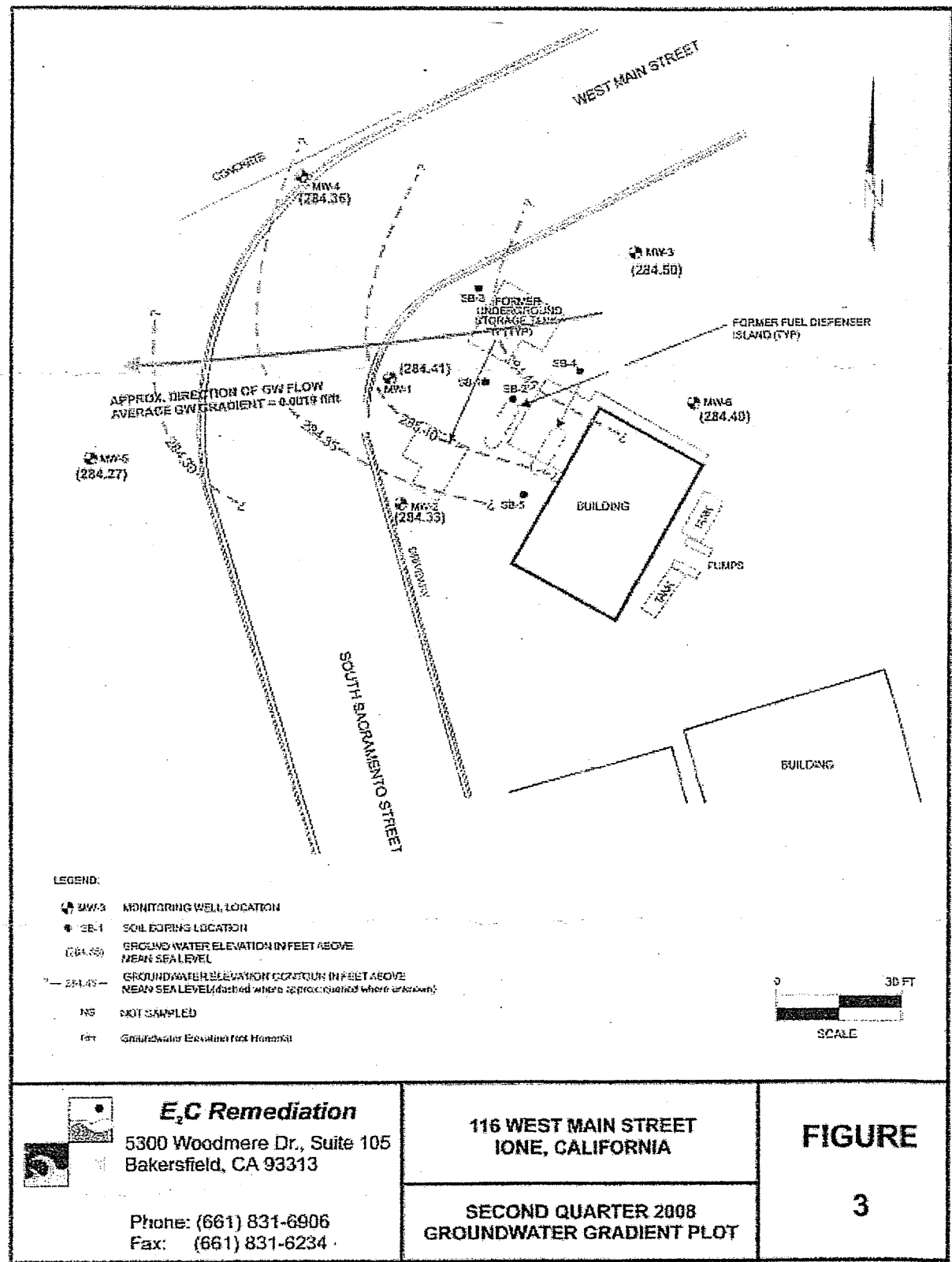
### References

Environmental Engineering, Consulting and Remediation, Inc. (E<sub>2</sub>C), 2005. *Sensitive Receptor Survey*, Ione Cardlock, 116 Main Street W, Ione, CA. October.

Central Valley Regional Water Quality Control Board, 2009. memo to State Board UST Cleanup Fund. 26 May.

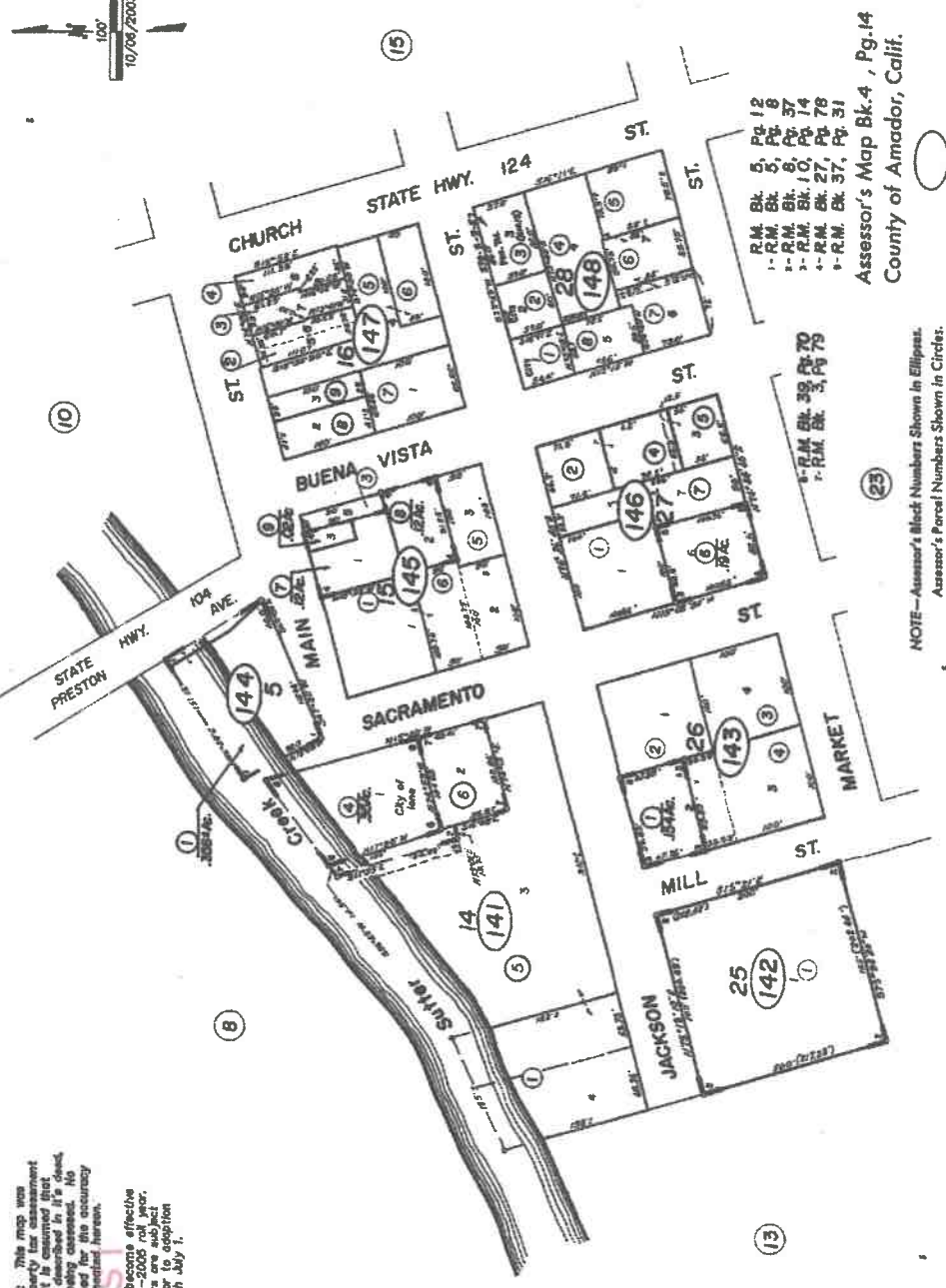
Environmental Engineering, Consulting and Remediation, Inc. (E<sub>2</sub>C), 2009. *Second Quarter 2009 Groundwater Monitoring Report*, Ione Cardlock, 116 Main Street W, Ione, CA. 2 October.

Davis, Robin, 2006. Project Manager Utah Department of Environmental Quality Leaking Underground Storage Tank Program. *Vapor Attenuation in the Subsurface from Petroleum Hydrocarbon Sources, Update on Field Data & Ramification on the Vapor Intrusion Risk Pathway*. 21 March.



**IMPORTANT NOTE:** This map was prepared for property tax assessment purposes only. It is assumed that the property is described in its deed. It is not intended to be used for any other purpose. The map is not a warranty of the accuracy of the data contained herein.

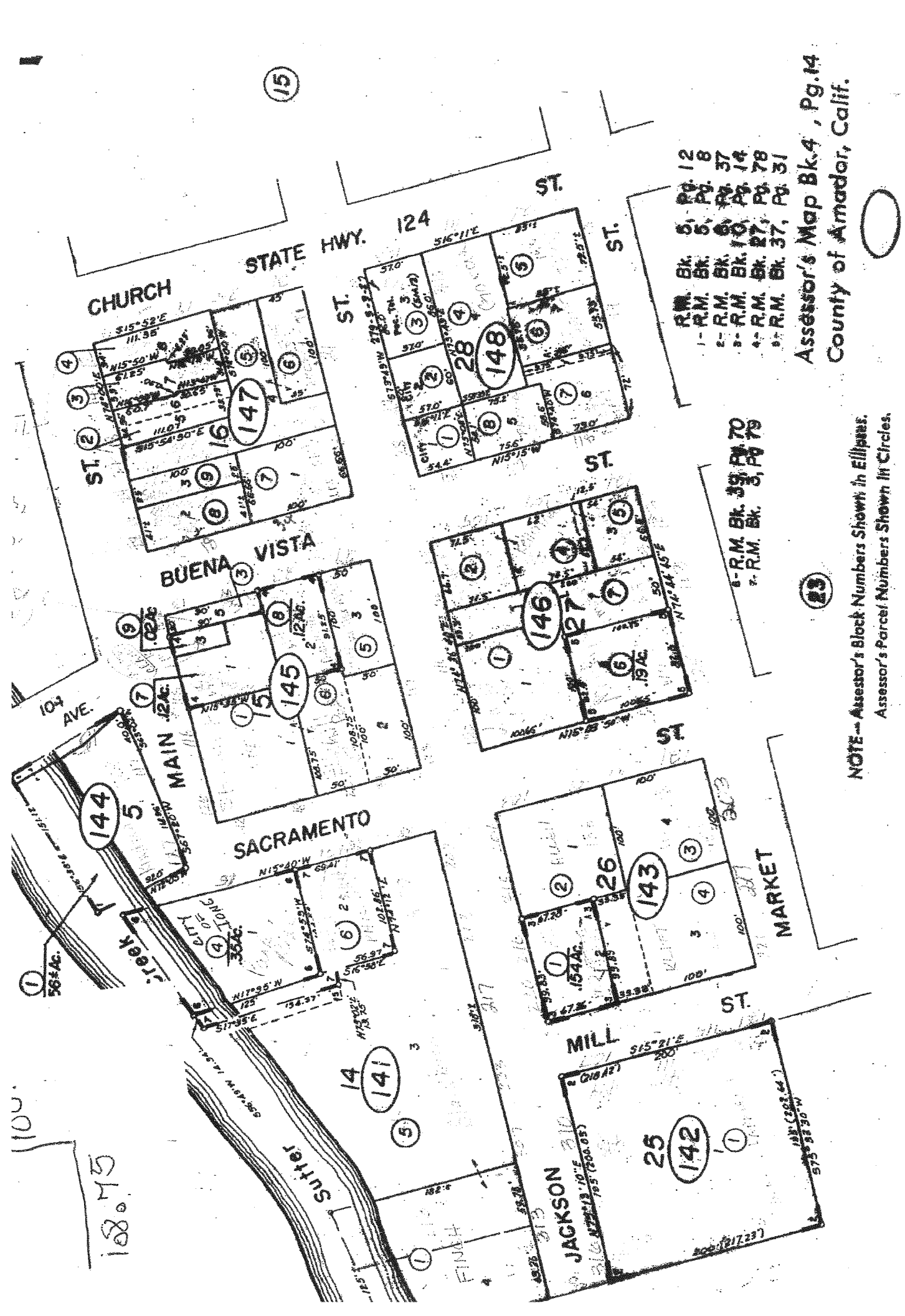
**PARCEL QUEST**  
Map changes become effective with the 2004-2006 roll year. Assessors are required to change prior to adoption of roll on each July 1.



