



CITY COUNCIL REGULAR MEETING

Monday, March 20, 2023 at 5:00 PM

94 N. Washington Street, Sonora, CA 95370

(209) 532-4541

AGENDA

NOTICE IS HEREBY GIVEN that the Sonora City Council will have their regular meeting on Monday, March 20, 2023, at 5:00 PM in the City of Sonora Council Chambers located at 94 N. Washington Street Sonora, CA 95370.

NOTICE: THIS MEETING WILL BE HELD IN ACCORDANCE WITH GOVERNMENT CODE SECTION 52953(E) AND THE CITY OF SONORA CITY COUNCIL RESOLUTION NO. 02-21-2023-A.

THIS MEETING IS PHYSICALLY OPEN TO THE PUBLIC AND MEMBERS OF THE PUBLIC MAY PARTICIPATE IN THE MEETING VIA VIDEO CONFERENCING AT:

Zoom Meeting Link:

<https://us06web.zoom.us/j/81193397821?pwd=UGdrRTcyaFFac3o0b2JQK2FmMTRyUT09>

Dial: (669) 444-9171

Meeting ID: 811 9339 7821

Passcode: 906625

MEMBERS OF THE PUBLIC WILL BE GIVEN THE OPPORTUNITY TO PROVIDE COMMENT.

THIS MEETING WILL BE LIVE STREAMED ON THE CITY'S WEBSITE AT www.sonoraca.com.

Written comments can be submitted to be included as part of the administrative record; they will not be read during the meeting. All comments must be received by 3:00 pm on the day of the noticed meeting and can be submitted to the City Clerk at 94 N. Washington Street Sonora, CA 95370 or via email to tskelly@sonoraca.com.

CLOSED SESSION - 4:00 PM

1. Conference with Legal Counsel – Anticipated Litigation - Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section § 54956.9: One (1) Potential Case; Doug White, City Attorney, Melissa Eads, City Administrator.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

ADJOURN INTO CLOSED SESSION

RECONVENE INTO OPEN SESSION

OPEN SESSION - 5:00 PM

REPORT OUT OF CLOSED SESSION

PLEDGE OF ALLEGIANCE

ROLL CALL

CITY CLERK'S REPORT ON AGENDA POSTING

APPROVAL OF THE AGENDA

PRESENTATIONS

2. Receive a proclamation declaring March 30, 2023, as **Welcome Home Vietnam Veterans Day**; Mark Plummer, Mayor.
3. Receive a presentation regarding recently acquired items important to City of Sonora's history; Patricia Perry, City Historian.

PUBLIC COMMENT (NON-AGENDA ITEMS)

*The public may address the Council on any item of public interest not otherwise on the agenda that is within the jurisdiction of the City. No action may be taken. Matters to be addressed may be referred to City Staff or placed on a subsequent meeting Agenda. Speakers are limited to a three (3) minute presentation. If participating via Zoom, please raise your hand using the Raise Your Hand feature or dial *9 (*6 to unmute).*

CONSENT CALENDAR

Items on the Consent Calendar are considered routine and will be voted on in one motion unless a Council member or member of the public has a question or wishes to discuss an item. In that case, the item will be removed from the Consent Calendar and considered separately.

4. Consider approval of Resolution 03-20-2023-A ending the proclamation of a Local State of Emergency in the City of Sonora due to the January 2023 Storms; Melissa Eads, City Administrator.
5. Consider approval of disbursements in the amount of \$152,582.41 for payroll, inclusive of employee salaries, employer and employee taxes, retirement contributions, miscellaneous voluntary employee deductions, holiday pay, and other adjustments, including retro-pay; Tracy Skelly, Administrative Services Officer.

NEW BUSINESS

6. Adopt Resolution Number 03-20-2023-B, authorizing the closure of State Route 49 (Washington Street & Stockton Road), along with certain other City Streets for the 2023 Mother Lode Round-Up Parade and Rodeo; Turu VanderWiel, Police Chief.

7. Adopt Resolution Number 03-20-2023-C, authorizing the possession of opened alcoholic beverage containers and the public consumption of alcoholic beverages within the cordoned areas of the special event, which is identified by the street closures of State Route 49 (Washington Street) and other identified connecting City Streets for the 2020 Mother Lode Round-Up Parade; Turu VanderWiel, Police Chief.
8. Consider acceptance of the 2022 Sonora General Plan Annual Report; Rachelle Kellogg, Community Development Director.
9. Consider approval of the Mayor's Appointment of Andy Merrill to the Solid Waste Committee; Mark Plummer, Mayor.

MONTHLY REPORTS

10. Receive the Administrative Services Department monthly report for January 2023; Christopher Gorsky, Administrative Services Director.
11. Receive the Police Department monthly report for February 2023; Turu VanderWiel, Police Chief.
12. Receive the Fire Department monthly report for February 2023; Aimee New, Fire Chief.
13. Receive the Public Works Department monthly report for February 2023; Rachelle Kellogg, Community Development Director, Mike Lagomarsino, Public Works Supervisor.

COMMUNICATIONS

14. Receive communications regarding the Sonora High School Level I Developer Fee Study.

COUNCIL MEMBER/DEPARTMENT HEAD REPORTS

ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator at City Hall (209) 532-4541, meads@sonoraca.com. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Administrator's Office at 94 N. Washington Street, Sonora, CA 95370 during normal business hours (8:00 am - 4:00 pm, Monday through Friday, excluding holidays). The agenda and supporting public documents are also available on our City website www.sonoraca.com listed under the agenda/minutes link on the Government page.

**CITY COUNCIL OF THE CITY OF SONORA
PROCLAIMS MARCH 30, 2023
AS WELCOME HOME VIETNAM VETERANS DAY**

WHEREAS, the Vietnam Conflict was fought in Vietnam from 1961 to 1975, and involved North Vietnam Regulars and Viet Cong guerillas in battle with the United States Armed Forces and the Army of the Republic of South Vietnam; and

WHEREAS, the United States became involved by serving in an advisory role to the South Vietnamese in 1961; and

WHEREAS, in 1965 the United States ground combat units arrived in Vietnam and by the end of the year, there were 80,000 troops in Vietnam with a peak of 543,000 troops reached in 1968; and

WHEREAS, on January 27, 1973, the Treaty of Paris was signed, which required the release of all United States prisoners of war held in North Vietnam and the withdrawal of all United States armed forces from South Vietnam. By March 30, 1973, the United States Armed Forces completed the withdrawal of combat troops from Vietnam; and

WHEREAS, more than 58,000 members of the United States Armed Forces lost their lives in Vietnam, more than 304,000 members were wounded, and more than 1,200 are still missing; and

WHEREAS, in 1982 the Vietnam Veterans Memorial was dedicated in the District of Columbia to commemorate those members of the United States Armed Forces who died or were declared missing-in-action in Vietnam; and

NOW, THEREFORE, BE IT RESOLVED the City of Sonora declares March 30, 2023, as ***"Welcome Home Vietnam Veterans Day"***.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City to be affixed this 20th day of March of the year two thousand and twenty-three.

Signed _____

Mark Plummer, Mayor

Attest _____

Tracy Skelly, City Clerk



CITY COUNCIL AGENDA REPORT

MEETING DATE: March 6, 2023
TO: City Council Members
FROM: Pat Perry, City Historian
SUBJECT: Donations

RECOMMENDATION – No action required.

DISCUSSION

The City has recently acquired some items important to our history that I would like to present to the Council.

Andrew Elsbree was the Night Watchman for Sonora from 1878 until his retirement in 1900. In the beginning he was accompanied by his faithful companion, Rover. The Elsbree family has recently donated Andrew's badge and blackjack/sap to the City. We have had it professionally framed at All That Matters in Twain Harte. Attached is a photograph of Andrew with Rover, and a short story about his time in office.

Also recently donated to the City is a school bell that was used by a teacher at the Sonora Grammar School, The Dome. It was donated by former City Clerk Betty Castle. Attached is the story about the donation that appeared in the Union Democrat.

Andrew Elsbree came to Tuolumne County, California in 1855. Like most who came to the Mother Lode in the 1850s, Elsbree tried his hand at mining. He worked various claims with some success. He finally found what was known as Greaser Gulch, on the north end of Sonora, which yielded substantial amounts of gold over the years. He built a nice home on the property and lived there until his death in 1914.

In April 1878, Andrew was appointed night watchman for the City of Sonora. He went on watch at nine o'clock each night until daylight the next morning. He was not paid by the City of Sonora, but by business owners who wanted the added protection. He was later appointed a deputy constable, with the authority to make arrests.

In his early years on the job, Elsbree was accompanied by his faithful dog, Rover, who was said to have saved his life on several occasions. Most of the accounts described in the local papers involve men who had drank too much.

One of the more amusing events was in 1879, when at one o'clock in the morning, Elsbree and Rover responded to cries of help at a local residence, when an inebriated man tried to break in. The home was previously occupied by "females of damaged reputation." The drunk didn't realize the ladies no longer lived there. No harm was done, but there much excitement in the neighborhood.

Elsbree was injured one night in 1881, when Ferdinand Tanzi tried to enter a local saloon and wasn't allowed in. He became terribly irate, Elsbree tried to calm him, but to no avail. Tanzi struck Elsbree with a heavy object, causing a serious gash on his forehead. The night watchman then drew his revolver and fired two shots at Tanzi, one going through the upper muscles of Tanzi's right arm.

Elsbree also called on people in the early hours of the morning if they had a stage to catch. As Teresa Mallard recalled, "At four o'clock, not only our family, but also others within hearing, were aroused by his furious ringing of our doorbell and the barking of dogs."

In 1898, two Chinese men, Ah Wy and Ah Fook got into a fight. Fook owed Wy's brother \$2.40, which Wy tried to collect. Fook refused and the battle began. The fight escalated when Fook grabbed a heavy glass, cutting Wy in the head. Both men kept fighting like bulldogs, when Elsbree appeared and soon had both men safely in jail. The following morning, they were each fined \$5.

On November 3, 1900, the *Union Democrat* announced that Andrew Elsbree was retiring. They noted that during his long tenure, "his vigilance averted serious trouble in fights and heavy losses by fire. He was ever faithful to his duties, and many who felt that their persons and properties were safe and secure under his watchful attention, regret that advancing years has compelled him to retire from a position which he so acceptably filled."

Sonora Grammar School Bell, By Pat Perry

A piece of Sonora's history has been returned to the City of Sonora. Betty Castle, former City Clerk for the City, has donated an antique hand bell that was used by teachers at the Sonora Grammar School, commonly referred to as the Dome.

A teacher typically rang a handheld bell to signal students to come inside or to begin and end class.

The bell is eight inches tall and four and one half inches in diameter. It has a wooden handle, a brass body, and an iron clapper with a dense ball that strikes the body to make a very loud ring.

The bell has come to the City in a rather circuitous manner. Jesse Damin and his wife Martha Hembree Damin were janitors at the Grammar School. When they retired they were given the bell as a memento of their service. Jesse, knowing his neighbor Clarence House, liked antiques gave him the bell. At that time, Clarence owned Elsbree's Cigar store in downtown Sonora, and planned to have it on display there. However, the bell never made it to the store. After Clarence and his wife, Katie, passed away it became the property of their daughter, Betty House Castle.

The loud ring of the bell would certainly have gotten the students' attention.



There are no identifying marks on the bell, which was used at the Sonora Grammar School for many years.





CITY COUNCIL AGENDA REPORT

MEETING DATE: March 20, 2023

TO: City Council Members

FROM: Melissa Eads, City Administrator

SUBJECT: Ending the Ratification of a Local Emergency in the City of Sonora due to the January 2023 Storms.

RECOMMENDATION

Consider approval of Resolution 03-20-2023-A ending the proclamation of a Local State of Emergency in the City of Sonora due to the January 2023 Storms.

DISCUSSION

On January 09, 2023, the City Council of the City of Sonora proclaimed a Local State of Emergency in the City of Sonora due to the January 2023 Storms. The purpose of proclaiming a local emergency is to provide for the preparation and carrying out of the plans for the protection of persons and property within the City in the event of an emergency; the direction of the emergency organization; and the coordination of the emergency functions of the City with all other public agencies, corporation, organizations, and affected private persons. The Emergency Services Director has announced that, although mitigation recovery is still ongoing, the January 2023 Storms emergency is over and requests that the Council approve Resolution 03-20-2023-A to end the City's Local State of Emergency Proclamation effective March 20, 2023.

FISCAL IMPACT

No fiscal impact to the General Fund

RESOLUTION No. 03-20-2022-A**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONORA TO END THE PROCLAMATION OF A LOCAL EMERGENCY IN THE CITY OF SONORA DUE TO THE JANUARY 2023 STORMS, AS REQUIRED BY THE CALIFORNIA EMERGENCY SERVICES ACT ARTICLE 14 §8630(B).**

WHEREAS, in accordance with Chapter 8.30.050 of the Sonora Municipal Code, which empowers the Mayor of the City of Sonora to proclaim the existence or threatened existence of a local emergency when Sonora is affected or likely to be affected by a public calamity and the City Council is not in session; and

WHEREAS, The City Council of the City of Sonora was not in session at the time of issuance of the proclamation and could not immediately be called into session, and circumstances were present at the time, pursuant to which the City Administrator, acting as the Director of Emergency Services, was authorized to make the proclamation; and

WHEREAS, these conditions were beyond the control of the services, personnel, equipment, and facilities of the City of Sonora; and

WHEREAS, on January 09, 2023, the City Council of the City of Sonora resolved that the Emergency Services Director's proclamation found that the aforesaid conditions of extreme peril warranted and necessitated the proclamation of local emergency in the City of Sonora and imminent threat of disaster as the result of existing and anticipated damages from the January 2023 Storms.

WHEREAS, the City of Sonora also requested the Governor of the State of California to Proclaim a State of Emergency and authorize financial assistance under the California Disaster Assistance Act or any other state funding and waive regulations that may hinder response and recovery efforts. Furthermore, our Council requested assistance via the State of California to expedite access to federal resources and any other appropriate federal disaster relief programs.

WHEREAS, The Emergency Services Director has announced that, although mitigation recovery is still ongoing, the January 2023 Storms emergency is over and requests that the Council approve Resolution 03-20-2023-A to end the City's Local State of Emergency Proclamation effective March 20, 2023.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Sonora does hereby end the Emergency Services Director's proclamation of a local emergency in the City of Sonora due to the January 2023 Storms.

PASSED, APPROVED AND ADOPTED as a Resolution by the Sonora City Council at a meeting held by the City Council on the 20th day of March 2023, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Mark Plummer, Mayor

ATTEST: _____
Tracy Skelly, City Clerk, City of Sonora



CITY COUNCIL AGENDA REPORT

MEETING DATE: March 20, 2023

TO: City Council Members

FROM: Tracy Skelly, Administrative Services Officer

SUBJECT: Disbursements in the amount of \$152,582.41 for payroll

RECOMMENDATION

Consider approval of disbursements in the amount of \$152,582.41 for payroll, inclusive of employee salaries, employer and employee taxes, retirement contributions, miscellaneous voluntary employee deductions, holiday pay, and other adjustments, including retro-pay.

