

RESOLUTION PC 14-4426

A RESOLUTION OF THE CITY OF SAN MARCOS PLANNING
COMMISSION APPROVING A MODIFICATION OF THE
RIDGELINE OVERLAY ZONE (ROZ) TO ALLOW A
BUILDING FOOTPRINT EXPANSION TO EXCEED 1,000
SQUARE FEET FOR AN EXISTING SINGLE-FAMILY
RESIDENCE WITHIN THE AGRICULTURAL (A-1) AND
RIDGELINE PROTECTION & MANAGEMENT OVERLAY
ZONE (ROZ).

P12-0014
ROZ 14-002
Jeff & Laura Tuller

WHEREAS, on November 21, 2012 an application was received from Jeff & Laura Tuller requesting a modification of the Ridgeline Overlay Zone (ROZ) to allow a building footprint expansion to exceed 1,000 square feet for an existing single-family residence on a 9.07 acre lot located on Valborg Drive, east of Attebury Drive, within the Agricultural (A-1) and Ridgeline Protection & Management Overlay Zone (ROZ), more particularly described as:

Parcel 4 of Parcel Map No. 3724
Assessor's Parcel Number: 222-121-09

WHEREAS, the Development Services Department did study and recommend approval of said request; and

WHEREAS, the required public hearing held on August 4, 2014 was duly advertised and held in the manner prescribed by law; and

WHEREAS, the Planning Commission did consider a Negative Declaration (ND 14-003) for said request pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission's decision is based on the following findings and determinations:

1. The granting of the Ridgeline Overlay Zone modification is consistent with the General Plan in that a residence was previously developed within the same footprint of the proposed residence expansion which is consistent with the General Plan yield for the site; the purpose and intent of the Ridgeline Protection & Management Overlay Zone has been met since the visual impacts of the proposed single-family residence have been minimized through the conditions of approval by requiring the proposed residence expansion to be earth-tone or natural colored and architecturally compatible with nearby existing residences; the proposed retaining walls will be constructed with stone veneer or other natural appearing block material; and slope landscaping will use plant material to blend with the site's natural terrain. In addition, the proposed project, as conditioned, will not adversely affect the silhouette of any ridgeline in that no Primary or Secondary Ridgelines are located on site as identified by the Ridgeline Ordinance and the Primary Ridgeline on the adjacent ~~ACER~~ ~~TER~~

property to the north is already developed with a residence; and the height of the proposed residence is less than the twenty-eight (28) foot maximum height limit established by the Ridgeline Ordinance.

2. The granting of the Ridgeline Overlay Zone modification will not be materially detrimental to the public health, safety or welfare or injurious to the property or improvements in such vicinity in that the proposed single-family residence does not encroach into the required yard setbacks; all manufactured slopes will be landscaped and irrigated for erosion control purposes; the lighted tennis court will incorporate cut-off fixtures and will be required to be shielded to direct illumination downward and reduce the visibility of glare; and the proposal will comply with fire code regulations, such as incorporating fire sprinklers, providing adequate fire truck turn-around, and fuel management setbacks per the requirements of the Fire Marshal.

NOW, THEREFORE, the Planning Commission resolves as follows:

- A. The foregoing recitals are true and correct.
- B. A Mitigated Negative Declaration (ND 14-003) is hereby approved pursuant to the California Environmental Quality Act (CEQA).
- C. The Ridgeline Overlay Zone modification is approved per the submitted site plan, dated 7/23/13, (6,692 square-foot single-family residence with an attached 1,628 square-foot garage), architectural elevations, and floor plans, except as modified herein, and subject to compliance with the conditions of approval of this Resolution PC 14-4426.
- D. The site plan shall be modified as follows:
 1. On Sheet A-1 under Project Data, the zone shall be indicated as "Agricultural (A-1) and Ridgeline Protection & Management Overlay Zone (ROZ)".
 2. On Sheet A-1, the front setback shall be revised to show thirty-five (35) feet from the front property line instead of sixty (60) feet as shown.
 3. On Sheet A-1, the rear setback shall be revised to show twenty-five (25) feet from the rear property line instead of forty (40) feet as shown.
 4. On Sheets A-1 and A-1.2, the hammerhead turn-around for emergency vehicles shall be depicted at the site entry per the approval of the Fire Marshal.
 5. On Sheets A-1 and A-1.2, the distance between the basement garage and the western property line shall be fifteen (15) feet, and not fourteen (14) feet as shown.
 6. On Sheet A-6, the floor plan title shall indicate "remodel" and not "existing" as shown.
 7. On Sheets A-8, the scale shall be indicated as 3/16" = 1'-0" instead of 1/4" = 1'-0" as shown.

