City of Ione
City Planning

March 27, 2014

Housing Policy Department
Received on:
APR - 1 2014

Department of Housing and Community Development
Division of Housing Policy Development
PO Box 952053
Sacramento, CA 94252-2053

RE: 2013 General Plan Annual Report

On behalf of the City of Ione, I am please to submit the 2013 General Plan Annual Report. In compliance with State law (Government Code Section 65400), this report:

- Identifies compliance with the State General Plan Guidelines;
- Identifies status of the General Plan and the process towards its implementation;
- Describes the City's progress in meeting its Regional Housings Needs Allocation; and
- Describes progress in addressing/removing governmental constraints to the maintenance, improvement, and development of housing.

If you need additional information or copies of the report, please feel free to contact me at 916.231.2263.

Sincerely,

Christopher Jordan, AICP
City Planner

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City of Ione
General Plan

2013 Annual Report
Prepared March 2014

2013 ANNUAL REPORT

OVERVIEW

California law requires each city to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated city and land outside city boundaries that bears a relationship to its planning activities. The General Plan serves as a blueprint for future growth and development. As such, the plan contains policies and programs designed to provide decision makers with a solid foundation for land use and development decisions.

State law further requires each city to complete an annual review of the General Plan to ensure that the goals, policies, and plans of the General Plan are being implemented. This report must:

- Identify compliance with the State General Plan Guidelines;
- Identify status of the General Plan and the process towards its implementation;
- Describe the City's progress in meeting its Regional Housings Needs Allocation; and
- Describe progress in addressing/removing governmental constraints to the maintenance, improvement, and development of housing.

State law requires that the General Plan Annual Report be completed and submitted to the State by April of each year. The report would cover the previous calendar year for which it is being completed. This Annual Report looks at the City's progress towards implementing its General Plan during the 2013 planning year and is completed for the April 2013 deadline.

ADMINISTRATION AND STATUS OF THE GENERAL PLAN

Implementation of the General Plan is the responsibility of the numerous departments and teams in the City. Each action item identified in the General Plan has been tasked to one or more City departments. The General Plan includes an Implementation Matrix that lists each of the action items in the plan and identifies the responsible agency, timing, and funding source for each action. City departments responsible for implementation of the General Plan include the:

- City Manager's Office;
- City Planning Department;
- City Engineering Department
- Building Department;
- Finance Department;
- Fire Department; and
- Police Department.

There are several other governmental agencies that provide services within the City's corporate boundary. While these agencies are not part of the City's operational structure and not directly responsible for implementation of the General Plan, the City does coordinate its activities with these other agencies and relies upon their assistance for full implementation of the General Plan. These additional agencies include, but are not limited to, the:

- Amador County Transportation Commission;
- Amador Unified School District; and
- Amador Water Agency.

AMENDMENTS TO THE GENERAL PLAN

State law allows the City to amend its General Plan no more than four times per year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearings by the Planning Commission and City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act.

As of April 2014, there are no pending amendments to the General Plan.

GENERAL PLAN ELEMENTS

Ione's General Plan contains seven elements. The following table displays the name, chapter number, and a brief discussion on the focus of the element, and a brief listing of the important topic areas that the City considered.

Chapter	Element	Description
Chapter 3	Land Use (LU)	This element focuses on the distribution of land uses within the City and the larger General Plan Planning Area, including residential, commercial, industrial, public services, agricultural, and open space. Topics addressed include the density, minimum lot sizes, and location of each type of development allowed.

Chapter	Element	Description
Chapter 4	Circulation (CIR)	This element focuses on all transportation improvements and related infrastructure needed to support the distribution of land uses in the Land Use Element. Topics include roadway service standards, adequacy of the roadway system, and future roadway improvement strategies, as well as infrastructure issues.
Chapter 5	Conservation and Open Space (CO)	This element addresses the conservation and protection of natural resources and open space, including parklands and recreational areas, agriculture, endangered species, water, and air quality. Topics addressed include mitigation requirements, protection methods, development requirements, and priority areas for the City to focus its efforts.
Chapter 6	Noise and Safety (NS)	This element addresses natural hazards and noise problems the City is vulnerable to and establishes ways to reduce their negative impact on the community. Topic issues include wildfire hazards, roadway issues, adjacent industrial and mining operations, and the adjacent state facilities.
Chapter 7	Economic Development (ED)	This element addresses economic development opportunities within and around the City. Topic issues include the downtown revitalization and expansion, significant business potential, retail shopping opportunities, and professional office space and industrial growth.
Chapter 8	Public Facilities (PF)	This element identifies the existing publicly owned and operated facilities in Ione and includes potential upgrades and expansions to serve the community. Topic issues include water, wastewater, fire, police, prisons, parks, and schools.

