

Q RANCH
41 Summit St., Jackson, CA 95642
209-223-0156

November 24, 2008

City of Ione Planning Commission
P.O. Box 398
Ione, CA 95640
Attn: Christopher Jordan, City Planner

Re: General Plan update

Dear Christopher:

Thank you for meeting with Matt and I on Tuesday and for your input. As we stated, we have not been closely involved with the City's General Plan update because the ranch was under contract to a developer and we thought they were more involved with the process. In the past there have been two different plans and applications submitted for the Q Ranch, both containing residential development, with one including a golf course. This was when the ranch was placed in the sphere of influence.

The three alternatives you showed us had the ranch designated as either all open space or either low density or rural residential development only allowed East of Dry Creek and outside the 100 flood plain. Since there are areas that are West of Dry Creek that are not in the flood plain, the extent of the flood plan would need to be determined by an actual study.

It has always been our intent to someday develop the Q Ranch into some form of residential product. We agree that it should be a lower density with buffers against the prison and along Dry Creek. However until such time as an actual plan is conceived, we do not know what it would look like. Based on this premise, we would hereby request a Rural Residential designation with a specific plan to be developed at the time of submittal of a project application.

Thank you for your consideration on this matter and if you have any questions, please call.

Q Ranch Owners

By: **Ciro L. Toma**