8. On Sheets A-8 and A-9, the glass fence wall shall indicate low or non-reflective glass.
9. On Sheet PP-2, the plant schedule shall use distinctive symbols for each plant type. In addition, the site plan shall be enlarged onto two (2) sheets in order to legibly distinguish all the plant symbols.
10. On Sheet PP-2, native or native-appearing plants shall be proposed for the slope and retaining wall areas along the western property line, including in between the benched retaining walls and in front of the retaining wall on the adjacent property (also owned by the applicant) in order to soften the appearance of the retaining walls and blend the landscaping with the surrounding native vegetation.

E. The applicant/developer shall comply with all provisions and requirements set forth in the San Marcos Municipal Code, City ordinances, City policies and City resolutions, and with all applicable state and federal regulations, whether or not such provisions or requirements have been specifically set forth in these conditions, all of which are now incorporated herein by reference and fully set forth at this point.

F. This project is required to apply for a grading permit compliant with SMMC 17.32. The plans submitted for the grading activities shall conform with applicable code and applicable engineering handouts.

G. The applicant/developer shall be responsible for bearing the costs of all grading activities, on-site and off-site improvements, labor, design, mitigation, or other costs associated with the projects' planning, engineering, construction or architecture for the project.

H. This project shall be responsible for full compliance with the latest adopted Standard Urban Stormwater Management Plan (SUSMP), latest adopted storm water quality permit, R9-2013-001, General Construction Permit and conditions the conditions contained herein for your project's SUSMP designation. Changes to the project that affect the projects SUSMP or Risk Level designation shall require approval of the City Engineer and may be subject to further conditions at the time of approval.

I. The applicant/developer shall comply with all rules, regulations and design requirements of the respective sewer, water, utility, regional, federal or other approving agency regarding the installation, modification, development, improvement or protection of facilities within the project boundaries. It shall be the applicant/developers responsibility to determine all agencies with rights of approval for the proposed development.

J. Prior to issuance of a grading permit, the following conditions shall be complied with:

1. The applicant shall be responsible for mitigating impacts created by changes in drainage runoff course, concentration, or quantity to the satisfaction of the City Engineer for both on-site and off-site drainage. This may require the applicant to provide all necessary easements and improvements to accommodate drainage and flood control structures extending beyond the boundaries of the project.

2. A final hydrology report (calculations) shall be prepared for the proposed project modifying the preliminary report to reflect the final design as shown on the grading plans. The project shall show in the report the ability of the project to mitigate post project peak flows up to the 100 year storm event. Storm drains and drainage structures shall be sized for build-out according to the approved hydrology report. All surface runoff originating within the project and all surface waters that may flow onto the project from adjacent properties shall be accommodated by the drainage system. The report shall also determine the build-out runoff into existing off-site natural drainage swales and storm drain systems, and shall address any need for off-site improvement requirements. Blocking, concentrating, lowering or diverting of natural drainage from or onto adjacent property shall not be allowed. This report shall be subject to approval of the City Engineer.
3. Water Quality Improvement Plans (WQIP's) shall be prepared and attached as part of the grading plans. WQIP sheets shall depict and summarize all applicable water quality and hydro-modification information to the satisfaction of the Storm Water Program Manager and City Engineer.
4. The applicant shall submit an executed Storm Water Maintenance Agreement for the purposes of ensuring the ongoing maintenance of on-site Best Management Practices (BMP's). The Storm Water Maintenance Agreement shall be in a form acceptable to the Storm Water Program Manager.
5. The applicant shall mitigate for impacts on City services related to emergency response, traffic congestion, landscaping, and infrastructure maintenance. The mitigation shall be met through the execution of applications to annex the real property of the project into the following Community facilities Districts (CFD):
 - a. CFD 98-01 - Improvement Area No. 1 (Police Only)
 - b. CFD 98-02 – Lighting, Landscaping, Open Space and Preserve Maintenance
 - c. CFD 2001-01 – Fire and Paramedic

