

CITY OF IONE
IONE, CA 95640



PLANNING COMMISSION

Amber Hoiska, Chairman

Joe Wylie, Vice Chairman

Mark Gebhardt, Commissioner

Karen Huss, Commissioner

Michael Politi, Commissioner

Tuesday, October 10, 2023

Ione City Hall

1 E. Main Street, Ione, CA 95640

City Council Chambers

6:00 PM

THIS MEETING WILL BE AVAILABLE VIA ZOOM:

Join Zoom Meeting

<https://zoom.us/j/2351961316?pwd=d3lWTW0zbVJlbpQNXBDQWtpZkRyUT09>

Meeting ID: 235 196 1316

Passcode: 95640

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

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

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

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

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

AGENDA

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL



D. APPROVAL OF AGENDA

E. PUBLIC COMMENT

EACH SPEAKER IS LIMITED TO 4 MINUTES.

NOTE: This is the time for members of the public who wish to be heard on matters that do not appear on the Agenda. Persons may address the Planning Commission at this time on any subject within the jurisdiction of the Planning Commission.

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

F. PRESENTATIONS/ANNOUNCEMENTS: None

G. CONSENT AGENDA:

1. June 13, 2023 Planning Commission Minutes
Recommendation: Approve Minutes from June 13, 2023 Planning Commission

H. REGULAR AGENDA:

1. 2021-2029 6th Cycle Housing Element Update
Recommendation:
 - i. *Conduct Public Hearing for 2021-2029 6th Cycle Housing Element Update.*
 - ii. *Review the 2021-2029 6th Cycle Housing Element Update of the City of Ione General Plan and adopt Planning Commission Resolution No. 2023-*, approving recommendation of the document to the City Council.*

I. COMMISSION MEMBER REPORTS

J. ADJOURNMENT TO NOVEMBER 14, 2023

ADA COMPLIANCE STATEMENT

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

PLANNING COMMISSION MEETING MINUTES
June 13, 2023

Chairman Hoiska called the Planning Commission Meeting to order at 6:00 PM and led the Pledge of Allegiance.

A. ROLL CALL:

Present: Amber Hoiska, Chairperson
Mark Gebhardt, Commissioner
Michael Politi, Commissioner
Joe Wylie, Vice Chairman
Staff: Beth Thompson, City Planner
Jeff Setterlund, Assistant Planner

B. APPROVAL OF AGENDA

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

AYES: Hoiska, Wylie, Gebhardt, Politi

NOES: None

ABSENT: None

ABSTAIN: None

C. PRESENTATIONS/ANNOUNCEMENTS: None

D. PUBLIC COMMENT:

Michael Politi, 1715 Shakeley Lane addressed the Commission on the May, 2023 agenda regarding two information items – Smoke Shop in Ione and an Affordable Housing Project on Waterman Road. I would like some answers on the application for the Smoke Shop and on the Affordable Housing Project on Waterman Road. Is someone in the City going to give us more information on these projects.

Sher Lynn, resident in Castle Oaks commented on proposed development of the 13 acres in Castle Oaks, which she was given a copy of. I am concerned about the storage units that are being proposed, which would back up to my fence. Has this development been approved by the City and when will construction start. What can we do as Castle Oaks residents to talk about what is happening with the commercial that lot. The Commission understands her concern, but as far as they know the property has not been sold and the City has not been given a formal application.

Larry Rhoades commented that the Commission should be given a copy of any proposals that the City receives for their information and not have to wait until a formal application is received by the City.

Andy Aguilera spoke in opposition of storage units in the Castle Oaks commercial property.

Oral Custer shared copies of a petition (25 signatures) supporting moving the historic Train Depot back to its original location on Depot Road and developed as a museum with adjacent

land to be donated for a public park. Hexion Chemical (current owner) of 7.2 acres adjacent to old depot site has offered to donate to the City or the non-profit that takes the museum. As residents of Amador County the undersigned hereby recommend approval for moving the historic Ione railroad depot at no cost to the City of Ione to the original site at the end of Depot Road where it was originally constructed for the Central Pacific Railroad in 1876. Only through this move will non-profit organizations be able to obtain grant funding.