DISCUSSION

This payroll was the first (1st) payroll of the month, which was an expected amount.

This payroll is the 18th payroll of 26 for FY22-23, we would have expected to expend 69.23% of the budgeted amount. In total, we have expended 61.41% of the Salaries and Wages for the FY 22/23 budget.

FISCAL IMPACT

Disbursements are part of the approved FY22-23 Budget.



CITY COUNCIL AGENDA REPORT

MEETING DATE: March 20, 2023
TO: City Council Members
FROM: Turu VanderWiel, Chief of Police
SUBJECT: 2023 MOTHER LODGE ROUNDUP PARADE/RODEO

RECOMMENDATION

Adopt Resolution Number 03-20-2023-B, authorizing the closure of State Route 49 (Washington Street & Stockton Road), along with certain other City Streets for the 2023 Mother Lode Round-Up Parade and Rodeo.

DISCUSSION

Each year the City of Sonora hosts the Tuolumne County Sheriff's Posse's Mother Lode Round-Up Parade on the Saturday proceeding Mother's Day. The parade will be held this year on Saturday, May 13, 2023. It is scheduled to begin at 10:00 A.M. and conclude at approximately 1:00 P.M. The Rodeo will be held Saturday, May 13, and Sunday, May 14, 2023.

Once again, no parking will not be allowed on the side streets between Washington and Green Street and Washington and Stewart Street. This gives participants a secure area to view the parade, plus allows a safer, more controlled area for pedestrians to travel in, following the parade's conclusion. In addition, traffic will be held for approximately fifteen minutes following the parade, allowing spectators sufficient time to clear the streets.

Due to the size and duration of the parade, a resolution is required from the City Council authorizing the temporary closure of State Route 49 (Washington Street) and specific City streets, as well as the temporary elimination of parking on State Route 49 (Washington Street and Stockton Road), along with specified City streets for the event.

FISCAL IMPACT

The majority of costs incurred are directly related to staffing needs. The City's salaries and overtime costs are expected to be approximately \$6,750, with additional expenses, such as fuel and materials, estimated at \$480.

ATTACHMENTS:

2023 Mother Lode Round-Up Resolution # 03-20-2023-B

RESOLUTION 03-20-2023-B

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONORA, CALIFORNIA, APPROVING THE TEMPORARY PARKING RESTRICTIONS ON, AND THE CLOSURE OF, STATE ROUTE 49 (WASHINGTON STREET & STOCKTON ROAD) IN CONJUNCTION WITH CERTAIN CITY STREETS TO ACCOMMODATE THE MOTHER LODE ROUND-UP PARADE, SATURDAY, MAY 13, 2023, AND OTHER PARKING RESTRICTIONS TO ACCOMMODATE THE RODEO TO BE HELD ON SATURDAY MAY 13, 2023, AND SUNDAY MAY 14, 2023.

WHEREAS, each year the City of Sonora hosts the Tuolumne County Sheriff's Posse Mother Lode Roundup; and

WHEREAS, The Sonora Police Department is responsible for the safety and security of event participants and spectators; and

WHEREAS, parking restrictions and street closures are necessary for such an event.

NOW THEREFORE LET IT BE IT RESOLVED, that the City Council of Sonora does hereby direct that the following streets be closed on Saturday, May 13, 2023, commencing at 9:30 am and shall remain closed until 1:00 pm unless opened earlier upon the authority of the Sonora Police Department.

1. State Route 49 (Washington Street) from Snell and Elkin Streets to State Route 49 (Stockton Road).
2. South Washington Street from State Route 49 (Stockton Road) to State Route 108.
3. State Route 49 (Stockton Road) from S. Green Street to S. Washington Street.

BE IT FURTHER RESOLVED, that the following streets will be closed and no parking will be allowed on Saturday, May 13, 2023, commencing at 8:00 am and shall remain closed until 1:00 pm, unless opened earlier upon the authority of the Sonora Police Department:

1. Snell Street from State Route 49 (Washington Street) to Bonanza Way.
4. School Street from State Route 49 (Washington Street) to Snell Street.
5. Wyckoff Street between Snell Street and Washington Street.
6. The following streets between State Route 49 (Washington Street) and Stewart Street;
 - A) Elkin Street
 - B) East Dodge Street
 - C) East Jackson Street

- D) East Bradford Ave.
 - E) East Linoberg Street
 - F) Theall Street
 - G) East Church Street
 - H) Gold Street
 - I) William Street
 - J) East Lytton Street
7. The following streets between State Route 49 (Washington Street) and Green Street;
- A) West Dodge Street
 - B) Yaney Ave.
 - C) West Jackson Street
 - D) West Bradford Street
 - E) West Linoberg Street
8. West Church Street between S. Washington Street and Green Street
9. June Street at S. Washington Street
10. Toby Street between S. Washington Street and McGowan Street
11. West Lytton and Bulwer Streets between Washington Street and Olive Street

BE IT FURTHER RESOLVED, that the following streets will be closed and no parking will be allowed on Saturday, May 13, 2023, commencing at 7:30 am and shall remain closed until 1:00 pm, unless opened earlier upon the authority of the Sonora Police Department:

- 1. South Washington Street at SR 108
- 2. Restano Way

BE IT FURTHER RESOLVED, that “NO PARKING” zones will be established on the following streets on Saturday, May 13, 2023, commencing at 5:00 am and shall remain “NO PARKING” zones until 1:00 pm, unless opened earlier upon the authority of the Sonora Police Department:

- 1. East and West sides of State Route 49 (Washington Street) from Elkin Street to Toby Street.

2. North and South sides of State Route 49 (Stockton Road), between S. Washington Street and 70 Stockton Road.
3. Stewart Street between Elkin Street and East Dodge Street.
4. North side of Lyons Street between Stewart Street and Shepherd Street.
5. South side of Lyons Street between Shepherd Street and Barretta Street.
6. Snell Street from State Route 49 (Washington Street) to Bonanza Road.
7. School Street from State Route 49 (Washington Street) to Snell Street.
8. Wyckoff Street between Snell Street and State Route 49 (Washington Street.)
9. The following streets between State Route 49 (Washington Street) and Stewart Street;
 - A) Elkin Street
 - B) East Dodge Street
 - C) East Jackson Street
 - D) East Bradford Street
 - E) Theall Street
 - F) East Church Street
 - G) Gold Street
 - H) William Street
 - I) East Lytton Street
10. The following streets between State Route 49 (Washington Street) and Green Street;
 - A) West Dodge Street
 - B) Yaney Ave.
 - C) West Jackson Street
 - D) West Bradford Street
 - E) Linoberg Street
11. West Church Street between S. Washington Street and June Street.
12. June Street between S. Washington Street and West Church Street.
13. Toby Street between S. Washington Street and McGowan Street.
14. West Lytton and Bulwer Streets between Washington Street and Olive Street.

15. Parking will be allowed for the “Official” Parade announcing trailers and designated support vehicles for those trailers which have been identified to the Police Department by the Posse.

16. The following parking lots;

A) The Sonora Fire Museum lot, located at 125 N. Washington Street.

B) The Sonora City Terzich Parking Structure, 1st level, located at 96 N. Washington Street.

BE IT FURTHER RESOLVED that “NO PARKING” zones will be established on the following streets commencing on Saturday, May 13, 2023, at 5:00 am, until Sunday, May 14, 2023, at 5:00 pm:

1. The south/east corner of the intersection of State Route 49 (Stockton Road) and Southgate Drive, in the area of the locomotive.
2. The east side of Solinsky Street between State Route 49 (Stockton Road) and West Jackson Street.
3. Fairview Lane between State Route 49 (Stockton Road) and the driveway into the Tuolumne County Superintendent of Schools Office.
4. Forest Road between State Route 49 (Stockton Road) and the driveway into Sonora Regional Prompt Care.
5. The south/east corner of the intersection of State Route 49 (Stockton Road) and Southgate Drive, in the area of the locomotive.
6. The east side of Solinsky Street between State Route 49 (Stockton Road) and West Jackson Street.

BE IT FURTHER RESOLVED, that the following parking lots will be designated as “DISABLED PERSONS PARKING” commencing on Saturday, May 13, 2023, at 5:00 am until 1:00 pm, unless opened earlier upon the authority of the Sonora Police Department:

1. The Terzich parking structure located on State Route 49 (Washington Street), second-level, front row, accessed off S. Green Street.
2. The Fountain parking lot located at the south/east corner of the intersection of S. Washington Street and East Church Street.

BE IT FURTHER RESOLVED, that all vendors during the parade must possess a valid city permit for such activity.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Sonora that all of the above is hereby approved, subject to the Tuolumne County Sheriff's Posse meeting all liability insurance requirements as specified by the City of Sonora, and having met all conditions as required by the California Department of Transportation.

PASSED AND ADOPTED as a Resolution of the City Council of the City of Sonora, California, at a regular meeting of said City Council held on March 20, 2023, by the following votes:

AYES _____

NOES: _____

ABSTAIN _____

ABSENT: _____

Signed and approved on: _____, 2023

Mark Plummer, Mayor of the City of Sonora

ATTEST: _____
Tracy Skelly, City Clerk, City of Sonora

RESOLUTION 03-20-2023-B



CITY COUNCIL AGENDA REPORT

MEETING DATE: March 20, 2023

TO: City Council Members

FROM: Turu VanderWiel, Chief of Police

SUBJECT: OPEN CONTAINERS OF ALCOHOLIC BEVERAGES DURING THE 2023 MOTHER LODGE ROUNDUP PARADE

RECOMMENDATION

Adopt Resolution Number 03-20-2023-C, authorizing the possession of opened alcoholic beverage containers and the public consumption of alcoholic beverages within the cordoned areas of the special event, which is identified by the street closures of State Route 49 (Washington Street) and other identified connecting City Streets for the 2020 Mother Lode Round-Up Parade.

DISCUSSION

Each year the Tuolumne County Sheriff's Posse sponsors the Mother Lode Round-Up Parade on the Saturday proceeding Mother's Day. The parade will be held this year on Saturday, May 13, 2023. It is scheduled to begin at 10:00 A.M. and conclude at approximately 1:00 P.M.

Historically, open containers of alcoholic beverages and public consumption of alcohol have been permitted for the duration of the parade. After the parade, and prior to the re-opening of any streets and/or at the direction of the Police Department, all open containers are removed from public areas and private lands open to the public.

California Business and Profession Code section 25620 prohibits the possession of open containers in any city, county, or city and county-owned park or other city, county, or city and county-owned public place, or any recreation and park district, or any regional park or open-space if the city, county, or city and county has enacted an ordinance that prohibits the possession of those containers or the consumption of alcoholic beverages in those areas. Accordingly, Sonora Municipal Code section 9.08.010 deems it unlawful for any person to drink, consume, or possess an open container of an alcoholic beverage or intoxicating liquor or smoke marijuana upon any public street, public park, public parking lot, public sidewalk, and grounds of public buildings, and private building or lands that are open to the public.

The Tuolumne County Sheriff's Posse has asked that the area within the boundaries of the street closures, as identified in Sonora City Resolution Number 03-20-2023-B, be designated as an open container area and that within that area, public consumption of alcoholic beverages also is permitted for the duration of the Mother Lode Roundup Parade or as otherwise directed by the Sonora Police Department.

Recognizing that public safety is a priority, the Sonora Police Department is recommending that as a condition to allow open containers of alcoholic beverages for said event, these containers are limited to those constructed of materials other than glass.

FISCAL IMPACT:

There is no foreseen financial impact to the General Fund budget.

ATTACHMENTS:

Temporary Suspension of Open Container and Public Consumption of Alcoholic Beverage Regulations,
Resolution 03-20-2023-C.

RESOLUTION 03-20-2023-C

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONORA, CALIFORNIA, APPROVING THE TEMPORARY SUSPENSION OF OPEN CONTAINERS AND PUBLIC CONSUMPTION OF ALCOHOLIC BEVERAGE REGULATIONS TO ACCOMMODATE THE MOTHER LODGE ROUND-UP PARADE, SATURDAY, MAY 13, 2023.

WHEREAS, each year the City of Sonora hosts the Tuolumne County Sheriff's Posse Mother Lode Roundup; and

WHEREAS, The Sonora Police Department is responsible for the safety and security of event participants and spectators; and

WHEREAS, The Tuolumne County Sheriff's Posse requests the suspension of open container and public consumption of alcoholic beverages regulations during the parade; and

WHEREAS, the Chief of Police requests that, as a condition to allow open containers of alcoholic beverages for this event, these containers are limited to those constructed of materials other than glass.

NOW THEREFORE LET IT BE IT RESOLVED, that the City Council of Sonora does hereby direct that open containers of alcoholic beverages and the public consumption of alcoholic beverages be allowed only for the duration of the parade and within the boundaries of the following street closures on Saturday, May 13, 2023, commencing at 10:00 am and concluding at or around 1:00 pm, unless otherwise directed earlier upon the authority of the Sonora Police Department:

1. State Route 49 (Washington Street) from Snell and Elkin Streets to State Route 49 (Stockton Road).
2. South Washington Street from State Route 49 (Stockton Road) to Hospital Road.
3. The following streets along State Route 49 /Washington Street;
 - A) East and West Dodge Street
 - B) East and West Jackson Street
 - C) East Bradford Ave
 - D) East and West Linoberg Street
 - E) Theall Street
 - F) East and West Church Street
 - G) Gold Street
 - H) William Street
 - I) East Lytton Street
 - J) Restano Way

BE IT FURTHER RESOLVED, that this resolution only applies to the consumption of alcoholic beverages and that public smoking of cannabis remains prohibited as described in Sonora Municipal Code Section 9.08.010.

BE IT FURTHER RESOLVED, that the possession of opened containers of alcoholic beverages as authorized by this chapter is limited to those containers not constructed of glass.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Sonora that all of the above is hereby approved, subject to the Tuolumne County Sheriff's Posse meeting all liability insurance requirements as specified by the City of Sonora, and having met all conditions to conduct the parade as required by the California Department of Transportation.

PASSED AND ADOPTED as a Resolution of the City Council of the City of Sonora, California, at a regular meeting of said City Council held on May 20, 2023, by the following votes:

AYES: _____

NOES: _____

ABSTAIN _____

ABSENT: _____

Signed and approved on: _____, 2023

Signed and dated:

Mark Plummer, Mayor of the City of Sonora

ATTEST:

Skelly, City Clerk, City of Sonora

RESOLUTION 03-21-2023-C



CITY COUNCIL AGENDA REPORT

MEETING DATE: March 20, 2023
TO: City Council Members
FROM: Rachelle Kellogg, Community Development Director
SUBJECT: 2022 General Plan Annual Progress Report

RECOMMENDATION

Accept the 2022 Sonora General Plan Annual Report.