Chapter	Element	Description
Chapter 9	Housing (H)	This element identifies the existing housing stock, housing needs, and provides a strategy for providing housing stock for all income levels. Topics include affordable housing, growth standards, housing needs, and the adequacy of housing provided.

The following table illustrates how the elements of the Ione General Plan relate to the seven mandatory elements set forth in the state law. In addition it also identifies the optional topic elements the City has chose to use. "X" represent topics directly related to that specific topic. "O" represents related information that is contained in that topic.

		Topics Required by State Law						
		Land Use	Cir-culation	Housing	Con-servation	Open Space	Noise	Safety
Elements of the Ione General Plan	Land Use	X	O	O	O	O		
	Circulation	O	X	O				
	Conservation & Open Space	O			X	X		
	Noise & Safety			O			X	X
	Economic Development							
	Public Facilities		O		O			
	Housing	O	O	X			O	O

Notes:
X - Indicates that this element directly addresses the State required topic
O - Indicates that information in this element is related to the State required topic

STATUS OF IMPLEMENTATION ACTIONS OF THE GENERAL PLAN & ACCOMPLISHMENTS

During 2013, the City made steps towards implementing the General Plan. The City undertook and/or completed several major milestones and projects during the 2013 planning year, including:

- Initiated improvements to the City's wastewater operations to address the Cease and Desist Order from the Regional Water Quality Control Board; and
- Relocating the historic Train Depot to the City's old Corporation Yard.

ANALYSIS OF GENERAL PLAN EFFECTIVENESS

The General Plan includes several actions related to annual review of the efficiency and effectiveness of the Plan. The following table lists each of these annual review tasks and identifies the City's analysis for the 2013 annual report year.

General Plan Annual Review Task	Review Analysis (2013)
LU-1.1.1 – Amend the Zoning Code to include the City's Land Use Principles, as appropriate.	Completed with adoption of the Zoning Code Amendments in November 2009. Additional updates completed in 2011.
LU-2.1.1 – Regularly evaluate the mix of land uses as the City grows and update the General Plan and Zoning Ordinance as needed to ensure an appropriate balance of land uses.	Completed as part of the General Plan adoption in 2009.
LU-2.1.2 - Regularly update the General Plan Land Use Map and other related maps in the General Plan, as warranted, with the latest parcel information from the Amador County Assessor's Office, regardless of General Plan Amendment activity. Updates to the parcel lines, when no adjustments have been made with respect to land uses, shall not constitute an amendment of the General Plan	Completed as part of the General Plan adoption in 2009.
LU-3.1.1 - Encourage the upgrading, beautification, revitalization, infill development, and appropriate reuse of existing commercial areas Downtown.	The City processed over 15 façade improvement grants in 2009 and 2010 for existing development in the Downtown. In 2012, the City completed the Downtown Master Plan, which will assist land and business owners in the Downtown with understanding types of property improvements that are compatible with their building.
LU-3.1.3 - Establish a Downtown Master Plan, Area Plan, or Specific Plan to ensure the long-term vibrancy of Downtown, protect its historic architecture, intensify land uses, enhance walkability, and develop bicycle and pedestrian linkages to surrounding areas. Include a Parking Plan as part of the Downtown Plan.	The City applied for and was awarded a Caltrans Community Based Transportation Planning Grant to fund the Downtown Master Plan. The project was completed in fall 2012.
LU-2.2.1 - Designate adequate commercial, office, and industrial land uses throughout the City during project review and as part of annual review of the General Plan.	Completed as part of the General Plan adoption in 2009.
CIR-1.3.1 - Coordinate with ACTC on the RTP update to revise the RTP LOS policies consistent with proposed Policies CIR-1.3 and CIR-1.4.	The City is participating in the current update to the RTP.

General Plan Annual Review Task	Review Analysis (2013)
CO-6.5.1 - The City will complete a Greenhouse Gas Inventory that provides an inventory of greenhouse gas emissions from manmade sources in the City.	In 2010, 2011, and 2012 the City participated in the Sierra Business Council's Green Communities Program, which provided a GHG inventory for both Governmental and Community GHG emissions.
ED-1.1.1 - As part of the General Plan Annual Report, identify need for additional locations for office, industrial and retail uses.	Completed as part of the General Plan adoption in 2009.
ED-4.3.1 - Annually update the Framework for Planning, Entitlement Review, and Development, providing developers and interested landowners with the information necessary to quickly apply for development permits within the City.	On hold pending funding.
PF-7.2.1 - The City shall establish regulations in Franchise Agreements for solid waste collection and disposal, as well in municipal operations and programs, to meet the waste diversion requirements of the Integrated Waste Management Act of 1989 (SB 939).	The City updated/entered into a franchise agreement for solid waste serviced in 2010.
H-1.1.1 – Building Code Review.	The 2013 California Building Code was adopted in 2014 consistent with State law.
H.2.2.1 – Residential Site Development Program.	Completed as part of the General Plan adoption in 2009.
H-5.1.1 – Persons with Disabilities Access.	Completed with adoption of the Zoning Code Amendments in November 2009.
H-7.1.2 – Ensure Consistency with Green Building Standards.	The 2013 California Building Code was adopted in 2014 consistent with State law.