RM Bk 5, Pg 12  
RM Bk 5, Pg 16  
RM Bk 6, Pg 37  
RM Bk 10, Pg 14  
RM Bk 27, Pg 78  
RM Bk 37, Pg 31

Assessor's Map Bk. 4, Pg. 14  
County of Amador, Calif.

NOTE—Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.



R.M. Bk. 5, Pg. 12  
1-R.M. Bk. 5, Pg. 18  
2-R.M. Bk. 5, Pg. 37  
3-R.M. Bk. 10, Pg. 14  
4-R.M. Bk. 27, Pg. 78  
5-R.M. Bk. 37, Pg. 31

Assessor's Map Bk. 4, Pg. 14  
County of Amador, Calif.

NOTE-- Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.



W Main St

W Main St

W Main St

W Jackson St

W Jackson St

PRIVACY NOTICE

TERMS OF USE

COVERAGE

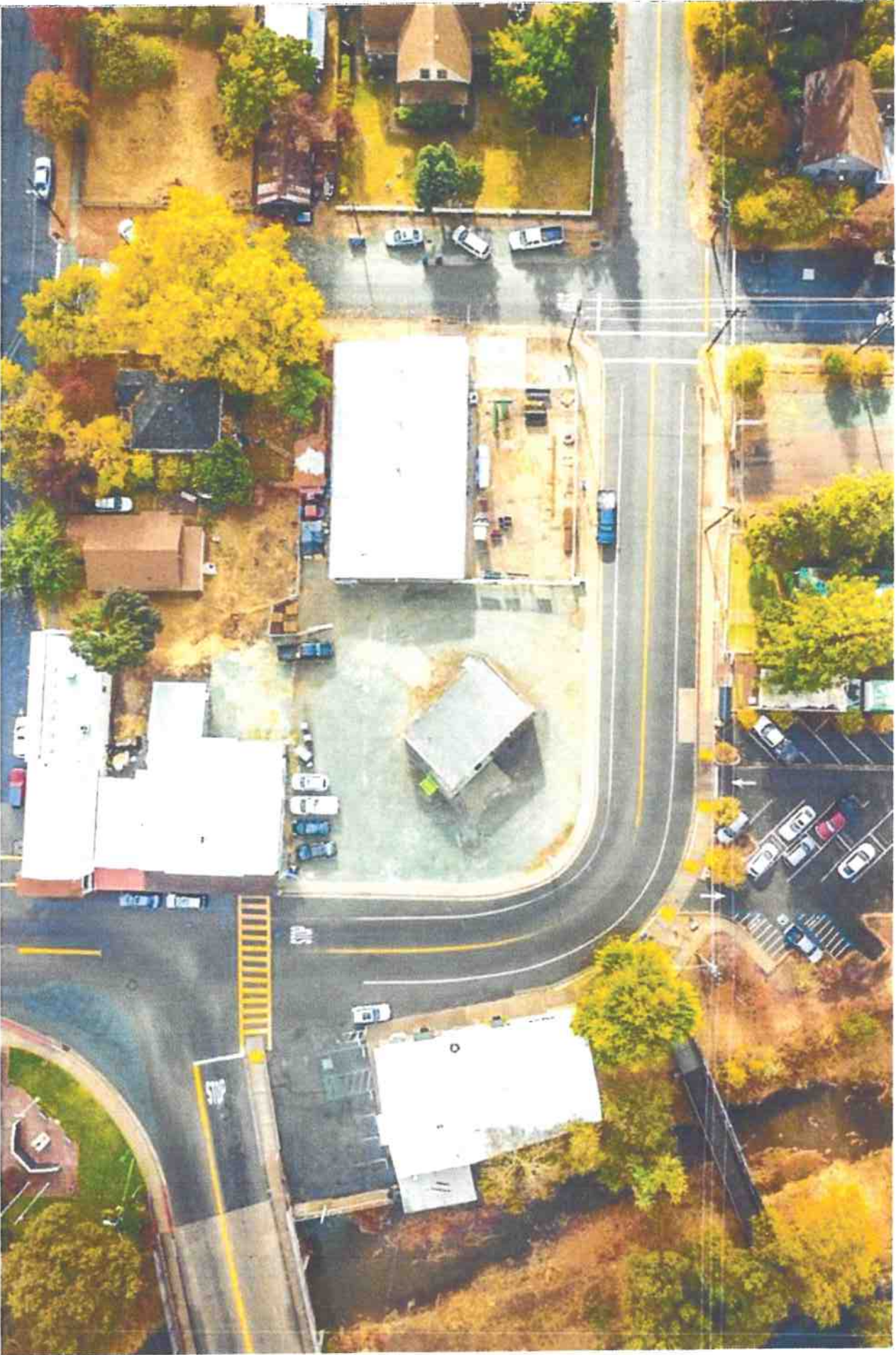
CONTACT US

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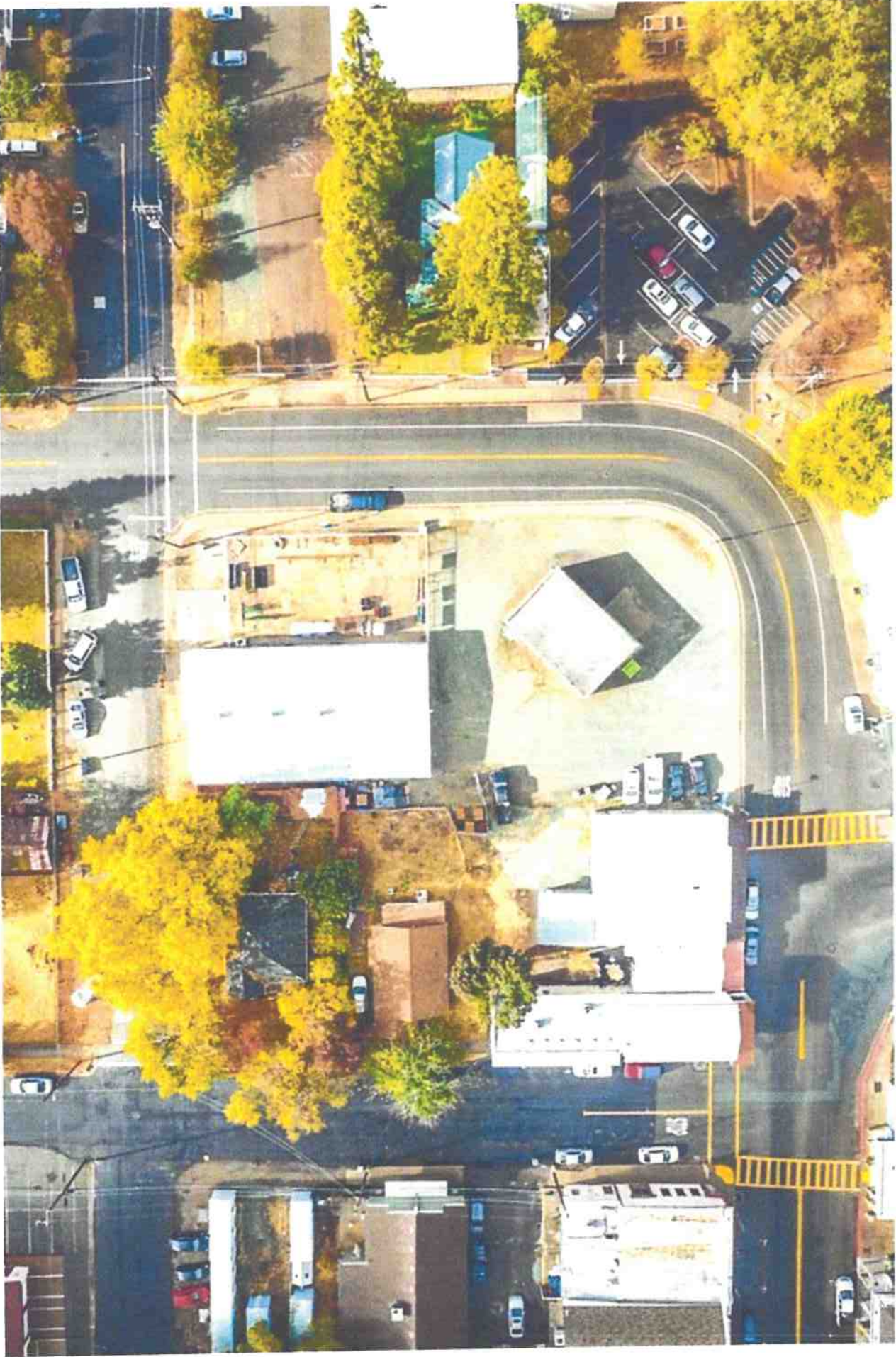




