Mission Statement: To foster a safe, vibrant, and prosperous community that enhances the quality of life for all

CITY OF SONORA
City Council Regular Meeting
Agenda
Monday, March 03, 2025
5:00 PM

NOTICE IS HEREBY GIVEN that the Sonora City Council will have their regular meeting on March 3, 2025, at 5:00 PM in the City of Sonora Council Chambers located at 94 N. Washington Street Sonora, CA 95370.

This meeting is physically open to the Public and citizens who wish to provide public comment during the meeting will be invited to do so by the Mayor.

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.

Public Access Audio and Video Live Streaming

The Public will not have access to give public comments via public access audio and video live streaming; they are available for audio and visual only; and can be accessed via our website at www.sonoraca.com.

Remote viewing of the meeting via live streaming is provided to members of the public as a courtesy. If the live streaming connection malfunctions for any reason and no Council Members are attending via teleconference, the City Council will continue the public meeting in Chambers without remote access.

CITY COUNCIL appreciates your interest and encourages participation. Regularly scheduled meetings are held on the 1st and 3rd Monday of each month.

The numerical order of the items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Council Members. All questions shall be directed to the Mayor who, at their discretion, will refer to Staff.

Mayor Ann Segerstrom

Vice Mayor Andy Merrill

Council Members Bess Levine, Stephen Opie, Mark Plummer

City Administrator Melissa Eads

City Attorney Douglas White

Vision Statement: With leadership and integrity, the City of Sonora commits to excellent service through collaboration and innovation

Mission Statement: To foster a safe, vibrant, and prosperous community that enhances the quality of life for all

CLOSED SESSION - 4:30 PM

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENTS**
4. **ADJOURN INTO CLOSED SESSION**

   A. Conference with Labor Negotiators (Gov. Code Section § 54957.6): Agency Designated Representatives: Melissa Eads, City Administrator; Chris Gorsky, Administrative Services Director; Employee Organization: Sonora Management Association (SMEA), Sonora Confidential Association (SCEA); Sonora Police Officers' Association (SPOA); Sonora Fire Fighters Association (SFFA); Sonora Employees Association (SEA).

5. **RECONVENE INTO OPEN SESSION**

   OPEN SESSION - 5:00 PM

6. **REPORT OUT OF CLOSED SESSION**
7. **PLEDGE OF ALLEGIANCE**
8. **ROLL CALL**
9. **CITY CLERK'S REPORT ON AGENDA POSTING**
10. **APPROVAL OF THE AGENDA**
11. **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.

12. **PRESENTATIONS**

    A. Introduction and Swearing-in of Police Dispatcher-Records Specialist Zachary Argenal; Turu VanerWiel, Police Chief. (10 Minutes)

    B. Introduction and Swearing-in of Police Officer Victor Garcia; Turu VanderWiel, Police Chief. (10 Minutes)

    C. Receive and Update from the President of the Sonora Chamber of Commerce Katie Dunn. (10 Minutes)

Vision Statement: With leadership and integrity, the City of Sonora commits to excellent service through collaboration and innovation

D. Receive a Presentation and Possible Direction on the Vanir Police Facility Needs Assessment Report Presented by Senior Project Director Rob Nash; Turu VanderWiel, Police Chief. (20 Minutes)

E. Receive an Update from Tuolumne County District 1 Supervisor Mike Holland; Melissa Eads, City Administrator. (15 Minutes)

13. 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.

A. Consider Approval of the City Council Meeting Minutes from February 18, 2025; Stacy Enos-Del Razo, Deputy City Clerk.

B. Consider Approval of the Special Event Request as Submitted by the Sonora Chamber of Commerce to Host its Summer Concert Series at Cofill Park for 2025; Tyler Summersett, Community Development Director.

C. Consider Amending the City of Sonora's Farmer's Market Fees as set forth in Exhibit "A" Effective Immediately; Chris Gorsky, Administrative Services Director

D. Consider Ratifying an Application Submitted to the California Office of Traffic Safety (OTS) and Direct the Chief of Police to Return to City Council with the Application Results and to Accept the Award; Turu VanderWiel, Police Chief.

14. PUBLIC HEARINGS

A. Waive First Reading, Read by Title Only, and Introduce Ordinance No. 903, an Ordinance of the Sonora City Council Amending Section 3.16.020, Rate, of Chapter 3.16, Sales and Use Tax, of Title 3, Revenue and Finance, of the Sonora Municipal Code; Douglas White, City Attorney.

15. COMMUNICATIONS

A. Receive Communications to the Tuolumne County Board of Supervisors Adopting a Resolution Condemning Hate Crimes and Violence in Tuolumne County; Ann Segerstrom, Mayor City of Sonora.

16. COUNCIL MEMBER REPORTS

17. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at City Hall (209) 532-4541, tskelly@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).

Mission Statement: To foster a safe, vibrant, and prosperous community that enhances the quality of life for all

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.

Vision Statement: With leadership and integrity, the City of Sonora commits to excellent service through collaboration and innovation

CITY COUNCIL AGENDA REPORT

CITY HALL

CITY OF SONORA 94 N. WASHINGTON STREET, SONORA, CA 95370 P: (209) 532-4541

SERVICE, INNOVATION, INTEGRITY, COLLABORATION, RESPECT, LEADERSHIP

DATE: March 3, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Turu VanderWiel, Chief of Police

SUBJECT: Introduction and Swearing in of Police Dispatcher-Records Specialist

RECOMMENDATION:

Introduction and Swearing-in of Police Dispatcher-Records Specialist Zachary Argenal.

DISCUSSION / ANALYSIS:

Zachary Argenal tested for this position In October of 2024 and meets all the requirements to work as a Public Safety Dispatcher in the State of California.

Zachary and his family moved to Sonora four years ago. He was born in Redwood City, CA, where he attended Sequoia High School but spent his senior year here and is a Sonora High School graduate. Until recently, Zachary attended Columbia College, where he focused on completing his EMT course and participated in first responder training at Murphy's fire station. His family's experience drove his passion for working in the first responder field. His mother was an emergency room and psych unit nurse, and his grandfather was a medevac pilot for the United States Air Force and private companies. Zachary is working on a private pilot license to further his role in the first responder profession, aiming to apply his aviation skills in emergencies and public safety efforts.

FISCAL IMPACT:

There is No Fiscal Impact to the General Fund as this Position was Previously Funded.

CORE COUNCIL PRIORITIES:

Public Safety and Disaster Preparedness, Staffing - Salary, Benefits, Training, and Retention

CITY COUNCIL AGENDA REPORT

CITY HALL

CITY OF SONORA 94 N. WASHINGTON STREET, SONORA, CA 95370 P: (209) 532-4541

SERVICE, INNOVATION, INTEGRITY, COLLABORATION, RESPECT, LEADERSHIP

DATE: March 3, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Turu VanderWiel, Chief of Police

SUBJECT: Introduction and Swearing in of Police Officer

RECOMMENDATION:

Introduction and Swearing-in of Police Officer Victor Garcia.

DISCUSSION / ANALYSIS:

Victor Garcia tested for the position of Police Officer in October of last year. He is a lateral hire from Calaveras County Sheriff's Department and meets all the requirements to work as a sworn peace officer in California.

Victor started his law enforcement career in March of 2016 with the Merced County Sheriff's Department as a part-time deputy court security officer. Victor was hired with the Stanislaus County Sheriff's Department a few months later. He worked from May 2016 to December of 2023, working in custody and patrol. In 2023, Victor relocated to the Calaveras County Sheriff's Department, where he was assigned to patrol. In January of 2025, Victor was hired by the Sonora Police Department.

Victor, his wife Rosemary, and their seven children have lived in Sonora for six years. Victor holds a Criminal Justice Associate in Science from San Joaquin Valley College and enjoys coaching his children's sports teams in this community. He is looking forward to contributing and building even stronger community bonds with the citizens of Sonora in his role as a Police Officer.

FISCAL IMPACT:

There is No Fiscal Impact to the General Fund as this Position was Previously Funded.

CORE COUNCIL PRIORITIES:

Public Safety and Disaster Preparedness, Staffing - Salary, Benefits, Training, and Retention.

CITY COUNCIL AGENDA REPORT

CITY HALL

CITY OF SONORA 94 N. WASHINGTON STREET, SONORA, CA 95370 P: (209) 532-4541

SERVICE, INNOVATION, INTEGRITY, COLLABORATION, RESPECT, LEADERSHIP

DATE: March 3, 3035

TO: Honorable Mayor and Members of the City Council

FROM: Tracy Skelly, Administrative Services Officer/City Clerk

SUBJECT: Receive and Update from the President of the Sonora Chamber of Commerce Katie Dunn.

RECOMMENDATION:

Receive and Update from the President of the Sonora Chamber of Commerce Katie Dunn.

DISCUSSION / ANALYSIS:

President Sonora Chamber of Commerce Katie Dunn will Present and Update on the Chamber Activities to the City Council.

FISCAL IMPACT:

No Fiscal Impact to the General Fund.

CORE COUNCIL PRIORITIES:

There are no Core Council Priorities.

CITY COUNCIL AGENDA REPORT

CITY HALL

CITY OF SONORA 94 N. WASHINGTON STREET, SONORA, CA 95370 P: (209) 532-4541

SERVICE, INNOVATION, INTEGRITY, COLLABORATION, RESPECT, LEADERSHIP

DATE: March 3, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Turu VanderWiel, Chief of Police

SUBJECT: Receive a Presentation of the Vanir Police Facility Needs Assessment Report.

RECOMMENDATION:

Receive a Presentation of the Vanir Police Facility Needs Assessment Report Presented by Senior Project Director Rob Nash.

BACKGROUND:

The Sonora Police Department and the City of Sonora recognize the importance of evaluating the existing police facilities to determine operational and financially constrained planning strategies that meet the Department's immediate and future growth.

The City selected Vanir to work alongside Department staff to evaluate the existing facility, conduct a site assessment of commonly proposed potential locations, and develop a conceptual plan for the operations-based needs of the future.

The planning objective was to inform the community of the extreme limitations of the current facility, its existing conditions, and its impacts on officer morale, safety, and operational capacity; to develop a concept facility that better meets the Department’s mission; provide a more efficient operational model; aligns with current space demand for a Department of comparable size; and to allow for future service growth including advances in technology, within the field of law enforcement.

DISCUSSION / ANALYSIS:

The final plan includes: An Introduction and Chief’s Statement, the assessment and existing facilities analysis, a conceptual site and building program; a review of potential site locations; and a conceptual estimate of anticipated project costs, inclusive of construction, consultant, and owner costs needed to fund the project. Please note, there were no negotiations with property owners and many of the study locations remain currently unavailable and privately owned. The sites analyzed are typical locations proposed informally by the public and Council.

FISCAL IMPACT:

A budget appropriation of $50,000 was approved for this work

CITY COUNCIL AGENDA REPORT

CITY HALL

CITY OF SONORA 94 N. WASHINGTON STREET, SONORA, CA 95370 P: (209) 532-4541

SERVICE, INNOVATION, INTEGRITY, COLLABORATION, RESPECT, LEADERSHIP

ATTACHMENTS:

- Vanir Report: Introduction, Facility Condition Assessment, Space Needs Assessment, and Site Planning

CORE COUNCIL PRIORITIES:

Fiscal Responsibility and Stability, Infrastructure and Engineering, Public Safety and Disaster Preparedness, Economic Development/Growth and General Plan, Staffing - Salary, Benefits, Training, and Retention

Introduction

Project Introduction

The Sonora Police Department (the Department) and the City of Sonora (City) recognize the importance of evaluating existing police facilities to determine operational and financially constrained planning strategies that meet both the immediate and future growth of the Department.



The City of Sonora selected Vanir to work alongside Department staff to evaluate the existing facility (located at BLANK Green Street), to conduct a site assessment of commonly proposed potential locations, and to develop a conceptual plan for the operations based needs of the future.

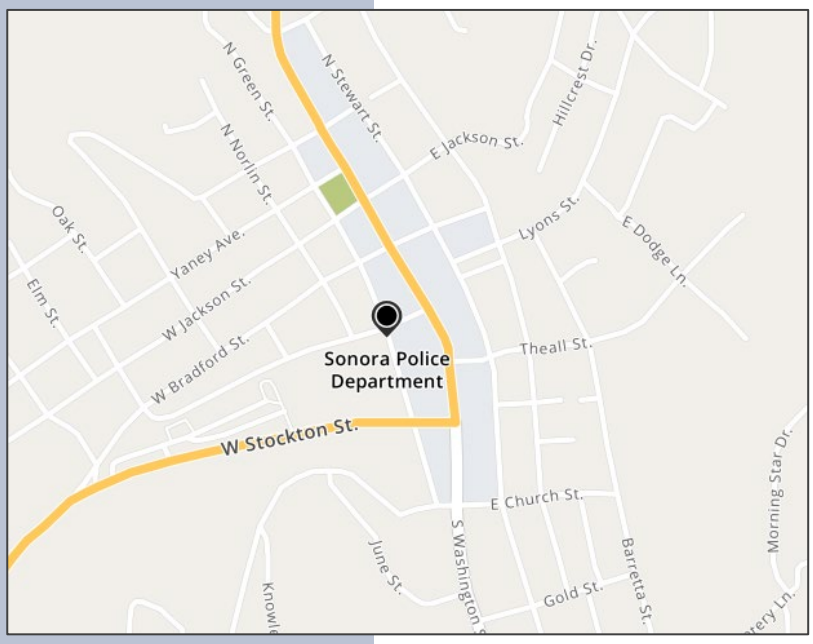
The planning objective was to inform the community of the extreme limitations of the current facility, its existing conditions, and impacts on officer moral, safety, and operational capacity; to develop a concept facility that better meets the Department's mission; provides a more efficient operational model; aligns with current space demand for a Department of comparable size; and to allow for future service growth including advances in technology, within the field of law enforcement.

