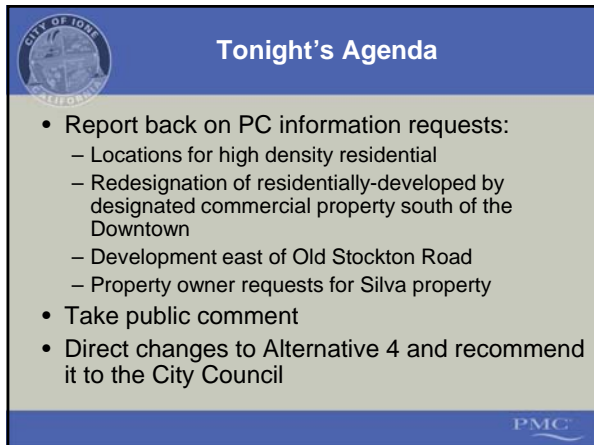


City of Ione
General Plan Update

General Plan Update
Preferred Land Use Plan
December 15, 2008

PMC

CITY OF IONE
ESTABLISHED 1852



Tonight's Agenda

- Report back on PC information requests:
 - Locations for high density residential
 - Redesignation of residentially-developed by designated commercial property south of the Downtown
 - Development east of Old Stockton Road
 - Property owner requests for Silva property
- Take public comment
- Direct changes to Alternative 4 and recommend it to the City Council

PMC



General Plan Update Process


April 2008

Understanding Ione
Community Goals
Land Use Alternatives ← We Are Here
Goals, Policies, Actions
Environmental Review
Plan Adoption

August 2009

PMC

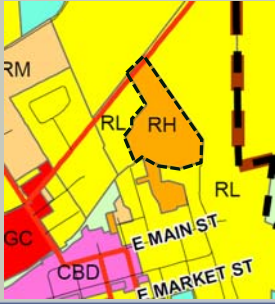
High Density Residential Site #1: SR-104/Foothill



- 5.16± acres
- 80 ± units
- Proximate to Downtown and along a State route
- Next door to elementary school

PMC


High Density Residential Site #2: SR-124



- 10.13± acres
- 150 ± units
- Along a State route
- Proximate to existing services and retail opportunities

PMC


High Density Residential Optional Site #3: SR-104/Waterman



- 8.69± Acres
- 130± units
- Behind Fire Station #2
- Just off State route
- Across from Preston

PMC

**High Density Residential
Optional Site #4: Ringer Ranch**



- 9.80± acre site
- 150± units
- Would be part of Ringer Ranch development
- Across from Mule Creek Prison

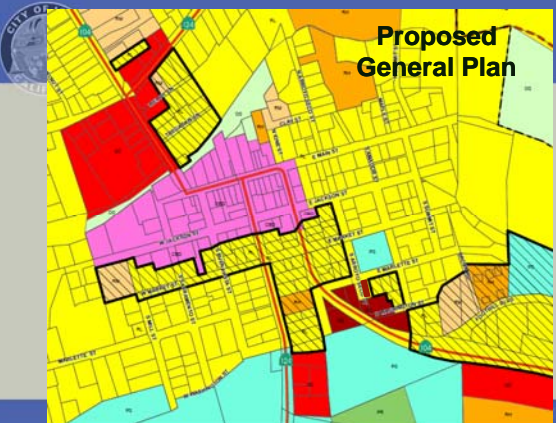
PMC

Area Around Downtown

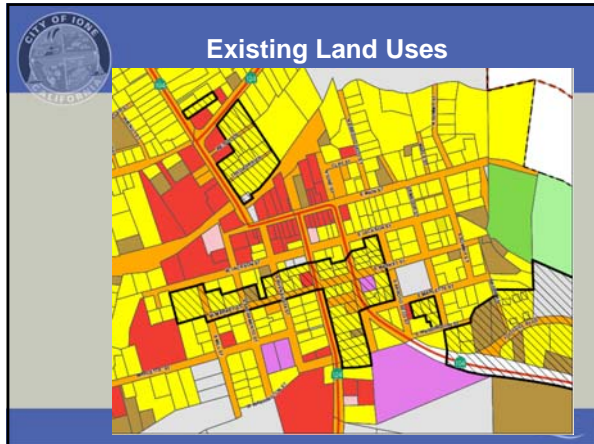
1. Focus redevelopment of Downtown on Main and Jackson
2. Based on City population, only so much commercial development is viable and sustainable
3. Disparity between residential and commercial development standards
4. Compatibility of residential and commercial uses
5. Wholesale redevelopment of sites necessary

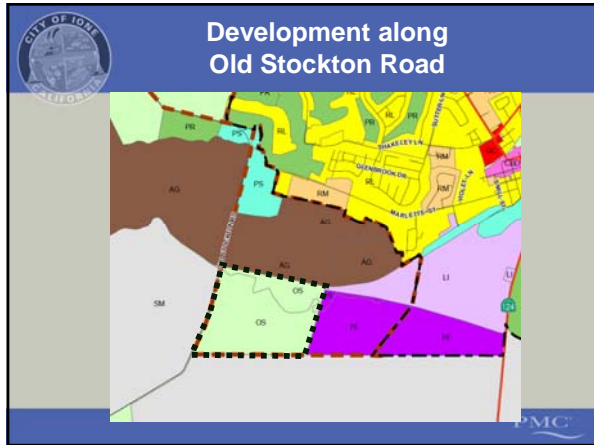
PMC

**Proposed
General Plan**



PMC







Property Owner Request


F. Silva


- Request Special Planning Area (SPA) designation
 - Residential
 - Commercial
 - Industrial
- Staff supports SPA, but limited to residential and commercial

 **Highway 124 Corridor**


- Caltrans:
 - Special spacing requirements for intersections
 - No other access restrictions in place for this section of highway





 **Castle Oaks SPA**




- Previous recommendation for GC and RM
- Discussions with JTS
- No propose to retain SPA designation

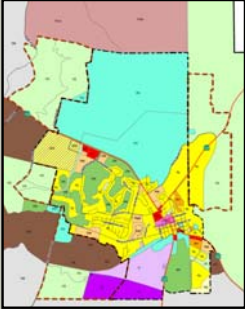



 **Alternative 4**
Draft Preferred Alternative




 **Alternative 4: Draft Preferred Alternative**

- RL SR 124 corridor
- RH along 124 corridor
- Expanded Downtown (Main and Jackson only)
- 24± ac community park
- Q Ranch
- Industrial Park
- Office-Commercial at SR 104/lone Street
- Future Growth Area
- Cleanup and modification items





 **Recommended Action**

- 1. Identify Alternative 4 as the draft Preferred Alternative
- 2. Identify preferred alternative for western lone roadway
- Direct changes to land plan reflective of:
 - 3. Property owner requests (A-F)
 - 4. Additional issues (1-6; plus RH issue)
- 5. Recommend to Council as Preferred Alternative