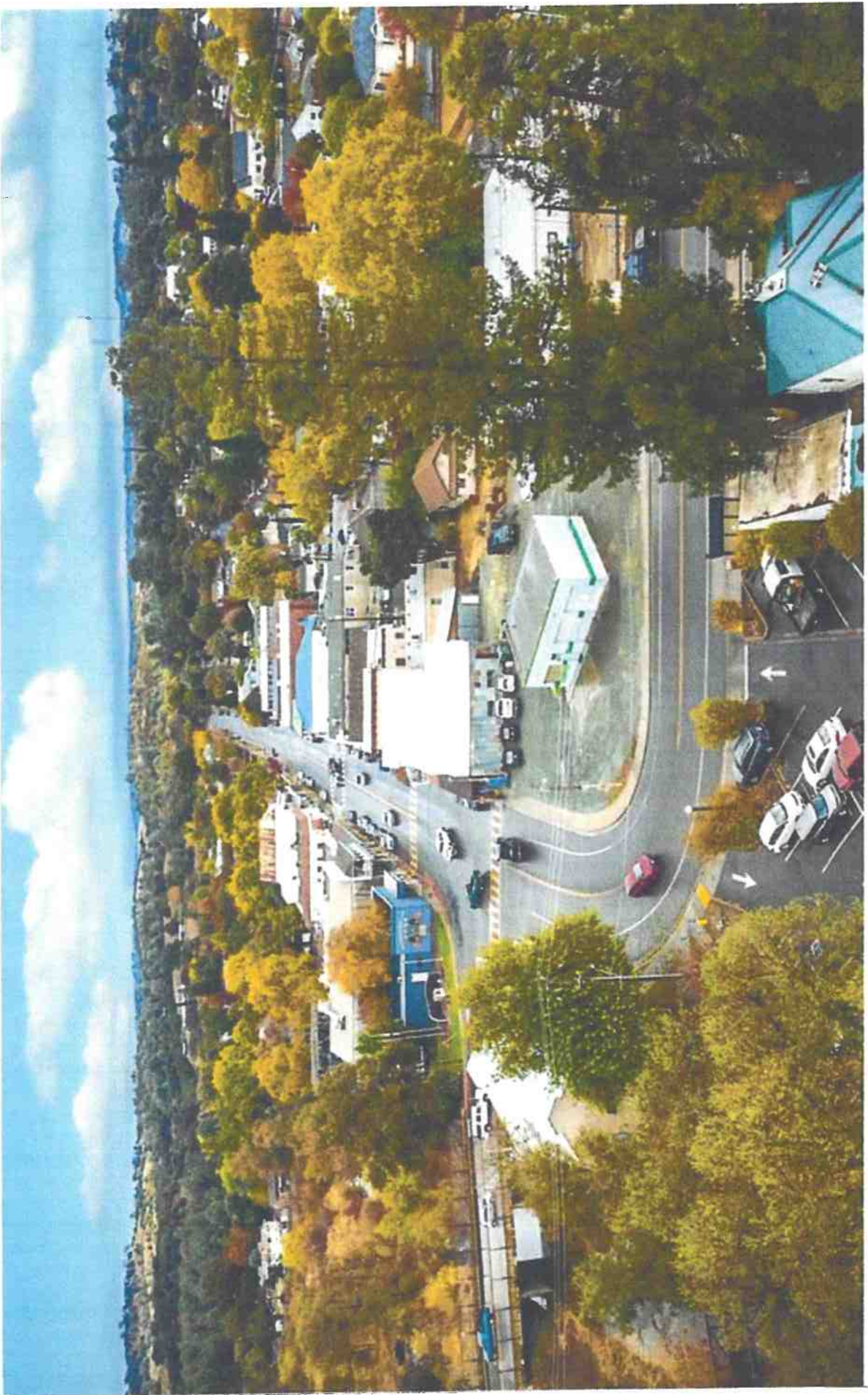










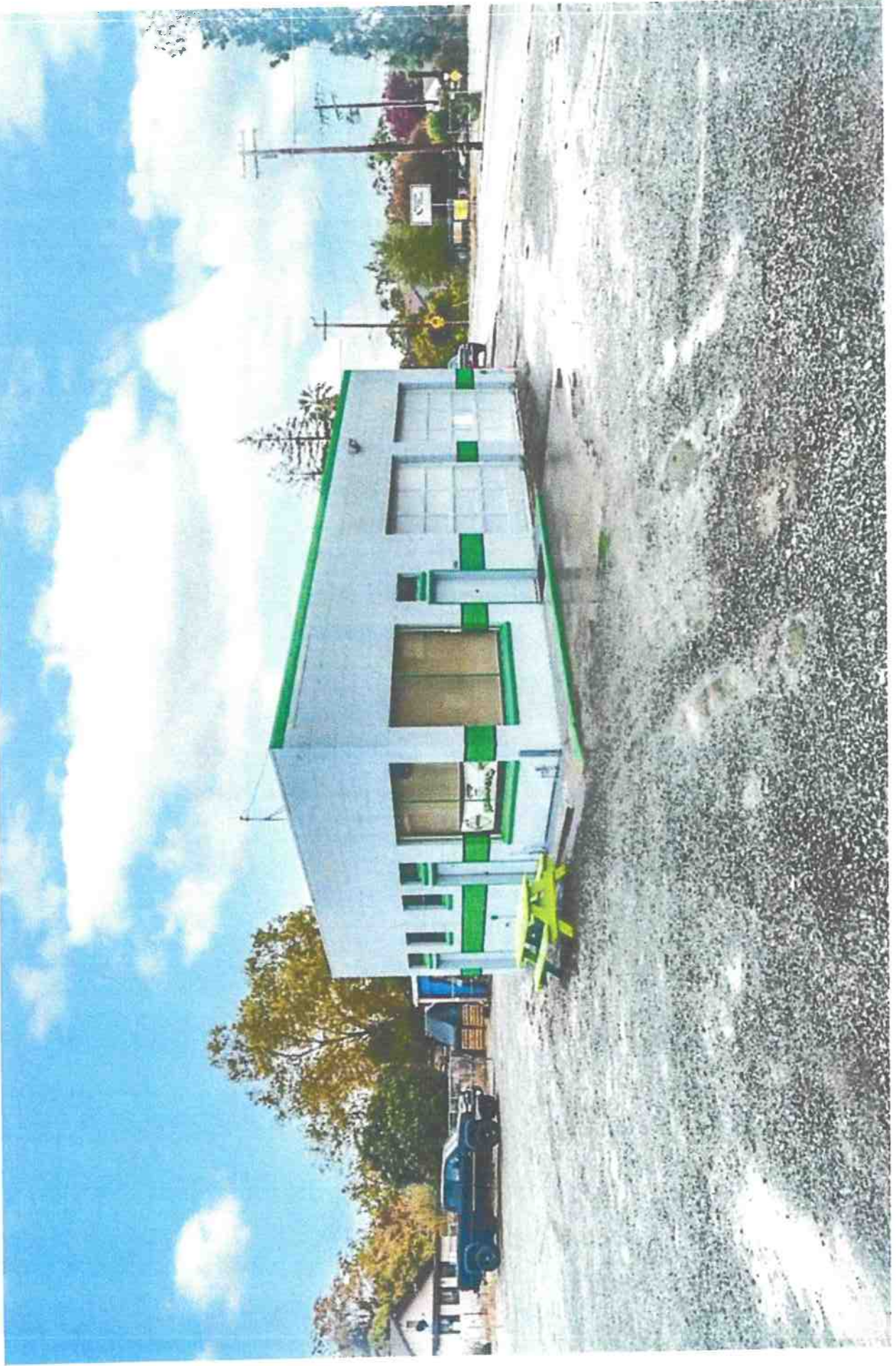


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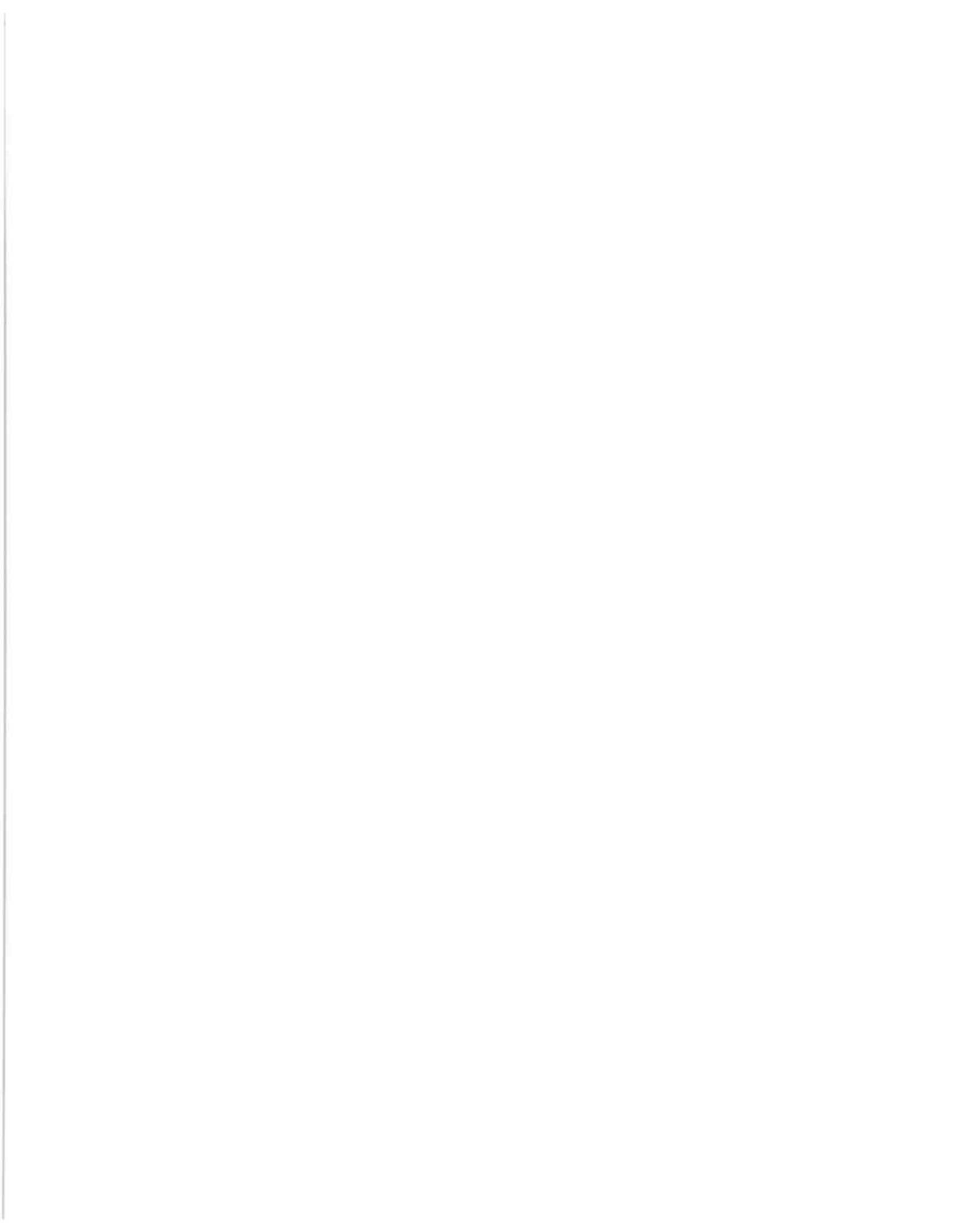




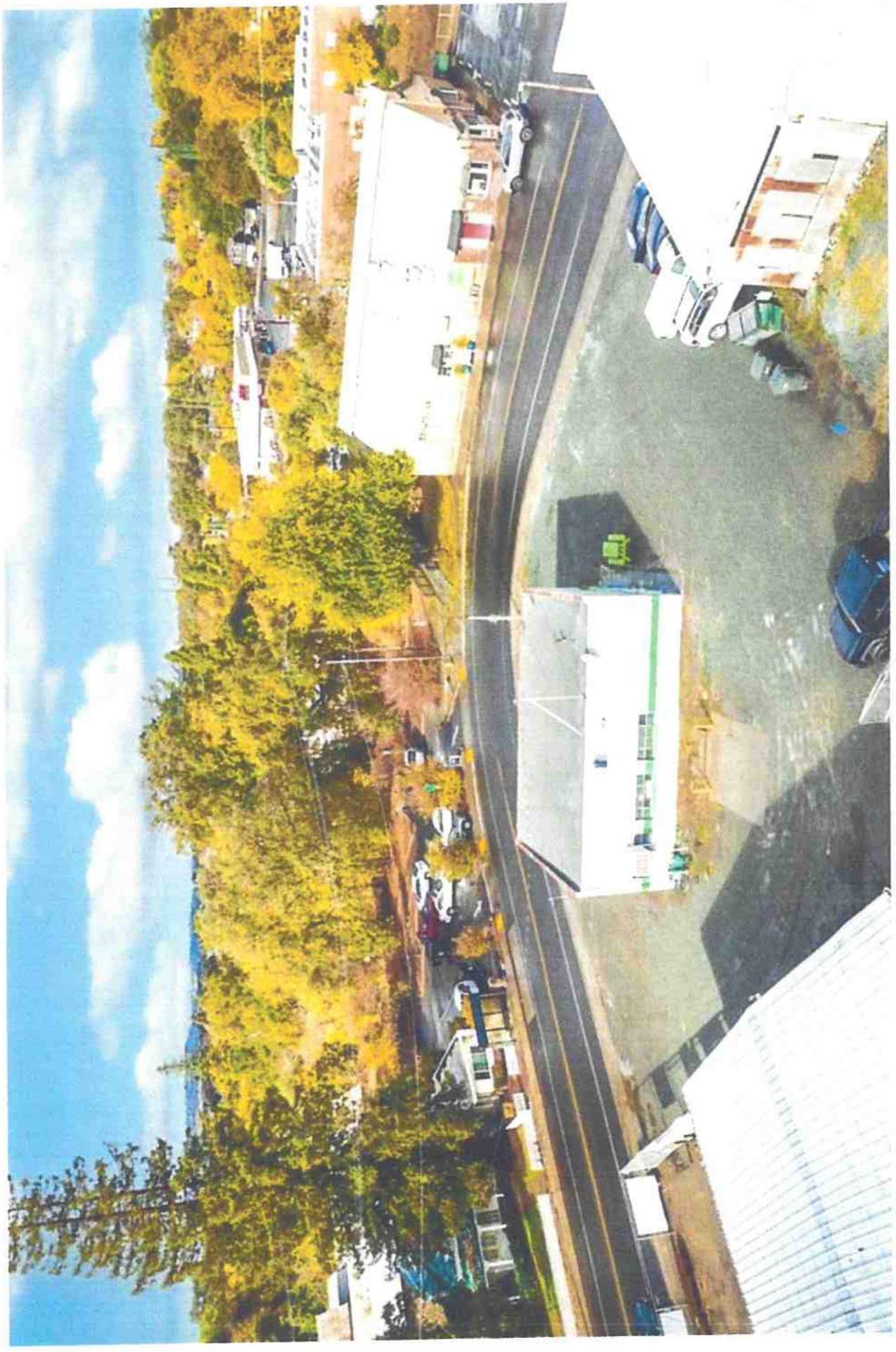












## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN THAT** the Planning Commission of the City of Ione on June 8, 2021 will hold a public hearing to give the public the opportunity to comment on the following item:

VR 2021-001: Request for a Variance from the development standard restricting drive-through facilities in Zoning District C-2 Central Business District, at 116 W. Main Street, Ione.