The final plan includes: An Introduction and Chief's Statement, the assessment and existing facilities analysis, a conceptual site and building program; a review of potential site locations; and a conceptual estimate of anticipated project costs, inclusive of construction, consultant, and owner costs needed to fund the project. Please note, of the alternative sites analyzed, there were no negotiations with property owners and many locations remain currently unavailable and privately owned. The sites analyzed are typical locations proposed informally by the public and Council.



Project Background

The Sonora Police Department is housed in a former 1960's auto repair shop that was renovated for the Department in the 1994. What was originally intended to be a short-term solution to the growing needs of the Department, instead has spanned a use of more than 30 years. The facility is approximately 6,606 sq ft, of which 2,418 is useable office space. While the facility is well maintained and suitable for other uses, unfortunately, as a public safety facility it is decades beyond its originally assigned temporary use.



The Department is located at 100 S. Green Street which is a residential and commercial neighborhood in historic downtown Sonora. As the downtown community core continues to grow, visitor demand also increases. The location and its narrow, congested roadways are beginning to conflict with emergency response, parking, and the growing need of outdoor business expansion and recreation.

Originally established in 1851, the Department has served the community for over 170 years. The Department's centuries old history is a quality-of-life amenity the taxpayers of City of Sonora support as demonstrated with the passage of Measure Y in 2022. Prior to the passage of Measure Y, the City had experienced a 60% reduction in its force. The City was struggling to staff the streets and had been for a decade. With the passage of Measure Y, the City was able to grow out of emergency staffing levels, invest in a new dispatch center and patrol vehicles. The City did so with the confidence of its local history and the belief the local taxpayer have in public safety investments.

The current facility is fully functioning (except for jail facilities) housing administration, investigations, communications, the K-9 Program, and patrol. It is staffed 24/7 and includes a dispatch center serving as the public safety entry point for the entirety of the City. Due to the limitations of the current electrical system, the Department is challenged to add new equipment, often facing power surges or outages as a result of adding something as simple as a new printer. The effect, interruptions to dispatch service capabilities and strains personnel to balance demands of emergency response and the building inadequacies.

The number of employees at the time of this study is 21. According to other comparable studies, the average square feet per officer is reported to be 650. Given its current roster, which remains below the budgeted

allocation, the City of Sonora accommodates 172.7 square feet per person in its current location. The existing facility fails to provide for the operational needs of a critical city function, is functionally obsolete, exceeds its existing capacity and underserves the employees who work in this environment.

The information contained within this report provides a detailed overview of Vanir's work with the Department. All steps involved in this process have been documented and organized based on the associated task and are contained within the pages of this report for the City and Department's consideration.

Approach, Vision, & Goals

Assess the facility needs for the Sonora Police Department consisted of the following:

1. Facility Condition Assessment – Analyze the current facility to understand its physical limitations. Additionally, we looked at the functionality of each space to determine the viability of reuse of the existing facility.
2. Space Needs Assessment – Working with the department, a list of spaces needed to support the department for the next 20 years was developed. This space list ultimately yielded conceptual building program that describes the spaces and areas needed for the department.
3. Site Planning – Similar to the space needs assessment for the building, a list of necessary exterior spaces and areas where developed. A conceptual site was developed to show the size site needed for the facility and an example layout of the site.

Project Vision

The project vision is to provide the City and Police Department with objective information to make informed decisions about current and future facility needs necessary to support the Department mission, to continue to provide high quality service, to offer the current workforce with a modern, safe, motivating workspace, and to design a facility capable of keeping up with growth and/or adapt to changing demands in the field of law enforcement.



"Through innovative thinking and goal setting, we are committed to delivering unparalleled service to our community. We will continue to strengthen community relationships and public trust while striving for excellence through employee development, self-discipline, and strong leadership." – Sonora Police Department Vision Statement

Project Goals

A series of goals were established to help guide the process:

- Provide appropriate facilities for police that are safe, efficient, and effective
- Protect the professionalism of the field
- Balance public and secure spaces
- Encourage community collaboration
- Provide training and wellness opportunities for staff, offering a modern facility needed to attract and retain qualified personnel
- Have the capacity to account for future needs including changing trends: Community Oriented Policing, technology in the filed of law enforcement, changes in staffing demands based upon crime trends
- Facilities should reflect the department's mission and vision statement
- Facilities should be designed to meet standards for public safety facilities and sustainability minded
- Provide space for Emergency Operations Planning and allied agency support/training facilities- allow for flexible use of conference rooms
- Meet basic space requirements for key functions. Highlighting special needs not provided for in the existing facility such as adequate space for locker rooms, lactation rooms, evidence processing, and secure interview rooms
- Ensure fiscal responsibility to the Sonora taxpayer
- Allow for phasing to meet budget constraints or expanding service needs
- Identify next steps in the process

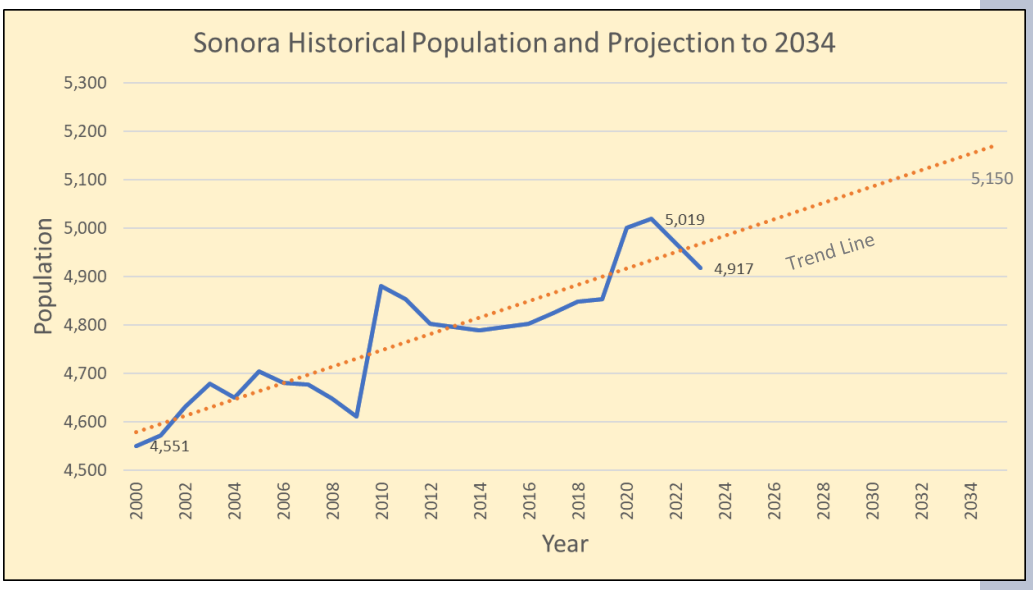
Community Profile

Sonora, one of the oldest cities in California, was incorporated on May 1, 1851. Sonora was historically referred to as the "Queen of the Southern Mines". The City of Sonora is located in Central California on the Western slopes of the Sierra Nevada Mountain Range.



Sonora has an area of three-square miles and is located at 1,825 feet above sea level. The City serves as the County Seat for Tuolumne County. In 2023 the estimated population of the City was 4,917 but the City's daytime swells up to 25,000 during the day due to employees and tourists who enter the City each day.

The chart below shows the historical population for the City of Sonora with a projection out to 2034. Per the chart, if growth continues at the historical rate, the City can plan for a population of 5,150 people.



Source: Neilsberg Research - https://www.neilsberg.com/insights/sonora-ca-population-by-year/

The following table compares the City to the County and the State of California for demographic and economic statistics.

Comparison of Demographics and Income 2022					
Area	Median Age	Median Household Income	Per Capita Income	Median Property Value	Poverty Rate
Sonora	41.5 years	$60,492	$36,000	$376,100	20.03%
Tuolumne County	48.7 years	$70,432	$40,095	$377,700	11.40%
State of California	37.3 years	$91,905	$45,591	$659,300	12.10%

Source: censusreporter.org and datausa.io

The median household income in the City is about 15% lower than in the County and about 35% less than the statewide median household income. Looking at per capita income, the City is about 10% below the County and about 21% lower than statewide. The poverty rate in the City is about 43% higher that in the County and is about 40% higher than the statewide poverty rate.

Based on the median household income in the City as compared to the State, as well as other factors, the City may qualify as "disadvantaged community", or a DAC. There are various State, Federal, and utility programs designed to assist disadvantaged communities. For instance, some water districts and utilities in California define a DAC as a community with an annual median household income that is less than 80% of the Statewide annual median household income. Based on this metric the City would qualify as a DAC but it's important to note that different agencies and programs each have own criteria to qualify. The City should continue to investigate various DAC programs for potential grants or loans to assist in addressing public safety issues in the community, such as a new police facility.

Sonora PD Profile

The Sonora Police Department is a small but efficient law enforcement agency that is committed to serving the community's needs with a high level of professionalism. Their dedicated employees help ensure that the community and its visitors are safe and secure seven days a week, twenty-four hours a day. The Department embraces the Community Oriented Policing and Problem Solving (COPPS) philosophy as they partner with residents and business owners to identify the root causes of crime and disorder. Their goal is to make long-term improvements to the overall safety and quality of life of Sonora's residential and visiting population through innovative thinking and the cooperative efforts of all stakeholders.



Mission Statement

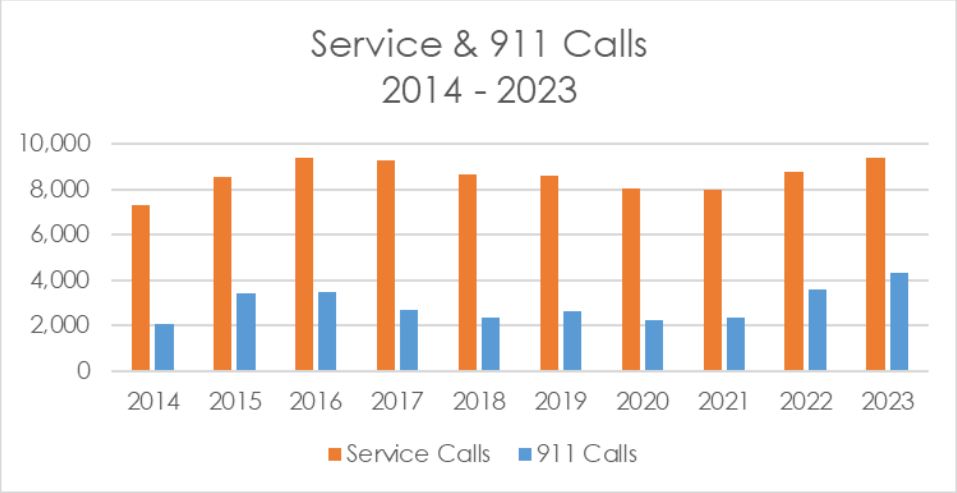
The service we deliver to the residents, merchants, and visitors of Sonora are in keeping with the highest traditions of public safety. Safeguarding life and property are the Department's highest priorities and we pledge to carry out this obligation through compassion, dignity, and equality to every individual. Our actions will be distinguished by professionalism, fairness, and diligence.

Sworn and Civilian Staff

There are currently 10 sworn officers and 7 civilians working for the Department. Based on these numbers and the City population, the Department has 2.03 officers per 1,000 residents as compared to an average of 3.04 sworn officers per 1,000 residents Statewide, meaning that the Department is about 33% below the state average.

Service Calls and 911 Calls

The Dispatchers are responsible to respond to emergency and non-emergency calls to the Police Department. The chart below tracks the number of service calls and 911 calls for the 10-year period from 2014 through 2023.



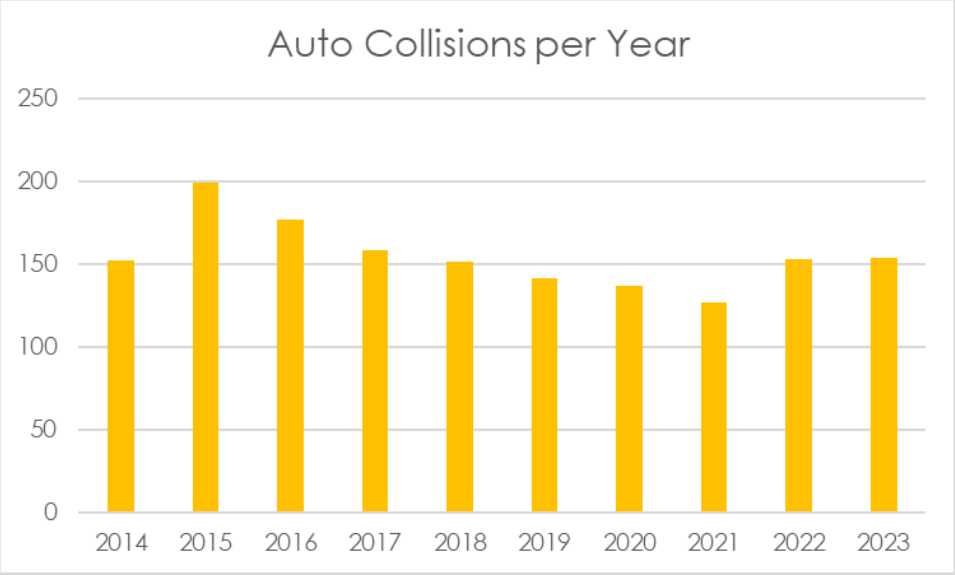
Source: Sonora Police Department

2023 saw the highest number of service calls and 911 calls, with 9,426 and 4,344. This results in an average of about 38 calls per day.