DISCUSSION

Pursuant to the requirements under Government Code Section 65400 and State Housing Element Law, the Community Development Department has prepared the General Plan Progress Report (APR) and Annual Housing Element Progress Report for the City of Sonora's General Plan 2020. State law requires that the report be presented to and accepted by the City Council at a regular meeting. State law also requires that it be submitted to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development (HCD) on or before April 1st.

The purpose of the APR is identify any changes to the General Plan and how land use decisions occurring during 2022 relate back to the implementation of the General Plan. Specifically how they relate to the Plan's adopted goals, policies and implementation programs. The Annual Housing Element Progress Report identifies new housing units and the City's progress towards meeting its Regional Housing Needs Allocation (RHNA) numbers. The report also provides the status of the Implementation Programs included within the Housing Element.

FISCAL IMPACT

No fiscal impact to the General Fund.

ATTACHMENTS

- 1) 2022 General Plan Annual Report

City of Sonora

Sonora General Plan

2022 General Plan Annual Report

General Plan 2020: Adopted by the City Council on May 30, 2007

General Plan amendments in 2020:

None

General Plan in compliance with state (OPR) general plan guidelines? Yes

Background:

Pursuant to Government Code Section 65400(a)(2), a General Plan Annual Progress Report (APR) must be accepted by the City Council and additionally submitted to the Governor's Office of Planning and Research State Clearinghouse (OPR), on or before April 1st, of each year reporting on the preceding calendar year. In addition, the Annual Housing Element Progress Report (Attachment A) must be submitted to the California Department of Housing and Community Development and also to OPR prior to April 1st.

There is not a standardized format for the General Plan APR but there is one for the Housing Element Progress Report. The purpose of the APR is to inform the Sonora City Council regarding activities related to the implementation of the Sonora General Plan 2020. Per State Clearinghouse Guidelines, the APR should describe land use decisions related to adopted goals, policies and implementation measures of the General Plan 2020 and should provide enough information to identify necessary course adjustments or modifications to the General Plan and means to improve local implementation.

The following provides a summary of projects implemented in 2022 relevant to the Sonora General Plan 2020:

1) Use Permits/Variance.

a. The Sonora Planning Commission approved the following Use Permit and Variance:

- 1) Approved May 9, 2022 – 901 Sanguinetti Rd. installation of wireless communication facilities.**
- 2) Approved November 14, 2022 – 391 S. Stewart Street variance to reduce setbacks along property frontage.**

Project related General Plan Goals, Policies and/or Implementation Programs:

Goal 1.A - Provide a well-organized and orderly development pattern that maintains and enhances the City of Sonora's social, economic, cultural, environmental, and aesthetic resources while managing growth so that adequate facilities and services can be provided in pace with development.

Goal 1.B - Balance the social, environmental, economic, cultural, and aesthetic elements of the City of Sonora to provide a quality living environment and to maintain the city as a distinct community with a buffer between the unincorporated County.

- ~ 1.B.1 – Minimize conflicts between adjacent land uses.

Goal 1.C – Maintain and enhance the character and diversity of the City’s historic neighborhoods and downtown.

- ~ 1.C.1 – Encourage the retention, rehabilitation and restoration of historic structures.
 ~ 1.C.2 – Preserve the contextual setting of the City’s historic neighborhoods and historic districts.

Goal 1.E – Maintain and enhance the present and future needs of the City and county residents and visitors while maintaining and enhancing the City’s economic base and conserving the City’s social, economic, cultural, environmental, and aesthetic resources.

2) Rezone & Maps

- 1) Approved May 9, 2022 Rezoning of the following parcels from R-1 to R-2 to provide consistency with the General Plan:**

APN# 035-180-073

APN# 035-180-074

APN# 035-142-023

APN# 035-142-024

APN# 035-263-020

- 2) Approved May 9, 2022 – APN# 035-180-49 a tentative parcel map to create for residential parcels and a remainder.**

Project related General Plan Goals, Policies and/or Implementation Programs:

Goal 1.A - Provide a well-organized and orderly development pattern that maintains and enhances the City of Sonora’s social, economic, cultural, environmental, and aesthetic resources while managing growth so that adequate facilities and services can be provided in pace with development.

Goal 1.B - Balance the social, environmental, economic, cultural, and aesthetic elements of the City of Sonora to provide a quality living environment and to maintain the city as a distinct community with a buffer between the unincorporated County.

- ~ 1.B.1 – Minimize conflicts between adjacent land uses.

Goal 1.C – Maintain and enhance the character and diversity of the City’s historic neighborhoods and downtown.

- ~ 1.C.1 – Encourage the retention, rehabilitation and restoration of historic structures.
 ~ 1.C.2 – Preserve the contextual setting of the City’s historic neighborhoods and historic districts.

Goal 1.E – Maintain and enhance the present and future needs of the City and county residents and visitors while maintaining and enhancing the City’s economic base and conserving the City’s social, economic, cultural, environmental, and aesthetic resources.

3) Design Review

- a. **The Sonora Planning Commission approved the following Design Review Permits:**
- 1) **Approved May 9, 2022 – 494 S Washington Street, exterior façade of new structure.**
 - 2) **Approved November 14, 2022 – 16 S. Poplar Street, exterior improvements for new duplex.**
 - 3) **Approved December 12, 2022 – 350 S. Washington Street, replacement of pool fencing.**

Project related General Plan Goals, Policies and/or Implementation Programs:

Goal 1.B - Balance the social, environmental, economic, cultural, and aesthetic elements of the City of Sonora to provide a quality living environment and to maintain the city as a distinct community with a buffer between the unincorporated County.

- ~ 1.B.2 – *Encourage development which complements and blends in with its surroundings.*
- ~ 1.B.3 – *Consider aesthetics when reviewing development proposals.*

Goal 1.C – Maintain and enhance the character and diversity of the City’s historic neighborhoods and downtown.

- ~ 1.C.1 – *Encourage the retention, rehabilitation and restoration of historic structures.*
- ~ 1.C.2 – *Preserve the contextual setting of the City’s historic neighborhoods and historic districts.*

4) Accessory Dwelling Units

City Council adopted Ordinance 897 on October 3, 2022, amending Chapter 17.55, Second Dwelling Units on Residential Parcels by repealing it in its entirety and replacing it with a new Chapter 17.55, Accessory Dwelling Units.

Goal 1.A - Provide a well-organized and orderly development pattern that maintains and enhances the City of Sonora’s social, economic, cultural, environmental, and aesthetic resources while managing growth so that adequate facilities and services can be provided in pace with development.

- ~ 1.A.2 – *Make efficient use of land and promote a functional development pattern with varied and compatible land uses.*
- ~ 1.A.3 – *Ensure that the extent of development shall be related to the property’s environmental constraints.*

Goal 1.B - Balance the social, environmental, economic, cultural, and aesthetic elements of the City of Sonora to provide a quality living environment and to maintain the city as a distinct community with a buffer between the unincorporated County.

- ~ 1.B.1 – *Minimize conflicts between adjacent land uses.*
- ~ 1.B.2 – *Encourage development which complements and blends in with its surroundings.*
- ~ 1.B.3 – *Consider aesthetics when reviewing development proposals.*

Goal 1.E - Maintain and enhance the present and future needs of the City and county residents and visitors while maintaining and enhancing the City's economic base and conserving the City's social, economic, cultural, environmental, and aesthetic resources.

5) Signs

City Council adopted Ordinance 887 on November 21, 2022, amending Chapter 15.28, Signs, of title 15, Building and Construction, by repealing it in its entirety and replacing it with a new Chapter 15.28, Signs.

Project related General Plan Goals, Policies and/or Implementation Programs:

Goal 1.E – Maintain and enhance the present and future needs of the City and county residents and visitors while maintaining and enhancing the City's economic base and conserving the City's social, economic, cultural, environmental, and aesthetic resources.

Goal 1.C – Maintain and enhance the character and diversity of the City's historic neighborhoods and downtown.

- ~ 1.C.1 – Encourage the retention, rehabilitation and restoration of historic structures.
- ~ 1.C.2 – Preserve the contextual setting of the City's historic neighborhoods and historic districts.

The following ordinances were adopted in 2022:

- No. 887 Sign Ordinance
- No. 897 Accessory Dwelling Unit Ordinance

Housing Element:

Staff will begin working on the 2024 – 2029 Housing for submittal and approval by the State Department of Housing and Community Development in 2023.

Identified Needs:

- a. Preparation of the City's 2024 – 2029 Housing Element.
- b. Revisions to the City's Transient Use Permit Ordinance.
- c. Update the General Plan Safety Element and Circulation Element as required under State law.
- d. Continue to evaluate inconsistencies between the General Plan Land Use Designation Map and Zoning Map for all properties and recommend adjustments as needed.

Attachments:

- A) Annual Housing Element Progress Report
- B) Housing Successor Annual Report

Rachelle Kellogg, Community Development Director

March 20, 2023
Date

ATTACHMENT A

Annual Housing Element Progress Report

ATTACHMENT B

Housing Successor Annual Report

Please Start Here

General Information	
Jurisdiction Name	Sonora
Reporting Calendar Year	2022
Contact Information	
First Name	Rachelle
Last Name	Kellogg
Title	Community Development Director
Email	rkellogg@sonoraca.com
Phone	2095323508
Mailing Address	
Street Address	94 N. Washington Street
City	Sonora
Zipcode	95370

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

3_6_23

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Submittal Instructions

Please save your file as Jurisdictionname2022 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD’s database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Sonora	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/31/2019 - 08/31/2024

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 01/01/2019-08/30/2019	2019	2020	2021	2022	2023	2024				Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	34	-	-	-	-	-	-	-	-	-	-	-	34
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	26	-	-	-	-	-	-	-	-	-	-	2	24
	Non-Deed Restricted		-	-	-	2	-	-	-	-	-	-	-	
Moderate	Deed Restricted	24	-	-	-	-	-	-	-	-	-	-	6	18
	Non-Deed Restricted		1	1	-	2	2	-	-	-	-	-	-	
Above Moderate		61	2	1	2	7	3	-	-	-	-	-	15	46
Total RHNA		145												
Total Units			3	2	2	11	5	-	-	-	-	-	23	122
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2019	2020	2021	2022	2023	2024				Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		17		-	-	-	-	-	-	-	-	-	-	17

*Extremely low-income housng need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Sonora	
Reporting Year		2022	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report 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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
12/30/1999	Encourage the establishment of small, affordable housing units distributed throughout the City	Ongoing	Staff continues to meet with citizens to assist them with adding ADU units or housing units in coordination with commercial development. Upzoned multiple properties this year to accommodate higher density housing.
12/30/1999	Modify parking requirements to establish housing opportunities near the City's commercial centers.	Draft Ordinance by June 30, 2021	Completed ADU ordinance this year which allows for relaxed parking standards especially in those downtown areas.
12/30/1999	Continue to pursue grant funding supporting the provision of affordable housing.	Annually	Will be applying for funding as staffing allows. Grant funds are being utilized to update the current cycle of the Housing Element and fund the ADU ordinance that was approved this year.
12/30/1999	Facilitate the exchange/consolidation of the regions housing assistance information.	12/21/2021	Information resources on housing available online and through links provided on the City's website.
12/30/1999	Continue to provide the City Employee Down Payment Assistance Program	Ongoing	Program still in place.
3.B.1	Continue to provide flexible standards for on and off-site improvements for the construction of extremely low-to-moderate income housing	Ongoing	Provided as a talking point to potential residential developers to encourage low income housng.
3.B.2	Continue to waive or reduce certain fees for extremely low, very low and low income housing projects	Ongoing	No applications for projects

3.B.3	Maintain and promote the City's density bonus program	Ongoing	In place and in compliance with state regulations.
3.B.4	Encourage the establishment of single-room occupancy housing.	Ongoing	ADU ordinance was finished this year which encourages higher density single-room housing.
3.B.5	Pursue development standards and design guidelines for multi-family residential projects	Prior to 2023	The City plans to utilized grant funding to develop guidelines and standards in 2023.
3.C.1	Continue to apply the State Historic Building Code for qualified buildings.	Ongoing	Several projects have been assisted with this over the past year.
3.C.2	Continue to pursue projects promoting neighborhood improvements in conjunction with housing rehabilitation.	Ongoing	A downtown resindeital project is currently in proress that will be a mixed use development with commerical access to improve neighborhood and walkability.
3.C.3	Continue to monitor the status of at-risk units, and inform agencies able to pursue purchase and support acquisition efforts.	Ongoing	City is currently assisting and working with potential buyers.
3.C.4	Continue to coordinate with the Amador-Tuolumne Community Action Agency to promote energy conservation for housing rehabilitation projects.	Ongoing	Program still in place.
3.C.5	Continue to enforce state energy efficiency standards for residential buildings.	Ongoing	Enforcement in place
3.C.6	Support the reduction of contamination hazards in older buildings.	Ongoing	Working with applicants whose projects require the removal of hazardous materials.
3.C.7	Climate/Green/Energy Programs	Ongoing	Programs in place
3.C.8	Flood hazards and flood management analysis	Ongoing	In place
3.D.1	Support senior housing	Ongoing	Potential application, in discussion with developer in locating and laying out property.
3.D.2	Maintain an emergency shelter	Ongoing	In place
3.D.3	Maintain a transitional shelter	Ongoing	In place
3.D.4	Maintain a homeless shelter	Ongoing	In place.

[illegible]

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Jurisdiction	Sonora	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/31/2019 - 08/31/2024

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

[illegible]

Jurisdiction	Sonora	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/31/2019 - 08/31/2024

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the ckcklist here:
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Sonora	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/31/2019 - 08/31/2024

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Sonora	
Reporting Period	2022	(Jan. 1 - Dec. 31)

NOTE: This table is meant to contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

For Tuolumne County jurisdictions, please format the APN's as follows:999-999-999-999

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	Sonora	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/31/2019 - 08/31/2024

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Not
Cells in g

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income
Summary Row: Start Data Entry Below												

Jurisdiction	Sonora	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/31/2019 - 08/31/2024

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		3
Total Units		5

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	3	0
2 to 4	0	0	0
5+	0	0	0
ADU	0	2	0
MH	0	0	0
Total	0	5	0

Housing Applications Summary	
Total Housing Applications Submitted:	5

Number of Proposed Units in All Applications Received:	5
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Sonora	
Reporting Year	2022	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202) <i>Please update the status of the proposed uses listed in the entity’s application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.</i>					
Total Award Amount	\$ 65,000.00		Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
1	\$27,000.00	\$0.00	In Progress	REAP	
2	\$38,000.00	\$0.00	In Progress	REAP	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0

Above Moderate		0
Total Units		0

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		3
Total Units		5

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

**CITY OF SONORA
HOUSING SUCCESSOR ANNUAL REPORT
FOR THE
LOW AND MODERATE INCOME HOUSING ASSET FUND
FISCAL YEAR 2022**

This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f). This Report sets forth certain details of the City of Sonora (Housing Successor) activities during Fiscal Year 2020/21 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

Beginning Balance:	\$ 485,512.25
Amount Deposited into LMIHAF:	\$ 234,303.96
Expenditures from LMIHAF:	
1) Monitoring & Administration Expenditures	\$ 2,952.42
2) Housing Property Maintenance	<u>\$ 5,211.91</u>
Total	\$ 8,164.33
Ending Balance of LMIHAF:	\$ 711,651.88
Statutory Value of Assets Owned by Housing Successor:	\$1,651,774.64
Transfers to any other housing successor agency:	None
Housing projects receiving tax revenue pursuant to the ROPS :	None
Status of Compliance with Section 33334.16 : (Real Property acquired for development)	

The City of Sonora, as the Successor Housing Agency, purchased the existing residence at 290 S. Stewart Street in Fiscal Year 2020/21 to be renovated for a homeless shelter. The City will be moving forward with engineering and design for the project in Fiscal year 2023/24.