Commissioner Gebhardt asked if Mr. Custer had any concerns that the company that owns the land where the original train depot was built didn't want it there and they were going to tear it down. The reason the City moved the train depot was to preserve. They still have the property and they don't want it there. Mr. Custer could not provide anything in writing from Mr. Hartman, Hexion Chemical representative showing his title or that they are willing to donate the property adjacent to the old depot site.

Gary Rynell, Historic Preservationist commented that when the depot was moved there was a historic structure report prepared and one of the things the report detailed was how to move the building to maintain its eligibility for the national register. It was kept in the same relationship with the tracks that it had and also, to keep the proper orientation with the rails, which was done. There is no reason that this building where it is currently located today would not be eligible for federal funds or other kinds of federal based funding.

E. INFORMATION ITEMS:

1. City Planner Reports – Information item and no action taken.
 - a. Applications: (PLN23-0002) Rail Explorers' Site Plan Review. Rail Explorer's Railway tour parking and staging area Site Plan Review. Application review has been completed. Project is being reviewed internally and is expected to be placed on a PC agenda following internal review and CEQA documentation.

F. CONSENT CALENDAR: None

G. PUBLIC HEARING: None

H. REGULAR AGENDA:

1. Train Depot Park Surplus Property Disposition – General Plan Conformity – On May 16, 2023 the City Council held a public meeting and declared a portion of the Train Depot Park parcel as Surplus Property and authorized the City Manager to execute transfer documents to the Amador Central Railroad Corporation, pending review and approval by the Planning Commission that the subject property and disposition of Surplus Land is in conformance with the City's General Plan. The location of the portion of the site proposed for disposition is shown in Attachment A of the proposed resolution. Government Code Section 65402(a) requires the City's planning agency to report on the location, purpose, and extent of the real property proposed for disposition as to conformity with the adopted General Plan.

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

- The Conservation and Open Space element stresses the importance of recreational opportunities being provided throughout the City. It points out that small parks provide play areas and gathering spaces for neighborhoods.
- The Conservation and Open Space also attempts to: Establish additional open space for outdoor recreation and enhance existing parks and trails to provide a premier park system with a variety of facilities, landscaping types, natural resource areas and recreational uses dispersed throughout the community.
-Action CO-8.1.2.: Encourage the development of parks adjacent to school sites and other quasi-public and public facilities.
- The Public Facilities Element promotes efficiency, agency collaboration, and community design in the provision, location and operation of public facilities and services.
-Policy PF-2-3: Public facilities and services shall be equitably distributed throughout the community to enhance the quality of life.

Chairman Hoiska asked the City Planner to confirm that the action tonight is what we are being asked today to approve the City Council declaring this parcel surplus and allowing the disposition of the land to a private corporation. City Planner Thompson replied that at are you not being asked tonight is approve the disposition or the identification of this land as surplus property. You are being asked to determine whether or not the proposed used of the land and the proposed action is in conformance with the General Plan.

Commissioner Gebhardt questioned the process of the City Council designating this property as surplus property before being brought to the Planning Commission. There is a big jump from approving this museum as in conformance with zoning laws and going from there to declaring it surplus property—there is no connection. I don't see any justifications for making this part of the Train Park surplus property. When I read the staff report, all of the justification for describing it as in inconformity with the purpose of the park and public purposes in my mind go against designating it as surplus property.

City Planner Thompson responded that when the City Council is considering the disposition of land as surplus property, the planning agency is required to provide input as to whether or not that proposed action conforms to the General Plan. The Planning Commission and state law related to surplus property does not ask the planning commission to approve the disposition of surplus or to approve that use of the land but whether or not the action conforms with the General Plan.

There was further discussion by the Commission why this process is out of order and why it was not brought to the Planning Commission before the City Council.