In addition to responding to service calls and 911 calls, the dispatchers are also responsible for organizing records and addressing records requests from the public, assist members of the public in the Lobby, perform driver's license searches for officers, tracking officer locations, and perform administrative tasks for management.

Vehicle Collisions

The Department responds to calls for vehicle collisions throughout the City. The chart below shows the number of vehicle collisions yearly from 2014 through 2023.

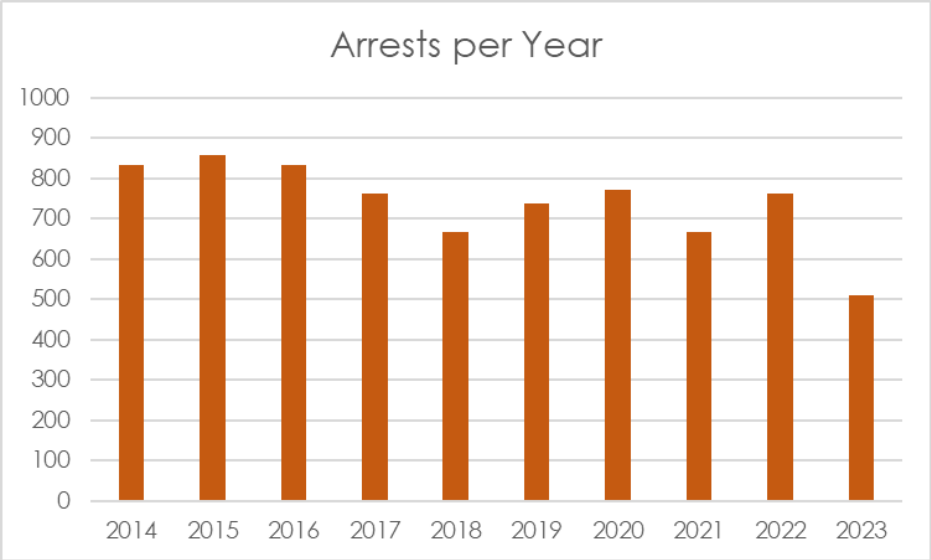


Source: Sonora Police Department

Although the number of collisions has fluctuated over the years, the total number of incidents yearly has remained in a fairly tight range between 150 and 200 incidents per year.

Arrests

The chart below tracks the number of arrests for the prior 10 year period from 2014-2023. .



Source: Sonora Police Department

The highest number of arrests in the past 10 years was in 2015 with a total of 858. Since that time arrests have generally fallen (with occasional upticks). The number of arrests in 2023 is significantly less than in 2022. It's not clear if this is a trend or an anomaly; continued monitoring should provide guidance in the future. The most prevalent crimes involve alcohol and drug intoxication, trespassing, DUI, larceny, and domestic violence. Vehicle collisions and mental disorders are among the most frequent non-criminal calls for service. Homelessness influences 15-18% of calls for service.



An important thing to keep in mind is that the Department has addressed all these issues (calls, arrests, vehicle collisions, etc.) while being severely understaffed in all areas of the department including dispatch staff and sworn officers. As an example, the department currently has 10 patrol positions but 4 of these positions (over 40%, this number down from 60% prior to Measure Y) are unfilled. The Department has relied on overtime of current employees; this is not a sustainable situation and can contribute to officer burn out, potential for errors, and staff resignations.

One of the primary goals of this study is to develop solutions that will aid the department in recruiting and retention efforts.

The following table looks at crimes and arrests for Sonora and similarly sized cities by population in California.

Selected California City Police Crimes and Arrests 2023

City	Population	Violent Crimes	Property Crimes	Total Arrests	Arrests per Officer
Sonora	4,917	193	158	360	36
Brisbane	4,577	36	96	105	7
Broadmoor	4,420	42	56	142	20
Lakeport	5,135	6	20	53	4
Willits	4,843	64	19	219	31

Sources:
U.S. Census Bureau, Population Division Annual Estimates of the Resident Population for Incorporated Places in California: April 1, 2020 to July 1, 2023

FBI Crime Data Explorer

Sonora has significantly higher numbers of reported violent crimes, property crimes, and total arrests than all the other similarly sized cities. Sonora's position as a regional commercial hub, host to medical services, and regional travel generated by two state highways is driving the need for police services to higher levels than the local population might suggest.

Looking closer to home, the table below compares population, crime, and arrest data for the Sonora PD and the Tuolumne County Sheriff.

Sonora Police Department and Tuolumne County Sheriff Crimes and Arrests 2023

City	Population		Violent Crimes		Property Crimes		Total Arrests		Arrests per Officer
Sonora	4,917	9.1%	193	22.7%	158	29.1%	360	22.8%	36
Tuolumne Sheriff	49,287*	90.9%	657	77.3%	385	70.9%	1,218	77.2%	20

*Total County population for 2023 minus Sonora population
Sources:
U.S. Census Bureau, Population Division Annual Estimates of the Resident Population for Incorporated Places in California: April 1, 2020 to July 1, 2023 and the FBI Crime Data Explorer

Sonora is responsible for a disproportionate number of violent crimes, property crimes, and arrests within the County. While Sonora represents 9% of the County population, it accounts for 23% of violent crimes, 30% of property crimes, and 30% of the arrests. Sworn department staff represent 14% of sworn officers in the County but they are responsible for 23% of arrests. This data reinforces the understanding that the regional hub

nature of the City is driving the need for police services beyond the needs of its full-time resident population.

Chief's Statement

A statement from Turu VanderWiel, Chief of Police:

As the Chief of Police, I am proud of the Sonora Police Department and every member of the organization. Our mission is to provide unparalleled service to our community. To effectively accomplish that mission, we must equip our police officers and support staff with guidance, leadership, and the proper tools to carry out their duties. However, we are faced with a pressing issue: an outdated and insufficient police facility. This is a matter of utmost importance that we must address immediately.



This needs assessment study was conducted by Vanir and guided in part by city leadership and the men and women who carry out our policing functions. Its purpose is to guide the Sonora Police Department and the Sonora City Council in identifying a police facility that meets the current operational needs of the department and allows for growth well into the future in a fiscally responsible manner. Facilitating staff development is a key priority, and this can be achieved by providing the necessary comfortable and convenient spaces. Designated spaces are a necessity for the growth and well-being of our staff. Additionally, our policing methodology is deeply rooted in the importance of citizen engagement, and I firmly believe that a facility should reflect this. A facility that offers space to accommodate the community, including adequate space for meetings and a larger lobby with public restrooms, is not just a physical space, but a testimony of our commitment to community-oriented policing practices.

Our current police building is ill-equipped to handle the growing demands of our community. It is outdated, has no room for expansion, and its operational deficiencies pose significant risks to our staff's and the community's safety. For instance, the lack of a secured parking area or entrance for our Police Department staff increases the risk of unauthorized access and potential security breaches. The absence of an adequate interview room, briefing room, training area, or space to accommodate police canine needs hampers our ability to conduct effective operations. The building's small size and lack of storage space further limit our operational capabilities. As city leaders, we acknowledge that our resources are modest. However, we are unwavering in our commitment to delivering excellence in public safety that our community expects and deserves.

AGING FACILITY

Our existing police facility is approximately 6,606 total square feet including 2,500 sf of office space and was constructed in 1960 as an auto repair shop. The floor plan was remodeled in 1994 to house the City Police Department. Nearly all mechanical, electrical, and plumbing systems are outdated and failing. Staff safety is compromised as offices and workspaces are exposed with minimal protection from external threats. There is only one means of egress due to the facility's proximity to a creek, steep slopes, and adjacent residential properties. Police Department staff do not have a secured parking area or entrance. The facility does not have an adequate interview room, briefing room, training area, or space to accommodate police canine needs. A small, restricted workspace houses the 911 dispatching center, and our lobby is undersized. The building provides no space for adequate storage and no opportunity for public meetings or Emergency Operations Center functions.



Our Police Officers and support staff, with their unwavering service to our community, demonstrate professionalism, fairness, and diligence. Their dedication is commendable. However, the facility that houses our operations restricts progress and threatens our ability to provide the service our community desires. The design of the antiquated police building did not account for policing operations, not to mention adequate spaces to work comfortably for long hours.

I am confident this comprehensive management study, which includes input from Vanir, city leadership, and our policing staff, will provide an opportunity to design a police facility that is functionally efficient and economically stable. Our community consistently demonstrates overwhelming support for public safety, and we have an opportunity to meet and exceed their expectations with a facility that represents a stable, enduring, and fiscally responsible City government.

-Turu VanderWiel, Chief of Police

Executive Summary

Process and Methodology

Vanir utilized programming, space planning, condition assessment, communication, consensus-building, and cost estimating techniques to ensure that the final report meets the expectations of the stakeholders involved in the process. Using an integrated approach, extensive public project experience, and lessons learned on previous police facilities, the team provided needs assessment and facility planning services to meet the project objectives and deliverables.

Existing Facility Condition Assessment

A facility condition assessment was conducted, as part of the larger study, to identify future facility options. This facility condition assessment included access to all interior and exterior areas of the facility.

Building condition deficiencies include:

- Possible foundation undermining due to proximity to creek
- Upgrades to existing foundation and structural systems will be required to meet current life safety codes
- Windows facing the parking lot and creek should be replaced with ballistic glazing
- Poor drainage from roof/parking deck over the office area
- Building is not ADA accessible and there is no ADA accessible restroom for staff or the public
- Larger roof top HVAC units need to be replaced
- All plumbing equipment piping, fixtures, etc. is well beyond useful like and should be replaced
- Electrical systems and equipment is beyond useful life and should be replaced. Additionally, an upgraded electrical service will need to be provided to the building
- Fire sprinklers will need to be added to the building
- All built in equipment and furnishings have exceeded their useful life and should be replaced
- No physical barriers to protect the building from vehicles
- Single point of entry/egress to the building is a serious safety threat
- Server room flooding
- Insufficient number of parking spaces for the public and staff

Functional deficiencies include:

- No Emergency Operations Center
- All offices are undersized, and storage is insufficient
- Patrol Room is 190 sq Ft and houses five Officers and a K-9
- No conference or briefing rooms, no space for media equipment
- No training or wellness facilities
- Evidence processing is exposed to the employee parking garage, with inadequate environmental control and furniture for employees working evidence.
- Armory is nonexistent
- IT space is insufficient and unreliable and risks weather exposure
- Narrow corridors, no lunchroom or break room space.

- Females and males share locker room and lactation room. The locker room is about 150 sf and houses 24 lockers.
- Public, staff, and secure parking is extremely limited. On duty police vehicles must share the eight spaces in the public parking lot.
- K-9 and its space needs in and outdoors.
- Lobby doubles as a live scan and is inaccessible when in use.

The table below provides a building systems view of the deficiencies noted and cost estimates to repair or replace. Per the table, ***current cost to address the deficiencies noted will be $4,106,050 versus total replacement cost of $6,606,000.*** It's important to note that replacement cost is the cost to replace the facility exactly as it is without addressing any of the functional or space deficiencies noted in this report. ***The Facility Condition Cost Index (FCI) is 62.16%, well above the 50% threshold where it no longer makes economic sense to continue to invest in the building.*** The level of repairs and replacement coupled with knowing the building is far too small to properly continue as a police facility make this facility an excellent candidate for replacement versus repair.