Description of Outstanding Obligations under Section 33413: (Replacement of units destroyed or removed by Redevelopment Agency/ Outstanding Inclusionary/Production Housing Obligations)	None
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Description of expenditures for housing development(s)
by income restriction, for five-year period, with the time period
beginning January 1, 2014.

None

The percentage of units of deed-restricted rental housing restricted
to seniors and assisted individually or jointly by the Housing
Successor, Sonora Redevelopment Agency, and City of Sonora, for
the period of January 1, 2004 to January 1, 2014, in relation to the aggregate
number of units of deed-restricted rental housing assisted individually or jointly
by the Housing Successor, Sonora Redevelopment Agency and City of Sonora
within the same time period.

None

Excess Surplus: The LMIHAF does not have Excess Surplus

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater.

The following provides the Excess Surplus test for the preceding four Fiscal Years:

	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Beginning Balance	75,098.21	39,804.96	18,371.00	27,900.85	96,462.11	132,161.25	204,445.26	176,730.41	384,002.60
Add: Deposits	12,842.44	13,208.16	18,520.81	74,247.90	48,372.25	91,685.63	20,986.46	274,325.09	252,591.23
(Less) Expenditures	48,135.69	34,642.12	8,990.96	5,686.64	12,673.11	19,401.62	48,701.31	67,052.90	151,081.58
Ending Balance	39,804.96	18,371.00	27,900.85	96,462.11	132,161.25	204,445.26	176,730.41	384,002.60	485,512.25

	FY 2022
Beginning Balance	485,512.25
Add: Deposits	234,303.96
(Less) Expenditures	8,164.33
Ending Balance	711,651.88

Provide an inventory of homeownership units assisted by the
Sonora Redevelopment Agency subject to covenants & restrictions
pursuant to subdivision (f) of Section HSC Section 33334.3.

None



CITY COUNCIL AGENDA REPORT

MEETING DATE: March 20, 2023

TO: City Council Members

FROM: Tracy Skelly, City Clerk

SUBJECT: City Committees and Community/Government Committees Appointment

RECOMMENDATION

Consider approval of the Mayor's Appointment of Andy Merrill to the Solid Waste Committee.

DISCUSSION

Council Members represent the City on regional boards and organizations, act as liaisons to City Council advisory committees, and represent the City Council on community organizations, and Council subcommittees.

The appointments shall be made by the Mayor, with confirmation from a majority of the Council Members.

If there is no official appointment made, there shall be a temporary appointment made to any City Committees and Community/Government Committees that require a quorum.

FISCAL IMPACT

No fiscal impact to the General Fund.



CITY COUNCIL AGENDA REPORT

MEETING DATE: March 20, 2023

TO: City Council Members

FROM: Chris Gorsky, Administrative Services Director

SUBJECT: Administrative Services Department Report for January 2023

RECOMMENDATION

Receive the Administrative Services Department Report for January 2023

DISCUSSION



Administrative
Services

The Administrative Services Department provides a wide range of comprehensive support services which include: accounting, finance administration and reporting, budgeting, audit, compliance, treasury management, payroll, human resources, recruitments, accounts receivable, local tax collection, accounts payable, procurements, business license management, risk management, information technology for the City.

Monthly Report to the City Council

January 2023

Highlights of General Fund Revenues:

	Current Period	YTD	FY22/23 Budget	% of Budget
Property Tax	\$ 487,004	\$ 883,620	\$1,374,800	64.3%
Sales Tax	\$ 317,619	\$ 1,979,909	\$3,325,100	59.5%
Transient Occupancy Tax	\$ 56,658	\$ 341,399	\$ 550,000	62.1%
Cannabis Public Benefit Fees	\$ 52,133	\$ 346,570	\$ 585,000	59.2%
Building Permits	\$ 7,476	\$ 97,551	\$ 141,500	68.9%
Business Licenses	\$ 2,004	\$ 119,039	\$ 120,000	99.2%

Highlights of General Fund Expenditures:

	Current Period	YTD	FY22/23 Budget	% of Budget
Salaries and Benefits	\$ 579,819	\$ 4,006,851	\$7,159,850	56.0%
Operating Expenditures	\$ 178,509	\$ 1,333,977	\$2,419,400	55.1%
Transfers	\$ -	\$ 79,993	\$ 112,000	71.4%

Total Number of Checks/DD Processed:

A/P	YTD	H/R	YTD
118	880	88	833

Business License Activity:

Licenses Issued

Current Month Zone A	Current Month Zone B	YTD Zone A	YTD Zone B
1	18	12	84



CITY COUNCIL AGENDA REPORT

MEETING DATE: March 20, 2023

TO: City Council Members

FROM: Turu VanderWiel, Chief of Police

SUBJECT: MONTHLY REPORT – SONORA POLICE DEPARTMENT

RECOMMENDATION

Receive the Sonora Police Department monthly report for February 2023.

DISCUSSION

The attached summarizes activities for February 2023.

	Feb 2023	Jan 2023	Feb 2022
Total Incidents	1,049	1,314	1,124
Calls for Service	667	806	537
Officer Initiated	382	508	587
Total Arrests	43	57	59
Felony Arrests	10	7	8
Misd. Arrests	33	50	51
Total Reports	109	135	122
Parking Citations	9	22	16
Moving Citations	3	6	22
Domestic Violence	6	5	1
Larceny Invest.	11	12	13
Total Collisions	24	28	25
Collision Invest.	13	16	11

	Feb 2023	Jan 2023	Feb 2022
Homeless Activity	112	111	94
Animal Calls	25	32	22
Public Intox. / UID	5	10	12
DUI Arrests	1	7	5
Total Phone Calls / 911 Calls	2,536/344	2,136/387	1,655/156
Average Per Day	91	69	59
Vehicle Releases	6	9	4

*Homeless Activity tracking requires additional manual inputs; the actual number of associated incidents will typically be higher than the reported number.

*The Larceny Investigation category reflects only those incidents where an investigation is conducted and a case report is generated. The actual number of larcenies is considerably higher.

FISCAL IMPACT

There is no fiscal impact on the General Fund

AREA 1**Violent Crimes:**

- 1 Felony Rape
- 1 Felony Domestic Violence
- 2 Felony Assault with Deadly Weapon; Not Firearm
- 1 Misdemeanor Exhibition of Concealed Firearm in Public Place
- 1 Misdemeanor Domestic Violence

Burglaries / Other Larceny:

- 4 Business Burglaries (Shoplifting).
- 2 Residential Burglaries
- 2 Stolen Vehicles (1 Recovered by SPD, 1 Recovered by Sonora Area CHP)
- 1 Petty Theft (Shoplifting)
- 1 Petty Theft from Business

AREA 2**Violent Crimes:**

- 2 Felony Domestic Violence (1 w/Misdemeanor Child Endangerment, 1 w/Felony False Imprisonment)
- 3 Misdemeanor Domestic Violence (1 w/Exhibit Deadly Weapon)
- 1 Misdemeanor Battery on a Peace Officer

Burglaries / Other Larceny:

- 1 Residential Burglary

02/01/2023 - 02/28/2023

Area 1 Monthly Report February 2023

Neighborhood Watch:

ELKS HILL:

- No updated activity.

SONORA KNOWLES:

- No updated activity.

Cases For discussion:

23-158- On 2/2/2023, officers were called to investigate a rape. Through the investigation, officers learned that the incident occurred during a social gathering where alcohol was being consumed and that the victim was raped by a subject at the gathering who was previously unknown to her. As a result of the investigation, 18-year-old Jamestown resident Asher Matthews, was arrested on suspicion of sexually assaulting a minor by force.

23-198- On 2/15/2023, while on patrol, an officer identified a vehicle associated to a felon at large at a local gas station. The officer contacted and arrested 36-year-old Jamestown resident Jonathon Gavi at this vehicle. A subsequent search of Gavi's person and vehicle contents were conducted and a large amount of fentanyl and methamphetamine, along with cash, drug paraphernalia, prescription medications, pepper spray, a billy-club and an expandable baton were located. Gavi was arrested for felony possession of controlled substances, possession for sales, possession of paraphernalia and illegal weapons, as well as a violation of his parole.

Field Training Program:

- One new Police Sergeant is currently in the training program
- One Community Service Officer is in the training program
- One part-time Dispatcher is in the training program

Recruitments:

- 1 Full-time Police Officer
- 1 Full-time Dispatcher

Training:

- One Officer attended the Field Training Officer course
- One Officer attended POST Mandated Perishable skills training
- One Officer attended Crisis Intervention Training
- One Officer attended 11550 HS training for identifying users of controlled substances
- One Officer completed Emergency Vehicle Operator Course
- One Dispatcher completed NIBRS training

Range:

- Quarterly range training is tentatively scheduled for March

Contract/Reserve Officers:

- Reserve Officers Carson, Brandow, and Duffy are actively involved

Respectfully Submitted,
Sgt. Chris Johnson



SONORA POLICE DEPARTMENT
100 South Green Street
Sonora, California 95370

Emergency 911 Item 11.
Business (209) 532-8143
Fax (209) 532-4845
Web-Site: www.sonorapd.com
Turu VanderWiel, Chief of Police
E-Mail: tvanderwiel@sonorapd.com

"Maintaining a Safe Community since 1851"

MEMORANDUM

TO: Honorable Mayor and City Council Members
FROM: Turu VanderWiel, Chief of Police
DATE: March 20, 2023
RE: Area 2 Supervisor Report - No Monthly Report

Due to a staffing vacancy in the Sergeant's positions, no Area 2 Supervisor report will be submitted for February 2023.



CITY COUNCIL AGENDA REPORT

MEETING DATE: March 20, 2023

TO: City Council Members

FROM: Aimee New, Fire Chief

SUBJECT: Fire Department Monthly Report – February 2023

RECOMMENDATION

Receive Fire Department Monthly Report – February 2023

DISCUSSION

N/A

FISCAL IMPACT

N/A

1. City of Sonora Fire Department responded to 137 calls for service in February 2023.
2. City of Sonora Fire Department units responded to emergency calls as follows:

111 – Building fire	2
113 – Cooking fire, confined to container	1
131 – Passenger vehicle fire	1
311 - Medical assist, assist EMS crew	18
321 - EMS call, excluding vehicle accident with injury	73
322 - Motor vehicle accident with injuries	1
324 - Motor vehicle accident with no injuries.	2
510 - Person in distress, other	2
550 - Public service assistance, other	1
551 - Assist police or other governmental agency	1
553 - Public service	3
554 - Assist invalid	6
561 - Unauthorized burning	3
611 - Dispatched & cancelled en route	12
622 - No incident found on arrival at dispatch address	2
631 - Authorized controlled burning	1
651 - Smoke scare, odor of smoke	2
733 – Smoke detector activation due to malfunction	2
735 - Alarm system sounded due to malfunction	1
746 – Smoke detector activation, no fire – unintentional	2

745 – Alarm system activation, no fire – unintentional	1
Total Incidents	137

- | | |
|--|------|
| 3. Monthly dollar loss in the City, resulting from fire: | 0 |
| 4. The average response time during the month: | 4.42 |
| 5. Automatic or mutual aid given | 39 |



CITY COUNCIL AGENDA REPORT

MEETING DATE: March 20, 2022

TO: City Council Members

FROM: Mike Lagomarsino, Public Works Supervisor

SUBJECT: Public Works Department Report for February 2023

RECOMMENDATION

Receive the Public Works Department Report for February 2023

DISCUSSION

For the month of February 2023, the City of Sonora Public Works Department performed the following activities:

Events

- Placed banners above Washington Street for upcoming events.
- Hand-on backhoe training for new employee.
- Watched numerous safety videos (all new employees).

Streets

- Sanded and plowed numerous streets following the storms.
- Returned numerous shopping carts abandoned throughout the City.
- Spent several days potholing City Streets.
- Removed two pay piles.
- Pruned and cleaned leaves on Norlin Street and June Street.
- Replaced multiple street sign brackets throughout City streets.
- Removed a grove of China trees on Snell Street.
- Removed and disposed of diseased deer on Mono Way.
- Replaced two "DO NOT ENTER" sign on Woodside Drive.
- Re-tarped slide area on West Church Street.
- Spent several days performing roadside trash removal.

Facilities

- Loaded and hauled away three light plants burned by the Washington Fire stored at the old dog pound on Southgate Drive, as well as removal of several downed trees from storms.
- Made repairs to roof on the tin shed storage building on Southgate Drive.
- Clean up on the Ed Center property.

Parks/Landscapes/Parking Lots

- Performed major cleanup at Coffill Park along with removal of rotted fence.
- Graffiti removal in Rotary Park.
- Removed hazardous Oak Tree in Prospector Park.

- Made repairs to a damaged BBQ at Rotary Park.
- Cold patched sinkhole following contractors repair on Snell Street.
- Performed trail inspection on Dragoon Trail along with ATV training with new employee.

Storm Drains

- Spent SEVERAL days digging debris out of storm drains, as well as ditches and culverts, following rain/snow events.

Cemeteries

- Prepared required monthly reports, installed headstones, checked messages daily and returned phone calls.
- Cut up and hauled large downed oak tree in the Old City Cemetery.
- Filled several sunken plots at Mountain Shadow Cemetery.
- Made repair to roof at Mountain Shadow Cemetery.
- Patched failing road in the City Old Cemetery.

Miscellaneous

- Performed routine daily and monthly activities including regular checking of parks and landscape areas for maintenance needs and safety concerns, garbage collection at City facilities, cleaning and stocking City restrooms, opening of gate to Dragoon Gulch Trail parking lot, routine maintenance of City vehicles, participation on assigned committees, weekly mowing of lawns at Mt Shadow Cemetery and Rotary Park, and weekly sweeping of City Streets.

FISCAL IMPACT

None



SONORA SCHOOL DISTRICT

830 GREENLEY ROAD, SONORA, CA 95370

TEL (209) 532-5491

FAX (209) 532-4828

Item 14.

Cheryl Griffiths, Superintendent

cgriffiths@sesk12.org

Level I Developer Fee Study Follow Up Materials

February 14, 2023

The Governing Board of the Sonora Elementary School District has recently passed an increase in Developer Fees. Enclosed please find the following:

- Fully Executed Resolution #14 22-23
- A map of the Sonora Elementary School District boundaries
- A copy of the Level I Developer Fee Study

Please let us know if you have any questions about this material.