In 2011, the State of California ended the practice of redevelopment agencies, directing them to be dissolved by February 1, 2012 and for their assets to be transferred to a successor agency for disposition. In the 1990s, the City established a redevelopment agency. As part of the 2009 General Plan, the City established programs for the creation of a Redevelopment Plan and establishment of a Redevelopment District. These tasks have not been completed and are no longer appropriate given the status of State law. While not necessary, an amendment to the General Plan to remove these policies and programs may be appropriate. The City may consider replacing these programs with other that support the economic development of the community.

Conclusion of the Analysis

Based upon this analysis, the City needs to complete an update to the Framework for Planning as part of the 2014 work plan. No special updates or reviews of the General Plan are necessary in 2014; however an update to remove policies and programs relative to redevelopment may be appropriate. Additionally, the Housing Element is due for its statutory update and must be completed in 2014.

REGIONAL HOUSING NEEDS AND REMOVAL OF GOVERNMENTAL CONSTRAINTS TO HOUSING

OVERVIEW

In an effort to address state-wide housing needs, the State of California requires regions to address housing issues and need based on future growth projections for the area. The Department of Housing and Community Development (HCD) allocates regional housing needs numbers to regional councils of governments throughout the state. The Regional Housing Needs Plan (RHNP) for the Amador area is developed by the Central Sierra Planning Council, and allocates to cities and the unincorporated counties their "fair share" of the region's projected housing needs, or the Regional Housing Needs Allocation (RHNA). The needs plan allocates the needs allocation based on household income groupings over the planning period.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

State law requires the City to identify its progress in meeting its share of the regional housing needs allocation and to identify local efforts to remove governmental constraints to housing. The City's General Plan Housing Element identifies solutions to meeting these objectives and reflects the Regional Needs Plan and Regional Housing Needs Allocation for the Amador region.

2007-2014 REGIONAL HOUSING NEEDS PLAN

The Central Sierra Planning Council, along with the City and the other jurisdictions in the region, has prepared a Regional Housing Needs Plan (RHNP) for the 2007-2014 planning period. The RHNP identified a total of dwelling units as the City's "fair share" of the regional needs total. The table below identifies the breakdown of this number for each of the four income categories covered by the RNHP for the City.

Income Level	RHNA
Extremely Low	25
Very Low	25
Low	36
Moderate	43
Above Moderate	99
Total	**228**

The attached tables list the number of dwellings constructed to date under the current RHNA, as required by HCD. As shown, the City has seen 1 single family homes built in 2012. To date, 164 above moderate dwellings have been completed as part of the 2007-2014 RHNA.

Housing Element Program Implementation

State law requires the City to complete a specific review of the implementation of the programs in the Housing Element. The attached tables (Table C) list out each of the programs in the Housing Element and indicate the timeframe to complete the program and the City's efforts to date. As the table shows, the City is on track with implementation of its Housing Element.

Removal of Governmental Constraints to Housing

The Housing Needs Assessment of the General Plan states that the development standards for residential development in the City do not constrain the development of new housing or affordable housing. It identifies significant constraints as generally being non-governmental, including high land and construction costs, lack of gap funding for affordable projects, and a variety of other market factors.

The City adopted an update to the Zoning Code, which went into effect in November 2009. The updated Zoning Code was made to ensure compliance with State law and establish consistency with the new General Plan. It significantly reduces barriers to development of housing. Through new land use districts, regulations, and standards, it allows for alternative housing products at higher densities, assisting in the attainment of profitable developments. New land use districts facilitate the provision of live-work units and mixed use developments that integrate a variety of housing types with commercial, office, and light industrial uses.

The City continues to make progress on improvements to its wastewater treatment operations. The current facility is near capacity and improvements and capacity expansion are necessary in order to accommodate all the units identified in the current RHNA. Wastewater treatment capacity remains a constraint to housing construction.