Sonora Police Station
Facility Condition Assessment Deficiency and Cost Summary

Square Footage	6,606
Number of Floors	1
Year of Construction	1960 with renovations in 1994
Replacement Value ($1,000/sf)	$ 6,606,000
Facility Condition Index (FCI) = Deficiency Total / Replacement Value	***62.16%***

	Building System	Deficiency Summary	Cost
1.	Substructure/Structure	Seismic upgrades	$ 500,000
2.	Exterior Envelope	Windows and doors beyond useful life. Clean all facades and paint CMU and stucco areas.	$ 220,806
3.	Interior Construction/Finishes	All interior finishes (walls, floors, and ceilings) are beyond useful life. Interior doors and hardware beyond useful life. Stairs not code compliant.	$ 604,119
4.	Elevators	Not applicable	$ -
5.	Plumbing	All water, sanitary, and drainage piping beyond useful life. All plumbing equipment beyond useful life.	$ 597,843
6.	HVAC	All HVAC components (air handlers, package units, ductwork, and controls) are beyond useful life.	$ 480,917
7.	Fire Protection	The building does not contain any fire sprinklers or standpipe connections.	$ 131,459
8.	Electrical	All electrical equipment (switchboards, distribution and branch wiring, and lighting) beyond useful life. Most of the building does not have a fire alarm system.	$ 891,810
9.	Equipment & Furnishings	All casework and equipment is beyond useful life.	$ 550,940
10.	Site Improvements/Utilities	Parking lot in extremely poor condition. Inadequate site lighting. Rolling gates into Police parking in poor condition.	$ 128,156
		DEFICIENCY TOTAL:	**$ 4,106,050**

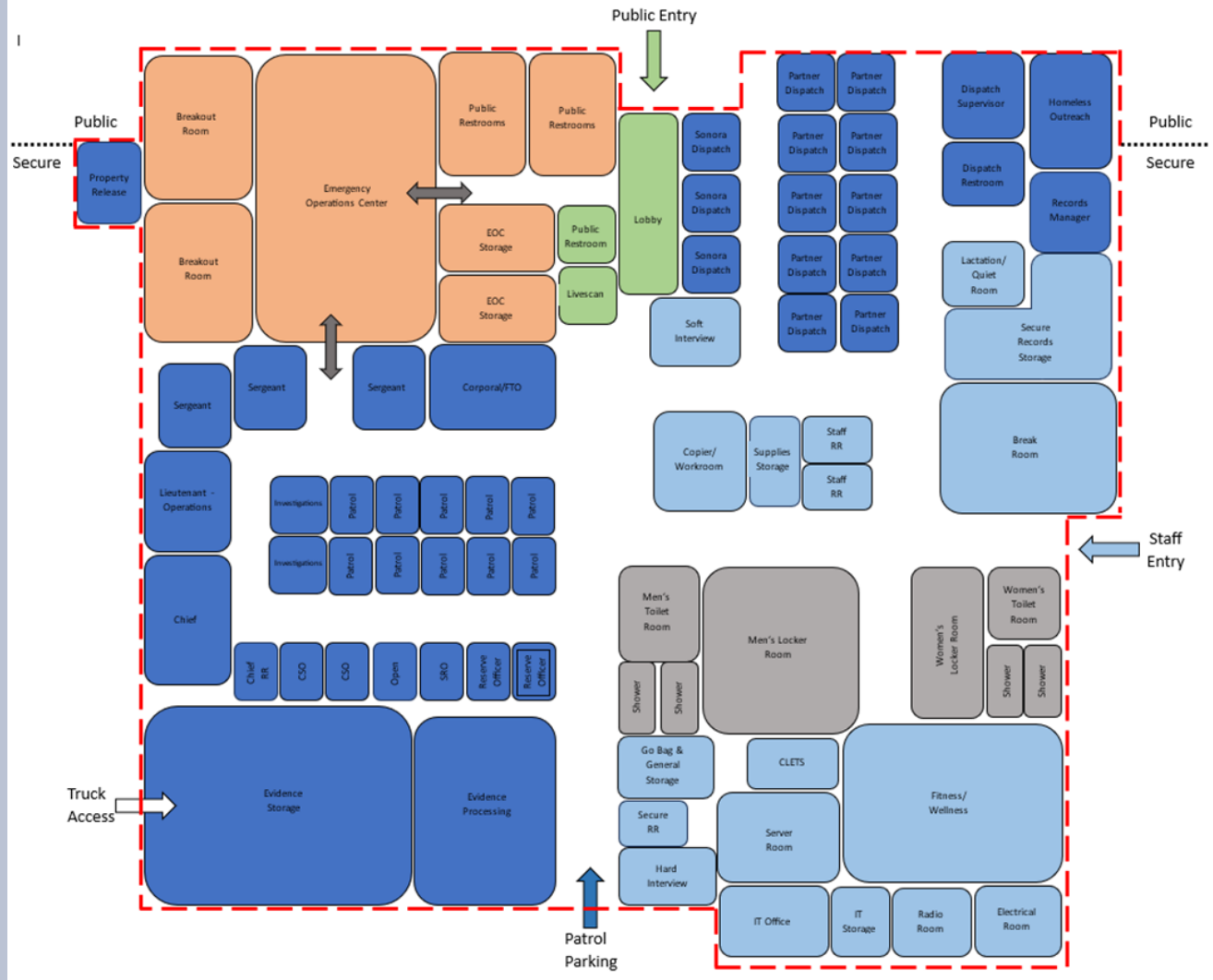
The current facility has served its purpose to the City and the Department, but it cannot support the needs of a modern police force, the changing demands of technology, or adequately house existing personnel to standards acceptable to the profession. To provide an adequate facility today, and into the future, the City will need to build a new facility or seek to find an existing building on a large enough sites to meet current codes and standards. In California public safety facilities, such as a police facility, are defined as Essential Services Facilities and are required to be designed and constructed to a higher standard than most other building types. These Essential Service Facility standards for a public safety facility are discussed in further detail in the Space Needs Section. Based on the design and construction of the existing building, it will be very difficult and expensive to try to meet the requirements of an Essential Services Facility. Additionally, even if the existing building were upgraded to meet these higher code requirements, the reality is this will do nothing to address the myriad of other functional and space deficiencies and the City would still be left with a facility that does not fully support police operations.

Space Needs Assessment

In conjunction with examining present conditions, the team worked closely with staff to better understand the current space needs and projected those needs out based on a 10 to 20-year growth forecast. The facility program was created incorporating comments from current Department staff. The programming includes a projection of Department growth with the goal that the building will be in use for at least 30-50 years.

The current facility is not adequately sized to meet the current needs of the Department, let alone for the next 30-50 years. ***The current and future operational needs for the Department were identified as needing 16,161 square feet; the current police facility is 6,606 square feet.*** As part of this calculation, the building square footage total includes additional space for circulation, wall thickness, and other unprogrammed space.

As part of the space needs assessment a conceptual layout of the building showing all programmed spaces was developed. This layout also shows aspects of design that begin to achieve the mission/vision objectives of the Department including community facing service accessibility, security and safety of staff, collaborative spaces for allied support and planning, interaction between functional units, employee moral with the designation of wellness and break locations, adequate resource and equipment storage locations demonstrating a priority on a professional law enforcement environments.



Site Planning

Once the site requirements for a new Police Facility were verified during programming, City owned properties were screened against the site criteria listed below; only two City owned sites passed the initial screening for further review. In addition to City owned properties, the study team reviewed eight non-City owned properties, many of which were currently or had recently been for sale, to use as test fit examples. Please note, no negotiations were had with private property owners, these locations have typically been proposed by the community or Council as previous suggestions. This evaluation, in large part, was a process of elimination. City staff wishes to remain respectful to private property rights and any properties listed in a public document.

Site Address	Owner	Size +/-	Fire Risk	Current Zoning
Education Center 326 N. Washington	City of Sonora		-	RE
City Hall 94 N. Washington	City of Sonora		-	C
219 Southgate Dr.	Private		High	C
Adventist Hospital4 S. Forest Road	Private		-	CO
197 Mono Way	Private		-	C
729 Mono Way	Private		-	CG/C
Morning Star & Child Rd.	Private		High	PD/R-3
Old Sheriff's Dept. Yaney & Elm	Tuolumne County		High	R-2
Sonora Dome 251 Barretta St.	Sonora Union High School District		-	R-1
13165 Sanguinetti	Private		High	SOI

In selecting the most important criteria for site selection both qualitative and quantitative measures were developed. From a qualitative perspective the following seven criteria were evaluated for each site test fit.

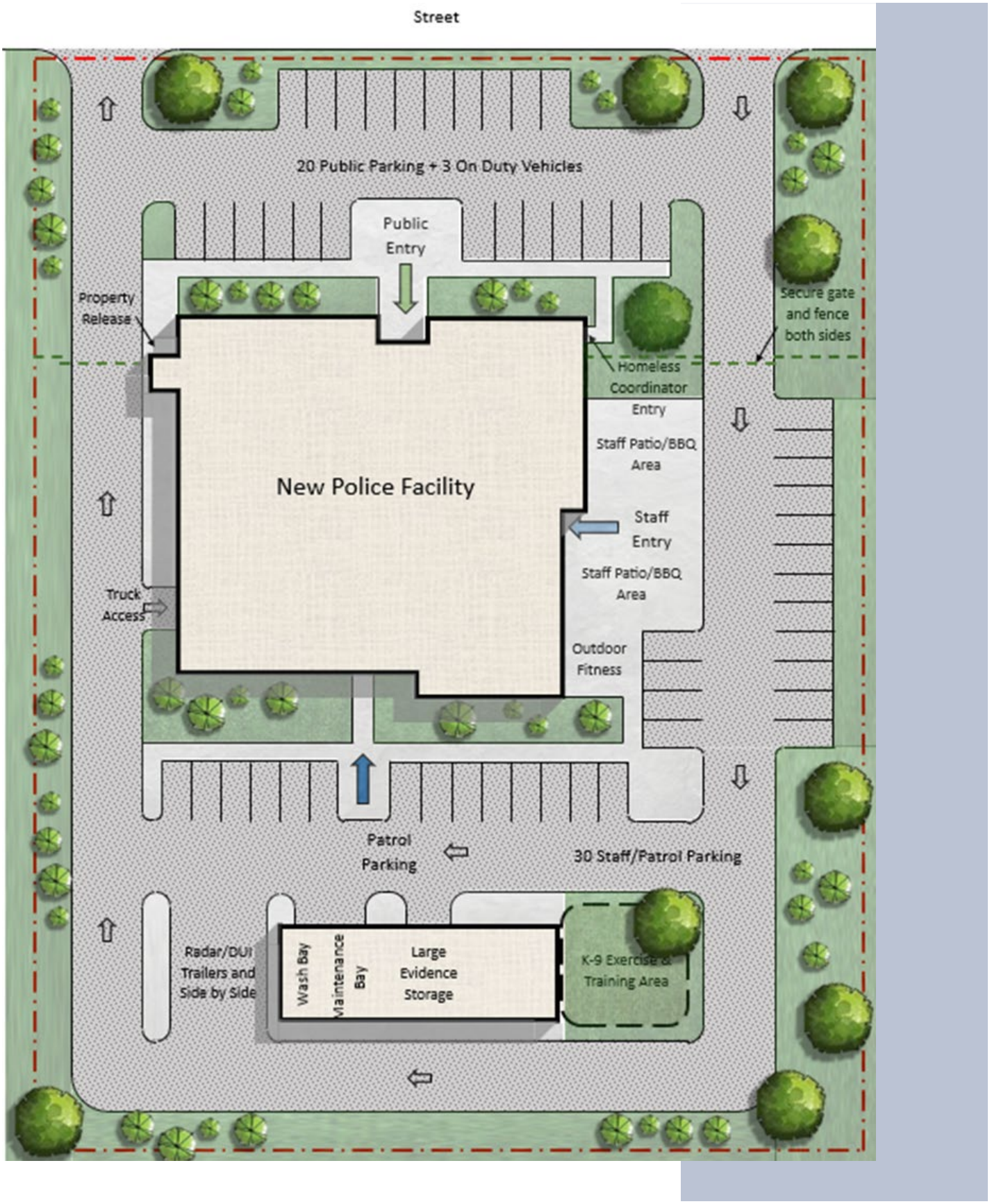
1. Proximity
2. Security
3. City Owned
4. Opportunity for expansion
5. Infrastructure/Utilities
6. Zoning Considerations
7. Community Impact

Of the ten sites that were evaluated as test fits for the new police facility only two sites met the minimum criteria score of 14 points and met the minimum site size of 2 to 2-1/2 acres. These two sites are highlighted in red below. The are currently no City owned sites that could be suitable for development of a new police facility.

Site SuitablilityScorecard

	Proximity	Security	City Owned	Expansion	Infrastructure	Zoning	Community Impact	Total Points	Minimum site size?
Education Center	2	1	3	0	2	2	2	12	N
City Hall	1	2	3	0	2	1	3	12	N
219 Southgate	0	0	0	0	1	2	3	6	N
Adventist - 4 S. Forest	2	3	0	0	2	2	3	12	N
197 Mono Way	3	2	0	0	3	1	2	11	N
729 Mono Way	3	2	0	0	3	1	2	11	N
Morning Star & Child	3	2	0	3	2	3	2	15	Y
Yaney & Elm	3	1	0	0	2	1	0	7	N
Sonora Dome	1	2	0	0	1	2	3	9	N
13165 Sanguinetti	2	2	0	3	1	3	3	14	Y

In the absence of a suitable City owned site, an sample site plan was developed. This site plan shows an outline of the conceptual floor plan and includes all required parking, auxiliary buildings, outdoor training areas, public and staff entrances, and fencing. This conceptual site plan is intended as a proof of concept for the size of the site needed to accommodate all programmed space. The layout below is 2.4 acres; a site with an irregular shape, steep slopes, different proportions may require more site area than this layout.


Street
20 Public Parking + 3 On Duty Vehicles
Public Entry
Property Release
Secure gate and fence both sides
Homeless Coordinator Entry
Staff Patio/BBQ Area
New Police Facility
Staff Entry
Staff Patio/BBQ Area
Truck Access
Outdoor Fitness
Patrol Parking
30 Staff/Patrol Parking
Radar/DUI Trailers and Side by Side
Wash Bay
Maintenance Bay
Large Evidence Storage
K-9 Exercise & Training Area

Recommendation

There is no question the existing police facility is not an adequate facility to continue to house the Department. The severe lack of interior and exterior space compromises the Police Department's operations and efficiency.

It is recommended the City of Sonora pursue the option to build a new facility of approximately 16,160 sf on a 2.5-acre site. A conceptual cost estimate that includes both the hard costs (bid day amount) and soft costs (all the other costs such as fees, inspections, etc.) has been developed and included in this report.

