

Amador Ranch Associates, LLC

May 14, 2009

Honorable Mayor, City Council Members, and Planning Commissioners

City of Ione

Subject: Rancho Arroyo Seco and Future Growth Area Designation

Dear Mayor, Council Members, and Planning Commissioners:

Amador Ranch Associates, LLC owns Rancho Arroyo Seco, which falls entirely within the Planning Area you have defined as part of your General Plan update. Two parts of the Ranch—"Ringer Ranch" and the "Waterman Parcel"—lie within the existing Ione city limits. We concur with how the draft General Plan has designated these parcels. We also concur with how the draft General Plan has designated our "Old Stockton Road Parcel," which lies within Ione's southern sphere of influence.

Rancho Arroyo Seco also includes an area known as Mule Town, which is just north of Mule Creek State Prison and adjacent to the Ione city limit. For many reasons, we believe that with careful planning, the Mule Town area could be a significant contributor to Ione's long-term health, vitality and the fulfillment of Ione's long-term vision.

To anticipate this, instead of Open Space, we believe that the General Plan should designate the Mule Town area in some other fashion. To that end, the draft General Plan already contains a Future Growth Area land use designation, which seems to be a more appropriate designation for the Mule Town area. The application of the FGA designation does not commit the City to development of the area. Rather, it indicates a possible direction for city growth in the long term and sets a framework for discussing how the area's development can help the City achieve its long-term goals.

Therefore, we respectfully request that you designate the Mule Town area as a Future Growth Area in the City's General Plan. Please feel free to contact me if you would like additional information concerning this request.

Sincerely,



Bill Bunce

Managing Member, Amador Ranch Associates, LLC