After discussion, it was moved by Commissioner Gebhardt, seconded by Commissioner Politi and carried to adopt Resolution No. 2023-02 as stated below:

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

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

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

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission of the City of Ione reports that the location, purpose, and extent of the depot site is in conformity with the adopted City of Ione General Plan. We further find that the property in question does not qualify as surplus land under the California Law.

AYES: Hoiska, Gebhardt, Politi

NOES: Wylie

ABSENT: None

ABSTAIN: None

I. REGULAR AGENDA: None

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

Commissioner Politi commented curious about the inspection part of the Wireless Tower and would like to make sure our Fire Chief Ken Mackey is part of the process.

K. ADJOURNMENT:

Chairman Hoiska adjourned the meeting at 8:15 p.m.

Respectfully submitted,

Janice Traverso, City Clerk



CITY OF IONE
IONE, CA 95640

Agenda Item #H1

DATE: OCTOBER 10, 2023

TO: PLANNING COMMISSION

FROM: SUSAN M. PETERS, CONTRACT PLANNER

SUBJECT: 2021-2029 6TH CYCLE HOUSING ELEMENT UPDATE

RECOMMENDATION

Review the 2021-2029 6th Cycle Housing Element Update of the City of Ione General Plan and adopt Planning Commission Resolution No. 2023-*, approving recommendation of the document to the City Council.

BACKGROUND

The housing element, one of the seven state mandated elements of the General Plan, is a guiding document for housing development, the allocation of housing resources, and the continuation of housing-related services during the planning period of 2021-2029. The 6th Cycle Housing Element was prepared jointly with the County of Amador and the cities of Amador City, Jackson, Plymouth and Sutter Creek utilizing Regional Early Action Planning Grant funds.

State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City Council adopt a Housing Element for the eight-year period 2021-2029 to accommodate the City of Ione regional housing need allocation (RHNA) of 117 housing units, comprised of 15 extremely low-income units, 15 very-low income units, 20 low-income units, 25 moderate-income units, and 42 above moderate-income units. The 6th Cycle Housing Element Update also includes the following:

- Goals, policies, and actions to address current and projected housing needs, including housing preservation, rehabilitation, and development;
- Analysis of housing-related constraints;
- Inventory of sites suitable to accommodate the housing needs allocation for the City;
- Assessment of financial and programmatic resources for housing; and
- Analysis of fair housing issues and constraints.

The Draft Countywide 6th Cycle Housing Element was released for public and stakeholder comment on November 10, 2022. The required 30-day comment period for the draft document ended on January 9, 2023. Comments were received from seven interested parties. The response to the comments can be found in Appendix C of the Housing Element.

DISCUSSION

HCD Review and Certification: An important difference between the Housing Element and other elements of the General Plan is the extent of State oversight. Under California law, land use and development is generally within the authority of cities through the adoption of policies and regulations in General Plans and municipal codes. However, State law establishes many specific limitations on city land use authority with regard to housing.

The State legislature has also declared an adequate supply of housing to be a matter of statewide importance and has delegated authority to the California Department of Housing and Community Development (HCD) to review local government Housing Elements and issue opinions regarding their compliance with State law. A finding of Housing Element compliance by HCD is referred to as “certification” of the Housing Element. Certification is important to enhance cities’ eligibility for grant funds and also to support local land use authority. HCD review of Housing Elements is required both prior to and after final adoption by the City Council. Typically, the most critical issue in HCD’s review is whether the Housing Element demonstrates compliance with State law regarding the Regional Housing Needs Assessment (“RHNA”).

RHNA Requirements: One of the most important requirements of State Housing Element law is that each city must adopt land use plans and regulations that create opportunities for sufficient residential development to accommodate its assigned share of statewide housing need. The RHNA is the process by which each city’s need for additional housing is determined. Prior to each Housing Element planning cycle the region’s total housing need is established by HCD based primarily on population growth trends and existing housing problems such as overcrowding and overpayment.