City of Sonora New Police Station
Conceptual Cost Estimate

Hard Costs Items (Bid Day Cost)	Cost per SF	Cost
New Building	$1,000	$16,450,000
New Accessory Building	$500	$1,000,000
Sitework	$100	$1,645,000
Total Hard Costs		**$19,095,000**

Soft Costs Items	% of Hard	Cost
Design/Engineering Consultant Fees (Bridging Documents)		$ 750,000
Owner Contingency	2.5%	$ 477,375
Project Management Fees (Construction Manager)		$ 1,250,000
Furnishing, Fixtures and Equipment (FF&E)	3.0%	$ 572,850
Materials Inspection		$ 150,000
Geotechnical Report		$ 25,000
Inspector of Record		$ 600,000
Building Permits and Agency Fees	1.5%	$ 286,425
Utility Connection Fees		$ 50,000
Topographic Survey		$ 20,000
Other Consultant Fees	1.0%	$ 190,950
Bid/Advertise/Printing		$ 25,000
Commissioning		$ 100,000
RWQCB, APCD Permits		$ 15,000
Land Purchase		$ 450,000
Hazardous Materials Survey/Abatement Costs		$ 25,000
Temporary Facilities Design		$ -
Temporary Facilities Construction/Installation		$ -
Total Soft Costs		**$ 4,987,600**

Total Project Cost $ 24,082,600

Side by Side Comparison		
	Existing Police Station	**New Police Station**
Size	6,606 square feet	16,160 square feet
Location	Downtown adjacent to creek within residential neighborhood.	Locate within easy access to all areas of the City
Site Size	0.24 acres	Locate on 2 to 3-acre site
Site Access	One means of access	Multiple points of entry/egress separating different users
Parking	Public and Police share 8 parking spaces in front of the building. Some secure parking under deck. Public parking is located to allow blockage of front door and egress from secure parking.	Public parking separated from secure parking. 20 public parking spaces, secure parking for 30 vehicles. Public parking located to provide ready access to the building without compromising safety.
Building Construction	Originally constructed as an auto repair garage. Does not meet the code requirements for an Essential Services Building making the building vulnerable during an emergency event.	Purpose built facility meeting all requirements for an Essential Services Building ensuring functionality during an emergency event.
Interior Layout	All existing spaces are undersized and arranged to fit in undersized building, not arranged to maximize operational efficiencies.	All new spaces sized and arranged to meet current modern police standards and to maximize operation efficiencies. Robust training and wellness facilities.
Dispatch	Currently two undersized dispatch stations.	Designed for 3 dedicated City dispatch stations and room to accommodate dispatch for regional partners in the future.
Evidence	Undersized evidence processing and storage take place in the parking garage in makeshift facilities. Potential issues with chain of custody of evidence.	Purpose designed secure evidence processing and storage facilities including covered exterior storage for large evidence items.
Training	No current accommodations for training within the existing facility. PD is unable to use existing training aids due to lack of space.	Robust training spaces including space for a Field Training Officer, dedicated Force Simulator Room, and an on-site Wellness/ Fitness Room.
K-9	Current K-9 facilities consist of a cage in the patrol area. No outdoor space is provided.	Dedicated area for up to 3 K-9's with outdoor training/recreation area for the dogs.
Recruiting/ Retention	Lack of proper facilities make recruiting new officers and retaining existing officers difficult in comparison with other jurisdictions.	Purpose designed facility with properly sized and arranged spaces with robust training and wellness opportunities will aid in making Sonora PD more attractive to applicants and help with employee retention.
Emergency Operations Center	Currently a conference room at City Hall is used as an EOC. The current EOC is poorly located for good coordination between police, fire, county, etc.	New Police Station will include a new EOC with proper support spaces. Co-locating the EOC with Police will allow better and easier coordination during an emergency.
Future Proofing	Current facility is undersized and cannot accommodate current needs, let alone future growth.	New facility is designed to meet the needs of the Police Department and the City for at least 10-20 years into the future.

Next Steps

The process to plan, finance, and construct a new police facility begins right where the City of Sonora has started, with a needs assessment. The following actions are recommended:

- **Develop consensus** within the City and Police Department that a new police facility on a larger site is needed. We have recommended a facility of 16,160 sf on a 2.5-acre site with a conceptual cost estimate of $19,095,000 and a total project cost of $24M.
- **Explore funding mechanisms**. Identify potential sources for project funding including local tax measures, state and/or federal grants, federal low interest loans, and public/private partnerships (P3). This phase may include contracting for lobbying efforts, financial advisors, an evaluation of existing City properties and an assessment of value, development of community polling, and the exploration of a multi-agency or Department approach.
- **Public Outreach/Campaign process**. Present the need for the project to the community. This effort could include tours of the existing facility, presenting the findings of this needs assessment process, and community input sessions.
- **Social Media Marketing Campaign**. Leverage social media to engage with residents on a daily basis.
- **Identify a suitable site for the project**. Work with local realtors, solicit potentially available properties within the community via outreach for the project.
- **Identification of a Facilities Reserve Fund**

Space Needs Assessment

Introduction

Policing has evolved over the last 50 years from a legalistic model that emphasized strict enforcement with very little discretion to the police to the current more service-oriented model of community policing. In additional to traditional crime fighting, the Sonora Police, like many in the United States, have increasingly assumed more social-service provider roles such as first responders to mental health crises, drug overdoses, and homeless services. Additionally, since 9/11 police have also been tasked with addressing domestic and foreign terrorism

This expansion in responsibilities is more demanding on police officers and their facilities. Perhaps the most significant problem for personnel is burnout: Departments nationwide are experiencing a surge in resignations and retirements. They are also struggling to recruit and retain qualified personnel. Recruiting and retention is particularly a problem for the Sonora Police Department because (due to facility limitations) they are not able to offer competitive programs to address officer wellness, safety, morale, and technology for operational support.

Modern police facilities should address the following issues:

- Exterior – entrance should be public friendly, including adequate public parking, while maintaining security measures such as secure patrol parking, separate public and officer spaces, secured entry locations, , and bollards, etc. to keep vehicles away from the building. ***Currently, the exterior entrance and parking area do not contain enough parking spaces for the public, the parking is also shared with police vehicles, and there is nothing keeping vehicles away from the building.***
- Public Spaces – Public lobby should be well lit, with public restroom. The records department should be located close to the lobby and service windows. ***Currently, the lobby is small, poorly lit, and must be closed when using the live scan machine. Also, there is no public restroom.***

  Additionally, a community meeting space is desirable. Using the Emergency Operations Center (EOC) for public and other City functions when not activated is an effective way to provide public use space. ***The current police station does not have an EOC. This makes City coordination with other agencies during an emergency less efficient and effective. Without an EOC there is no public space in the station.***
- Staff Areas – For officer wellness and morale, police stations should address job stress and post-shift decompression. Areas that help include break rooms with a kitchenette, physical and agility training, and outdoor areas. ***The existing station does not have any***

break rooms or lunchrooms, no physical training area, and no outdoor areas for decompression.

- Security – Physical and electronic security are important. Stations should separate public access areas from secure areas and provide multiple egress routes in an emergency. Electronically, systems like CCTV, card key access systems, and motion sensors are key components. ***The current station only has one means of egress, through the main lobby which mixes secure and public functions and creates a potential bottle neck in an emergency. Additionally, the current state and location of the electrical room limits the ability to provide adequate electronic security.***
- Evidence – Receiving, processing, and storage of evidence is a critical part of modern policing and police department certifications. The evidence chain of custody is vitally important in ensuring court standards are met for admissible evidence. ***Currently, evidence and processing are in the parking garage in makeshift spaces that are not up to modern day standards for chain of evidence or employee safety.***
- Officer Wellness - Law enforcement officers have a difficult and dangerous job that is both physically and emotionally stressful. The well-being and physical health of officers who serve and protect our communities are critical to the success of the police department. A successful building should have a positive impact on fitness, nutrition, peer support, and self-care with spaces that provide ample daylight and views, peer collaboration spaces, and officer security that allow officers to thrive in the workplace. ***The existing police station does not have any physical training areas, operational training areas, collaboration areas, or break room or lunchroom areas.***

Design Considerations

In addition to addressing specific space or security needs, the design of the new Sonora Police Station should include a number of guiding principles and best practices to help achieve a facility that is safe, efficient, and representative of the goals and aspirations of the community.

A space list has been developed for the new police facility. This list represents appropriate current and future space needs for use in determining the size of a new facility.

General Design

1. Meet all applicable Federal, State, County, and City codes, regulations and standards including the Americans with Disabilities Act (ADA), and Green Building Standards.

2. Crime Prevention Through Environmental Design (CPTED) techniques should be used to help prevent and mitigate crime. Strategic planning on CPTED issues such as site planning,

perimeter definition, sight lines, lighting, etc., can reduce the need for some engineering solutions.

3. Develop building designs that include consideration of both construction costs and long-term operating costs, including access for building service and the quality of materials used in construction.
4. The facility should be efficient and economical for the use of City agencies while also visually representing the dignity, image, and stability of the City government.
5. The design should be flexible and able to accommodate evolving City needs in the future.
6. Provide natural light to the greatest extent practical.
7. Consider providing redundancy for utility services to allow for maintenance while keeping the facility operational.
8. Provide a safe and secure facility for the public and staff.

Security Considerations

1. Avoid blind spots. Ensure that lines-of-sight from all surveillance locations are clear and free of obstructions.
2. Avoid narrow corridors and tight spaces that cause bottlenecks.
3. Provide separated pubic spaces from secure employee areas.
4. Consider the use of vision panels in doors to eliminate areas with no visual access.
5. Provide cameras for audio/visual surveillance and recording in public areas.
6. Consider the 3-7 rule. All landscaping around the perimeter of a facility should be no taller than three feet and there should be no foliage from trees below seven feet.
7. Minimize the points of entry into facilities.
8. Wayfinding is important to help prevent unauthorized access into controlled areas of facilities.

Essential Services Building

The California Building Code requires certain types of buildings to be designed to a higher standard; these facilities are referred to as Essential Services Buildings. An Essential Services Building means any building, or any building a portion of which is used or designed to be used as a fire station, police station, emergency operations center, California Highway Patrol office, sheriff's office, or emergency communication dispatch center. The intent of the upgraded code requirements for Essential Services Buildings is

that they will still be able to function in the event of a natural or man-made disaster. Critical systems and elements that require design and construction to a higher standard include:

- Structure – the foundation and structural system must resist earthquakes and blast forces allowing the building to continue to operate
- Electrical – the electrical system includes backup generators, uninterrupted power supplies, and robust wiring encased in concrete
- Water – reliable water supply and pressure maintenance for fire suppression and sanitation
- Communications – redundant communication networks, including radio systems and satellite links
- Non-Structural Components – securely anchor and brace equipment and furnishings to prevent damage in an earthquake
- Redundancy – backup systems for critical functions to remain operational even with partial damage

The upgraded requirements for Essential Services Building add cost and complexity as compared to most other building types.

Space Standards

Several sources were used to develop the sizes of individual rooms and areas for the space list. These sources include the California Building Code, Americans with Disabilities Act, and other recently designed police and sheriff facilities in California.

The table below shows six recently constructed, in construction, and in design police stations and common spaces included.

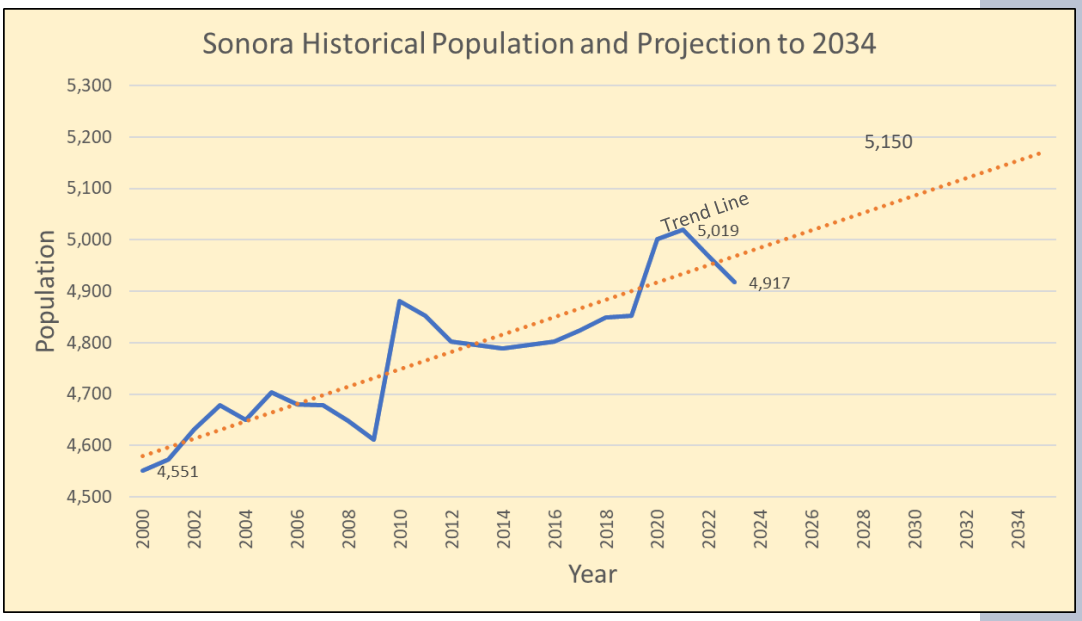
New Police Station	EOC	Armory	Evidence Processing	Evidence Storage	Training Wellness	Break Room	Mens Lockers	Womens Lockers	Dispatch Floor
Los Banos PD	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pismo Beach PD	✓	✓	✓	✓	✗	✓	✓	✓	✓
Atascadero PD	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fowler PD	✓	✓	✓	✓	✓	✓	✓	✓	✓
Selma PD	✗	✓	✓	✓	✗	✓	✓	✓	✓
Corcoran PD	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sonora PD	✗	✗	−	−	✗	✗	−	−	−

Legend

✓ Included and properly sized ✗ Not included − Included but undersized

In the nine types of spaces common to most modern police station designs in the chart above you can see that the existing Sonora Police Station is deficient in all areas.