Under the California Environmental Quality Act, the project described herein is exempt from CEQA review (Section 15303) *New Construction or Conversion of Small Structures*.

**PURSUANT TO GOVERNOR NEWSOM’S EXECUTIVE ORDER N-25-20, THE PLANNING COMMISSION OF THE CITY OF IONE WILL BE CONDUCTING ITS MEETING BOTH IN PERSON AND VIA ZOOM CONFERENCE. THE CHAIR WILL CALL THE MEETING TO ORDER AND AT THE APPROPRIATE TIME WILL INVITE THE PUBLIC TO MAKE PUBLIC COMMENTS VIA ZOOM AS WELL AS IN PERSON. PUBLIC COMMENT WILL ALSO BE ACCEPTED BY EMAIL AT [jtraverso@ione-ca.com](mailto:jtraverso@ione-ca.com). ALL EMAILS MUST BE RECEIVED PRIOR TO THE START OF THE MEETING AND WILL BE INCORPORATED INTO THE RECORD. WRITTEN COMMENTS MAY ALSO BE SUBMITTED TO THE CITY CLERK, CITY OF IONE, P.O. BOX 398, IONE, CA 95640 AND MUST BE RECEIVED NOT LATER THAN 6:00 P.M. TUESDAY, JUNE 8, 2021.**

The staff report, site plan, and additional information will be available for public review on the City’s website June 4, 2021 and at City Hall. Interested persons should attend the Planning Commission meeting on Tuesday, June 8, 2021 at 6:00 p.m., in person or by Zoom conference, in order to make their comments known. A Zoom link will be provided on the Planning Commission agenda for June 8, 2021.

## NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written or email comments received by the City at, or prior to, this public hearing.

## ADA COMPLIANCE STATEMENT

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at [jtraverso@ione-ca.com](mailto:jtraverso@ione-ca.com). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

To be published on: Friday, May 28, 2021  
Janice Traverso, City Clerk





## **CITY OF IONE PLANNING COMMISSION STAFF REPORT**



**DATE:** JUNE 8, 2021

**TO:** HONORABLE PLANNING COMMISSION

**FROM:** APRIL WOODEN, CITY PLANNER

**SUBJECT:** SITE PLAN REVIEW - TRAIN DEPOT MUSEUM and PARK  
RESTROOM FACILITY

**General Plan Designation:** RL Low Density Residential

**Zoning:** PCS Parks and Community Services

**Current Use:** Vacant (currently under construction)

Staff recommends that the Planning Commission:

1. Receive the staff report;
2. Open the public hearing and take public comment; and
3. Adopt a resolution approving the site plan review permit for the Train Depot Museum and Park restroom facility as conditioned.

### **BACKGROUND:**

Michael Rock, Interim City Manager, on behalf of the City of Ione, submitted a site plan review application requesting approval of a site plan review permit for the Train Depot Museum and Park Restroom Facility. The project includes the construction of a stand-alone restroom facility on S. Mill Street. In addition, the City will design and implement a landscaping plan to camouflage the exterior view of the facility with fast-growing species of trees and shrubs to mitigate impacts of the facility's appearance for property owners across the street from the facility. Site plan review and approval of a site plan review permit are required for public/quasi-public developments under Municipal Code Section 17.10.090 – Site Plan Review.

### **ANALYSIS:**

An historic train depot was previously relocated to the 305 Mill Street site. The City intends to make both exterior and interior improvements to the structure required for the proposed use, in keeping with its historic nature. Building alterations, repairs, and upgrades include work on the roof, plumbing, electrical, exterior painting, and renovations to other mechanical systems. Additionally, walkways and ramps to provide for ADA-compliant access will be installed.

A park is being developed adjacent to and north of the Train Depot Museum. While designed as primarily a passive recreation area, it will include a covered picnic area, a

playground structure for children, and will include off street parking. The proposed restroom facility is part of site development and is the subject of this site plan review permit.

Section 17.10.090 – Site Plan Review of the Ione Zoning Code requires approval of a site plan review permit for this project. The proposed project will be beneficial to the City of Ione and the park will provide a needed recreation space for the neighborhood as well as for visitors to the museum. The provision of the restroom facility will enhance the function of the museum and park.

Consequently, staff recommends that the Planning Commission adopt Resolution 21-\_\_: A Resolution of the Planning Commission of the City of Ione approving the site plan review permit for the Train Depot Museum and Park Restroom Facility with the following conditions:

1. The exterior design and construction of the restroom facility must be consistent with the application materials; and
2. Use of the facility shall not commence until a landscaping plan is approved administratively, which requires the installation of fast-growing species of trees and shrubs designed to camouflage the restroom facility from the view of properties located across Mill Street.

**ATTACHMENTS:**

1. A Resolution of the Planning Commission of the City of Ione of the City of Ione approving the site plan review permit for the Train Depot Museum and Park Restroom Facility.
2. Submitted plans for Train Depot Museum and Park Restroom Facility.

**RESOLUTION NO. PC2020-04**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IONE  
APPROVING A SITE PLAN FOR TRAIN DEPOT MUSEUM AND PARK**

**WHEREAS**, the applicant, Jake Herfer on behalf of the City of Ione, filed a Site Plan Review application requesting approval of the site plan, including exterior renovations, converting the historic train depot located at 305 Mill Street to a museum space along with development of a park adjacent to the train depot; and

**WHEREAS**, the applicants submitted all required information; and

**WHEREAS**, the project is categorically exempt from CEQA under Section 15331, Historical Resource Restoration/Rehabilitation, and Section 15332, Infill Development Projects, of the CEQA Guidelines (Section 21083 of the Public Resources Code); and

**WHEREAS**, pursuant to California State Law and the City of Ione Municipal Code, public hearing notices were mailed to all property owners within a 300-foot radius of the project and a public hearing notice was published on Friday, March 1, 2018, not less than 10 days prior to the hearing on March 12, 2019; and

**WHEREAS**, on May 12, 2020 at a regular meeting the Planning Commission held a public hearing at which time interested persons had an opportunity to testify regarding the proposed variance; and

**WHEREAS**, the Planning Commission carefully considered the staff report, testimony, and application for the site plan review; and

**NOW THEREFORE BE IT RESOLVED**, the Planning Commission of the City of Ione approves the site plan review application for the Train Depot Museum and Park at 305 Mill Street.

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

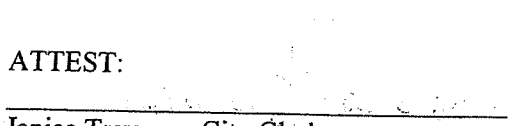
AYES: Smith, Gebhardt, Hoiska, Hopkins, Rhoades

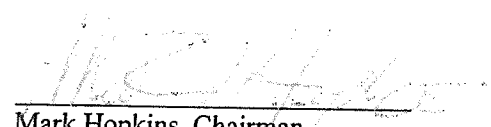
NOES: None

ABSENT: None

ABSTAIN: None

ATTEST:

  
Janice Traverso, City Clerk

  
Mark Hopkins, Chairman

Attachment: Conditions of Approval

RESOLUTION NO. PC 2021-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IONE  
APPROVING A SITE PLAN REVIEW PERMIT FOR  
TRAIN DEPOT MUSEUM AND PARK RESTROOM FACILITY**

**WHEREAS**, the applicant, Michael Rock, Interim City Manager, on behalf of the City of Ione, filed a Site Plan Review application requesting approval of a site plan review permit for the construction of a restroom facility as part of the development of the Train Depot Museum and Park development at 305 S. Mill Street; and

**WHEREAS**, the applicant submitted all required information; and

**WHEREAS**, the project is categorically exempt from CEQA under Section 15303(c), New Construction or Conversion of Small Structures, of the CEQA Guidelines (Section 21083 of the Public Resources Code); and

**WHEREAS**, pursuant to California State Law and the City of Ione Municipal Code, public hearing notices were mailed to all property owners within a 300-foot radius of the project and a public hearing notice was published on Friday, May 28, 2021, not less than 10 days prior to the hearing on June 8, 2021; and

**WHEREAS**, on June 8, 2021 at a regular meeting the Planning Commission held a public hearing at which time interested persons had an opportunity to testify regarding the proposed site plan review permit; and

**WHEREAS**, the Planning Commission carefully considered the staff report, testimony, and application for the site plan review permit and determined that the site plan review permit should be approved, with the project conditioned to meet the exterior design, construction, and landscaping as presented.

**NOW THEREFORE BE IT RESOLVED**, the Planning Commission of the City of Ione approves the site plan review permit for the Train Depot Museum and Park restroom facility at 305 Mill Street, as conditioned, below:

1. The exterior design and construction of the restroom facility must be consistent with the application materials; and
2. Use of the facility shall not commence until a landscaping plan is approved administratively, which requires the installation of fast-growing species of trees and shrubs designed to camouflage the restroom facility from the view of properties located across Mill Street.

The foregoing Resolution of the Planning Commission of the City of Ione was duly introduced and adopted by the Planning Commission at a regular meeting on June 8, 2021 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Amber Hoiska, Chairperson

ATTEST:

\\WRF\Projects\WRF Clients\City of Iane\Train Depot Museum\01-Restrooms\Restrooms--T1 Sheet.dwg 10/14/2020 10:35:32



A.B.W.P.	ALT. BRACED WALL PANEL
A.C.	ASPHALTIC CONCRETE
A.C.	AIR CONDITIONING
A.F.G.	ABOVE FINISH FLOOR
A.F.G.	ABOVE FINISH GRADE
A.C.O.S.	ACOUSTICAL
ADJ.	ADJUSTABLE
AGG.	AGGREGATE
AL.	ALTERNATE
ALUM.	ALUMINUM
ANCH.	ANCHOR
APPROX.	APPROXIMATELY
ASB.	ASBESTOS
ASPH.	ASPHALT
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS
B.O.B.	BOTTOM OF BEAM
BD.	BOARD
B.D.	BUILDING
BLKG.	BLOCKING
B.M.	BEAM
BTM.	BOTTOM
C.B.	CATCH BASIN
C.C.	CORNER FLANGE
C.I.	CAST IRON
C.J.	CONSTRUCTION JOINT
C.J.	CEILING JOIST
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CORNER JOINT
C.O.	CLEAN OUT
CAB.	CABINET
CEM.	CEMENT
CLG.	CERAMIC
CER.	CEILING
CLG.	CLASP

COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONT.	CONTAINER
CONTR.	CONTINUOUS
COOK.	COOKING
CU, FT.	CUBIC FEET
CU. YD.	CUBIC (INCHES)
	CUBIC YARD(S)
D.F., DF.	DOUGLAS FIR
DOWN	DOWN
DBL.	DOUBLE
DET.	DETAIL
DIAM.	DIAMETER
DIAG.	DIAGONAL
DM.	DIMENSION
DISP.	DISPENSER
DN., DN.	DOWN
DR.	DOOR
DW.	DISHWASHER
DWG.	DRAWING
E.	EAST
E.W.C.	EXTRACTION JOINT
EA.	ELECTRIC WATER COOLER
ELEV.	EACH
ELEV.	ELEVATION
ELECT.	ELECTRICAL
ENAM.	ENAMEL
ENCL.	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXP.	EXISTING
EXT.	EXPOSED
	EXTERIOR

2019 CALIFORNIA BUILDING CODE (CBC)  
2019 CALIFORNIA MECHANICAL CODE (CMC)  
2019 CALIFORNIA PLUMBING CODE (CPC)  
2019 CALIFORNIA ELECTRICAL CODE (CEC)  
2019 CALIFORNIA FIRE CODE (CFC)  
2019 CALIFORNIA ENERGY STANDARDS  
2019 CALIFORNIA RESIDENTIAL CODE (CRC)  
2019 CALIFORNIA GREEN BUILDING CODE (GBSC)  
2019 CALIFORNIA HISTORICAL BUILDING CODE (GHBC)  
CITY OF IONE REGULATIONS AND ORDINANCES

ALL WORK AND MATERIALS SHALL CONFORM WITH ALL PROVISIONS OF THE CURRENTLY ADOPTED VERSIONS OF THE CALIFORNIA BUILDING STANDARD CODES INCLUDING BUT NOT LIMITED TO THE 2016 CALIFORNIA BUILDING CODE AND ASCE 7-10 (STRUCTURAL DESIGN), AND THOSE LISTED ABOVE. CONFLICTS BETWEEN THESE DOCUMENTS SHALL BE RESOLVED BY THE DESIGNER. IT IS THE INTENT AND THE ATTENTION OF THE DESIGNER AS SOON AS POSSIBLE AND SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO COMPLY WITH ALL CODE REQUIREMENTS. COMPLIANCE WITH MINIMUM CODE REQUIREMENTS, LIKEWISE, SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.

