



# HOWARD PROPERTIES

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Ione City Council  
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December 20, 2008

Dear City of Ione Council Members

The following is supplemental information regarding a couple of issues regarding Howard Properties' holdings which were unaddressed at the last City Planning Commission meeting on Dec. 15<sup>th</sup>, 2008. These supplemental comments are made at the suggestion of Christopher Jordan, City Planner. We have been working closely with Mr. Jordan and Kim Kerr, the City Manager, during this process and Howard's development of the ground within the Ione Industrial/ Business Park. We appreciate their hard work and dedication to this planning effort.

The development of the Howard/Ione Business and Industrial Park on Hwy 124 across from Howard Park continues to be Howard Properties current priority within the City of Ione. With that being said, Howards have two areas where further input to the City is appropriate and prudent.

## **The Hwy 104-124-88 Triangle Area.**

This area consists of approximately 1.42 square miles (909 acres) of mostly undeveloped land. This larger area is bounded by hwy 104 on the east, hwy 124 on the west and hwy 88 on the south forming a large triangle shaped area. Of this Howard Properties holds ±312 acres of undeveloped land, 162 acres of which which lie between Howard Park and the Buena Vista Cutoff Road. Internally the area is served by Buena Vista Rd, and Brickyard Road. Both are county roads.

On November 19<sup>th</sup>, 2008 the City conducted a public workshop on the pending new General Plan at Howard Park. At that workshop 68% responded unfavorably to the 2<sup>nd</sup> most favored Future Growth Area (north of the prison) and 83% responded favorably to the Triangle area as a Future Growth Area.

Howards are of the opinion that minimal, if any economic mineral potential exists on their holdings north of Hwy 88 and east of Hwy 124. Based on this they have requested combined land use designation from the County to accommodate the potential for other generally compatible uses such as Heavy Industrial, Light Industrial and possibly academic or medical campuses. These uses would be in addition to small scale mining or mining support facilities. This area has historically been held as mineral potential land but after more than 70 years of exploration and mineral development in the area the land sits in non use open space.

This past year Howards made an effort to conditionally close Brickyard Road to public traffic. The area served by Brickyard has been and continues to be an open space for the illegal disposal of refuse of all varieties which is a liability to both the land owners and the County. The City of Ione has been asked to support this

effort to close Brickyard but has not taken a firm position as. It was perceived by us and inferred by the City that this area was being looked at as a future growth area for the City.

The City seems to have inferred that some aspect of construction would be limited by soil types in the Triangle area. Our preliminary research shows no limiting factors for structures built in the area due to soil types.

The following was excerpted from Howard's Request for Land Use Designation #1 submitted to the County on July 2<sup>nd</sup>, 2008.

***DRAFT VISION SUPPORT: The proposed designation accommodates the community portion of the 2030 vision by allowing flexibility for commercial development south of Ione and in the readily accessible areas adjacent to Highways 124 and 88. By allowing flexible, higher value uses for these lands it will allow a combination of land restoration and economic development to both preserve the character, develop any resources and give room for addition of services beneficial to the community of Ione and the County of Amador.***

Future Growth Areas as designated by the City have no defined uses or plans tied to the designation. It seems only prudent that growth of some type for the City of Ione or the County should include this highly accessible Triangle as a part of that growth.

#### **Highway 88 Buena Vista Area**

Howard Properties holds approximately 1.94 miles of frontage along both sides of highway 88 south of Ione in the Hwy 124 - Buena Vista Cutoff area. Howards have requested consideration from the County, in their Request for Land Use Designation #1, a combined zoning to allow for some commercial and/or light industrial development along this section of Hwy 88 between Hwy 104 and Hwy 124. Again we feel that the mineral potential is minimal in this area and opportunities for compatible combined development should be an option. Industrial development and mining or mining support activities would still be a desirable use in the interior of these parcels, if and when there are viable resources defined. The hwy 88 corridor could be a valuable contributor to the County in these otherwise low value lands.

The following is excerpted from the Request for Land Use Designation #1 by Howards.

***PROJECT DESCRIPTION: This area is proposed for future mixed use of commercial transitioning out from Howard Park toward light and heavy industrial toward the center of the parcel and then back to commercial and light industrial along highway 88 and then back to heavy industrial and mining toward lot 265. The north end of lot 265 can serve as a buffer between the Highway 88 commercial and lot 265 mining and the county landfill area. There is minor potential for economic minerals of small volume and areal extent north of the highway 88 corridor. If possible small scale mining should be an allowable industrial use. A mixed use designation of commercial-industrial-mineral processing (C-I-MP) is suggested.***

We ask that the City of Ione not make a negative recommendation to the County on combined zoning for this area and keep the door open for sensible and beneficial development of these lands.

Thank you for your time and consideration



Tim Smith  
Resource Manager  
Howard Properties, Ione California

CC: Christopher Jordan, Kim Kerr, Scott Leask, files