In developing space needs for a new Police Station, it's helpful to look at the City's historical population and projected population growth. The chart below shows the historical population of the City from 2000 to 2024 and the projected population until 2034.



From the historical perspective In 2000 the City population was 4,551 rising to a high of 5,019 in 2021 and falling to 4,917 in 2023. Looking at the trend line for the past 24 years and projecting at the same rate of growth into the future, the Police Department should plan for approximately 5,150 residents in the City. Despite modest population growth, the City is the County seat, the regional commercial hub, host of the region's medical facilities, and the confluence of two state highways garnering increased regional travel over the same planning period. The City often sees service demand at a rate disproportionate to the population due to these contributing factors.

The table below compares Sonora Police Department to other departments in similarly sized cities in California. In the table we see that Sonora has a ratio of 2.03 officers per 1,000 residents; this puts Sonora in the mid-range of similarly sized cities. It should be noted that in 2022 the statewide average ratio of sworn officers to 1,000 residents was 3.04 meaning that Sonora is about 33% below the state average.

Selected California City Police Ratios per 1,000 Residents 2023				
City	Population	Sworn Officers	Civilians	Officers per 1,000 Residents
Sonora	4,917	10	5	2.03
Brisbane	4,577	16	4	3.50
Broadmoor	4,420	7	1	1.58
Lakeport	5,135	12	3	2.34
Willits	4,843	7	3	1.45

Sources:
U.S. Census Bureau, Population Division Annual Estimates of the Resident Population for Incorporated Places in California: April 1, 2020 to July 1, 2023

FBI Crime Data Explorer

Another interesting observation from the table above is that Sonora has a higher rate of civilian personnel than similar cities. This could be a reflection of the difficulty in hiring and retaining sworn personnel.

The following table looks at crimes and arrests for Sonora and similarly sized cities. Sonora has significantly higher numbers of reported violent crimes, property crimes, and total arrests than all the other similar cities. While each city is unique in its circumstances and context, it's clear that city has factors that drive crime at a higher rate than would normally be expected in a city of Sonora's size. Sonora's position as a regional commercial hub, host to medical services, and regional travel generated by two state highways is driving the need for police services to higher levels than the local population might suggest.

Selected California City Police Crimes and Arrests 2023					
City	Population	Violent Crimes	Property Crimes	Total Arrests	Arrests per Officer
Sonora	4,917	193	158	360	36
Brisbane	4,577	36	96	105	7
Broadmoor	4,420	42	56	142	20
Lakeport	5,135	6	20	53	4
Willits	4,843	64	19	219	31

Sources:
U.S. Census Bureau, Population Division Annual Estimates of the Resident Population for Incorporated Places in California: April 1, 2020 to July 1, 2023

FBI Crime Data Explorer

Looking closer to home, the table below compares population, crime, and arrest data for the Sonora PD and the Tuolumne County Sheriff.

Sonora Police Department and Tuolumne County Sheriff Crimes and Arrests 2023									
City	Population		Violent Crimes		Property Crimes		Total Arrests		Arrests per Officer
Sonora	4,917	9.1%	193	22.7%	158	29.1%	360	22.8%	36
Tuolumne Sheriff	49,287*	90.9%	657	77.3%	385	70.9%	1,218	77.2%	20

*Total County population for 2023 minus Sonora population
Sources:
U.S. Census Bureau, Population Division Annual Estimates of the Resident Population for Incorporated Places in California: April 1, 2020 to July 1, 2023 and the FBI Crime Data Explorer

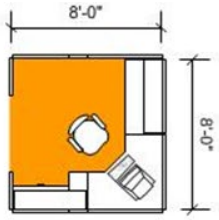
Based on population of the City and County, Sonora is responsible for a disproportionate number of violent crimes, property crimes, and arrests. While Sonora represents about 9% of the County population, it accounts for almost 23% of violent crimes, almost 30% of property crimes, and almost 30% of the arrests within the County. Additionally, sworn department staff represent about 14% of sworn officers in the County but they are responsible for 23% of arrests. This data reinforces the understanding that the regional hub nature of the City is driving the need for police services beyond the needs of its full-time resident population.

In addition to population and regional commerce, other drivers of department growth to consider include expanded services, the changing nature of crime, and the ever-expanding use of technology. Expanded services include social services such as providing homeless coordination services, addressing mental health issues within the community, and becoming first responders for medical emergencies such as drug overdoses. The changing nature of crime has required police to change tactics to address more violent crimes and criminals. Police have increased their use of technology to increase officer safety, become more efficient, and to address increasing online crimes. From a facility perspective, these five elements of growth – population, regional commerce, expanded services, more violent crime, and technology – all drive additional space requirements to accommodate more officers, more training, increased use of technology, and staff wellness.

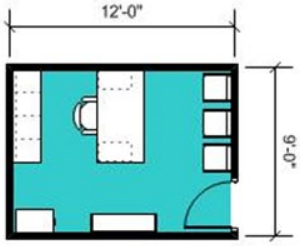
One area that affects all space needs analyses is the determination of square footage allocation per occupant, or for certain rooms, offices, workstations, etc. These sizes can vary with each project, as demographics, organizational philosophies, functional needs, and other issues impact each agency's needs. While there are some minimum standards set by law, and/or accreditation agencies and circulation area standards (Americans with Disabilities Act and fire codes), there are no absolute standards for evidence and processing, training facilities, break rooms, locker sizes, etc. Each individual agency must examine their needs while keeping in mind the standards utilized throughout other governmental offices, law enforcement facilities, etc.

It is possible to establish standards for offices and workstations based on the uses that these spaces must support. Once established, office and workstation square footage standards will be used as a basis for space allocation during the facility assessment planning process. Other areas, such as roll call or briefing rooms, lunchrooms, conference rooms, etc., are determined based on room occupancy needs and growth factors.

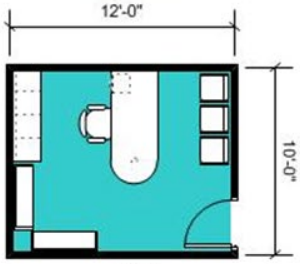
Typical offices used in the space list are shown below with sizes and typical number of occupants and visitors.



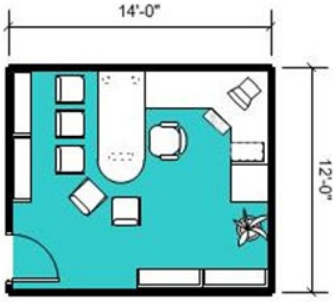
Modular Workstation – 48 to 64 square feet
Patrol, Investigations, Community Service Officer, School Resource Officer, Reserve Officer



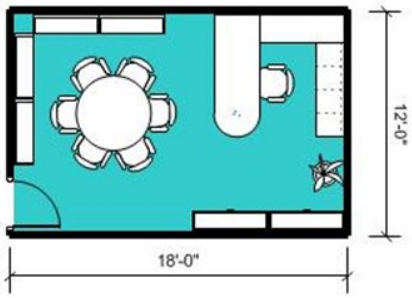
Small Office – 108 square feet
Sergeant



Office – 120 square feet
Dispatch Supervisor, Records Manager



Large Office – 168 square feet
Lieutenant, Homeless Outreach Coordinator



Executive Office – 216 - 256 square feet
Chief of Police

User Guide for the Space Lists

Space lists are used to document the requirements for the various rooms, spaces and functional components that are required for a new building, addition, or modernization. A large project will include numerous individual space lists. Each space list includes an itemized list of rooms and/or activity areas that are related by function, organizational structure, or by common location needs.

The space list includes a variety of information about each individual room or activity area, including the name of the space, the required size, the quantity of similar spaces, the number of people using the space, and general notes about any specific design requirements.

Spatial Calculations

Net Area. The amount of space necessary for an individual room or functional area to appropriately accommodate the work activities occurring in it is identified as usable net area and is expressed as net square feet (NSF). The net area is multiplied by the quantity that is needed and calculated as "Total NSF." Groups of rooms or functions that are related operationally are subtotaled together as a "functional group."

Gross Area. The gross area is the total amount of building area that is required to house all the functions within the building. In order to calculate the total amount of building space needed, a two-step calculation process is required to convert net area to gross building area.

> ***Circulation Factor*** is a multiplier that includes the space needed for walls and other structural components within the work area. It also accounts for all the circulation space necessary for people and materials to move around within the work area (e.g., the aisles between modular workstations). The circulation factor varies and is directly related to the type of activities in a specific work area. At the end of each department space list the Subtotal (NSF) is shown with the Circulation Factor directly below. These are added together to arrive at the Department Gross Square Feet (DGSF).
>
> ***Facility Grossing Factor*** is a multiplier that includes the overall building structure and all the support areas required for the operation of the building (e.g. mechanical rooms, stairwells). It also includes all the circulation space between work areas. At the end of the Area Summary by Department list, the DGSF for each department is totaled with the Facility Grossing Factor directly below. Adding the DGSF and the Facility Grossing Factor together results in the Total Gross Building Area for the complete space list.

Space Lists

Space lists showing all required, properly sized spaces are on the following pages.

Sonora Police Department

Space Name	Now Areas/ Positions	10-year Projections Positions	# Areas	Net Area	Total Area	Comments
Operations & Adminstration Staff						
Chief	1	1	1	216	216	
Chief Restroom	0	0	1	64	64	
Lieutenant - Operations	1	1	1	168	168	
Sergeant	2	3	3	108	324	
Patrol	9	10	10	48	480	
Community Service Officer	0	2	2	48	96	
Investigations	1	2	2	64	128	
Dispatch (Sonora PD)	2	3	3	64	192	
Dispatch (regional partners)	0	0	10	64	640	
Dispatch Restroom	0	0	1	100	100	
Dispatch Supervisor	1	1	1	120	120	
Records Manager	1	1	1	120	120	
School Resource Officer	0	1	1	48	48	
Reserve Officer	0	2	2	48	96	
Homeless Outreach Coordinator	1	1	1	168	168	Separate ext. entrance, waiting area
Corporal/Field Training Officer	0	0	1	200	200	Corporals are included in Patrol count
Evidence Booking and Processing	1	1	1	500	500	
Evidence Storage	0	0	1	1,000	1,000	
Total Positions	20	29				
					4,660	Net Department SF
				20%	932	Department Circulation Factor
					5,592	**Department Gross SF**
Police Support Spaces						
Interview Room	0		2	120	240	
Conference Room	0		0	375	0	Use break out rooms in EOC
Armory	0		1	100	100	
General Storage	0		1	100	100	Go bags and visiting agencies storage
CLETS Server Room	1		1	64	64	
Secure Radio Room	1		1	100	100	
Secure Server Room	1		1	200	200	
Electrical Room	1		1	100	100	
IT Office	0		1	120	120	
IT Secure Storage	0		1	64	64	
Breakroom	0		1	400	400	
Copier/Workroom	1		1	150	150	
Secure/Records Storage	1		1	300	300	High density rolling storage
Supply Storage	0		1	100	100	Shelving
K-9 Room	1	3	1	120	120	with outdoor training area
Animal Control	0		1	64	64	Crates for 2 animals + Freezer
Force Simulator Room	0		1	400	400	
Wellness/Fitness Room	0		1	600	600	
Staff Restroom	2		2	64	128	
Lactation/Quiet/Sleeping Room	0		1	100	100	
					3,450	Net Department SF
				20%	690	Department Circulation Factor
					4,140	**Department Gross SF**

Sonora Police Department

Space Name	Now	10-year Projections				Comments
	Areas/ Positions	Positions	# Areas	Net Area	Total Area	
Locker Rooms						
Men's Toilet Room	0		1	150	150	
Men's Locker Room	1		1	490	490	35 full height lockers (24"wx24"d), bench
Men's Shower	0		2	50	100	Includes dressing area
Women's Toilet Room	0		1	100	100	
Women's Locker Room	0		1	210	210	15 full height lockers (24"wx24"d), bench
Women's Shower	0		2	50	100	Includes dressing area
					1,150	Net Department SF
				10%	115	Department Circulation Factor
					1,265	**Department Gross SF**
Public Areas						
Public Waiting Area	1	4	1	200	200	
Livescan Room	0		1	64	64	Access from Waiting
Public Restrooms	0		1	64	64	Access from Waiting and EOC
					328	Net Department SF
				10%	33	Department Circulation Factor
					361	**Department Gross SF**
					11,358	**Subtotal Department Gross SF**
				15%	1,704	Building Grossing Factor
					13,061	**Grand Total GSF without EOC**
Emergency Operations Center						
EOC	0		1	1,000	1,000	
Breakout Room	0		1	250	250	
Breakout/Public Briefing Room	0		1	300	300	
Public Rest Room	0		2	200	400	
Public Lobby	0		1	200	200	
Storage	0		2	150	300	Mat storage, tables & chairs storage
					2,450	**Subtotal NSF**
				10%	245	Department Circulation Factor
					2,695	**Subtotal DGSF**
				15%	404	Building Grossing Factor
					3,099	**EOC Total Departmental Gross SF**
					16,161	**Grand Total GSF with EOC**