2014-2019 Regional Housing Needs Plan

Since the completion of the 2009-2014 RHNP the Central Sierra Planning Council has dissolved. HCD has taken over as facilitator of the RHNP process for Amador County. The next RHNP planning period will begin in October 2014. In June 2012, HCD released a regional number for all of Amador County. The new allocation, which replaces the current 2009-2014 allocation, recognizes the impact of recent economic conditions on Amador County's housing market. Concurrent with the release of the regional allocation, HCD proposed a methodology for allocating the regional number to the various cities and County. The methodology was reviewed the staff from the various jurisdictions and no fatal flaws were identified. The table below identifies the 2014-2019 allocation for Amador County and the five cities.

Jurisdiction	Allocation by Income Category				Total
	Very-Low	Low	Moderate	Above-Moderate	
Ione	**3**	**3**	**3**	**7**	**16**
Amador City	1	1	0	0	2
Jackson	4	3	4	8	19
Plymouth	1	1	1	1	4
Sutter Creek	2	2	2	4	10
Unincorporated County	10	7	9	23	49
TOTAL	**21**	**17**	**19**	**42**	**100**

The 2014-2019 allocation for Ione is a significant decrease from the current (2009-2014) allocation. Staff does not anticipate a need to identify additional housing sites for compliance with the new allocation as sufficient sites were identified during the previous cycle.

The City's Housing Element will need to be updated to reflect the new cycle and address statutory requirements. This is a required updated under State law and failure to update the element will put the City at risk for reduced State funding. The 2013-14 fiscal budget should be amended to include funding for this effort.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Ione

Reporting Period January 2013 - December 2013

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
None Completed in 2013											
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	1	1				
(10) Total by income Table A/A3 ► ►						1	1				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Ione

Reporting Period January 2013 - December 2013

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) Description of Activity Including Housing Element Program Reference
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	None Completed in 2013
(2) Preservation of Units At-Risk				0	None Completed in 2013
(3) Acquisition of Units				0	None Completed in 2013
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	0	0	0	0	0	0	0
No. of Units Permitted for **Above Moderate**	1	0	0	0	0	1	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Ione

Reporting Period January 2013 - December 2013

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	25											25
	Non-deed restricted												
Low	Deed Restricted	36											36
	Non-deed restricted												
Moderate	Deed Restricted	43											43
	Non-deed restricted												
Above Moderate		99	26	2	19	7	53	56	1			164	-65
Total RHNA by COG. Enter allocation number:		203	26	2	19	7	53	56	1			164	39
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Ione

Reporting Period January 2013 - December 2013

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1.1.1 Building Code Review	Annual review of building Code	Annual	Completed on an annual basis
1.2.1 Zoning Code Revision and Update	Update of Zoning Code	August 2009	Completed
1.3.1 Development Processing System Review	Update of development review process	Annual	Completed on an annual basis
2.1.1 Density Bonus Program	Update consistent with State law	Ongoing	Completed
2.2.1 Residential Site Development Program	Ensure enough vacant land to meet RHNA	Annually	Completed
2.2.2 Multifamily Zoning Expansion Program	Increase zoning for multifamily	August 2009	Completed
2.2.3 Wastewater Capacity	Increase capacity	February 2011	Pending
2.2.4 Potable Water Capacity	Increase capacity	2014	Pending
3.1.1 Housing Rehab Program		2012	Pending
3.2.1 Ione Beautification		Ongoing	Ongoing
4.1.1 Affordable Housing Development Program		Ongoing	Ongoing
4.2.1 State and Federal Housing Programs	Apply for NOFAs	Ongoing	Ongoing
4.3.1 First-Time Homebuyer Down Payment Assistance		Ongoing	Ongoing
4.4.1 Redevelopment Project Area Creation		2012	No longer applicable given changes in State law
4.5.1 Infill Development Program		2010	Ongoing
4.6.1 Affordable Housing Program		Ongoing	Ongoing
4.7.1 Affordable Housing Trust Fund		June 2010	Pending
5.1.1 Persons with Disabilities Access		Ongoing	Ongoing
5.2.1 Large Family Housing Program		Ongoing	Ongoing
5.3.1 Emergency Shelters and Transitional and Supportative Housing		Ongoing	Ongoing
5.4.1 Extremely Low-Income Households		Ongoing	Ongoing
5.5.1 Senior Housing Program		Ongoing	Ongoing
5.6.1 Female Head of Household Housing Program		Annually	Pending
6.1.1 Housing Discrimination and Housing Equal Opportunity		Ongoing	Ongoing
6.1.2 Continue Ione's Fair Housing Practices in All Housing Development		Ongoing	Ongoing
7.1.1 Implement State Energy Conservation Standards		Ongoing	Ongoing
7.1.2 Ensure Consistency with Green Building Standards		Annually	Ongoing
7.1.3 Promote Energy Conservation		Ongoing	Ongoing