No permit will be issued without receipt of a petition for annexation and consent and waiver executed by the property owners for each of the above-referenced Community Facilities Districts for the establishment of the special taxes. In lieu of annexation the applicant may pay a fee for each CFD consentient with the pre-payment option laid out in each CFD's formation documents. The applicant shall be responsible for compliance with all rules, regulations, policies and practices established by State Law and/or the City with respect to the Community Facilities Districts including, without limitation, requirements for notice and disclosure to future owners and/or residents.

6. The applicant shall provide proof, to the satisfaction of the City Engineer and Building official, that the septic field has been approved by the County of San Diego Environmental Health Department.
7. A fuel modification zone, measuring 150' from the walls of all structures, shall be

shown on the grading plans to the satisfaction of the Fire Marshal. In the event that the limits of the brush management zone crosses property lines it shall be the responsibility of the applicant to acquire appropriate easements from the adjacent property owners to the satisfaction of the Fire Marshal and the City Engineer prior to grading permit issuance.

8. A hammerhead turn-around shall be depicted on grading plans and shall be designed to the City of San Marcos standards. Location of the hammerhead shall be determined by the Fire Marshal.
9. At the discretion of the Fire Marshal, a digital disk shall be submitted containing the following information: street centerline, subdivision boundary, lot lines, street right of way, building footprints and fire hydrants. Said files shall be in an AutoCAD format acceptable to the City of San Marcos and shall be on the correct coordinate system.
10. No building pad elevation depicted on plans shall exceed pad elevation (1,347 feet) as shown on the approved site plan.
11. The applicant/developer shall record a boundary adjustment with the County Recorder for the proposed relocation of the western property line of the site.
12. The applicant shall obtain “will serve” letters from all affected public services and utilities agencies.
13. An updated report for the 2012 geotechnical investigation shall be submitted to the City Engineer for review and approval, addressing any changes of on-site conditions and said report shall include recommendations for cut and fill slopes and compaction.
14. All recommendations and conclusions of the prepared geologic and soils study shall be incorporated into the project design and grading plan. Said report shall be approved by the City’s Engineering and Building Divisions.
15. The applicant/developer shall secure letters of permission from adjacent property owners for all graded slopes crossing property lines. In lieu of such permission, grading plans shall conform to the required grading setbacks as provided in the City’s Grading Ordinance.
16. All permanent manufactured fill slope banks shall be constructed at a gradient no steeper than 2:1 (horizontal to vertical) with landscape and irrigation. The Civil and/or Geotechnical Engineer shall verify slope stability for any cut slope greater than 2:1; in no case shall the cut slope exceed 1.5:1. The City Engineer will require support documentation from a licensed Civil and/or Geotechnical Engineer for graded cut slopes greater than 2:1.
17. Manufactured slopes and/or retaining walls shall not exceed a total of twenty (20) feet in height. Retaining walls higher than eight (8) feet in height shall be benched with landscaping in between.

18. Retaining walls shall be constructed with a naturally appearing block material with earth tone colors. A material sample shall be submitted to the Planning Division for review and approval prior to issuance of grading permit.
19. No impacts shall occur to the Southern Mixed Chaparral habitat and wildlife corridor on the eastern portion of the site as shown on the survey's biology map. The grading plans shall show the limits of work, including construction staging areas, for the proposed development. The project shall implement Best Management Practices (BMPs) during construction and permanent improvements in order to avoid water quality impacts to the ravine. Grading plans shall be reviewed and signed by a qualified biologist.
20. Prior to grading the site or causing any impact to the site, in order to prevent potential impacts to nesting of any migratory, songbirds, or raptors, grading and/or construction activities on site must be avoided during the nesting season which extends from February 1st to September 15th. In order to begin grading or construction activities within the nesting season, a nesting survey from a qualified biologist or other expert in the field must be submitted to the Planning Division to verify there are no active nests on the subject site. This survey must be submitted prior to any disturbance or impact of the site. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a minimum of a twenty-five (25) foot buffer and up to a maximum buffer of 300 feet for raptors, as determined by the project biologist, and shall be avoided until the nesting cycle is complete.
21. Under separate permit, the applicant/developer shall submit landscape plans to the Planning Division for review and approval per the following requirements:
 - a. The applicant/developer shall submit landscape plans to the Planning Division for review and approval prior to issuance of any grading permit. Said landscape plans shall show all manufactured slopes to be physically planted and irrigated with a mixture of trees, shrubs, and ground cover, and be provided with an irrigation system.
 - b. Native plant material or non-natives (that achieve the same visual effect) shall be used for all manufactured or disturbed slopes in order to provide a smooth transition between landscape areas and the surrounding existing native vegetation. Non-invasive plant material shall be used within those landscape areas directly adjacent to existing native vegetation. Landscape plans shall be reviewed and signed by a qualified biologist.
 - c. Plant material within the fuel management zone shall be fire and drought tolerant and acceptable for defensible space in fire prone areas as approved by the Fire Marshal.
 - d. This project is subject to the payment of a landscape permit and inspection fee. The landscape permit and inspection fee shall be four and one-half