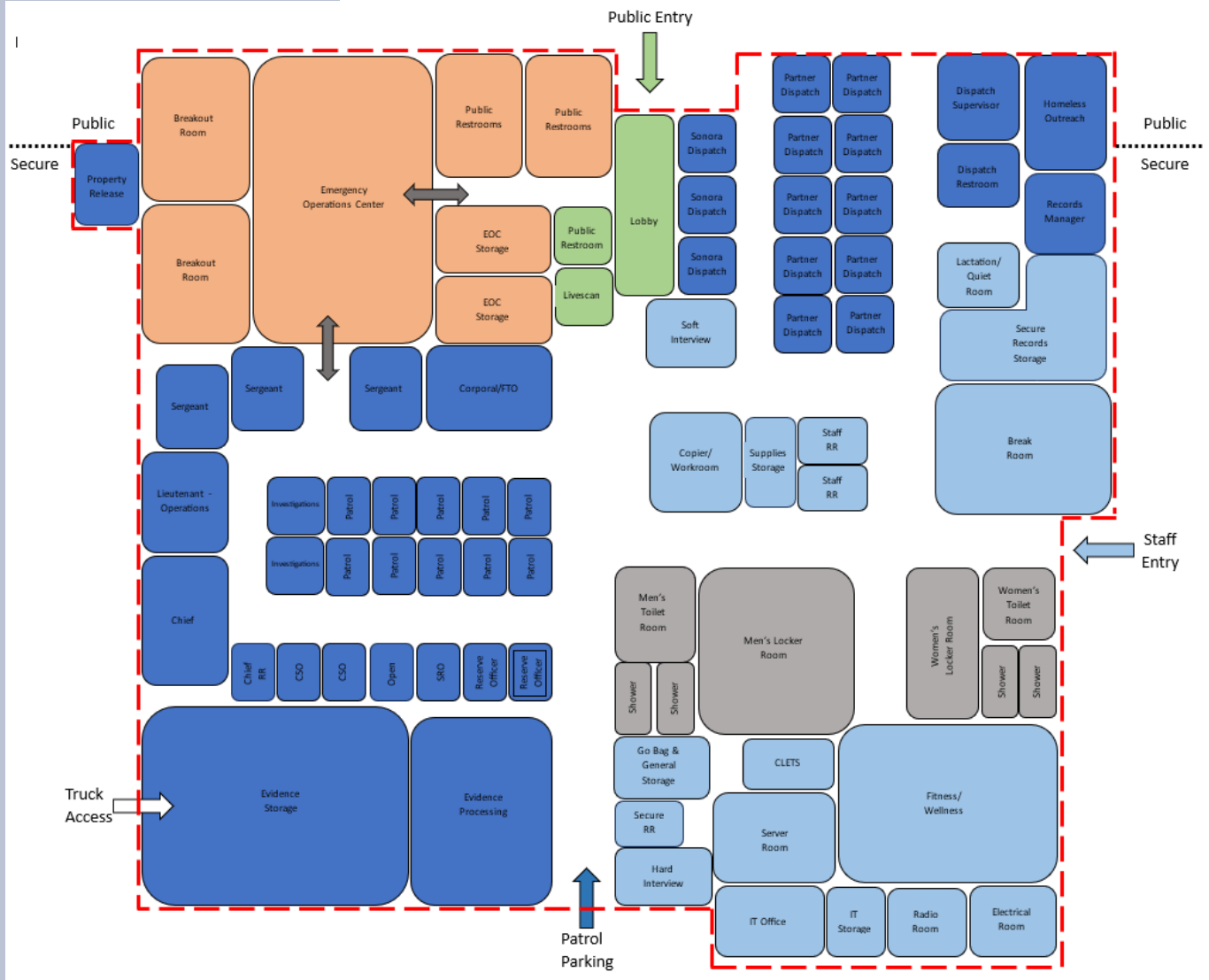
In addition to identifying interior space requirements, Site Requirements were also developed. It's important to note that none of the exterior or ancillary spaces shown in the table below existing at all in the current Sonora Police Station.

Site Requirements		
Function	Total Area	Comments
Exterior Requirements		
Public Parking	8,050	8 spaces current, plan for 20 public parking spaces + 3 spaces for on-duty vehicles.
Secure Parking	11,250	24 vehicles current, plan for 28-30 vehicles + (1) DUI trailer, (2) radar trailers + (1) side by side
Patio/BBQ Area	2,500	Provide area for 50 people, BBQ (propane), serving tables
K-9 Training Area	1,200	Fenced exercise area and small training area. Provide water connection.
Vehicle Wash	500	Covered area (carport style) with drain, hoses, storage for supplies
Maintenance Garage Bay	500	Enclosed heated area with room for one vehicle and storage for misc. equipment and tools.
Large Evidence Storage	1,000	Covered or garage area with heat for large items, include area for vehicle storage until processed.

Comparison Between Existing and Planned Police Station

Side by Side Comparison		
	Existing Police Station	**New Police Station**
Size	6,606 square feet	16,160 square feet
Location	Downtown adjacent to creek within residential neighborhood.	Locate within easy access to all areas of the City
Site Size	0.24 acres	Locate on 2 to 3-acre site
Site Access	One means of access	Multiple points of entry/egress separating different users
Parking	Public and Police share 8 parking spaces in front of the building. Some secure parking under deck. Public parking is located to allow blockage of front door and egress from secure parking.	Public parking separated from secure parking. 20 public parking spaces, secure parking for 30 vehicles. Public parking located to provide ready access to the building without compromising safety.
Building Construction	Originally constructed as an auto repair garage. Does not meet the code requirements for an Essential Services Building making the building vulnerable during an emergency event.	Purpose built facility meeting all requirements for an Essential Services Building ensuring functionality during an emergency event.
Interior Layout	All existing spaces are undersized and arranged to fit in undersized building, not arranged to maximize operational efficiencies.	All new spaces sized and arranged to meet current modern police standards and to maximize operation efficiencies. Robust training and wellness facilities.
Dispatch	Currently two undersized dispatch stations.	Designed for 3 dedicated City dispatch stations and room to accommodate dispatch for regional partners in the future.
Evidence	Undersized evidence processing and storage take place in the parking garage in makeshift facilities. Potential issues with chain of custody of evidence.	Purpose designed secure evidence processing and storage facilities including covered exterior storage for large evidence items.
Training	No current accommodations for training within the existing facility. PD is unable to use existing training aids due to lack of space.	Robust training spaces including space for a Field Training Officer, dedicated Force Simulator Room, and an on-site Wellness/ Fitness Room.
K-9	Current K-9 facilities consist of a cage in the patrol area. No outdoor space is provided.	Dedicated area for up to 3 K-9's with outdoor training/recreation area for the dogs.
Recruiting/ Retention	Lack of proper facilities make recruiting new officers and retaining existing officers difficult in comparison with other jurisdictions.	Purpose designed facility with properly sized and arranged spaces with robust training and wellness opportunities will aid in making Sonora PD more attractive to applicants and help with employee retention.
Emergency Operations Center	Currently a conference room at City Hall is used as an EOC. The current EOC is poorly located for good coordination between police, fire, county, etc.	New Police Station will include a new EOC with proper support spaces. Co-locating the EOC with Police will allow better and easier coordination during an emergency.
Future Proofing	Current facility is undersized and cannot accommodate current needs, let alone future growth.	New facility is designed to meet the needs of the Police Department and the City for at least 10-20 years into the future.

Conceptual Building Layout



Facility Condition Assessment

Introduction

The facility condition assessment was conducted on April 11, 2024, and included access to all interior and exterior areas of the facility. The Police Department is operational and occupies all of the current building.

This facility condition assessment and analysis of existing conditions provides building systems level information of the current building and equipment conditions, reports notable physical or operational deficiencies, and provides recommendations and corresponding estimates of probable costs for the repair or replacement work. The report provides a summary of the facility information found at the time of the study, including evaluation of visually apparent conditions of the property.

Methodology

Pre-Assessment

Prior to performing the assessment all available information, including date of construction, gross square footage of building, use of property, and plans and drawings, was provided to the assessment team for review. Interviews with City staff were completed to identify specific building data and information that was not able to be determined through either the documentation or during the assessment itself. Additionally, this interview sought input from occupants as to their experience and satisfaction with the building environment and conditions. This information provided the assessment team with a broader understanding and insight into some of the potential building and system issues prior to starting the physical assessment at the facility to support a more effective and comprehensive result.

Assessment

The assessment of the facility has been conducted in general accordance with industry standards. Visual non-destructive assessments were performed of the interior, exterior, and site components of the building, including the following major components and systems.

- ***Substructure and Structure.*** The general condition of the structure was observed for visible signs of distress and deterioration. Types and sizes of structural components and their method used in the construction were reviewed in comparison to current day standards and design criteria; deviations were noted, but are not necessarily required to be corrected, unless specifically triggered by a significant modification to the building structure proposed by future improvement(s).
- ***Exterior Envelope.*** Visual evaluation of the condition of accessible roof systems, accessories, and details was performed. Exterior wall systems, window and door systems, and awnings were visually

observed for evidence of deficiencies, continuity of seals, and other types of infiltration and discontinuity of the building envelope.

- ***Interior Construction and Finishes.*** All interior areas of the property were visually observed as to general condition, operability, wear, and continued use.
- ***Elevators.*** In multi-story buildings, visual evaluation of conveyance systems is performed, including review of maintenance service records, if applicable.
- ***Plumbing, HVAC, and Electrical.*** The age and condition of the MEP and related building components were observed, with comments provided on their condition, remaining life expectancy, and visible deficiencies.
- ***Fire Protection.*** The age and condition of the fire and life safety elements were reviewed and comments as to their condition and visible deficiencies were provided. The elements observed included means of egress, fire suppression systems, fire detection, and fire alarm systems.
- ***Equipment and Furnishings.*** Visual evaluation of the condition of fixed equipment (items permanently connected to the building such as fume hoods, tack boards, walk-in refrigerator), moveable equipment (such as counters, cabinets, A/V equipment), and furnishings (such as tables, chairs, storage racks)
- ***Site Improvements and Site Utilities.*** Site Systems were visually observed for the removal of storm water and evidence of poor drainage and/or erosion potential. The condition of pavement, site concrete, retaining and site walls, fencing, and landscaping were reviewed.

Limitations of the Facility Condition Assessments

This assessment does not address or define the presence of hazardous materials as is typically performed by an industrial hygienist. Based on the age of building and observed material size and appearance, assessors may note when "assumed" materials may be present; costs associated with the removal of any hazardous materials as associated with the repair or replacement of work has not been included in the costing. Although the building assessments and reports provide limited comments on general issues of accessibility, at the systems level a formal and thorough accessibility assessment for conformance to the accessibility codes and the Americans with Disabilities Act (ADA) is not necessary. The scope of services under which the Facility Condition Assessment was completed was visual in nature and was not intended to be destructive of property to gain access to hidden conditions. Neither destructive testing nor mechanical disassembly of components or equipment was performed. The evaluation does not include any environmental services such as: (without limitation) sampling, testing or evaluation of asbestos, lead-based paint, PCB's, radon, water contaminants, indoor air quality, mold, or any potentially hazardous materials, air-borne toxins, or other issues.

Cost Estimating

Cost estimates have been developed on a systems basis from data contained within the most recent edition of R.S. Means in combination with Vanir's internal database that reflects updated construction bid pricing received from projects throughout the State of California and adjusted to reflect City of Sonora conditions. Costs are additionally adjusted, as needed, to address difficult conditions or constraints of the work setting as well as specific materials and finishes anticipated based on the type and use of the work.

Cost Models

Cost models have developed for various building types to calculate the current replacement cost for the facility. This amount represents the cost in 2024 dollars to construct a new facility of the same size and meeting current codes, regulations, and standards. Note this is hard costs (construction cost only) and does not include soft costs which are often an additional 25-30%.

Building Cost/SF Range + RSMeans Benchmarking					
Building Types	Psychiatric Health Facility	Police & Sheriff's Office	Library	City Office Building	Metal Storage Building
Construction Cost per SF[1]	$1,200	$1,000	$825	925	$400
Building System	**Building Systems Ratio %**	**Building System Ratio %**	**Building System Ratio %**	**Building System Ratio %**	**Building System Ratio %**
Substructure/Structure	14.95%	17.12%	15.31%	17.63%	21.11%
Exterior Envelope	11.67%	13.37%	11.95%	13.76%	16.48%
Interior Construction/Finishes	15.98%	18.29%	16.36%	18.83%	22.56%
Plumbing	7.65%	9.05%	8.40%	4.79%	4.20%
HVAC	20.68%	14.56%	20.68%	19.76%	3.65%
Fire Protection	2.82%	1.99%	2.82%	2.69%	0.50%
Electrical	16.85%	13.50%	13.15%	13.00%	23.50%
Equipment & Furnishings	5.25%	8.24%	6.18%	5.15%	3.50%
Site Improvements/Utilities	4.15%	3.88%	5.15%	4.39%	4.50%
Total	100.00%	100.00%	100.00%	100.00%	100.00%

1 - Likely bid day amount in 2024 dollars; does not include other City costs such as Design Fees, CM Fees, Plan Review Fees, Inspection and Special Inspections, and connection fees.