In 2020 HCD issued a RHNA determination of 741 additional units for Amador County during the 2019-2029 period. HCD also distributed the units throughout the County, assigning a total of 117 to the City of Ione.

The Housing Element must demonstrate compliance with the RHNA by analyzing the city’s capacity for additional housing based on an evaluation of land use patterns, development regulations, potential constraints (such as infrastructure availability and environmental conditions) and real estate market trends. The analysis must be prepared at a parcel-specific level of detail and identify properties (or “sites”) where additional housing could be built under current regulations. State law requires that the sites analysis demonstrate that city land use plans and regulations provide adequate capacity to fully accommodate its RHNA allocation in each income category. If the current development capacity is not sufficient to fully accommodate the RHNA, the Housing Element must describe proactive steps the City will take to increase housing capacity commensurate with the RHNA – typically through amendments to land use plans and development regulations that could facilitate production of additional housing. Such amendments generally include increasing allowable residential densities, modifying other development standards, or allowing housing to be built in areas where residential development is not currently allowed, such as areas zoned for commercial use.

The Countywide 6th Cycle Draft Housing Element consists of three main parts, the Housing Plan, the Background Report, and each individual jurisdiction's Annex:

The Housing Plan contains the goals, policies and programs that the City, and other jurisdictions within the County including the County, will implement during the 2021-2029 planning period. Some of the Housing Plan programs call for changes to the City's Municipal Code required by State Law. Staff will work with the consultant to draft the necessary amendments to the Municipal Code. The proposed changes will be brought forward at public meetings for review and public comment before adoption.

The Background Report provides documentation and analysis in support of the goals, policies, programs and quantified objectives in the Housing Element policy document. The Report includes housing constraints and resources, an inventory of residential sites, fair housing affirmations, and an evaluation of the existing Housing Element.

The Ione Annex identifies specific information for the City. The document reviews current zoning and evaluates potential constraints for development. The majority of the information in the Annex is taken from the City's municipal code.

CEQA: The Housing Element has been reviewed and analyzed pursuant to the California Environmental Quality Act (CEQA), and staff has determined that there is no substantial evidence that the 6th Cycle Housing Element may have a significant effect on the environment, and the Housing Element is therefore exempt from the provisions of CEQA as set forth in Public Resources Code Section 21080(c)(1) and Section 15061(b)(3) of the CEQA Guidelines. The Attached Resolution includes the language necessary to file the exemption.

ATTACHMENTS

Attachment A- A Resolution of The City Of Ione Planning Commission Recommending That The City Council Adopt A General Plan Amendment To Update The Housing Element Of The General Plan For The 6th Cycle Period Of 2021-2029 To Affirmatively Further Fair Housing And Substantially Comply With State Housing Element Law.

PLANNING COMMISSION RESOLUTION NO. 2023-*
A RESOLUTION OF THE CITY OF IONE PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL ADOPT A GENERAL PLAN
AMENDMENT TO UPDATE THE HOUSING ELEMENT OF THE GENERAL PLAN
FOR THE 6TH CYCLE PERIOD OF 2021-2029 TO AFFIRMATIVELY FURTHER FAIR
HOUSING AND SUBSTANTIALLY COMPLY WITH STATE HOUSING ELEMENT
LAW.

WHEREAS, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City Council adopt a Housing Element for the eight-year period 2021-2029 to accommodate the City of Ione regional housing need allocation (RHNA) of 117 housing units, comprised of 15 extremely low income units, 15 very-low income units, 20 low-income units, 25 moderate-income units, and 42 above moderate-income units; and

WHEREAS, to comply with State Housing Element Law, the City of Ione has worked in conjunction with County of Amador and Cities of Amador City, Jackson, Plymouth, and Sutter Creek (collectively “the Countywide jurisdictions”) to prepare the Housing Element Update (the Housing Element) for the 2021 to 2029 period; and

WHEREAS, as provided in Government Code Section 65350 et. seq., the Housing Element constitutes a General Plan Amendment; and

