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RECEIVED
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City of Ione

Re: Corner of Arroyo Seco Street & East Washington – Parcel #004-246-004

This property lies in a non-hazardous flood zone, non-hazardous fire zone and is not located in an officially designated earthquake zone.

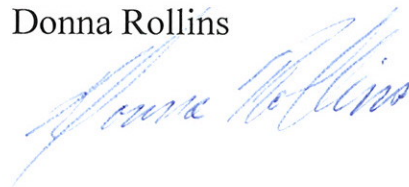
As a former business owner of 2 Interior Design firms and a workroom, I remember what it was like to start out. Starting out in a 250 square foot and growing to 2000 square feet, adding a second location of 150 square feet. At first, in business, it is money and location. A commercial zone area and affordable rent and a lot of hard work, I was able to build my business and move to a larger location and space.

I feel that the parcel in question is great for professionals to start up or relocate. Picture an older home with professional area – an area 2 bedroom homes, 1 bath with improvements – you can easily put limits on signs, parking, landscaping, noise and exterior merchandise.

This would make it a lot easier for small offices shared by architects – attorney, bookkeepers, consultants, financial planners, etc. Mixed with residential, I see Ione as the “Carmel” look.

I look forward to working with Ione to improve our community.

Donna Rollins





Arroyo Seco St

Marlette St

Washington St

State Route 104

Property in Question