percent (4.5%) of the cost estimate for the completion of all landscaping shown on the approved plans. The cost estimate shall apply to plant and irrigation materials only.

- e. Landscape design shall maximize infiltration, provide retention, reduce irrigation and storm runoff, use efficient irrigation, and minimize the use of fertilizers, herbicides and pesticides.
- f. Plant material and irrigation design shall comply with the City's Landscape Water Efficiency Ordinance, as well as auditing for compliance and certification, if applicable.
- g. All permanent Best Management Practices (BMPs) per the approved grading plan shall be shown on the landscape plans. Landscape plans shall be reviewed and signed by the engineer-of-work that the proposed landscape design complies with the requirements of the Water Quality Technical Report.
- h. The placement of plants shall be installed in accordance with the approved landscape plans. Upon completion of installation, all landscaping/irrigation shall be inspected and approved by the Planning Division and/or Landscape District Supervisor. The applicant/developer shall be responsible to contact the Planning Division for landscaping inspections.
- i. Permanent fencing shall be installed along the eastern boundary of the development, between the developed/disturbed and Southern Mixed Chaparral habitats. A detail and fence plan of the habitat fencing, along with other proposed fencing, shall be included with the landscape plans and submitted to the Planning Division for review and approval prior to issuance of grading permit. Chain link fencing shall be clad with dark green or black vinyl.

K. Prior to issuance of any building permits, the following conditions shall be complied with:

1. Grading work for the proposed building pad shall be completed in accordance with the approved grading plans.
2. Colors of roof materials and exterior surfaces shall be earth tones or other natural colors (i.e.: browns, greens, terracotta, etc.) that blend with the color of the surrounding natural terrain and vegetation. If the proposed propane tank and water tank (7'-2" tall) are visible from outside the property, said tanks shall also be painted with earth tone or other natural colors. Color samples shall be submitted to the Planning Division for review and approval prior to issuance of building permit.
3. All exterior lighting shall use cut-off fixtures and shielded in order to direct the illumination downward and reduce the visibility of any glare.
4. The applicant/developer shall obtain approval of a Director's Permit for the proposed

tennis court lighting prior to issuance of building permit.