Thank you,

Christina Craig
Executive Administrative Assistant to the Superintendent

(209) 532-5491 x 4085

ccraig@sesk12.org

RECEIVED

FEB 16 2023

CITY OF SONORA



SONORA SCHOOL DISTRICT

830 GREENLEY ROAD, SONORA, CA 95370

TEL (209) 532-5491

FAX (209) 532-4828

Item 14.

Cheryl Griffiths, Superintendent

cgriffiths@sesk12.org

RESOLUTION NO. 14 22-23

RESOLUTION OF THE GOVERNING BOARD OF THE SONORA ELEMENTARY SCHOOL DISTRICT INCREASING SCHOOL FACILITIES FEES AS AUTHORIZED BY GOVERNMENT CODE SECTION 65995 (b) 3

WHEREAS, Statute AB 2926 (Chapter 887/Statutes of 1986) authorizes the governing board of any school district to levy a fee, charge, dedication or other form of requirement against any development project for the reconstruction of school facilities; and,

WHEREAS, Government Code Section 65995 establishes a maximum amount of fee that may be charged against such development projects and authorizes the maximum amount set forth in said section to be adjusted for inflation every two years as set forth in the state-wide cost index for Class B construction as determined by the State Allocation Board at its January meeting; and,

WHEREAS, at its February 23, 2022, meeting, the State Allocation Board approved the maximum fee authorized by Education Code Section 17620 to \$4.79 per square foot of residential construction described in Government Code Section 65995(b)(1) and \$0.78 per square foot against commercial and industrial construction described in Government Code Section 65995(b)(2); and,

The Sonora Elementary School District shares developer fees with the Sonora Union High School District. The High School District collects 39 percent of the Level I Fee and the Sonora Elementary School District collects 61 percent of the Level I Fee.

WHEREAS, If the Sonora Union High School District chooses to collect no fees or less than their share of \$4.79, Sonora Elementary School District may collect their portion of the fee up to \$4.79. Fees collected between the two districts may not exceed the Level I statutory fee of \$4.79

WHEREAS, the purpose of this Resolution is to approve and adopt fees on residential projects in the amount of \$2.93 (61 percent of \$4.79) per square foot as authorized by Education Code Section 17620; and,

WHEREAS, the purpose of this Resolution is to approve and adopt fees on commercial and industrial development projects in the amount of \$0.48 (61 percent of \$0.79) per square foot as described in Government Code Section 65995(b)(2). The mini-storage category of commercial/industrial justification has less impact than the statutory \$0.78 per square foot commercial/industrial justification and should be collected at the justified rate of \$0.04 per square foot.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Governing Board of the Sonora Elementary School District as follows:

1. Procedure. This Board hereby finds that prior to the adoption of this Resolution, the Board conducted a public hearing at which oral and written presentations were made, as part of the Board's regularly

scheduled February 8, 2023, meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, has been published twice in a newspaper in accordance with Government Code Section 66016, and a notice, including a statement that the data required by Government Code Section 66016 was available, was mailed at least 14 days prior to the meeting to any interested party who had filed a written request with the District for mailed notice of the meeting on new fees or service charges within the period specified by law. Additionally, at least 10 days prior to the meeting, the District made available to the public, data indicating the amount of the cost, or estimated cost, required to provide the service for which the fee or service charge is to be adjusted pursuant to this Resolution, and the revenue sources anticipated to provide this service. By way of such public meeting, the Board received oral and written presentations by District staff which are summarized and contained in the District's Developer Fee Implementation Study dated January 24, 2023, (hereinafter referred to as the "Plan") and which formed the basis for the action taken pursuant to this Resolution.

2. Findings. The Board has reviewed the Plan as it relates to proposed and potential development, the resulting school facilities needs, the cost thereof, and the available sources of revenue including the fees provided by this Resolution, and based thereon and upon all other written and oral presentations to the Board, hereby makes the following findings:
 - A. Additional development projects within the District, whether new residential construction or residential reconstruction involving increases in assessable area greater than 500 square feet, or new commercial or industrial construction will increase the need for reconstruction of school facilities.
 - B. Without reconstruction of present school facilities, any further residential development projects or commercial or industrial development projects within the District will result in a significant decrease in the quality of education presently offered by the District;
 - C. The fees proposed in the Plan and the fees implemented pursuant to this Resolution are for the purposes of providing adequate school facilities to maintain the quality of education offered by the District;
 - D. The fees proposed in the Plan and implemented pursuant to this Resolution will be used for the reconstruction of school facilities as identified in the Plan;
 - E. The uses of the fees proposed in the Plan and implemented pursuant to this Resolution are reasonably related to the types of development projects on which the fees are imposed;
 - F. The fees proposed in the Plan and implemented pursuant to this Resolution bear a reasonable relationship to the need for reconstructed school facilities created by the types of development projects on which the fees are imposed;
 - G. The fees proposed in the Plan and implemented pursuant to this Resolution do not exceed the estimated amount required to provide funding for the reconstruction of school facilities for which the fees are levied; and in making this finding, the Board declares that it has considered the availability of revenue sources anticipated to provide such facilities, including general fund revenues;
 - H. The fees imposed on commercial or industrial development bear a reasonable relationship and are limited to the needs of the community for schools and are reasonably related and limited to the need for reconstructed school facilities caused by the development;

I. The fees will be collected for school facilities for which an account has been established and funds appropriated and for which the district has adopted a reconstruction schedule and/or to reimburse the District for expenditures previously made.

3. Fee. Based upon the foregoing findings, the Board hereby increases the previously levied fee to the amount of \$2.93 (61 percent of \$4.79) per square foot for assessable space for new residential construction and for residential reconstruction to the extent of the resulting increase in assessable areas; and to the amount of \$0.48 (61 percent of \$0.79) per square foot for new commercial or industrial construction. The mini-storage category of commercial/industrial justification has less impact than the statutory \$0.78 per square foot commercial/industrial justification and should be collected at the justified rate of \$0.04 per square foot.
4. Fee Adjustments and Limitation. The fees adjusted herewith shall be subject to the following:
 - A. The amount of the District's fees as authorized by Education Code Section 17620 shall be reviewed every two years to determine if a fee increase according to the adjustment for inflation set forth in the statewide cost index for Class B construction as determined by the State Allocation Board is justified.
 - B. Any development project for which a final map was approved and construction had commenced on or before September 1, 1986, is subject only to the fee, charge, dedication or other form of requirement in existence on that date and applicable to the project.
 - C. The term "development project" as used herein is as defined by Section 65928 of the Government Code.
5. Additional Mitigation Methods. The policies set forth in this Resolution are not exclusive and the Board reserves the authority to undertake other or additional methods to finance school facilities including but not limited to the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311, et seq.) and such other funding mechanisms. This Board reserves the authority to substitute the dedication of land or other property or other form of requirement in lieu of the fees levied by way of this Resolution at its discretion, so long as the reasonable value of land to be dedicated does not exceed the maximum fee amounts contained herein or modified pursuant hereto.
6. Implementation. For residential, commercial or industrial projects within the District, the Superintendent, or the Superintendent's designee, is authorized to issue Certificates of Compliance upon the payment of any fee levied under the authority of this Resolution.
7. California Environmental Quality Act. The Board hereby finds that the implementation of Developer Fees is exempt from the California Environmental Quality Act (CEQA).
8. Commencement Date. The effective date of this Resolution shall be April 9, 2023 which is 60 days following its adoption by the Board.
9. Notification of Local Agencies. The Secretary of the Board is hereby directed to forward copies of this Resolution and a Map of the District to the Planning Commission and Board of Supervisors of Tuolumne County and to the Planning Commission and City Council of the City of Sonora.
10. Severability. If any portion of this Resolution is found by a Court of competent jurisdiction to be

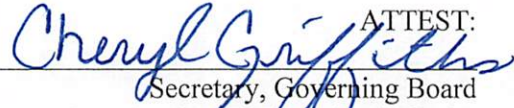
invalid, such finding shall not affect the validity of the remaining portions of this Resolution. The Board hereby declares its intent to adopt this Resolution irrespective of the fact that one or more of its provisions may be declared invalid subsequent hereto.

APPROVED, PASSED and ADOPTED by the Governing Board of the Sonora Elementary School District this 8th day of February, 2023, by the following vote:

AYES: 5
NOES: 0
ABSENT: 0
ABSTAIN: 0



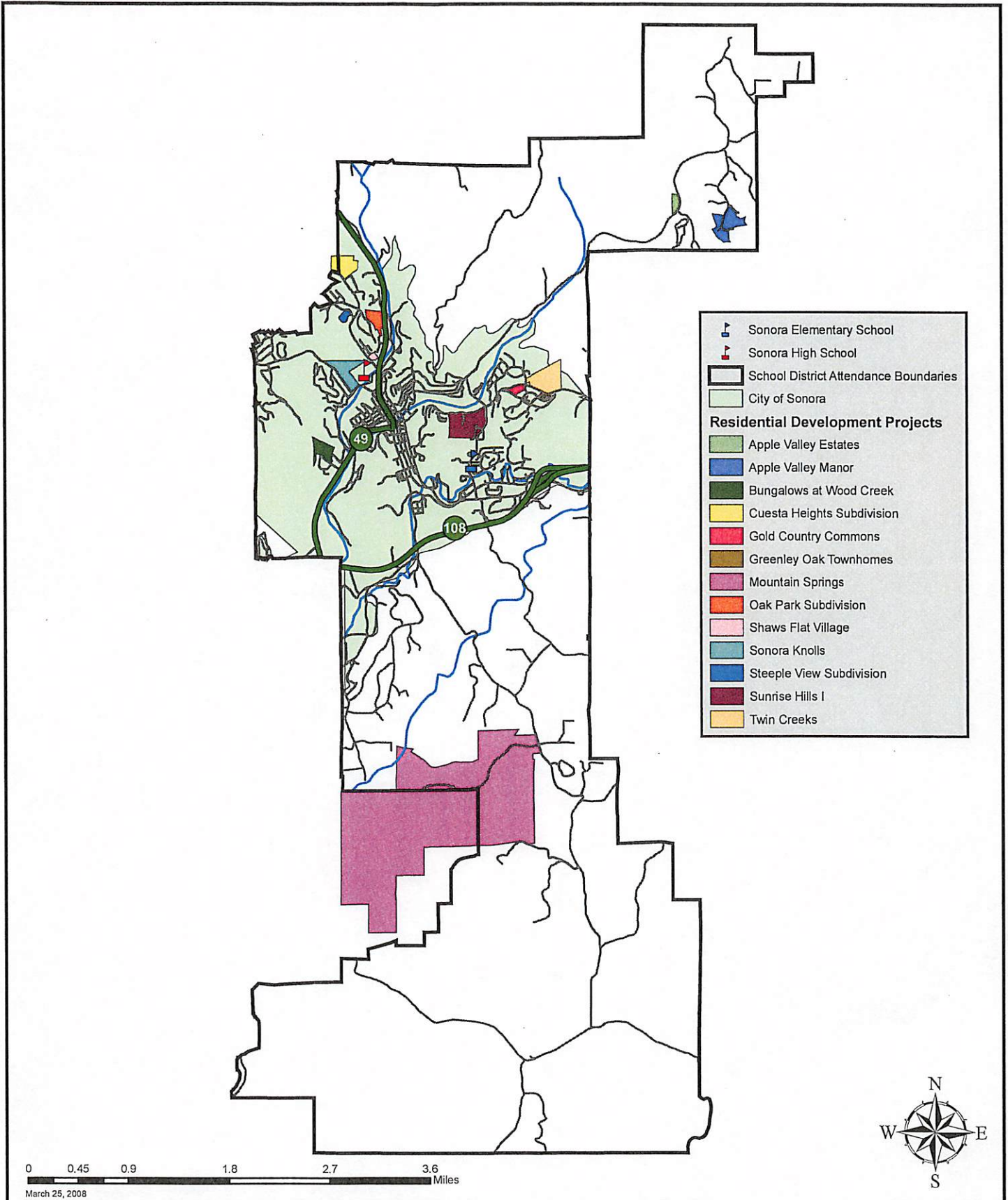
President, Governing Board
Sonora Elementary School District



ATTEST:
Secretary, Governing Board
Sonora Elementary School District

SONORA ELEMENTARY SCHOOL DISTRICT

SCHOOL DISTRICT PROFILE



Level I Developer Fee Study
for
Sonora
Elementary School District

January 24, 2023

Cheryl Griffiths, Superintendent

Board of Trustees

Cody Ritts, President
Reed Schoedl, Clerk
Kathy Francis, Trustee
Joyce Lupo, Trustee
Steve Roos, Trustee

Prepared by:

Jack Schreder & Associates, Inc.



2230 K Street
Sacramento, CA 95816
916-441-0986

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EXECUTIVE SUMMARY

- Education Code Section 17620 authorizes school districts to levy a fee, charge, dedication or other form of requirement against any development project for the construction or modernization of school facilities, provided the District can show justification for levying of fees.
- In February 2022, the State Allocation Board's biennial inflation adjustment changed the fee to \$4.79 per square foot for residential construction and \$0.78 per square foot for commercial/industrial construction.
- The Sonora Elementary School District shares developer fees with the Sonora Union High School District. The High School District collects 39 percent of the Level I Fee and the Sonora Elementary School District collects 61 percent of the Level I Fee.
- The Sonora Elementary School District is justified in collecting \$2.92 (61 percent of \$4.79) per square foot of residential construction and \$0.48 (61 percent of \$0.78) per square foot of commercial/industrial construction, with the exception of mini storage. The mini storage category of construction should be collected at a rate of \$0.04 per square foot.
- In general, it is fiscally more prudent to extend the useful life of an existing facility than to construct new facilities when possible. The cost to modernize facilities is approximately 41.1 percent of the cost to construct new facilities.
- The residential justification is based on the Sonora Elementary School District's projected modernization need of \$8,337,780 for students generated from residential development over the next 25 years and the projected residential square footage of 1,496,880.
- Based on the modernization need for students generated from projected residential development and the projected residential square footage, each square foot of residential construction will create a school facilities cost of \$5.57 ($\$8,337,780 / 1,496,880$).

- Each square foot of commercial/industrial construction will create a school facilities cost ranging from \$0.04 to \$3.54 per square foot of new commercial/industrial construction.
- For both residential and commercial/industrial development, the fees authorized by Government Code section 65995 are justified.

INTRODUCTION

In September, 1986, the Governor signed into law Assembly Bill 2926 (Chapter 887/Statutes 1986) which granted school district governing boards the authority to impose developer fees. This authority is codified in Education Code Section 17620 which states in part "...the governing board of any school district is authorized to levy a fee, charge, dedication or other form of requirement against any development project for the construction or modernization of school facilities."