ASSESSOR PARCEL NUMBER: \_\_\_\_\_ 004-220-033  
ACREAGE: \_\_\_\_\_ N/A  
OCCUPANCY: \_\_\_\_\_ U - RESTROOM BUILDING  
CONSTRUCTION TYPE: \_\_\_\_\_ V-B  
CLIMATE ZONE: \_\_\_\_\_ N/A  
COMPLIANCE METHOD: \_\_\_\_\_ N/A  
SQUARE FOOTAGE:  
RESTROOM BUILDING \_\_\_\_\_ 253 SQ. FT.

F.A.U.	FLOOR AIR UNIT	HORIZ	HORIZONTAL
F.D.	FLOOR DRAIN	H.R.	HOUR
F.F.	FINISH FLOOR		HEIGHT
F.H.S.	FLAT HEAD SCREW	I.D.	INSIDE DIAMETER
F.H.W.S.	FLAT HEAD WOOD SCREW		
F.J.	FLOOR JOIST(S)	IN	INCH
F.O.B.	FACE OF BEAM	INC.	INCORPORATED
F.O.C.	FACE OF CONCRETE	INFO.	INFORMATION
F.O.M.	FACE OF MASONRY	INSUL.	INSULATION
F.O.S.	FACE OF STUD	INT.	INTERIOR
F.O.W.	FACE OF WALL	INV.	INVERT
F.S.	FLOOR SINK		
FDN.	FOUNDATION	J.B.	JOINT BOX
FIN.	FINISH	JST.	JOIST
FLASH.	FLASHING	JT	JOINT
FLR.	FLOOR		
FLUOR.	FLOURESCENT	LAM.	LAMINATED
	FIREP.	LAV.	LAVATORY
FRM.	FRAME, FRAMING	LINO.	LINOLEUM
	FOOT, FEET	LIGHT	LIGHT
FTG.	FOOTING	LT.WT.	LIGHTWEIGHT
G.I.	GALVANIZED IRON	M.C.	MEDICINE CABINET
GA.	GAUGE	M.H.	MANHOLE
GALV.	GALVANIZED	M.O.	MASONRY OPENING
GEN.	GENERAL	MACH.	MACHINE
GL.	GLASS	MAX.	MAXIMUM
GRT.	GROUT	MECH.	MECHANICAL
GYP.	GYPSPUM	MEMB.	MEMBRANE
		MFG.	MANUFACTURER
		MIN.	MINIMUM
H.B.	HOSE BIB	MIR.	MIRROR
H.C.	HOLLOW CORE	MTG.	MOUNTING
H.M.	HOLLOW METAL		
H.R.	HANDRAIL	MTL.	METAL
HDR.	HEAD		
HD.	HEADER		
HWD.	HARDWOOD		

N.	NORTH	N.	RISE
N.I.C.	NOT IN CONTRACT	R.A.G.	RETURN AIR GRILL
N.T.C.	NOT TO SCALE	R.D.	ROOF DRAIN
NAT.	NATURAL	R.O.	ROUGH OPENING
NES.	NECESSARY	R.R.	ROOF RAFTER
NO.	NUMBER	R.S.	RADIUS
NOMA.	NOMINAL	R.O.D.	ROAD
		R.D.W.	REDWOOD
O/	OVER	RE	REFERENCE
O.C.	ON CENTER	REC.	RECESS
O.D.	OUTSIDE DIAMETER	RECP.	RECTANGLE
O.H.	OVERHEAD	REF.	REFRIGERATOR
OPG.	OPENING	REG.	REGISTER
OPP.	OPPOSITE	REINF.	REINFORCEMENT
O.V.	OVEN	REQ.	REQUIRED
		RES.	RESISTANT
P.B.	PUSH BUTTON	RESIL.	RESILIENT
P.C.	PULL CHAIN	RET.	RETAINING
PART.	PARTITION	RF.	ROOF; ROOFING
PL.	PLATE	RM.	ROOM
P.	PROPERTY LINE	R.O.U.	ROUGH
PLAS.	PLASTER	S.	SOUTH
PLWD.	PLYWOOD	S.C.	SOLID CORE
PLSTC.	PLASTIC	S.D.	STORM DRAIN
PNL.	PANEL	S.S.	STAINLESS STEEL
PORC.	PORCELAIN	S.V.	SHEET VINYL
PR	PR	S & P	SECTION AND POLE
PRCST.	PRECAST	SCHED.	SCHEDULE
PREFAB.	PREFABRICATED	SECT.	SECTION
%	PERCENT	SHIT.	SHEET
		SHITG.	SHEATHING
Q.T.	QUARRY TILE	SHM.	SIMILAR
QRY.	QUARRY	SPEC.	SPECIFICATION(S)
QTY.	QUANTITY	SQ.	SQUARE
		STD.	STREET
		STD.	STANDARD

1. CONSTRUCT TWO TOILET ROOM BUILDING FOR TRAIN DEPOT MUSEUM.

STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
S4S	SURFACED FOUR SIDES
POIS	POLISH SAW LUMBER
RES	RESAWN LUMBER
T.	TREADS
T & B	TOP AND BOTTOM
T & G	TONGUE AND GROOVE
T.O.B.	TOP OF BERM
T.O.C.	TOP OF CONCRETE
T.O.C.	TOP OF CURB
T.O.P.	TOP OF PAVING
T.O.S.	TOP OF SHEATHING
T.O.M.	TOP OF MALL
TEL.	TELEPHONE
TEMP.	TEMPERED
THK.	THICK
THRES.	THRESHOLD
THRU	THROUGH
TYP.	TYPICAL
U.L.	UNDERWRITERS' LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
UR.	URINAL
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
V.T.	VINYL TILE
VERT.	VERTICAL
VOL.	VOLUME



SHEET ORDER	SHEET NO.	SHEET DESCRIPTION
1	T1	TITLE SHEET/SCOPE OF WORK/PROJECT DATA
2	A1	FLOOR, LIGHTING & PLUMBING PLANS
3	A2	EXT. ELEVATIONS, SECTION & DETAILS
4	A3	TOILET ROOMS INTERIOR ELEVATIONS & ADA DETAILS
5	S1	STRUCTURAL DETAILS & NOTES
6	S2	FOUNDATION & ROOF FRAMING PLANS & DETAILS
7		
8		

1. <b>NAME</b>	2. <b>DATE</b>
3. <b>TIME</b>	4. <b>LOCATION</b>
5. <b>DESCRIPTION OF INCIDENT</b>	
6. <b>WITNESSES</b>	
7. <b>REMARKS</b>	
8. <b>SIGNATURE OF REPORTER</b>	
9. <b>SIGNATURE OF WITNESS</b>	
10. <b>REMARKS</b>	
11. <b>SIGNATURE OF WITNESS</b>	
12. <b>REMARKS</b>	
13. <b>SIGNATURE OF WITNESS</b>	
14. <b>REMARKS</b>	
15. <b>SIGNATURE OF WITNESS</b>	
16. <b>REMARKS</b>	
17. <b>SIGNATURE OF WITNESS</b>	
18. <b>REMARKS</b>	
19. <b>SIGNATURE OF WITNESS</b>	
20. <b>REMARKS</b>	

**THIS DRAWING IS NOT FINAL AND IS NOT TO BE USED FOR CONSTRUCTION UNTIL STAMPED AND WET-SIGNED BY THE PROJECT ENGINEER.**  
Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours; and that construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, exceeding liability arising from the sole negligence of design professional.

REVISIONS	MARK	DATE	DESCRIPTION	BY

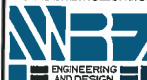
**CLIENT:**  
**CITY OF IONE**

P.O. BOX 298  
MILPITAS, CALIFORNIA 95640  
(209)-274-2412

**RESTROOM BUILDING FOR:  
TRAIN DEPOT MUSEUM**

**PROJECT LOCATION:**  
MILL STREET AND WEST MARLETTE STREET  
ONE, CALIFORNIA  
A.P.N. 004-220-033-000

WEATHERBY REYNOLDS FRITS



(209) 223-0383 [Voice]  
(209) 223-0716 [Fax]  
206 Peck Street  
Jackson, CA 95642  
<http://www.wrfed.com>

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## DRAWINGS

TITLE SHEET--  
SITE PLAN--  
PROJECT DATA--  
SHEET INDEX--  
VICINITY MAP

FILE NO. D-74

DRAWN BY VI

DATE 01-20

SCALE AS NOTED

SHEET

1000

# T1

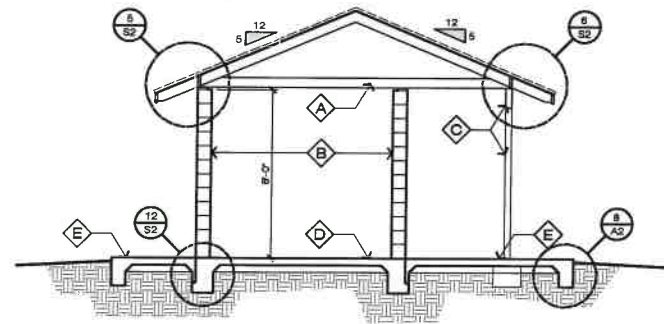
11

1 OF 6 SHEETS

1 OF 6 SLIDE







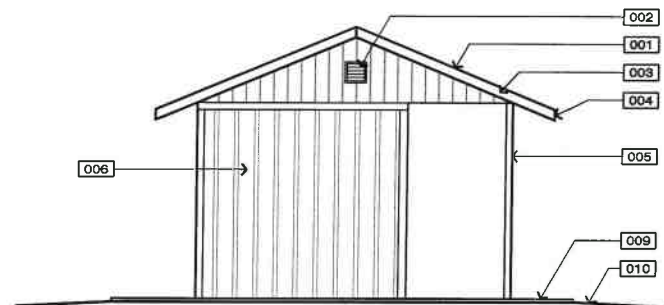
- A** TYPICAL NEW ROOF CONSTRUCTION  
28 GA. "R" PANEL ROOFING OVER  
2" PURLINS W/ R-30 INSULATION OVER  
HAT CHANNELS OVER  
1/2" GYPSUM BOARD
- B** TYPICAL NEW EXTERIOR WALL CONSTRUCTION  
8" CMU WALLS W/ T1-11 EXTERIOR SIDING
- C** TYPICAL NEW ROOF SUPPORT CONSTRUCTION  
4x DF#2 OVER  
4x POST
- D** TYPICAL NEW INTERIOR FLOOR CONSTRUCTION  
4" CONCRETE SLAB W/ REINFORCING—(SEE FOUNDATION PLAN) OVER  
6 MIL. MOISTURE BARRIER OVER  
4" GRAVEL BASE
- E** TYPICAL NEW EXTERIOR FLOOR CONSTRUCTION  
4" CONCRETE SLAB W/ REINFORCING—(SEE FOUNDATION PLAN) OVER  
4" GRAVEL BASE