WHEREAS, the City of Ione has prepared the Housing Element in accordance with State Housing Element Law; and;

WHEREAS, State law requires that the City of Ione take meaningful steps to promote and affirmatively further fair housing (Gov. Code Section 65583(c)(5)); and

WHEREAS, State law requires that the City of Ione makes zoning available for all types of housing, including multifamily housing (Gov. Code Sections 65583.2 and 65583(c)); and

WHEREAS, the Housing Element must be adopted to comply with State law, accommodate the RHNA, affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, including multifamily housing (Gov. Code Sections 65583.2 and 65583(c)); and

WHEREAS, California Government Code Section 65583 requires that the Housing Element Update contain: (i) an assessment of the City’s housing needs and an analysis of the resources and constraints, both governmental and non-governmental, relevant to the meeting of these needs; (ii) an inventory of land suitable and available for residential development and an analysis of the development potential of such sites; (iii) a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and (iv) programs that set forth a schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element Update; and

WHEREAS, the Housing Element has been prepared to comply with State law, accommodate the RHNA, affirmatively further fair housing, facilitate and encourage a variety of housing types for all income levels, including multifamily housing, and include a diligent effort to include all economic segments of the community; and

WHEREAS, the City of Ione and the Countywide jurisdictions conducted extensive community outreach over the last 20 months including two open houses conducted in March 2022 open to any member of the public, eight workshops and meetings held throughout the Countywide jurisdictions to present the Draft Countywide Housing Element Update to all economic segments and interested parties of the Countywide jurisdictions, one Planning Commission public hearing, and one City Council public hearing and at each of the 12 meetings the public was provided an opportunity to comment; and

WHEREAS, the draft Housing Element was made available for public comment initially from November 10, 2022 through December 14, 2022 with the comment period extended to January 9, 2023 to make all economic segments of the Countywide jurisdictions and all interested parties had an opportunity to comment and during which time eight public meetings were held to provide an opportunity to comment; and

WHEREAS, all public comments on the draft Housing Element were considered, revisions were made to the draft Housing Element to address public comments, and Appendix C was added to the Housing Element to identify comments received, changes made to the Housing Element to address public comments, and respond to each comment; and

WHEREAS, in accordance with Government Code Section 65585 (b), on February 8, 2023, the City of Ione submitted the draft Housing Element to the State Department of Housing and Community Development (HCD) for its review; and

WHEREAS, on May 8, 2023, the Countywide jurisdictions received a letter from HCD providing its findings regarding the draft Housing Element (Findings Letter); and

WHEREAS, on May 18, 2023, HCD discussed with the County, cities and Housing Element consultant the contents of the Findings Letter, and based on the Findings Letter and the result of the call, the draft Housing Element was revised to include additional information and data; and

WHEREAS, the Housing Element has been reviewed and analyzed by the City of Ione pursuant to the California Environmental Quality Act (CEQA), it has been determined that there is no substantial evidence that the 6th Cycle Housing Element may have a significant effect on the environment, and the Housing Element is therefore exempt from the provisions of CEQA as set forth in Public Resources Code Section 21080(c)(1) and Section 15061(b)(3) of the CEQA Guidelines; and

WHEREAS, on October 10, 2023 the Planning Commission conducted a duly and properly noticed public hearing, reviewed the Housing Element and all pertinent maps, documents and exhibits, including HCD's findings, the City of Ione response to HCD's findings, and modifications made in response to the HCD May 8, 2023 comment letter, the staff report and all attachments, and oral and written public comments; and determined the Housing Element to be consistent with State law and the General Plan of the City of Ione.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby finds that, based on substantial evidence in the record:

1. The foregoing recitals are true and correct and are incorporated by reference into this action.

2. The Housing Element is exempt from the requirements of the California Environmental Quality Act ("CEQA") under the general rule of CEQA Guidelines, Section 15061(b)(3), in that there is no possibility that the Housing Element may have a significant negative physical impact on the environment.
3. The City has prepared, noticed, and made the Housing Element available pursuant to Government Code Sections 65350 through 65359.
4. There is a substantial benefit to be derived from amending the Ione General Plan with the proposed Housing Element.
5. The Housing Element substantially complies with State Housing Element Law and has been revised to address the findings identified by HCD in its letter dated May 8, 2023.
6. Based on substantial evidence provided in the Housing Element, knowledge of City staff regarding the readiness of approved and pending projects, opportunities for streamlined infill development, expressed interest from property owners or developers, site characteristics including the existing uses, and a commitment from the City to implement programs that incentivize and promote the development of sites, the Planning Commission finds that sites identified in the element to accommodate the RHNA can be available and ready for development during the Planning Period, and, where applicable, the existing uses on the sites identified to accommodate the City's RHNA do not impede residential development during the period covered by the Housing Element.
7. The Planning Commission has considered the findings made by the Department of Housing and Community Development included in the Department's letter to the Countywide jurisdictions dated May 8, 2023, consistent with Government Code Section 65585(f), and as described in Exhibit B to this resolution, incorporated herein by this reference, and finds that the revisions to the Housing Element in response to the findings of HCD fully address the comments and that the City has changed the Housing Element to substantially comply with the requirements of State Housing Element Law as interpreted by HCD.
8. The Planning Commission recommends that the City Council amend the General Plan to repeal the City of Ione 5th Cycle Housing Element in its entirety and adopt the 2021-2029 Draft Countywide Sixth Cycle Housing Element attached hereto as Exhibit A.
9. The Planning Commission recommends that the City Manager or designee be authorized to make minor modifications to the Housing Element to address comments provided by the Department of Housing and Community Development on this Housing Element, provided that the modifications would not exceed the total amount of development accommodated by the General Plan prior to revisions and would not result in new actions by the City that would require a General Fund commitment of \$50,000 or greater.

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Ione will hold a public hearing to consider a recommendation to the City Council regarding the 2021-2029 Draft Countywide Sixth Cycle Housing Element.

DATE OF HEARING: October 10, 2023

TIME OF HEARING: 6:00 pm or as soon thereafter as possible

LOCATION OF HEARING Ione City Hall
1 East Main Street
Ione, CA 95640

PROJECT DESCRIPTION: State law requires that each City adopt a General Plan to guide land use and development. Among the seven required “elements” of the General Plan is the Housing Element. The Housing element sets forth goals, policies, and programs that address the future housing needs for all income levels over an eight-year planning period which coincides with the Regional Housing Needs Assessment (RHNA) projection period. The RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. RHNA quantifies the need for housing within each jurisdiction during specified planning periods. The City of Ione collaborated with the County of Amador and the cities of Amador City, Jackson, Plymouth and Sutter Creek to prepare the Draft Countywide Sixth Cycle Housing Element which covers the 2021-2029 planning period.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: In accordance with the California Environmental Quality Act (CEQA) Guidelines, staff recommends that the proposed Draft Countywide Sixth Cycle Housing Element is exempt from CEQA requirements per Section 15061, Review for Exemption of CEQA Guidelines. Specifically, Section 15061(b)(3) states, in part, that a project is exempt from CEQA if “the activity is covered by the general rule that CEQA applies only to project which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

INVITATION TO BE HEARD: All interested persons are invited to the public hearing to be heard in favor or opposition of recommending City Council approval of the Draft Countywide Sixth Cycle Housing Element or to provide comments. Written comments may also be submitted to the Planning Department prior to the hearing at 1 East Main Street, Ione, CA.

The Draft Countywide Sixth Cycle Housing Element is available for review on the City’s website at: https://drive.google.com/file/d/17Z8JaAagv5SSkE-6rmdywLhwu1T_yZTs/view or at City Hall.

Publication Date: September 29, 2023

For additional information, please contact City Hall, at 209-274-2412 x 101 or email at kguevara@ione-ca.com.