

## **RESOLUTION NO 09-4**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IONE RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE ENVIRONMENTAL IMPACT REPORT FOR AND ADOPT THE 2009 GENERAL PLAN FOR THE CITY OF IONE**

WHEREAS, California Government Code Section 65300 requires the City adopt a comprehensive, long-term general plan for the physical development of the City; and

**WHEREAS**, the City of Ione adopted its first General Plan in 1963 and the Plan was subsequently updated in 1974 and 1982; and

**WHEREAS**, the Land Use Map was amended in 1989 and 1992, the Circulation Element was updated in 1991 and 2003, and the Housing Element was updated in 2005; and

**WHEREAS**, since 1982 the City has not comprehensively updated its General Plan; and

**WHEREAS**, the conditions in the City and the requirements for general plans under State law have changed since the 1982 update; and

**WHEREAS**, in March 2008, the City Council directed that a comprehensive update to the City's General Plan be completed; and

**WHEREAS**, in accordance with Section 65351 of the California Government Code, the City has facilitated public participation in the General Plan process through the following steps:

- Creating a project website for people to learn about the project and stay involved.
- Conducting three public workshops on July 14 2008, September 8, 2008, and November 19, 2008 at Evalynn Bishop Hall at Howard Park. The workshops provided the public with an introduction to the General Plan process and were a forum for the public to express their ideas and concerns about the future of Ione.
- Conducting a public survey aimed at gathering resident input and views outside of the workshop setting. The surveys were mailed out as part of the September sewer bill and were available for pickup at a number of locations throughout town (Curves, Claypool's, etc). Over 230 responses were received.
- A series of Planning Commission meetings on December 9 and December 15, 2008, where the Planning Commission discussed the three base land use alternatives and a fourth alternative prepared by staff and based upon comments at the November 19 public workshop. The Commission ultimately recommended an alternative to the City Council as the draft preferred Land Use Plan.
- A City Council meeting on January 6, 2009 to discuss the draft preferred Land Use Plan. The Council received the Planning Commission recommendation and took public comment. At the conclusion of the meeting, the Council directed staff on a preferred Land Use Plan to use as the basis for the preparation of the balance of the

General Plan and for the initiation of the draft General Plan Environmental Impact Report (EIR).

- A policy workshop with the City Council and Planning Commission on February 19, 2009 to discuss circulation issues and policies for the draft General Plan. The Council and Commission ultimately directed staff on a new series of level of service standards and other circulation policies. These standards were used to complete the initial transportation analysis of the draft Land Use Plan in late February.
- At a second circulation policy discussion on April 7, 2009, the Council directed staff to modify the draft circulation policy based upon the initial traffic model results.
- On April 21, 2009, the City rolled out the draft General Plan.
- On May 5, 2009, the City Council and Planning Commission conducted a joint study session of the Conservation and Open Space, Noise and Safety, Economic Development, Public Facilities, and Housing Elements of the draft General Plan.
- On May 19, 2009, the City Council and Planning Commission conducted a joint study session of the Land Use and Circulation Elements.
- On June 10, 2009, the City released the Draft Environmental Impact Report (DEIR) for the draft General Plan. This initiated a 45-day public comment period as required under State law.
- On July 14, 2009, the City held a workshop to receive public comments on the DEIR. Only one comment was received at the meeting.
- On July 27, 2009, the 45-day public comment period for the DEIR closed. The City received a total of 7 letters.

At each of the above City Council and Planning Commission meetings the City Council and Planning Commission received written and oral comments from the public. This public participation program informed the public of the on-going General Plan process; obtained public input regarding major issues, community objectives, and plan policies; provided the public with opportunities to evaluate alternative plans and to participate in choosing the preferred alternative; informed decision makers of public opinions; and worked towards community consensus; and

**WHEREAS**, in accordance with Government Code Section 65352 the City referred the proposed draft General Plan to numerous agencies and entities and provided each with adequate time in which to comment on the draft General Plan; and

**WHEREAS**, the City determined that an Environmental Impact Report (“EIR”) should be prepared and circulated a Notice of Preparation dated January 16, 2009 to public agencies and interested parties for consultation on the scope of the EIR; and

**WHEREAS**, the City prepared a Draft EIR dated June 2009, which reflected the independent judgment of the City as to the potential environmental effects of the Project. The Draft EIR was circulated for the required 45 day public review period; and

**WHEREAS**, the City held a public workshop on July 14, 2009 regarding the Draft EIR and reviewed all written comments received prior to the close of the public comment period. Staff prepared a preliminary analysis of comments received, which was presented to the Planning Commission on August 5, 2009, at which time all interested parties had an opportunity to comment. Staff's good faith, reasoned preliminary analysis concluded that no new information was received that would require recirculation of the Draft EIR under CEQA Guideline 15088.5. Staff will, however, recommend changes to the General Plan based on those comments and responses that will be contained in the Final EIR; and