**9** SECTION KEY NOTES

- 001** ROOFING - 28 GA. "R" PANEL - COLOR: TBD
- 002** GALV. ATTIC GABLE END VENT
- 003** 2x6 BARGE RAFTER
- 004** 2x FASCIA W/ RAIN GUTTER
- 005** POST AND BEAM
- 006** T1-11 WOOD SIDING—MATCH TRAIN DEPOT
- 007** METAL DOOR - COLOR: TBD
- 008** HI-LO DRINKING FOUNTAIN
- 009** CONCRETE SLAB
- 010** NATURAL GRADE — SLOPE AWAY FROM FOUNDATION

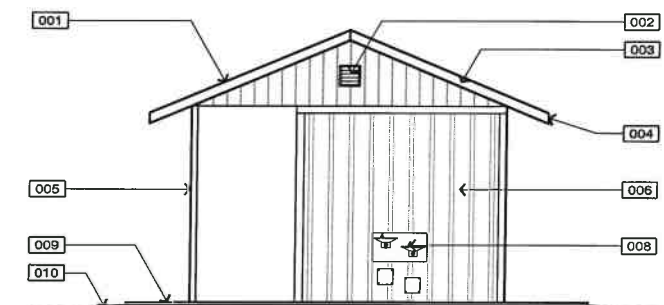
**18** BUILDING SECTION

**10** ELEVATION KEY NOTES



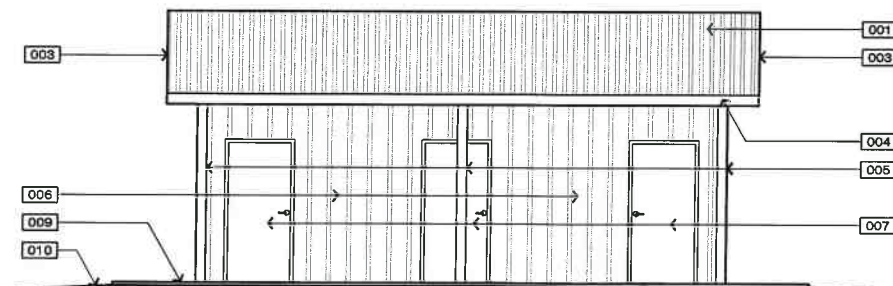
**SOUTH**

SCALE: 1/4" = 1'-0"



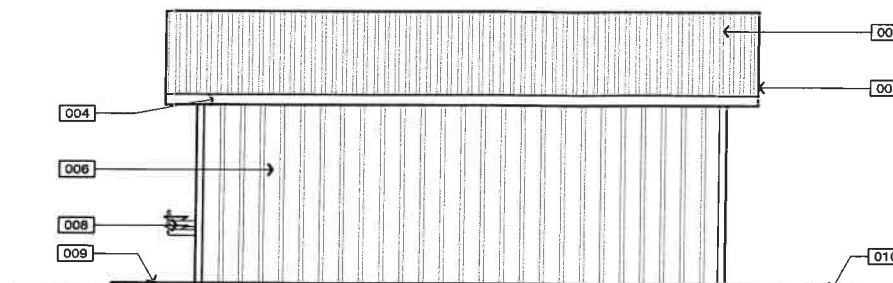
**WEST**

SCALE: 1/4" = 1'-0"



**EAST**

SCALE: 1/4" = 1'-0"



**NORTH**

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

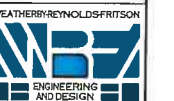
**20** EXTERIOR ELEVATIONS

MARK	DATE	DESCRIPTION	BY

**REVISIONS**

**CLIENT:**  
**CITY OF IONE**  
P.O. BOX 298  
IONE, CALIFORNIA 95640  
(209)-274-2412

**RESTROOM BUILDING FOR:**  
**TRAIN DEPOT MUSEUM**  
PROJECT LOCATION:  
MILL STREET AND WEST MARLETTE STREET  
IONE, CALIFORNIA  
A.P.N. 004-220-033-000



(209)-224-0881 (Voice)  
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236 Park Street  
Jackson, CA 95602  
<http://www.wrfed.com>

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WEATHERS REYNOLDS FRITSON AND SHALL  
NOT BE USED OR REPRODUCED WITHOUT  
THE WRITTEN AGREEMENT OF TERRI  
WEATHERS REYNOLDS FRITSON, OR  
HIS FIRM.

**DRAWINGS**

EXTERIOR  
ELEVATIONS  
AND  
BUILDING  
SECTION

FILE NO. D-7454

DRAWN BY VLM

DATE 01-2019

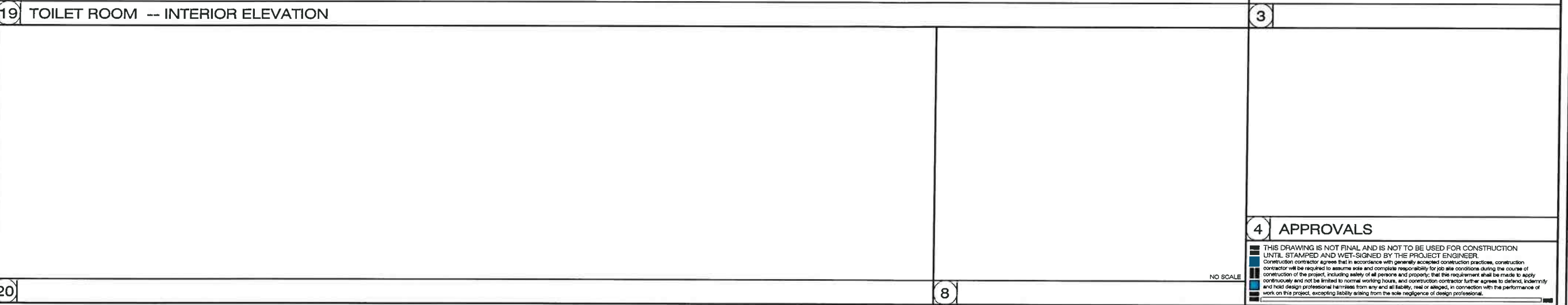
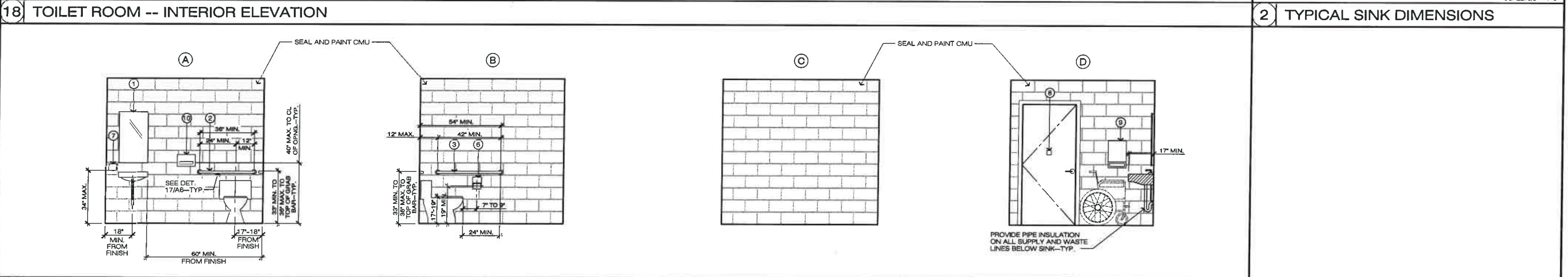
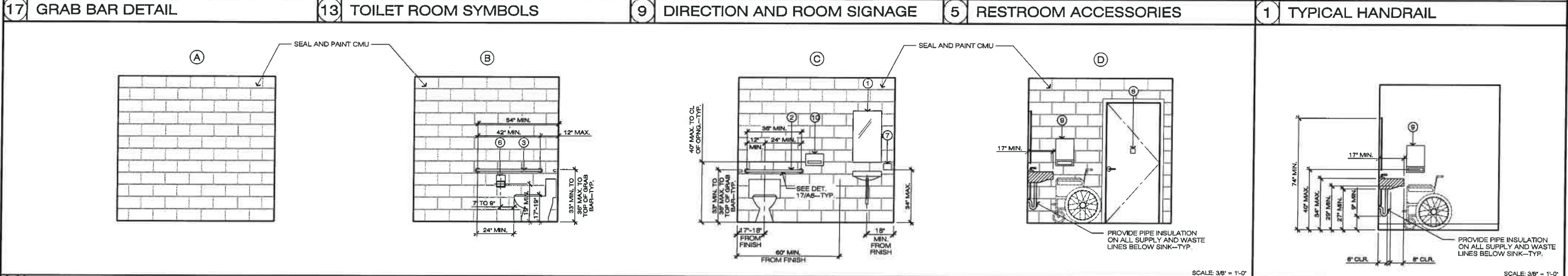
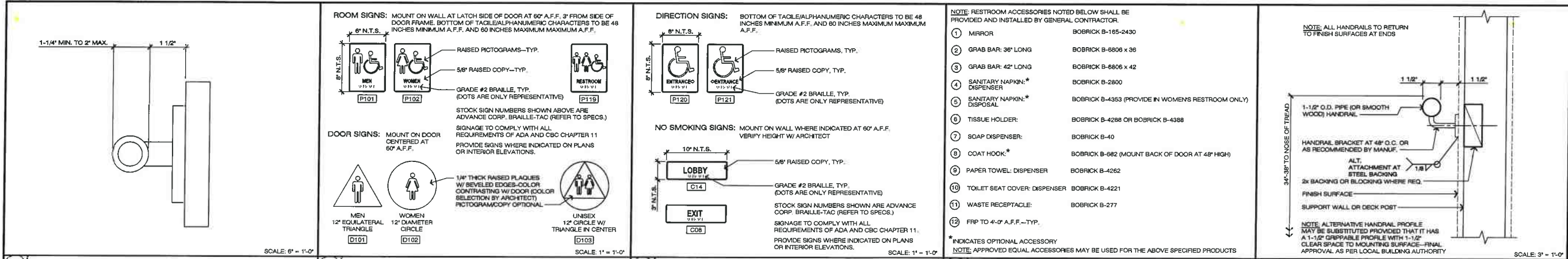
SCALE AS NOTED

SHEET

**A2**

3 OF X SHEETS





BY: [ ]  
DATE: [ ]  
MARK: [ ]  
REVISIONS: [ ]

CLIENT: CITY OF IONE  
PROJECT LOCATION: MILL STREET AND WEST MARLETTE STREET  
IONE, CALIFORNIA  
A.P.N. 004-220-033-000

RESTROOM BUILDING FOR: TRAIN DEPOT MUSEUM

WEATHERBYREYNOLDSFRITSON  
ENGINEERING AND DESIGN

REGISTERED PROFESSIONAL ENGINEER  
No. 53321  
U.C. 12-31-21  
STATE OF CALIFORNIA

(209) 223-0381 [Voice]  
(209) 223-0716 [Fax]  
226 Park Street  
Jackson, CA 95642  
http://www.wrfed.com