5. New buildings and remodeled structures shall be designed to conform to the latest design standards adopted by the State of California in the California Building Code, Part 2, Title 24, California Code of Regulations.
6. Building plans and instruments of service submitted with a building permit application shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
7. The City of San Marcos is located in Seismic Design Category "D". Buildings and structures shall be designed to adequately transmit the dynamic lateral forces in accordance with the requirements of the latest adopted California Building Code.
8. Residential structures shall be designed to comply with the crime prevention measures approved by the City of San Marcos. The ten (10) crime prevention measures includes such items as: Reinforced door jambs; One piece door stops; 16-gauge strike plate for deadbolts; Locking hardware for garage doors; Two locking devices for wide garage doors; 1-3/4 inch solid exterior doors; Laminated safety glass; Wide angle peep hole for exterior doors; No louvered windows; and Address numbers easily visible from the street.
9. An automatic fire extinguishing system is required in accordance with the latest adopted California Building Code, California Residential Code and/or San Marcos Fire Code Ordinance. Fire suppression systems shall conform to the standards adopted by the National Fire Protection Association and the San Marcos Fire Marshal.
10. Building construction shall comply with the City's Urban-Wildland Interface Area standards.
11. The building permit applicant for the proposed development, redevelopment, or discretionary use shall pay Public Facilities Fees (PFF) as established by the latest adopted Public Facilities Fee. The fee shall be based on the proposed land use.
12. The proposed new development is subject to the payment of School Fees as required by law. The applicant is required to submit a Certificate of Compliance from the school district to obtain building permits from the City.
13. The Engineer-of-Work shall certify that all grading and construction of grading related improvements (erosion control, storm drains, etc.) have been in substantial conformance with the approved plans, reports, and standards. Such certification shall be in the form of a signed and stamped letter from the Engineer-of-Work.
14. All grading shall be supervised by a Civil and/or Geotechnical Engineer, who shall prepare a written report to the satisfaction of the City Engineer certifying that the work has been performed in compliance with the recommendations contained within the geotechnical report and approved plans. If not so done, the report shall describe the actual work performed and any deficiencies observed. The final report shall

specifically detail conditions and remedial work performed that was not specifically mentioned in the initial report of subsurface conditions.

15. Sewer (septic) and water utilities shall be located wholly on the lot that serves the building in accordance with the latest adopted edition of the California Plumbing Code.

L. During the construction phase, the following conditions shall be complied with:

1. The applicant shall retain a professional registered Civil and/or Geotechnical Engineer (Engineer-of-Work) to oversee the grading and construction activities as specified in Section 6703.1 of the Professional Engineer Act.
2. The applicant shall submit a traffic control plan for all phases of construction for approval by the Director of Public Works. Said plan shall include all traffic control devices including traffic signals as required.
3. Grading, excavation or other related earth moving operations, including warm-up and maintenance activities, shall be limited to the hours of 7:00 a.m. to 4:30 p.m., Monday through Friday. No work shall be allowed on Saturdays, Sundays and holidays.
4. All construction operations authorized by building permits, including the delivery, setup and use of equipment shall be conducted on premises during the hours of 7:00 AM to 6:00 PM on Monday through Friday, and on Saturday between 8:00 AM and 5:00 PM. No work shall be conducted on Sundays or Holidays observed by the City of San Marcos. Failure to comply will result in the issuance of STOP WORK NOTICES, REVOCATION OF PERMITS and the issuance of citations and fines as appropriate. Citations for hours of work violations require a mandatory court appearance in North County Superior Court.
5. During grading and construction operations, the applicant shall maintain public and private driveway access to neighboring businesses/properties at all times unless previous arrangements have been made with the private parties affected. Copies of said agreements shall be provided to the City Engineer.
6. Hauling of earth over residential streets of developed areas shall be avoided. Where not possible to avoid, a truck hauling route shall be submitted to the City for approval prior to commencement of any grading operation. Such approved haul routes may require a greater structural section, to the satisfaction of the City Engineer and/or the Director of Public Works.
7. At least one copy of the approved plans, approval letters and conditions of approval shall be available for review at the job site at all times.
8. Water wells shall be reconstructed or abated in strict compliance with San Marcos Municipal Code Section 8.44.130 through 8.44.170 and the latest adopted State Water Code and Health and Safety Code Section 24400. Water well permits are issued by San Diego County Environment Health Department.

9. During construction the owner/developer/contractor shall implement and maintain the storm water pollution prevention measures as required on the approved plans. Violations of the City's Storm Water Management Ordinance will result in Stop Work Orders, Notices of Violation and citations with fines. Work on the project may be delayed until the City determines that the project is in compliance with the storm water requirements.
10. Dust and dust producing materials shall be controlled within the maximum acceptable concentrations for silica and silicates in accordance with the California Code of Regulations, Title 8, Section 5155. Water and dust palliative shall be used to prevent excessive dust during blasting, construction and grading operations. Projects are required to comply with the Air Pollution Control District's standards for mitigating fugitive dust during all phases of construction.
11. During grading and construction phases of development, the application of water or other means of dust control shall be performed to the satisfaction of the Building Inspector and the Public Works Director.
12. The project shall comply with Regional Air Quality Standards.
13. No impacts shall occur to the Southern Mixed Chaparral habitat and wildlife corridor on the eastern portion of the site as shown on the survey's biology map. In order to avoid any construction impacts to said area, temporary construction (orange) fencing shall be installed around the project work area. Said fencing shall be installed per the limits of work shown on the grading plans, and approved by a qualified biologist.
14. Within the off-site 0.09-acre fuel management zone, a qualified biologist shall flag the Wart-stemmed ceanothus (*C. verrucosus*) and Summer holly (*Comarostaphylis diversifolia*) plants for avoidance so not to be trimmed or removed for fuel management. If additional individuals of said plants or other sensitive species are found during the flagging process, then the biologist shall be required to flag the sensitive plants for avoidance also.