**WHEREAS**, a staff report, dated August 5, 2009 and incorporated herein by reference, described and analyzed for the Planning Commission the Draft EIR and staff's conclusions regarding the public comments and responses; and

**WHEREAS**, the Planning Commission reviewed the staff report and the Draft EIR on August 5, 2009, at which time all interested parties had the opportunity to be heard; and

**WHEREAS**, the Draft EIR identified the following significant and unavoidable environmental impacts of the General Plan: conflicts with applicable land use plans, policies, or regulations of agencies with jurisdiction over parts of the Planning Area, including Amador County (Impact 4.1.3); potential to contribute to cumulative land use conditions in the region that result in significant impacts to the physical environment (Impact 4.1.4); loss of Important Farmlands (Prime Farmland, Unique Farmland, Farmland of Statewide Importance, Farmland of Local Importance, and Grazing Land) as designated by the Farmland Mapping and Monitoring Program (Impact 4.2.1); potential placement of urban uses adjacent to agricultural uses within and adjacent to the city (Impact 4.2.2); potential conflict with active Williamson Act contracts (Impact 4.2.3); contribution to the cumulative conversion of Important Farmlands to other uses and may increase agriculture/urban interface conflicts (Impact 4.2.4); land uses that promote an increase in population, housing, and employment in the Planning Area and thus induce substantial growth that could result in significant impacts on the environment (Impact 4.3.1); creation of numerous new jobs within the Planning Area, potentially resulting in an unbalanced jobs-to-housing ratio (Impact 4.3.3); substantial population, housing unit, and employment increases (Impact 4.3.4); increase in traffic volumes beyond traffic volumes associated with the existing General Plan that would result in deficient level of service conditions and conflict with Amador County and Caltrans standards for level of service (Impact 4.4.1); contribution to an increase in traffic volumes that would result in deficient level of service conditions under cumulative conditions (including buildout of the Planning Area) resulting in significant impacts to the physical environment (Impact 4.4.5); traffic congestion in excess of projections that may impair compliance with any ozone attainment plan adopted in the future and could increase particulate matter (PM10 and PM2.5) emissions in excess of State and federal standards (Impact 4.5.1); cumulative air quality impacts and could conflict with ozone and particulate matter attainment efforts (Impact 4.5.6); increase emissions of CO<sub>2</sub>e in 2030 over existing (2008) conditions, which is inconsistent with AB 32's goal of reducing 2020 greenhouse gas emissions to 1990 levels (Impact 4.5.7); increased traffic noise levels along area roadways that could adversely affect noise-sensitive land uses and resumed railroad traffic and increased noise levels along the existing UP Railroad corridor that could result in increased noise levels at noise-sensitive land uses in excess of City noise standards (Impact 4.6.2); potential for new noise-sensitive land uses to encroach upon existing or proposed stationary noise sources (Impact 4.6.3); increased noise conflicts (Impact 4.6.5); a cumulatively significant loss of biological resources in the region (Impact 4.8.6); loss of availability of a potentially valuable mineral resource (Impact 4.11.5); a cumulatively significant loss of mineral resources in the region (Impact 4.11.8); substantial visual change and significant impact to the visual character of the Planning Area (Impact 4.12.3); and significant cumulative impacts to the visual character and scenic vistas of the region (Impact 4.12.5). Approval of the General Plan will therefore require adoption of a Statement of Overriding Considerations by City Council; and

**WHEREAS**, the DRAFT EIR identified several potentially significant impacts that will be reduced to insignificance with specific mitigation measures. Approval of the General Plan will therefore require adoption of mitigation findings and a Mitigation Monitoring Program; and

**WHEREAS**, the Draft EIR and the August 5, 2009 staff report regarding the Draft EIR, including the preliminary analysis of the public comments, reflects the City's independent judgment and analysis; and

**WHEREAS**, the Draft EIR, incorporated herein by reference, is available in the City Planning Department and on the General Plan website.

**NOW THEREFORE BE IT RESOLVED**, the Planning Commission has reviewed and considered the Draft Environmental Impact Report, as well as the public comments and staff's preliminary analysis of the comments, as reflected in the August 5, 2009 staff report. Based on its review of the foregoing documents, the Commission hereby recommends that the City Council certify an Environmental Impact Report, including the Draft Environmental Impact Report, changes recommended by the Planning Commission, public comments, and responses to comments and changes to the Draft EIR and General Plan recommended by staff that are substantially similar to those in the August 5, 2009 staff report, as complete, adequate, and in compliance with CEQA, and that it make all required mitigation and other findings; and

**BE IT FURTHER RESOLVED**, that the Planning Commission hereby recommends that the City Council approve the Draft General Plan dated April 2009 as amended to include all changes made by the Planning Commission after reviewing the document and receiving public testimony based on the findings that the General Plan is in the public interest and internally consistent.

**Adopted** this 5<sup>th</sup> day of August, 2009 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Mike McDermed, Chairman

ATTEST:

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Janice Traverso, City Clerk