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DATE: AUGUST 25, 2009

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: CHRISTOPHER JORDAN, AICP, CITY PLANNER
DANIEL HAMILTON, AICP, GENERAL PLAN PROJECT MANAGER

SUBJECT: GENERAL PLAN UPDATE – CORRECTION TO FINAL EIR

The attached changes should be incorporated into the draft Final EIR (Attachment 4 of the staff report packet). These changes correct technical errors with regard to the Q Ranch alternative policy area boundaries and conceptual land use plan being incorporated into the General Plan. The remainder of the Final EIR addresses the topic correctly.

cc: File

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FINDINGS OF FACT

4.4 ALTERNATIVE 4 – WESTERN IONE ROADWAY IMPROVEMENT STRATEGY SEGMENTS ALTERNATIVE

Description: Under this alternative, the proposed City of Ione General Plan Update Land Use Policy Map would be modified by including different alignment alternatives for the Western Ione Roadway Improvement Strategy or WIRIS. These include segment alignments (A-1, F-1, G-1, G-2A, G-2B, G-4 and H-1) that were considered but not selected while the proposed conceptual WIRIS alignment was being developed. All policy provisions of the proposed project would remain as they are currently proposed. At buildout, this alternative would consist of a population of 18,182 person, 7,475 dwelling units, and 12,800 jobs. The WIRIS improvements are a combination of roadway improvements and the construction of new roadways with the primary purpose of routing truck and heavy vehicular traffic away from the downtown core and onto SR 124 and 104.

Finding: The Western Ione Roadway Improvement Strategy Segments Alternative is less desirable than the project and is infeasible for the following reasons:

- This alternative would not result in any substantial environmental benefits to the proposed project.
- The segment alignments included in this alternative would impact existing development to a greater degree than the project and would substantially alter existing neighborhoods.

Facts that Support the Finding: Draft EIR pages 6.0-46 through 6.0-60 provide an analysis of the Western Ione Roadway Improvement Strategy Segments Alternative as compared to the proposed project. This alternative would not have any environmental benefits in comparison to the proposed project and would not include the preferred alignment for the WIRIS as determined during conceptual analysis.

4.5 ALTERNATIVE 5 – Q RANCH INCREASED DENSITY ALTERNATIVE

Description: Under this alternative, the proposed City of Ione General Plan Update Land Use Policy Map would be modified for an alternate configuration for the boundary and conceptual land use plan for the Q Ranch Policy Area, which is to be developed with 850 units. This alternative includes the following key differences from the version explored in the project:

- Removal of 13.7± acres west of Irish Hill Road in the northwestern corner of the Policy Area and removal of the same area from the city's Sphere of Influence; and
- Addition of 57.3± acres east of Irish Hill Road in the southwestern corner of the Policy Area and addition of the same area to the city's Sphere of Influence (SOI).

This alternative land use plan calls for the same maximum development potential of 850 dwelling units as identified in the proposed project. The conceptual land use plan is substantially the same as the Project, except that in the addition area, Open Space and Low Density Residential land uses are proposed. Additionally, the Medium Density Residential (RM) area could be either Low Density Residential or Medium Density Residential.

Finding: The Q Ranch Increased Density Alternative ~~has no greater impacts than is less desirable than~~ the Project, ~~will not result in additional impacts or require additional mitigation. This alternative is therefore and is~~ infeasible for the following reasons:

- This alternative would have the same development potential as the Project at 850 dwelling units and would not result in any additional significant environmental impacts or a substantial increase in the severity of an existing environmental impact.
- The alternative conceptual land use plan is substantially the same as the Project.

Facts that Support the Finding: Draft EIR pages 6.0-60 through 6.0-76 provide an analysis of the environmental effects of this alternative as compared to the proposed project. As documented by the Draft EIR, this alternative would result in ~~more severe no greater~~ environmental impacts than the proposed General Plan and would not have any environmental benefits in comparison to the proposed project.

5.0 FINDINGS ASSOCIATED WITH MITIGATION MONITORING AND REPORTING PROGRAM

Section 21081.6 of the California Public Resources Code requires the City Council to adopt a monitoring and reporting program regarding changes in the Project or mitigation measures imposed to lessen or avoid significant effects on the environment.

The Mitigation and Monitoring Program, in the form presented to the City Council, is adopted because it effectively fulfills the CEQA mitigation monitoring requirements:

- A. The mitigation measures are specific and, as appropriate, define performance standards to measure compliance and subsequent implementation as part of the General Plan.
- B. Compliance with the Program is itself a requirement of the project through implementation of the General Plan.

6.0 ADDITIONAL FINDINGS ASSOCIATED WITH FINAL MODIFICATIONS TO THE GENERAL PLAN

Since release of the Draft EIR and Final EIR, the City Council directed that the following changes be made to the General Plan Update:

- Various minor revisions to text, tables, and figures to correct previous errors, clarify meaning, or provide additional information
- Various minor changes to the General Plan Land Use Map (see General Plan Figure 3-2)
- General Plan Figures 3-14, 3-15, and 3-16 were added providing Conceptual Land Use Plans for the Industrial Park, Old Stockton, and Q Ranch Policy Areas.
- The Q Ranch Alternative (Alternative 5) has been recommended for inclusion in the project. Accordingly General Plan Table 3-1 (Policy Area Development Potential) and page 3-45 of the General Plan were revised to reflect a maximum of 850 dwelling units for the Q Ranch Policy Area.
- Several minor edits and changes to General Plan policies and actions have been made, including the addition of new policies and actions and the revision of existing policies