The Level I fee that can be levied is adjusted every two years according to the inflation rate, as listed by the state-wide index for Class B construction set by the State Allocation Board. In January of 1992, the State Allocation Board increased the Level I fee to \$1.65 per square foot for residential construction and \$0.27 per square foot for commercial and industrial construction.

Senate Bill 1287 (Chapter 1354/Statutes of 1992) effective January 1, 1993, affected the facility mitigation requirements a school district could impose on developers. Senate Bill 1287 allowed school districts to levy an additional \$1.00 per square foot of residential construction (Government Code Section 65995.3). The authority to levy the additional \$1.00 was rescinded by the failure of Proposition 170 on the November 1993 ballot.

In January 1994, the State Allocation Board's biennial inflation adjustment changed the fee to \$1.72 per square foot for residential construction and \$0.28 per square foot for commercial/industrial construction.

In January 1996, the State Allocation Board's biennial inflation adjustment changed the fee to \$1.84 per square foot for residential construction and \$0.30 per square foot for commercial/industrial construction.

In January 1998, the State Allocation Board's biennial inflation adjustment changed the fee to \$1.93 per square foot for residential construction and \$0.31 per square foot for commercial/industrial construction.

In January 2000, the State Allocation Board's biennial inflation adjustment changed the fee to \$2.05 per square foot for residential construction and \$0.33 per square foot for commercial/industrial construction.

In January 2002, the State Allocation Board's biennial inflation adjustment changed the fee to \$2.14 per square foot for residential construction and \$0.36 per square foot for commercial/industrial construction.

In January 2004, the State Allocation Board's biennial inflation adjustment changed the fee to \$2.24 per square foot for residential construction and \$0.41 per square foot for commercial/industrial construction.

In January 2006, the State Allocation Board's biennial inflation adjustment changed the fee to \$2.63 per square foot for residential construction and \$0.42 per square foot for commercial/industrial construction.

In January 2008, the State Allocation Board's biennial inflation adjustment changed the fee to \$2.97 per square foot for residential construction and \$0.47 per square foot for commercial/industrial construction.

In January 2010, the State Allocation Board's biennial inflation adjustment maintained the fee at \$2.97 per square foot for residential construction and \$0.47 per square foot for commercial/industrial construction.

In January 2012, the State Allocation Board's biennial inflation adjustment changed the fee to \$3.20 per square foot for residential construction and \$0.51 per square foot for commercial/industrial construction.

In January 2014, the State Allocation Board's biennial inflation adjustment changed the fee to \$3.36 per square foot for residential construction and \$0.54 per square foot for commercial/industrial construction.

In February 2016, the State Allocation Board's biennial inflation adjustment changed the fee to \$3.48 per square foot for residential construction and \$0.56 per square foot for commercial/industrial construction.

In January 2018, the State Allocation Board's biennial inflation adjustment changed the fee to \$3.79 per square foot for residential construction and \$0.61 per square foot for commercial/industrial construction.

In January 2020, the State Allocation Board's biennial inflation adjustment changed the fee to \$4.08 per square foot for residential construction and \$0.66 per square foot for commercial/industrial construction.

In February 2022, the State Allocation Board's biennial inflation adjustment changed the fee to \$4.79 per square foot for residential construction and \$0.78 per square foot for commercial/industrial construction.

The next adjustment to the fee will occur at the January 2024 State Allocation Board meeting.

In order to levy a fee, a district must make a finding that the fee to be paid bears a reasonable relationship and be limited to the needs of the community for elementary or high school facilities and be reasonably related to the need for schools caused by the development. Fees are different from taxes and do not require a vote of the electorate. Fees may be used only for specific purposes and there must be a reasonable relationship between the levying of fees and the impact created by development.

In accordance with the recent decision in the Cresta Bella LP v. Poway Unified School District, 218 Cal. App.4th 438(2013) court case, school districts are now required to demonstrate that reconstruction projects will generate an increase in the student population thereby creating an impact on the school district's facilities. School districts must establish a reasonable relationship between an increase in student facilities needs and the reconstruction project in order to levy developer fees.

Purpose of Study

This study will demonstrate the relationship between residential, commercial and industrial growth and the need for the modernization of school facilities in the Sonora Elementary School District.

SECTION I: DEVELOPER FEE JUSTIFICATION

Developer fee law requires that before fees can be levied a district must find that justification exists for the fee. Government Code Section 66001 (g) states that a fee shall not include the costs attributable to existing deficiencies in public facilities, but may include the costs attributable to the increased demand for public facilities reasonably related to the development project in order to refurbish existing facilities to maintain the existing level of service or achieve an adopted level of service that is consistent with a general plan. This section of the study will show that justification does exist for levying developer fees in the Sonora Elementary School District.

Facilities Capacity

The District's capacity is adequate to house the District's current student population. Facility needs exist regardless of the availability of capacity to house student enrollments, inclusive of student enrollment generated from new development. New students generated from future development will create a burden on existing school facilities. Capital improvements, including upgrades or the replacement of existing facilities with new facilities for their continued long-term use, are necessary to adequately house future enrollment growth at all school levels.

The District's current total student capacity will diminish over time if the District does not modernize its facilities. Without modernization of aging buildings, some facilities will become unavailable, which will decrease the District's total student capacity. New development in the District necessitates that modernization occur in order to continue to have available school housing for newly generated students. As part of these modernization efforts, the District plans to modernize existing schools and to replace some of its existing schools with new buildings on the same site as the existing schools become old, inadequate, and pose health and safety challenges.

Modernization and Reconstruction

Extending the useful life of a school is a cost effective and prudent way to house students generated from future development. The state of California recognizes the need to extend the life of existing schools and provides modernization funding through the State School Facility Program. For the purpose of this report, modernization and

reconstruction are used interchangeably since many of the improvements are common to both programs. Developer fees may not be used for regular maintenance, routine repair of school buildings and facilities or deferred maintenance. The District plans to use developer fees on projects including but not limited to modernizing kitchen facilities and constructing additional restrooms and other ancillary facilities. Projects will be funded as developer fee revenue is generated. The authorization to justify modernization and reconstruction of school facilities and extend the useful life of existing schools is contained in Education Code Section 17620 and Government Code Section 66001 (g). School districts are permitted to modernize or replace existing or build new school facilities with developer fees as justified by this Study.

Modernization Need

As new students are generated by new development, the need to increase the useful life of school facilities will be necessary. In order to calculate the District's estimated modernization need generated by students from new development, it is necessary to determine the following factors: the number of units included in proposed developments, the District student yield factor, and the per pupil cost to modernize facilities.

Projected Development

The Sonora Elementary School District is located within the Tuolumne County and City of Sonora planning jurisdictions. The Planning Departments were contacted regarding projected development. According to the Planning Departments, minimal development is expected within the District's boundaries due to environmental and other constraints. The County Planning Department projects an estimated 746 residential units over a 25 year period while the City projects an estimated 46 residential units for a total of 792 residential units. Appendix D includes information provided by the Planning Departments.

The School Facility Program allows districts to apply for modernization funding for classrooms over 25 (permanent) or 20 (portable) years, meaning that school facilities are presumed to be eligible for, and therefore need, modernization after that time period. It is therefore generally presumed that school facilities have a useful life span of 25 years before modernization is needed in order to maintain the same level of service

as previously existed. The same would be true for modernization of buildings 25 years after their initial modernization. In some cases, these older buildings may need to be closed entirely for the health and safety of students, teachers, staff and other occupants. Aging infrastructure and building problems can profoundly impact a school's ability to safely remain in service and to continue delivering the instructional program to students at existing levels of service. Therefore, the District's modernization needs are considered over a 25 year period, and a 25 year projection has been included in the Study when considering the homes that will generate students for the facilities in question. Future development will generate additional students for the District to house. Developer fees generated from future development may be used to modernize or construct facilities to house students from planned future development.

School facilities have a limited usable lifespan, and school districts must consider the lifespan for each facility when planning and determining student housing needs in the future. Residential units will be built at different times over the coming years, and it is difficult to predict when construction on these projects will be complete. Additionally, the homes in these developments may be immediately occupied with families with school-aged children, or they may not be occupied by school-aged children for another five, ten or fifteen years as young people who move in begin starting to have families. Thus, the District must be prepared to house students from new developments for the next several decades.

Student Generation Rate

In determining the impact of new development, the District is required to show how many students will be generated from the new development. In order to ensure that new development is paying only for the impact of those students that are being generated by new homes and businesses, the student generation rate is applied to the number of new housing units to determine development-related impacts. The student generation rate identifies the number of students per housing unit and provides a link between new residential construction projects and projected enrollment.

To identify the number of students anticipated to be generated by new residential development, a student yield factor of .5 has been utilized for the Sonora

Elementary School District. The yield factor is based on State wide student yield averages calculated by the Office of Public School Construction.

Construction Cost

The construction cost per TK-8 pupil is \$51,228. Construction costs are based on information provided by California Department of Education and research completed by Jack Schreder & Associates. Appendix A includes the cost per student calculations. Table 1 shows the weighted average to construct facilities per TK-8 pupil.

Table 1:
Construction Costs

Grade Level	Construction Costs
TK-6	\$49,425
7-8	\$58,440

Weighted Average	
\$49,425 × 8 =	\$395,400
\$58,440 × 2 =	<u>\$116,880</u>
Total	\$512,280

$$\text{Average} = \$512,280 / 10 = \$51,228$$

Source: California Department of Education, Jack Schreder & Associates.

Modernization Cost

The cost to modernize facilities is 41.1 percent of new construction costs. The percentage is based on the comparison of the State per pupil modernization grant (including 3% for Americans with Disabilities and Fire, Life Safety improvements) and the State per pupil new construction grant. For example, the State provides \$14,623 per TK-6 pupil to construct new facilities and \$5,568 to modernize facilities, which is 38.1 percent (\$5,568 / \$14,623) of the new construction grant amount. In addition, the State provides a minimum of three percent for ADA/FLS improvements which are required by the Department of State Architect's (DSA) office. Based on the per pupil grant

amounts and the ADA/FLS costs, the estimated cost to modernize facilities is 41.1 percent of the cost to construct facilities. The School Facility Program per pupil grant amounts are included in Appendix B.

The construction cost per TK-8 pupil is \$51,228 and is outlined in Table 1. Therefore, the per pupil cost to modernize facilities per TK-8 pupil is \$21,055 ($\$51,228 \times .411$).

25 year Modernization Need

Based on the student generation rate and the projected number of residential units, 396 TK-8 students are projected from proposed new development. The calculation is included in Table 2.

Table 2:
Projected Students from Proposed Development

Projected Units	Student Generation Rate	Projected Students
792	.5	396

Source: Sonora Elementary School District, Tuolumne County Planning Department, City of Sonora Planning Department. , Jack Schreder & Associates.

The District's estimated modernization need generated by students from new residential development is \$8,337,780. The calculation is included in Table 3.

Table 3:
25 year Modernization Need

Per Pupil Modernization Cost	\$21,055
Students Generated	<u>x 396</u>
Modernization Need	\$8,337,780

Source: Sonora Elementary School District, Office of Public School Construction, Jack Schreder & Associates, Tuolumne County Planning Department, City of Sonora Planning Department.

Residential Development and Fee Projections

To show a reasonable relationship exists between the construction of new housing units and the need for modernized school facilities, it will be shown that residential construction will create a school facility cost impact on the Sonora Elementary School District by students generated from new development.

The Sonora Elementary School District is located within the Tuolumne County and City of Sonora planning jurisdictions. The Planning Departments were contacted regarding projected development. According to the Planning Departments, minimal development is expected within the District's boundaries due to environmental and other constraints. The County Planning Department projects an estimated 746 residential units over a 25 year period while the City projects an estimated 46 residential units for a total of 792 residential units. According to developer fee records, units average an estimated 1,890 square feet. Based on this information, an estimated 792 residential units, totaling 1,496,880 (792 x 1,890) square feet, may be constructed within District boundaries in the next 25 years.

Table 4:
Summary of Projected Residential Square Footage

Projected Units	Average Square Footage	Total Square Footage
792	1,890	1,496,880

Source: Sonora Elementary School District, Jack Schreder & Associates, Tuolumne County Planning Department, City of Sonora Planning Department.

Based on the District's modernization need of \$8,337,780 generated by students from residential construction and the total projected residential square footage of 1,496,880, residential construction will create a facilities cost of \$5.57 per square foot. The calculation is included in Table 5. However, the Level I statutory fee is \$4.79 per square foot and the District has a fee sharing arrangement with the Sonora Union High School District. The High School district collects 39 percent of the fee and the Sonora Elementary School District collects 61 percent of the fee. Therefore, the District is justified to collect \$2.92 (61 percent of \$4.79) per square foot of residential construction.

Table 5:
Facilities Cost per SF from Proposed Residential Construction

Modernization Need	Total Square Footage	Facilities Cost
\$8,337,780	/1,496,880	= \$5.57

Source: Sonora Elementary School District, Jack Schreder & Associates, Office of Public School Construction.

Extent of Mitigation of School Facility Costs Provided by Level I Residential Fees

Based on development projections, an estimated 1,496,880 residential square feet may be constructed in the next 25 years. Based on the statutory Level I fee of \$2.92 (61 percent of \$4.79) per square foot, the District is projected to collect \$4,370,890 (\$2.92 x 1,496,880) in residential developer fees. The \$4,370,890 in total residential Level I fee revenue will cover only 52 percent of the \$8,337,780 in total school facility modernization costs attributable to new residential development over the next 25 years.

Commercial / Industrial Development and Fee Projections

In order to levy developer fees on commercial and industrial development, a district must conduct a study to determine the impact of the increased number of employees anticipated to result from commercial and industrial development upon the cost of providing school facilities within the district. For the purposes of making this determination, the developer fee justification study shall utilize employee generation estimates that are calculated on either an individual project or categorical basis. Those employee generation estimates shall be based upon commercial and industrial factors within the district or upon, in whole or part, the applicable employee generation estimates as set forth in the January 1990 edition of "San Diego Traffic Generators," a report of the San Diego Association of Governments (Education Code Section 17621). The initial study that was completed in January of 1990 (updated annually) identifies the number of employees generated for every 1,000 square feet of floor area for several development categories. These generation factors are shown in Table 6.

Table 6 indicates the number of employees generated for every 1,000 square feet of new commercial and industrial development and the number of District households

generated for every employee in 12 categories of commercial and industrial development. The number of District households is calculated by adjusting the number of employees for the percentage of employees that live in the District and are heads of households. School facility costs for development projects not included on the list may be estimated by using the closest employee per 1,000 square feet ratio available for the proposed development.

In addition, an adjustment in the formula is necessary so that students moving into new residential units that have paid residential fees are not counted in the commercial/industrial fee calculation. Based on 2020 US Census data, 31 percent of all employees in the District live in existing housing units. The 31 percent adjustment eliminates double counting the impact. This adjustment is shown in the worksheets in Appendix C and in Table 6. When these figures are compared to the cost to house students, it can be shown that each square foot of commercial and industrial development creates a cost impact greater than the maximum fee, with the exception of mini storage and agriculture. The data in Table 7 is based on the per student costs shown in Table 1. These figures are multiplied by the student yield factor to determine the number of students generated per square foot of commercial and industrial development. To determine the school facilities square foot impact of commercial and industrial development shown in Table 7, the students per square foot are multiplied by the cost of providing school facilities.