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DRAWINGS: ADA SIGNAGE, DETAILS, RESTROOM INT., ELEVATIONS, DETAILS

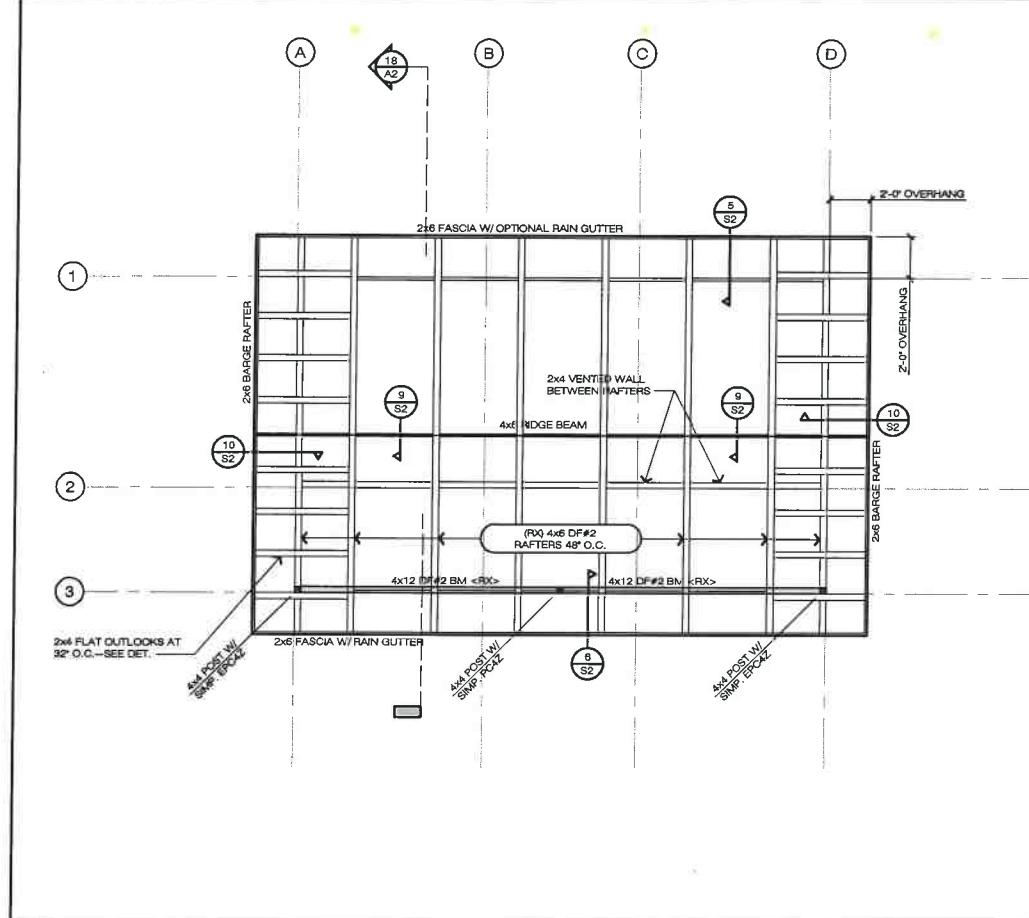
FILE NO. D-7454  
DRAWN BY VLM  
DATE 01-2019  
SCALE AS NOTED  
SHEET

A3  
4 OF 6 SHEETS

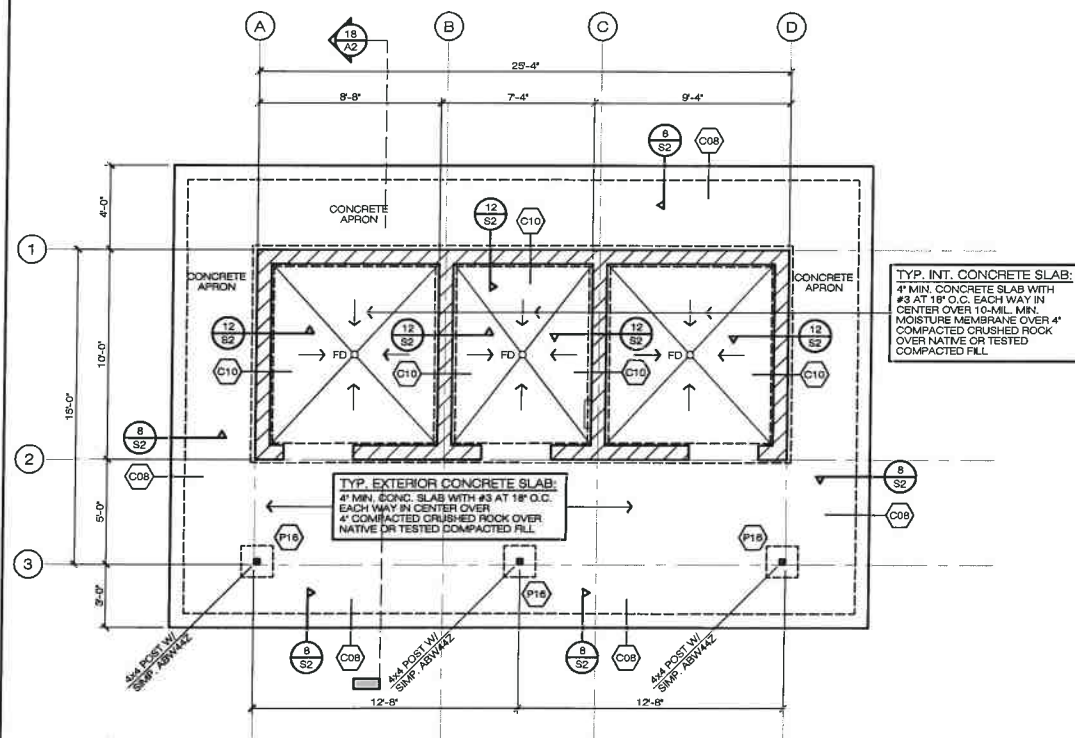




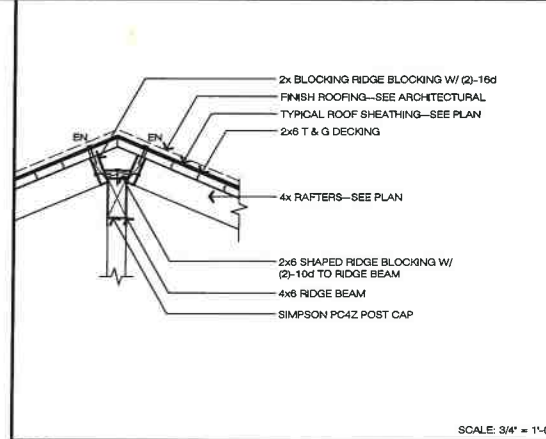




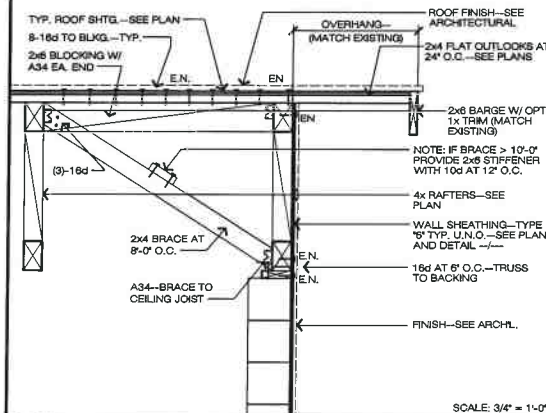
18 ROOF FRAMING PLAN



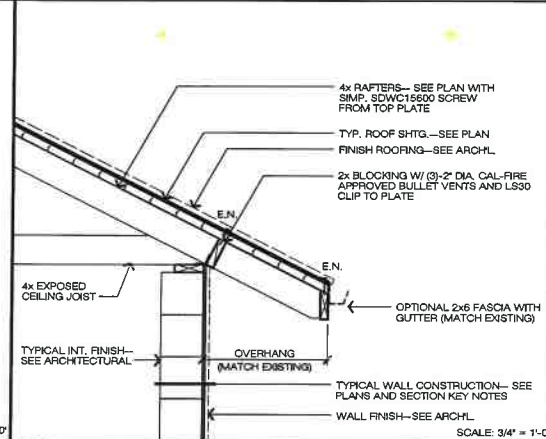
20 FOUNDATION PLAN



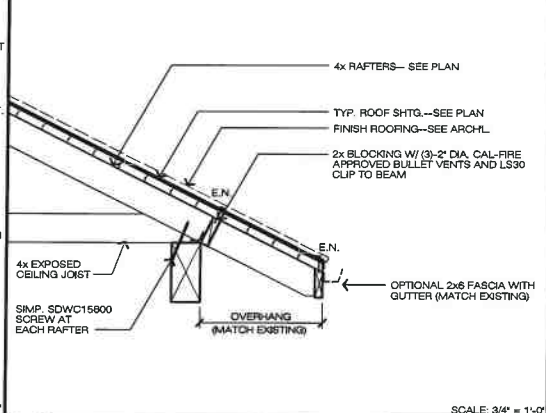
## 9 RIDGE DETAIL




10 GABLE END DETAIL







### 5 ROOF OVERHANG DETAIL



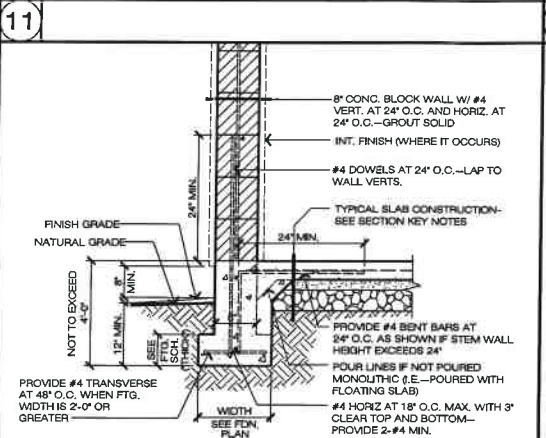
6 ROOF OVERHANG AT BEAM

1. SEE NOTES ON SHEET S1 FOR ADDITIONAL REQUIREMENTS.
2. SEE DETAIL 14S2 FOR FRAMING AT TYPICAL OPENINGS.
3. SEE DETAIL 10S2 FOR TYPICAL FRAMING STUD WALLS.
4. SEE DETAIL 10S2 FOR JOIST NOTCHING.
5. SEE DETAIL 10S2 FOR PLATE SPLICES.
6. SEE DETAIL 10S2 FOR MINIMUM HEADER REQUIREMENTS.
7. PROVIDE SHEATHING EDGE NAILING AT ALL "STRUT" LINES.
8.  - DENOTES WALL SHEATHING TYPE--SEE DETAIL 20S2.
9. ROOF SHEATHING SHALL BE 5/8" OR 10/32" Q.C. APA 408 IN CONFORMANCE WITH IBCD ROOFING NO. NER-106 WITH 10d x 4" AND 20d x 4" NAILING AND AT 12" O.C. FIELD NAILING--UNLOCKED--TYPICAL U.N.O.
10. FILL ALL NAIL HOLES OF ALL HANGERS, U.N.O.
11. ALL 2x FASCIA SHALL BE 12" LONG MINIMUM--TYP. U.N.O.

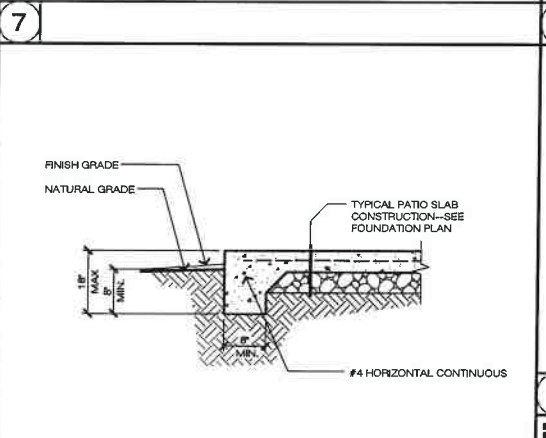
## 1 ROOF FRAMING NOTES

1. SEE NOTES ON SHEET S1 FOR ADDITIONAL REQUIREMENTS.
2. SEE DETAIL 10/S1 FOR TYPICAL STEPPED FOOTING REQUIREMENTS.
3. SEE DETAIL 17/S1 FOR SLOPED SLAB REQUIREMENTS.
4. SEE DETAIL 11/S1 FOR SLAB STAIR REQUIREMENTS.
5. SEE DETAIL 18/S1 FOR REINFORCING AT SLAB DEPRESSIONS.
6. SEE DETAIL 13/S1 FOR CONCRETE CORNER REINFORCING.
7. CJ DENOTES CONSTRUCTION JOINT—SEE DETAIL 16/S1.
8. CN DENOTES CORNER JOINT—SEE DETAIL 16/S1.
9. SE DENOTES 16/S1 WHERE PIPES INTERSECT FOOTINGS.
10. ALL DIMENSIONS ARE TO FACE OF SLAB, FACE OF WALL, AND/OR FACE OF STUD UNLESS NOTED OTHERWISE (U.N.O.). FACE OF SLAB EQUALS FACE OF STUD OR WALL, U.N.O.
11. CENTER FOOTINGS BELOW BEARING WALLS AND COLUMNS U.N.O.
12. —DENOTES WALL SHEATHING TYPE—SEE DETAIL 20/S2.
13. —DENOTES HOLDOWN TYPE—SEE DETAIL 12/S1.
14. —DENOTES CONTINUOUS FOOTING—SEE FOOTING SCHEDULE 2/S3.
15. —DENOTES PAD FOOTING—SEE FOOTING SCHEDULE 2/S3.
16. SEE ARCH. DRAWING AND SITE PLAN FOR PLATWORK ELEVATIONS.