M. Prior to occupancy of the residence, the following conditions shall be complied with:

1. All landscaping for the slopes and decorative retaining walls shall be completed, and inspected by the Planning Division for approval. All slope landscaping shall be established and flourishing in a healthy manner. The applicant/developer shall be responsible to contact the Planning Division for inspection. A Certificate of Completion, in accordance with the City's Landscape Water Efficiency Ordinance, shall be submitted by the landscape architect to the Planning Division for review and approval.
2. Permanent fencing, in accordance with the approved landscape plans, shall be installed along the eastern boundary of the development, between the developed/disturbed and Southern Mixed Chaparral habitats.

3. The site shall be constructed per the approved grading and building permits to the satisfaction of the Director of Public Works and the Building Director.
4. The hammerhead turn-around, fuel management zone, and any required fire hydrants shall be installed as approved by the Fire Marshal.
5. The applicant/developer shall provide documentation that a private road maintenance agreement has been established for the private access road (Valborg Drive).
6. "As-Built" reproducible grading and improvement plans shall be submitted and approved by the Public Works Director and the City Engineer. "As-Built" plans shall reflect minor field changes and approved construction changes in accordance with the City's "As-Built" policy. The plan set shall also include the as-built layout for all utilities (gas, telephone, electric, television, and street lighting) as depicted on the individual utilities plan sheets. No securities shall be released until the completion of "As-Built" plans.
7. Annexation proceedings for with respect to Community Facility Districts shall have been completed. No occupancy shall be granted prior to the canvassing of the election results for all applicable Community Facility Districts.

N. No impacts shall occur to the Southern Mixed Chaparral habitat and wildlife corridor on the eastern portion of the site as shown on the survey's biology map. Permanent fencing shall be maintained by the property owner along this eastern boundary, between the developed/disturbed and Southern Mixed Chaparral habitats, in order to discourage entry by humans and domestic animals and prevent any physical disturbance of said habitat. Any future development or disturbance of said habitat will require additional environmental review to identify potential impacts and mitigation measures.

O. To the extent feasible and as permitted by law, developers and contractors are requested to first consider the use of San Marcos businesses for any supplies, materials, services, and equipment needed, and the hiring of local residents in order to stimulate the San Marcos economy to the greatest extent possible.

P. To the extent permitted by law, the Developer shall defend and hold the City of San Marcos ("City"), its agents and employees harmless from liability from: (i) any and all actions, claims, damages, injuries, challenges and/or costs of liabilities arising from the City's approval of any and all entitlements or permits arising from the project as defined in the conditions of approval, or issuance of grading or building permits; (ii) any damages, liability and/or claim of any kind for any injury to or death of any person, or damage or injury of any kind to property which may arise from or be related to the direct or indirect operations of the Developer or its contractors, subcontractors, agents, employees or other persons acting on Developer's behalf which relate to the project; and (iii) any and all damages, liability and/or claims of any kind arising from operation of the project. Developer further agrees that such indemnification andhold harmless shall include all defense-related fees and costs associated with the defense of City by counsel selected by the City. This indemnification shall not terminate upon expiration of the conditions of approval or completion of the project, but shall survive in perpetuity.

PASSED AND ADOPTED by the Planning Commission of the City of San Marcos, State of California, at a regular meeting thereof, this 4th day of August 2014, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

APPROVED:

Eric Flodine, Chairman
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

Lisa Kiss, Office Specialist III
SAN MARCOS CITY PLANNING COMMISSION