Table 6:
Commercial and Industrial Generation Factors

Type of Development	*Employees per 1,000 sf	**Dist HH % Emp Per Emp.	*** Adj.%Emp Exist HH Dist HH/Emp
Medical Offices	4.27	.2	.31 .062
Corporate Offices	2.68	.2	.31 .062
Commercial Offices	4.78	.2	.31 .062
Lodging	1.55	.3	.31 .093
Scientific R&D	3.04	.2	.31 .062
Industrial Parks	1.68	.2	.31 .062
Industrial/Business Parks	2.21	.2	.31 .062
Neighborhood Shopping Centers	3.62	.3	.31 .093
Community Shopping Centers	1.09	.3	.31 .093
Banks	2.82	.3	.31 .093
Mini-Storage	.06	.2	.31 .062
Agriculture	.31	.5	.31 .16

* Source: San Diego Association of Governments.

** Source: Jack Schreder and Associates. Original Research.

*** Source: US Census Data, 2020

Table 7:
Commercial and Industrial Facilities Cost Impact

Type of Development	Cost Impact Per Sq. Ft.
Medical Offices	\$2.79
Corporate Offices	\$1.75
Commercial Offices	\$3.12
Lodging	\$1.52
Scientific R&D	\$1.98
Industrial/Business Parks	\$1.10
Industrial/Com Park	\$1.44
Commercial Shopping Centers	\$3.54
Community Shopping Centers	\$1.07
Banks	\$2.76
Mini-Storage	\$0.04
Agriculture	\$0.51

*Sources: San Diego Association of Governments and Jack Schreder and Associates, Original Research.

Table 7 shows that all types of commercial and industrial development will create a square foot cost justifying a commercial/industrial fee. Thus, a reasonable relationship between commercial and industrial development and the impact on the District is shown. Based on this relationship, the levying of commercial and industrial developer fees is justified in the District.

Extent of Mitigation of School Facility Costs Provided by Level I Commercial/Industrial Fees

Each square foot of commercial and industrial development creates a school facility cost ranging from \$0.04 to \$3.54 per square foot. The cost per square foot of commercial/industrial construction exceeds the District's share of the Level I commercial fee of \$0.48 (61 percent of \$0.78) in all categories of construction, with the exception of mini storage. Mini storage should be collected at \$0.04 per square foot of construction. Therefore, the District is justified to collect \$0.48 (61 percent of \$0.78) per square foot of commercial/industrial construction.

Summary

The cost impact on the District imposed by new students to be generated from new or expanded residential, commercial, and industrial development is greater than the maximum allowable fees. Each square foot of residential development creates a school facility cost of \$5.57 per square foot. Each square foot of commercial and industrial development creates a school facility cost ranging from \$0.04 to \$3.54 per square foot. The cost to provide additional school facilities exceeds the amount of residential and commercial/industrial fees to be generated directly and indirectly by residential construction. However, the District currently has a Level I Fee Sharing Agreement with the Sonora Union High School District. The High School District collects 39 percent of the Level I fee and the Elementary School District collect 61 percent of the fee. Therefore, the Sonora Elementary School District is justified to collect \$2.92 (61 percent of \$4.79) per square foot of residential construction and \$0.48 (61 percent of \$0.78) per square foot of commercial/industrial construction, with the exception of mini storage. The mini storage category of construction should be collected at the rate of \$0.04 per square foot.

SECTION II: BACKGROUND OF DEVELOPER FEE LEGISLATION

Initially, the allowable developer fee was limited by Government Code Section 65995 to \$1.50 per square foot of covered or enclosed space for residential development and \$0.25 per square foot of covered or enclosed space of commercial or industrial development. The Level I fee that can be levied is adjusted every two years, according to the inflation rate as listed by the state-wide index for Class B construction set by the State Allocation Board. In February of 2022, the State Allocation Board changed the Level I fee to \$4.79 per square foot of residential construction and \$0.78 per square foot of commercial and industrial construction.

The fees collected are to be used by the school district for the construction or modernization of school facilities and may be used by the district to pay bonds, notes, loans, leases or other installment agreements for temporary as well as permanent facilities.

Assembly Bill 3228 (Chapter 1602/Statutes of 1990) added Government Code Section 66016 requiring districts adopting or increasing any fee to first hold a public hearing as part of a regularly scheduled meeting and publish notice of this meeting twice, with the first notice published at least ten days prior to the meeting.

Assembly Bill 3980 (Chapter 418/Statutes of 1988) added Government Code Section 66006 to require segregation of school facilities fees into a separate capital facilities account or fund and specifies that those fees and the interest earned on those fees can only be expended for the purposes for which they were collected.

Senate Bill 519 (Chapter 1346/Statutes of 1987) added Section 17625 to the Education Code. It provides that a school district can charge a fee on manufactured or mobile homes only in compliance with all of the following:

1. The fee, charge, dedication, or other form of requirement is applied to the initial location, installation, or occupancy of the manufactured home or mobile home within the school district.

2. The manufactured home or mobile home is to be located, installed, or occupied on a space or site on which no other manufactured home or mobile home was previously located, installed, or occupied.
3. The manufactured home or mobile home is to be located, installed, or occupied on a space in a mobile home park, on which the construction of the pad or foundation system commenced after September 1, 1986.

Senate Bill 1151 (Chapter 1037/Statutes of 1987) concerns agricultural buildings and adds Section 17622 to the Education Code. It provides that no school fee may be imposed and collected on a greenhouse or other space covered or enclosed for agricultural purposes unless the school district has made findings supported by substantial evidence as follows:

1. The amount of the fees bears a reasonable relationship and is limited to the needs for school facilities created by the greenhouse or other space covered or enclosed for agricultural purposes.
2. The amount of the fee does not exceed the estimated reasonable costs of the school facilities necessitated by the structures as to which the fees are to be collected.
3. In determining the amount of the fees, the school district shall consider the relationship between the proposed increase in the number of employees, if any, the size and specific use of the structure, as well as the cost of construction.

In order to levy developer fees, a study is required to assess the impact of new growth and the ability of the local school district to accommodate that growth. The need for new school construction and modernization must be determined along with the costs involved. The sources of revenue need to be evaluated to determine if the district can fund the new construction and modernization. Finally, a relationship between needs and funding raised by the fee must be quantified.

Assembly Bill 181 (Chapter 1109/Statutes of 1989) which became effective October 2, 1989, was enacted to clarify several areas of developer fee law. Assembly Bill 181 provisions include the following:

1. Exempts residential remodels of less than 500 square feet from fees.
2. Prohibits the use of developer fee revenue for routine maintenance and repair, most asbestos work, and deferred maintenance.
3. Allows the fees to be used to pay for the cost of performing developer fee justification studies.
4. States that fees are to be collected at the time of occupancy, unless the district can justify earlier collection. The fees can be collected at the time the building permit is issued if the district has established a developer fee account and funds have been appropriated for which the district has adopted a proposed construction schedule or plan prior to the issuance of the certificate of occupancy.
5. Clarifies that the establishment or increase of fees is not subject to the California Environmental Quality Act.
6. Clarifies that the impact of commercial and industrial development may be analyzed by categories of development as well as an individual project-by-project basis. An appeal process for individual projects would be required if analysis was done by categories.
7. Changes the frequency of the annual inflation adjustment on the Level I fee to every two years.
8. Exempts from fees - development used exclusively for religious purposes, private schools, and government-owned development.
9. Expands the definition of senior housing, which is limited to the commercial/industrial fee and requires the conversion from senior

housing to be approved by the city/county after notification of the school district.

10. Extends the commercial/industrial fee to mobile home parks limited to older persons.

SECTION III: REQUIREMENTS OF AB 1600

Assembly Bill 1600 (Chapter 927/Statutes of 1987) adds Section 66000 through 66003 to the Government Code:

Section 66000 defines various terms used in AB 1600:

"Fee" is defined as monetary exaction (except a tax or a special assessment) which is charged by a local agency to the applicant in connection with the approval of a development project for the purpose of defraying all or a portion of the costs of public facilities related to the development project.

"Development project" is defined broadly to mean any project undertaken for purposes of development. This would include residential, commercial, or industrial projects.

"Public facilities" is defined to include public improvements, public services, and community amenities.

Section 66001 (a) sets forth the requirements for establishing, increasing or imposing fees. Local agencies are required to do the following:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put.
3. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Section 66001 (c) requires that any fee subject to AB 1600 be deposited in an account established pursuant to Government Code Section 66006. Section 66006 requires that development fees be deposited in a capital facilities account or fund. To avoid any commingling of the fees with other revenues and funds of the local agency, the fees can only be expended for the purpose for which they were collected. Any income earned on the fees should be deposited in the account and expended only for the purposes for which the fee was collected.

Section 66001 (d) as amended by Senate Bill 1693 (Monteith/Statutes of 1996, Chapter 569), requires that for the fifth year following the first deposit into a developer fee fund, and for every five years thereafter, a school district must make certain findings as to such funds. These findings are required regardless of whether the funds are committed or uncommitted. Formerly only remaining unexpended or uncommitted fees were subject to the mandatory findings and potential refund process. Under this section as amended, relating to unexpended fee revenue, two specific findings must be made as a part of the public information required to be formulated and made available to the public. These findings are:

1. Identification of all sources and amounts of funding anticipated to provide adequate revenue to complete any incomplete improvements identified pursuant to the requirements of Section 66001 (a)(2).
2. A designation of the approximate date upon which the anticipated funding will be received by the school district to complete the identified but as yet, incomplete improvements.

If the two findings are not made, a school district must refund the developer fee revenue on account in the manner provided in Section 66001 (e).

Section 66001 (e) provides that the local agency shall refund to the current record owners of the development project or projects on a prorated basis the unexpended or

uncommitted portion of the fees and any accrued interest for which the local agency is unable to make the findings required by Section 66001 (d) that it still needs the fees.

Section 66002 provides that any local agency which levies a development fee subject to Section 66001 may adopt a capital improvement plan which shall be updated annually and which shall indicate the approximate location, size, time of availability and estimates of cost for all facilities or improvements to be financed by the fees.

Assembly Bill 1600 and the Justification for Levying Developer Fees

Effective January 1, 1989, Assembly Bill 1600 requires that any school district which establishes, increases or imposes a fee as a condition of approval of development shall make specific findings as follows:

1. A cost nexus must be established. A cost nexus means that the amount of the fee cannot exceed the cost of providing adequate school facilities for students generated by development. Essentially, it prohibits a school district from charging a fee greater than their cost to construct or modernize facilities for use by students generated by development.
2. A benefit nexus must be established. A benefit nexus is established if the fee is used to construct or modernize school facilities benefiting students to be generated from development projects.
3. A burden nexus must be established. A burden nexus is established if a project, by the generation of students, creates a need for additional facilities or a need to modernize existing facilities.

SECTION IV: REVENUE SOURCES FOR FUNDING FACILITIES

Two general sources exist for funding facility construction and modernization - state sources and local sources. The District has considered the following available sources:

State Sources

State School Facility Program

Senate Bill 50 reformed the State School Building Lease-Purchase Program in August of 1998. The new program, entitled the School Facility Program, provides funding under a "grant" program once a school district establishes eligibility. Funding required from districts will be a 50/50 match for construction projects and 60/40 (District/State) match for modernization projects. Districts may levy the current statutory developer fee as long as a district can justify collecting that fee. If a district desires to collect more than the statutory fee (Level 2 or Level 3), that district must meet certain requirements outlined in the law, as well as conduct a needs assessment to enable a higher fee to be calculated.

Local Sources

Mello-Roos Community Facilities Act

The Mello-Roos Community Facilities Act of 1982 allows school districts to establish a community facilities district in order to impose a special tax to raise funds to finance the construction of school facilities.

1. The voter approved tax levy requires a two-thirds vote by the voters of the proposed Mello-Roos district.
2. If a Mello-Roos district is established in an area in which fewer than twelve registered voters reside, the property owners may elect to establish a Mello-Roos district.

General Obligation Bonds

General Obligation (GO) bonds may be issued by any school district for the purposes of purchasing real property or constructing or purchasing buildings or equipment "of a permanent nature." Because GO bonds are secured by an ad valorem tax levied on all taxable property in the district, their issuance is subject to two-thirds voter approval or 55% majority vote under Proposition 39 in an election. School districts are obligated, in the event of delinquent payments on the part of the property owners,

to raise the amount of tax levied against the non-delinquent properties to a level sufficient to pay the principal and interest coming due on the bonds.

The District passed Measure H in 2010 in the amount of \$7.8 million. Bond funds have been encumbered or expended for current facility needs.

Developer Fees

The District's developer fees are dedicated to the current needs related directly to modernization and replacement of school facilities.

School District General Funds

The District's general funds are needed by the District to provide for the operation of its instructional program.

Expenditure of Lottery Funds

Government Code Section 8880.5 states: "It is the intent of this chapter that all funds allocated from the California State Lottery Education Fund shall be used exclusively for the education of pupils and students and no funds shall be spent for acquisition of real property, construction of facilities, financing research, or any other non-instructional purpose."

SECTION V: ESTABLISHING THE COST, BENEFIT AND BURDEN NEXUS

In accordance with Government Code Section 66001, the District has established a cost nexus and identified the purpose of the fee, established a benefit nexus, and a burden nexus:

Establishment of a Cost Nexus & Identify Purpose of the Fee

The Sonora Elementary School District chooses to replace and/or modernize facilities for the additional students created by development in the district

and the cost to replace and/or modernize facilities exceeds the amount of developer fees to be collected.

Based on development projections, an estimated 1,496,880 residential square feet may be constructed in the next 25 years. Based on the statutory Level I fee of \$2.92 (61 percent of \$4.79) per square foot, the District is projected to collect \$4,370,890 ($\$2.92 \times 1,496,880$) in residential developer fees. The \$4,370,890 in total residential Level I fee revenue will cover only 52 percent of the \$8,337,780 in total school facility modernization costs attributable to new residential development over the next 25 years. Each square foot of commercial and industrial development creates a school facility cost ranging from \$0.04 to \$3.54 per square foot. The cost per square foot of commercial/industrial construction exceeds the District's share of the Level I commercial fee of \$0.48 (61 percent of \$0.78) in all categories of construction, with the exception of mini storage. Mini storage should be collected at \$0.04 per square foot of construction. It is clear that when educational facilities are provided for students generated by new residential, commercial and industrial development that the cost of replacing and/or modernizing facilities exceeds developer fee generation, thereby establishing a cost nexus.

Establishment of a Benefit Nexus

Students generated by new residential, commercial and industrial development will be attending District schools. Housing District students in replaced and/or modernized facilities will directly benefit those students from the new development projects upon which the fee is imposed, therefore, a benefit nexus is established.