### 3 FOUNDATION NOTES & SCHEDULE



12 CMU WALL DETAIL



## 8 THICKENED EDGE DETAIL

#### 4 APPROVALS

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MARK	DATE	DESCRIPTION	BY

**CLIENT:**  
CITY OF IONE  
P.O. BOX 298  
IONE, CALIFORNIA 951  
(209)-274-2412

**RESTROOM BUILDING FOR:  
TRAIN DEPOT MUSEUM**

PROJECT LOCATION:  
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ONE, CALIFORNIA  
A.P.N. 004-220-033-000



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Jackson, CA. 95642  
<http://www.wrfed.com>

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## DRAWINGS

FOUNDATION  
PLAN AND  
ROOF  
FRAMING  
PLAN AND  
DETAILS

FILE NO.	D-7454
DRAWN BY	VLM
DATE	01-2019
SCALE	AS NOTED
SHEET	

S2  
6 OF 6 SHEETS

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN THAT at 6:00 p.m. on Tuesday, June 8, 2021,** the Planning Commission of the City of Ione will hold a public hearing to give the public the opportunity to comment on the following item:

**Site Plan Review** - proposed construction of a stand-alone restroom facility at 305 S. Mill Street to serve Train Depot Museum and Park. The project is categorically exempt from CEQA under CEQA Guidelines Section 15303(c) *New Construction or Conversion of Small Structures*.

PURSUANT TO GOVERNOR NEWSOM’S EXECUTIVE ORDER N-25-20, THE PLANNING COMMISSION OF THE CITY OF IONE WILL BE CONDUCTING ITS MEETING BOTH IN PERSON AND VIA ZOOM CONFERENCE. THE CHAIR WILL CALL THE MEETING TO ORDER AND AT THE APPROPRIATE TIME WILL INVITE THE PUBLIC TO MAKE PUBLIC COMMENT VIA ZOOM AS WELL AS IN PERSON. PUBLIC COMMENT WILL ALSO BE ACCEPTED BY EMAIL AT [jtraverso@ione-ca.com](mailto:jtraverso@ione-ca.com). ALL EMAILS MUST BE RECEIVED PRIOR TO THE START OF THE MEETING AND WILL BE INCORPORATED INTO THE RECORD. WRITTEN COMMENTS MAY ALSO BE SUBMITTED TO THE CITY CLERK, CITY OF IONE, P.O. BOX 398, IONE, CA 95640 AND MUST BE RECEIVED NOT LATER THAN 6:00 P.M. TUESDAY, JUNE 8, 2021.

The staff report, site plan, and additional information are available for public review on the City’s website June 4, 2021 and at City Hall. Interested persons should attend the Planning Commission meeting on Tuesday, June 8, 2021 at 6:00 p.m., in person or by Zoom conference, in order to make their comments known. A Zoom link will be provided on the Planning Commission agenda for June 8, 2021.

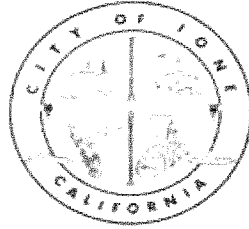
## NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the City at, or prior to, this public hearing.

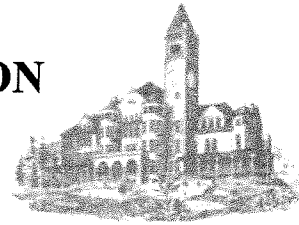
## ADA COMPLIANCE STATEMENT

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 209-274-2412. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Dated: Friday, May 28, 2021  
Janice Traverso, City Clerk



**CITY OF IONE  
PLANNING COMMISSION  
STAFF REPORT**



**DATE: June 8, 2020**

**TO: HONORABLE PLANNING COMMISSION**

**FROM: APRIL WOODEN, CITY PLANNER**

**SUBJECT: (REVISED) SITE PLAN REVIEW – CASTLE OAKS ENTRY SIGN**

**General Plan Designation: RL Low Density Residential**

**Zoning: PD Planned Development – Castle Oaks**

**Current Use: Vacant structure and undeveloped land**

**STAFF RECOMMENDED ACTION:**

Staff recommends that the Planning Commission:

1. Receive the staff report;
2. Open the Public Hearing and take public comment; and
3. Adopt a Resolution Approving the Site Plan Review for the Castle Oaks Entry Sign.

**BACKGROUND:**

The applicant, Jasmine Gomez, is requesting approval of a revised site plan review permit for the placement of one (1) freestanding pylon sign with an electric message display board at 1000 Castle Oaks Drive, at the entryway to Castle Oaks Golf Club and residential development. This project was previously approved at a different location on the existing site. The proposed sign is 93.65 square feet in size and 18 feet in height, an addition of 4 feet from what was previously approved. Generally, no special planning permit or entitlement is required for sign permits that are consistent with the standards of the zoning code. However, certain signs may require site plan review, variance, or other permits or entitlements at the recommendation of the designated approving authority as specified in Chapter 17.10 - Permit and Entitlements. This project will require approval of a Caltrans permit.

### ANALYSIS:

The proposed project consists of the development of one (1) freestanding pylon sign with an electronic message display board within the center median of the Castle Oaks Golf Club entryway. The proposed sign is designed to use colors and materials complementary to the natural surroundings of the vicinity and be designed in a way that is not visually intrusive to drivers along State Highway 104. The leg decoration of the poles consists of neutrally-painted, fractured stone veneer. They are capped with fabricated, extruded aluminum edges. The stone veneer includes materials and colors complementary to the stone used as part of existing facilities within the golf course. The central electronic message board includes a multi-colored LED display intended to advertise the golf course and its associated facilities and services. The property owner will also allow other local businesses, the City, and local service groups to advertise public events/fundraisers. The proposed sign will be double-sided providing views from both directions on State Highway 104. The proposed sign is 93.65 square feet in size and 18 feet in height.

Section 17.42.070 – General Development, Maintenance, and Removal provisions of the city's sign ordinance regulates the construction, maintenance height, and setback of proposed signage. The proposed project is consistent with these standards. All transformers, equipment, programmers, and other related items as part of the proposed sign are screened and/or painted to be concealed within the sign.

Section 17.42.080 – Design Standards of the city's sign ordinance regulate the architectural style, color, material and relationship to other structures of proposed signage. The proposed sign will be compatible with the style and character of the existing improvements upon the lot and lots adjacent to the site. The proposed colors are harmonious and complementary to the colors of the structures near which it is to be located. The sign materials maintain moderate, attractive, and compatible styling so as not to conflict or distract from the architectural character of the area.

Section 17.42.090 – Allowed Permanent On-Site standards of the city's sign ordinance states that one (1) freestanding pylon sign is allowed per frontage and must not exceed one-hundred (100) square feet in sign area, a height of Thirty-five (35) feet, and must maintain a setback from the public Right-of-Way by fifteen (15) feet. The proposed project is consistent with these development standards.

Section 17.10.090 – Site Plan Review of the Ione Zoning Code requires approval of a site plan review permit for this project. The proposed project will be beneficial to the City and will provide necessary identification and signage that is aesthetically complementary to the golf course, residential development and immediate surrounding area.

Consequently, staff recommends the approval of the site plan review permit with the following conditions:

1. All incorporated lighting shall have underground utility service.
2. The electronic message board as part of the sign complies with all necessary standards identified in section 17.42.080(a)(7) – Sign Illumination of the City's Zoning Code.

3. The electronic message board as part of the sign be programmed so that the message does not change more than once every four seconds, as per section 17.42.080(b)(4) – Freestanding Signs of the City's Zoning Code.

**RECOMMENDED ACTION:**

Staff recommends that the Planning Commission adopt Resolution No. 21-03 : A Resolution of the Planning Commission of the City of Ione Approving the Site Plan Review Permit for the Castle Oaks Entry Sign.

**ATTACHMENTS:**

1. A Resolution of the Planning Commission of the City of Ione of the City of Ione approving the site plan for Castle Oaks Entry Sign.
2. Castle Oaks Entry Sign Proposal for Illuminated Monument Sign w/ LED Display Board – Doubled Sided dated 1-26-2020.



RESOLUTION NO. PC2021-03

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IONE  
APPROVING A SITE PLAN REVIEW PERMIT FOR CASTLE OAKSS ENTRY SIGN**

**WHEREAS**, the applicant, Jasmine Gomez, is requesting approval of a revised site plan review permit for the placement of one (1) freestanding pylon sign with an electric message display board at a location near the entryway to Castle Oaks Golf Club and residential development; and

**WHEREAS**, the applicant submitted all required information; and

**WHEREAS**, the project is categorically exempt from CEQA under Section 15303(c), New Construction or Conversion of Small Structures, of the CEQA Guidelines (Section 21083 of the Public Resources Code); and

**WHEREAS**, pursuant to California State Law and the City of Ione Municipal Code, public hearing notices were mailed to all property owners within a 300-foot radius of the project and a public hearing notice was published on Friday, May 28, 2021, not less than 10 days prior to the hearing on June 8, 2021; and

**WHEREAS**, on June 8, 2021 at a regular meeting the Planning Commission held a public hearing at which time interested persons had an opportunity to testify regarding the proposed variance; and

**WHEREAS**, the Planning Commission carefully considered the staff report, testimony, and application for the site plan review.

**NOW THEREFORE BE IT RESOLVED**, the Planning Commission of the City of Ione approves the site plan review permit for the Castle Oaks Entry Sign subject to the following conditions of approval:

1. A Caltrans permit is required for the project; and
2. All construction shall be in conformance with the plans and illustrations as submitted with the application.

The foregoing Resolution of the Planning Commission of the City of Ione was duly introduced and adopted by the Planning Commission at a regular meeting on June 8, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Amber Hoiska, Chairman

ATTEST:

\_\_\_\_\_  
Janice Traverso, City Clerk

Sign Area: 93.65 Sq Ft

Quantity: 1



Location



Night View



Proposed - 25% Scale



Existing



1101 Doker Drive  
Modesto, CA 95351  
(209) 549-2412  
info@citysignmodesto.com

Project Details	
Date Started	6/3/21
Date Approved	
Project Name	Castle Oaks Golf Club
Project File #	Current
Designer	Kevin / Tony
Customer	George Lee
Customer Email	1523marengo@gmail.com
Customer Phone Number	602-430-6577
Install Street Address	005-320-034
Install City	lone CA

Customer Approval

Description

- A** Illuminated pole sign w/ LED display board
  - TOP DECORATION**
  - Fabricated / extruded aluminum
  - Painted to match:
  - Texcoat
  - CABINET**
  - Fabricated aluminum frame w/ .100" skin for faces & .040" sides & back
  - Router cut faces, backed w/ 3/16" white acrylic
  - White LED Illuminated
  - Texcoat

LED BOARD

- Xtreme- 16 (100x220-1RIG1B) 16mm full color
- Display size: 5' 3" x 11' 6.5" x 7"
- Welded steel frame for mounting the board

LEG DECORATION

- Fabricated / extruded aluminum
- .063" aluminum skin
- Fractured stone veneer by others
- Painted to match:
- Texcoat

- Dual steel pole for installation

Colors

- A** Cabinet & Decorations - TBD
  - White Acrylic
  - Stone Veneer

**Double check spelling, colors and scope of proof!**  
By signing this proof, you agree that everything shown above is correct and approved for production.

Customer Signature

Date





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**Site Plan Review (SPR 2020-002, REVISED)** – Revised site plan review of proposed entry sign, Castle Oaks, APN 005-320-027, located approximately 500 feet east of Castle Oaks Drive on State Route 104. This project was previously approved at a different location.

The applicant, Jasmine Gomez, is requesting approval of a site plan review permit for the placement of one (1) freestanding pylon sign with an electric message display board on a site 500 feet east of Castle Oaks Drive, on State Route 104 just east of the entryway to Castle Oaks Golf Club. The proposed sign is 93.65 square feet in size and 18 feet in height. The project will require approval of a Caltrans permit. The project is categorically exempt from CEQA review under CEQA Guidelines Section 15303(c) New Construction or Conversion of Small Structures.

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