Establishment of a Burden Nexus

Future residential and commercial/industrial development will cause new families to move into the District and, consequently, will generate additional students in the District. While facilities are currently designed to meet the projected student enrollment, the existing facilities will need to remain in sufficient condition to maintain existing levels of service for the newly generated students. Future residential and commercial/industrial development, therefore, creates a need for the reconstruction and/or modernization of existing school facilities. The fee's use for school facility

reconstruction and/or modernization efforts is, therefore, reasonably related to the future residential and commercial/industrial development upon which it is imposed.

The need for reconstructing and/or modernizing facilities will be, in part, satisfied by the levying of developer fees on new residential and commercial/industrial developments, therefore, a burden nexus is established.

SECTION VI: FACILITY FUNDING ALTERNATIVES

The District does not currently have funds to provide for the shortfall in modernization costs. We suggest the District continue to consider and pursue all State funding sources for the modernization of facilities.

STATEMENT TO IDENTIFY PURPOSE OF FEE

It is a requirement of AB 1600 that the District identify the purpose of the fee. The purpose of fees being levied shall be used for the replacement and/or modernization of school facilities. The District will provide for the replacement and/or modernization of school facilities, in part, with developer fees. The District plans to use developer fees on projects including but not limited to modernizing kitchen facilities and constructing additional restrooms and other ancillary facilities. Projects will be funded as developer fee revenue is generated.

ESTABLISHMENT OF A SPECIAL ACCOUNT

Pursuant to Government Code section 66006, the District has established a special account in which fees for capital facilities are deposited. The fees collected in this account will be expended only for the purpose for which they were collected. Any interest income earned on the fees that are deposited in such an account must remain with the principal. The school district must make specific information available to the public within 180 days of the end of each fiscal year pertaining to each developer fee fund. The information required to be made available to the public by Section 66006 (b) (1) was amended by SB 1693 and includes specific information on fees expended and refunds made during the year.

RECOMMENDATION

Based on the fee justification provided in this report, it is recommended that the Sonora Elementary School District levy residential development fees and commercial/industrial fees up to the statutory fee for which justification has been determined.

SOURCES

California Basic Educational Data System. California State Department of Education. October Enrollments, 2018-2021.

California Department of Education, Dataquest.

Collard, Gary. Lead Housing Analyst for Southern California. California State Department of Housing and Community Development.

Griffiths, Cheryl. Superintendent, Sonora Elementary School District.

Local Control Accountability Plan. Sonora Elementary School District. 2021-2022.

Office of Public School Construction. Leroy F. Greene School Facilities Act, 1998.

Ruby, David. Planning Manager, Tuolumne County Planning Department.

San Diego Association of Governments. Traffic Generators, January 1990.

Schreder, Jack and Associates. Original research.

Sturzenacker, Sandra. Chief Business Official, Sonora Elementary School District.

Sylvester, Derick. Contract Planner, City of Sonora Planning Department.

United States Census, 2020.

APPENDIX A
CONSTRUCTION COSTS

Elementary School Facility Construction Costs - Permanent Construction		
I. Allowable Building Area		
A. Total Student Capacity		
B. Building Area		
600 students @ 71sf/student		42,600
Speech/Resource Specialist		600
Total		43,200
II. Site Requirements		
A. Purchase Price of Property (10 Acres)		
Cost per Acre		\$0
B. Appraisals		\$0
C. Costs Incurred in Escrow		\$0
D. Surveys		\$0
E. Other Costs, Geo. and Soils Reports		\$0
Total-Acquisition of Site		\$0
III. Plans		
A. Architect's Fee for Plans		\$2,173,690
B. DSA Plans Check Fee		\$169,065
C. School Planning, Plans Check Fee		\$9,243
D. Preliminary Tests		\$8,362
E. Other Costs, Energy Cons. & Advertising		\$62,226
		\$2,422,586
IV. Construction Requirements		
A. Utility Services		\$595,164
B. Off-site Development		\$892,744
C. Site Development, Service		\$1,428,389
D. Site Development, General		\$952,259
E. New Construction		\$19,472,832
F. Unconventional Energy Source		\$810,726
Total Construction		\$24,152,114
Total Items II, III and IV		\$26,574,700
Contingency 10%		\$2,657,470
Construction Tests		\$181,141
Inspection		\$241,521
TOTAL ESTIMATED PROJECT COSTS		\$29,654,832
ESTIMATED COST PER STUDENT		\$49,425
<i>*Source: California Department of Education, Jack Schreder & Associates.</i>		

Middle School Facility Construction Costs - Permanent Construction		
I. Allowable Building Area		
A. Total Student Capacity		
B. Building Area		
1000 students @ 85sf/student		85,000
Speech/Resource Specialist		<u>1,360</u>
Total		86,360
II. Site Requirements		
A. Purchase Price of Property (20 Acres)		
Cost per Acre		\$0
B. Appraisals		\$0
C. Costs Incurred in Escrow		\$0
D. Surveys		\$0
E. Other Costs, Geo. and Soils Reports		<u>\$0</u>
Total-Acquisition of Site		\$0
III. Plans		
A. Architect's Fee for Plans		\$4,287,237
B. OSA Plans Check Fee		\$333,452
C. School Planning, Plans Check Fee		\$10,611
D. Preliminary Tests		\$11,789
E. Other Costs, Energy Cons. & Advertising		<u>\$90,784</u>
		\$4,733,873
IV. Construction Requirements		
A. Utility Services		\$873,189
B. Off-site Development		\$982,715
C. Site Development, Service		\$2,714,467
D. Site Development, General		\$1,936,195
E. New Construction		\$39,742,872
F. Unconventional Energy Source		<u>\$1,386,533</u>
Total Construction		\$47,635,971
Total Items II, III and IV		\$52,369,844
Contingency		\$5,236,984
Construction Tests		\$357,270
Inspection		\$476,360
TOTAL ESTIMATED PROJECT COSTS		\$58,440,458
ESTIMATED COST PER STUDENT		\$58,440
<i>*Source: California Department of Education, Jack Schreder & Associates.</i>		

APPENDIX B

PER PUPIL GRANT AMOUNTS

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, February 23, 2022

Grant Amount Adjustments

New Construction	SFP Regulation Section	Adjusted Grant Per Pupil Effective 1-1-21	Adjusted Grant Per Pupil Effective 1-1-22
Elementary	1859.71	\$12,628	\$14,623
Middle	1859.71	\$13,356	\$15,466
High	1859.71	\$16,994	\$19,679
Special Day Class – Severe	1859.71.1	\$35,484	\$41,090
Special Day Class – Non-Severe	1859.71.1	\$23,731	\$27,480
Automatic Fire Detection/Alarm System – Elementary	1859.71.2	\$15	\$17
Automatic Fire Detection/Alarm System – Middle	1859.71.2	\$20	\$23
Automatic Fire Detection/Alarm System – High	1859.71.2	\$34	\$39
Automatic Fire Detection/Alarm System – Special Day Class – Severe	1859.71.2	\$63	\$73
Automatic Fire Detection/Alarm System – Special Day Class – Non-Severe	1859.71.2	\$45	\$52
Automatic Sprinkler System – Elementary	1859.71.2	\$212	\$245
Automatic Sprinkler System – Middle	1859.71.2	\$252	\$292
Automatic Sprinkler System – High	1859.71.2	\$262	\$303
Automatic Sprinkler System – Special Day Class – Severe	1859.71.2	\$668	\$774
Automatic Sprinkler System – Special Day Class – Non-Severe	1859.71.2	\$448	\$519

ATTACHMENT B

ANNUAL ADJUSTMENT TO SCHOOL FACILITY PROGRAM GRANTS

State Allocation Board Meeting, February 23, 2022

Grant Amount Adjustments

Modernization	SFP Regulation Section	Adjusted Grant Per Pupil Effective 1-1-21	Adjusted Grant Per Pupil Effective 1-1-22
Elementary	1859.78	\$4,808	\$5,568
Middle	1859.78	\$5,085	\$5,888
High	1859.78	\$6,658	\$7,710
Special Day Class - Severe	1859.78.3	\$15,325	\$17,746
Special Day Class – Non- Severe	1859.78.3	\$10,253	\$11,873
State Special School – Severe	1859.78	\$25,543	\$29,579
Automatic Fire Detection/Alarm System – Elementary	1859.78.4	\$156	\$181
Automatic Fire Detection/Alarm System – Middle	1859.78.4	\$156	\$181
Automatic Fire Detection/Alarm System – High	1859.78.4	\$156	\$181
Automatic Fire Detection/Alarm System – Special Day Class – Severe	1859.78.4	\$430	\$498
Automatic Fire Detection/Alarm System – Special Day Class – Non- Severe	1859.78.4	\$288	\$334
Over 50 Years Old – Elementary	1859.78.6	\$6,680	\$7,735
Over 50 Years Old – Middle	1859.78.6	\$7,065	\$8,181
Over 50 Years Old – High	1859.78.6	\$9,248	\$10,709
Over 50 Years Old – Special Day Class – Severe	1859.78.6	\$21,291	\$24,655
Over 50 Years Old – Special Day Class – Non-Severe	1859.78.6	\$14,237	\$16,486
Over 50 Years Old – State Special Day School – Severe	1859.78.6	\$35,483	\$41,089

APPENDIX C

**COMMERCIAL/INDUSTRIAL
CALCULATIONS**

Sonora Elementary School District						
Commercial/Industrial Calculations						
	EMP/	DIST.HH/	HH/SF	% EMP IN	ADJUSTED	ADJ %
	1000 SQ.FT	EMP		EXIST HH	HH/SF	DIST HH/EMP
MEDICAL	4.27	0.2	0.000854	0.31	0.00026474	0.062
CORP. OFFICE	2.68	0.2	0.000536	0.31	0.00016616	0.062
COM. OFFICE	4.78	0.2	0.000956	0.31	0.00029636	0.062
LODGING	1.55	0.3	0.000465	0.31	0.0001442	0.093
R&D	3.04	0.2	0.000608	0.31	0.00018848	0.062
IN. PARK	1.68	0.2	0.000336	0.31	0.00010416	0.062
IN/COM PARK	2.21	0.2	0.000442	0.31	0.00013702	0.062
NBHD COMM SC	3.62	0.3	0.001086	0.31	0.00033666	0.093
COMMUNITY SC	1.09	0.3	0.000327	0.31	0.00010137	0.093
BANKS	2.82	0.3	0.000846	0.31	0.00026226	0.093
MINI-STORAGE	0.06	0.2	0.000012	0.31	0.00000372	0.062
AGRICULTURE	0.31	0.5	0.000155	0.31	0.0000481	0.16
STUDENT GENERATION RATE			COST PER STUDENT			
K-8	0.5000		K-8	\$21,055		
STUDENTS PER SQUARE FOOT						
(YIELD FACTORS X ADJ HH/SQ. FT IN COLUMN F)						
	K-8					
MEDICAL	0.000132					
CORP. OFFICE	0.000083					
COM. OFFICE	0.000148					
LODGING	0.000072					
R&D	0.000094					
IN. PARK	0.000052					
IN/COM PARK	0.000069					
COM. SC.	0.000168					
COMMUNITY SC	0.000051					
BANKS	0.000131					
MINI STORAGE	0.000002					
AGRICULTURE	0.000024					
COSTS PER SQUARE FOOT						
(STUDENTS/ SQ. FOOT X STUDENT COST/SQ. FOOT IN EACH CATEGORY)						
	K-8					
MEDICAL	\$2.79					
CORP. OFFICE	\$1.75					
COM. OFFICE	\$3.12					
LODGING	\$1.52					
R&D	\$1.98					
IN. PARK	\$1.10					
IN/COM PARK	\$1.44					
COM. SC.	\$3.54					
COMMUNITY SC	\$1.07					
BANKS	\$2.76					
MINI STORAGE	\$0.04					
AGRICULTURE	\$0.51					

APPENDIX D
PROJECTED DEVELOPMENT



City of Sonora

Community Development Department
91 N. Washington Street
Sonora, CA 95370
(209) 532-3508
(209) 532-3511 fax
www.sonoraca.com

September 6, 2022

Office of Public School Construction
707 Third Street
West Sacramento, CA 95605

Re: Residential Developments

To Whom It May Concern:

The attached spreadsheet is a summary of projects with approved tentative or recorded final maps within the City of Sonora.

This is to certify that this is a true and correct representation of proposed residential development within the Sonora Elementary School District boundaries.

Sincerely,

Rachelle Kellogg
Community Development Director
Project Manager

Dwelling Unit Worksheet

School District:	Sonora Elementary
County:	Tuolumne
Source:	City of Sonora Community Development Department
Enrollment Year:	2021/22 and 2022/23

[illegible]

TOTAL	0	46	0	0	46
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Signature Of Authorized Official

Date _____



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 533-5616 (Fax)
(209) 533-5909 (Fax – EHD)
www.tuolumnecounty.ca.gov

September 19, 2022

Office of Public School Construction
707 Third Street
West Sacramento, CA 95605

Re: Residential Developments

To Whom It May Concern:

The attached spreadsheet is a summary of projects with approved tentative or recorded final maps within the County of Tuolumne.

This is to certify that this is a true and correct representation of proposed residential development within the Sonora Elementary School District boundaries.

Sincerely,

A handwritten signature in blue ink, appearing to read "DRuby", is written over the word "Sincerely,".

David Ruby
Planning Manager
Tuolumne County Land Use and Natural Resources Division
Community Development Department

School Dist: Sonora Elementary
 County: Tuolumne
 Source: Tuolumne County Planning Department
 Enrollment: 2021/22

A. Map Number	B. Development	C. Single-Family or Multi-Family	D. Date of Map Approval	E. Date of Map Expiration	F. Map Status	G. Number of Approved Dwelling Units	H. Number of Permits Pulled to Date	I. Number of Permits Pulled (less than 12 months)	J. Total Number of Eligible Dwelling Units to be Reported on SAB 50-01 (G - H + I = J)
03T-155	Mtn Springs Community	Single-Family	10/14/2008	10/14/2023	Approved TSM	600	0	0	600
03T-69	Apple Valley Manors	Single-Family	10/26/2010	SUB 14-96	Recorded Final Map	21	1	0	20
04T-55	Twin Creeks	Single-Family	9/13/2005	9/13/2018	Approved TSM	61	0	0	61
05TSM-46	Apple Valley Estates	Single-Family	8/4/2010	SUB 14-85	Recorded Final Map	8	0	0	8
T06-062	Red Tail Ridge	Single-Family	8/16/2011	8/16/2024	Approved TSM	46	0	0	46
T12-012	Sanguinetti - Papa's Ranch Subdivision	Single-Family	8/24/2015	SUB 15-12	Recorded Final Map	14	7	0	7
TSM17-44	Norton	Single-Family			Under Review	4	0	0	4
TOTAL						754	8	0	746


 Signature Of Authorized Official

9/19/22
 Date