The table above shows square foot costs for several typical County or City facilities. For the Police Department Building, we will be using the Sheriff or Police Facility as the closest building type for the cost estimate.

Since all new work performed within existing facilities must comply with current codes, etc., repair and replacement costs for deficiencies identified in the Facility Condition Assessments have been correlated to the replacement cost models. The replacement cost models are broken down by building system (structure, exterior shell, interior construction, plumbing, etc.) and factors are applied depending on the extent and difficulties of the repair work as shown in the following table.

Deficiencies Cost Factors	
Factor	Repair Work Extent
0.10	Very Minor
0.25	Minor
0.50	Moderate
0.75	Major
1.00	Total Replacement

All costs are construction costs and do not include other project related costs such as design fees, inspection, permitting, etc. Costs associated with the removal of any hazardous materials associated with the repair or replacement of work has not been included in the costing. All cost information is in 2024 dollars except where escalation is specifically noted.

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is an industry standard measurement used to compare relative building conditions. The FCI is developed for each building to measure the amount of deficiencies in the building. The FCI is calculated by dividing the total repair cost of the building by its replacement value – the cost to build a completely new building of the same square footage.

$$FCI = \frac{\text{Cost to Repair Deficiencies}}{\text{Current Replacement Cost}}$$

The resulting FCI range is from zero for a newly constructed asset, to one for a construction asset where the cost of deficiency repairs equals the cost to construct a new building. If a building has $100,000 of needed repairs, and the cost to replace the building is $2,000,000, the FCI would be 0.05, or 5% deficient. Most buildings that we have assessed for public entities, tend to have an FCI between 20% and 50%.

FCI Range	Condition (Recommended Action)
<15%	Good (Continue Regular Maintenance)
15 to 25%	Fair (Functional and Repairable)
26 to 50%	Poor (Significant Attention, Nearing End of Useful Life)
>50%	Replace (Beyond Useful Life)

The table above is provided to help interpret the results of this survey by establishing a relationship between FCI and the general building condition. The FCI % Ranges listed are derived from our experience performing assessments for clients across the country and are based on national standard guidelines widely used as resources for interpreting FCI information. The recommended ranges are useful at the planning level in establishing budgets for work at a conceptual level.

Sonora Police Facility Condition Assessment

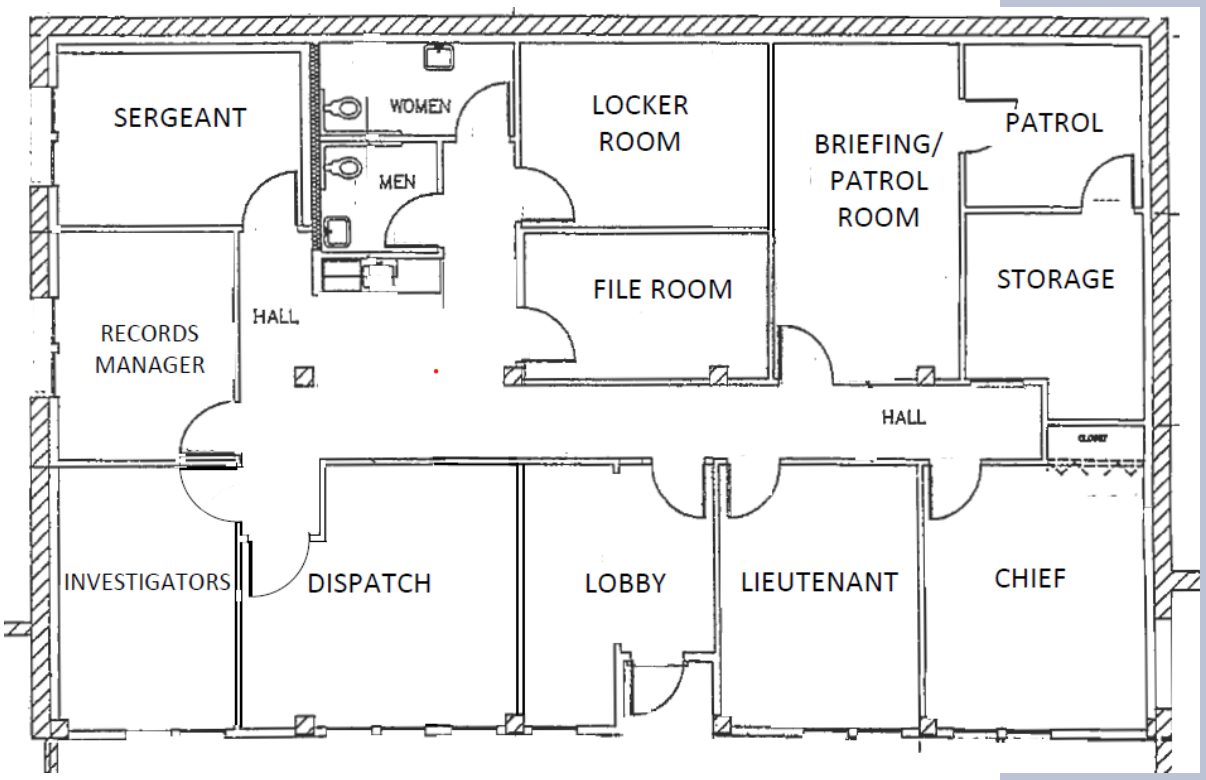


Address: 100 South Green Street, Sonora
Year Built: 1960's with addition in 1974



No. of Stories: 1
Square Feet: 6,606 total inc. garage
2,500 for Office Area

Facility History: The building was constructed in the 1960's as an auto repair shop. There was an addition added in 1974. The building was renovated in the mid-1990's to become the police facility and has been in continuous service as a police facility since that time.



Existing Sonora Police Facility
Floor Plan of Office Area

Facility Summary Observations: The building currently houses the Sonora Police Facility in the office portion with an attached parking garage and parking deck above. The parking deck continues over the office portion, but staff reports this area is no longer used for vehicle parking. The exterior of the building is primarily masonry and poured in place concrete (areas facing South Green Street have horizontal siding) with older aluminum framed windows in the office area and very old steel windows in the parking garage. Interior construction is primarily wood stud partition walls, vinyl composition tile and carpet floors, and hard ceilings.

Overall, the facility is well maintained and in fair condition. The facility requires extensive upgrades to meet modern police standards and essential services facilities codes. While the building is not well suited to function as a police facility, the building could still function well as a commercial structure with minor upgrades.

There are several safety and security issues that cannot be mitigated or improved based on the current location of the building:

- Being located next to the creek, at times of high water there is the possibility of undermining the building foundation and flooding of the Server Room and other areas of the building.
- There is a residence immediately adjacent to the parking garage that appears to have an egress directly on to the parking deck.
- The Police Facility has only one means of egress because the creek, steep slopes behind the building, and the adjacent residence effectively close off three sides of the building.

The building was originally constructed as an auto repair shop and has been converted to the Police Facility. While the City is making the best of the undersized facility, the operations of a modern police force require (at a minimum) more area, multiple means of egress, and secure parking for official and staff vehicles.

While the City has done a good job of maintaining the facility, overall, the facility is in poor condition, primarily related to its age. Many building systems are either original or well beyond their normal useful life expectancy. Based on our assessment of the facility the following issues and deficiencies were identified with the following major components and systems.

- ***Substructure and Structure.*** In general, few issues were observed relative to the structure of the facility. One area of concern is the location of the building next to an active creek and the possibility of undermining the building foundation. Another area of caution is the building would likely require extensive and expensive structural upgrades to meet current seismic building codes and the even higher requirements for an essential services facility.
- ***Exterior Envelope.*** The entire building exterior needs to be cleaned with minor patching and repairs to the siding. Windows facing the parking lot and the creek should be replaced with new windows with ballistic glazing. The parking deck roofing/coating appears in good condition but areas over the building show signs of poor

drainage, creating areas of standing water. Additionally, there is water penetration in the garage and Evidence Storage area and water from flooding in the Server Room.

- ***Interior Construction and Finishes.*** Most interior finishes are beyond their useful life. Most doors and hardware are beyond useful life, don't meet current codes and accessibility requirements, and should be replaced. No restrooms meet accessibility requirements; these rooms are too small and will have to be re-built to meet current requirements. Additionally, previously there were reports of mold on interior wall of the Chief's Office. Some work was done to address the issue, including venting the wall into the office. The City should also investigate to ensure there is no on-going issue and test for the presence of hazardous materials such as asbestos and lead paint.
- ***Plumbing, HVAC, and Electrical.*** Nearly all mechanical, electrical, and plumbing systems appear to be original and are well beyond useful life and should be replaced in their entirety.
    - The larger roof top mechanical units should be replaced. Air distribution systems including ductwork and terminal devices should be replaced. The mini split units on the roof of the Server Room appear to be in good condition and can remain.
    - All plumbing equipment, piping, fixtures, and hardware are well beyond useful life, do not meet current codes and accessibility requirements, and should be replaced.
    - Electrical systems including switchboards, distribution wiring, branch wiring and panels, and lighting are all well beyond useful life and should be replaced. Dispatch staff reports that when they print a document the lights flicker, an indication of electrical issues.
- ***Fire Protection.*** No fire sprinkler system or standpipes were observed in the facility. A new code compliant fire protection system should be installed.
- ***Equipment and Furnishings.*** All built-in equipment and furnishings in the building are original, are in poor condition, don't meet accessibility requirements, are well beyond useful life, and should be replaced.
- ***Site Improvements and Site Utilities.*** Parking areas for the public and patrol vehicles are in fair condition with some cracking observed in the paving systems. Other issues observed include:
    - The Police Facility is directly next to an active, flowing creek. This location and its associated slopes restrict access to two sides of the building and makes emergency egress from the building difficult. Additionally, there is concern of high flow flooding, undermining the building structure.
    - Access to the parking deck should be better controlled to prevent public use of this area and provide an area of secure parking for officers and staff personal vehicles.

- Existing site lighting is poor. Additional lighting should be added to increase visibility and safety.
- Access to the parking garage containing official vehicles and Evidence Processing and Storage (newly relocated to the garage) is via the public parking lot creating a scenario where access could be blocked.
- Sandbags were noted at the entrance to the Server Room and staff has reported occasional water intrusion. This area should be re-graded, or a drain added to address this issue.

The table below provides a building systems view of the deficiencies noted and cost estimates to repair or replace. Per the table, current cost to address the deficiencies noted will be $4,106,050 versus total replacement cost of $6,606,000. The Facility Condition Cost Index (FCI) is 62.16%, well above the 50% threshold for costs to improve the facility discussed earlier in this assessment. The level of repairs and replacement coupled with associated costs make this facility an excellent candidate for replacement versus repair.

Sonora Police Station
Facility Condition Assessment Deficiency and Cost Summary

Square Footage	6,606
Number of Floors	1
Year of Construction	1960 with renovations in 1994
Replacement Value ($1,000/sf)	$ 6,606,000
Facility Condition Index (FCI) = Deficiency Total / Replacement Value	***62.16%***

	Building System	Deficiency Summary	Cost
1.	Substructure/Structure	Seismic upgrades	$ 500,000
2.	Exterior Envelope	Windows and doors beyond useful life. Clean all facades and paint CMU and stucco areas.	$ 220,806
3.	Interior Construction/Finishes	All interior finishes (walls, floors, and ceilings) are beyond useful life. Interior doors and hardware beyond useful life. Stairs not code compliant.	$ 604,119
4.	Elevators	Not applicable	$ -
5.	Plumbing	All water, sanitary, and drainage piping beyond useful life. All plumbing equipment beyond useful life.	$ 597,843
6.	HVAC	All HVAC components (air handlers, package units, ductwork, and controls) are beyond useful life.	$ 480,917
7.	Fire Protection	The building does not contain any fire sprinklers or standpipe connections.	$ 131,459
8.	Electrical	All electrical equipment (switchboards, distribution and branch wiring, and lighting) beyond useful life. Most of the building does not have a fire alarm system.	$ 891,810
9.	Equipment & Furnishings	All casework and equipment is beyond useful life.	$ 550,940
10.	Site Improvements/Utilities	Parking lot in extremely poor condition. Inadequate site lighting. Rolling gates into Police parking in poor condition.	$ 128,156
		DEFICIENCY TOTAL:	**$ 4,106,050**

Functional Needs Assessment

Introduction

In addition to assessing the existing buildings' physical condition we also performed a functional needs assessment. This functional assessment looks at the size, quantity, and quality of spaces and the buildings' ability to respond to the needs of the Police Department now and into the future.

Methodology

The functional assessment looks at five key areas to determine the facilities ability to meet the needs of the police department. Each of these areas are scored from 0 to 4 with 0 being rated very poor, 1 – poor, 2 – acceptable, 3 – good, and 4 – excellent. There is a maximum of 25 points available across the five key areas. Based on the total score the facility is rated based on the table below:

Functional Needs Assessment	
Total Score	Rating
0-5	Very Poor
6-10	Poor
11-15	Acceptable
16-20	Good
21-25	Excellent

Functional Assessment

The five key areas of functional assessment are:

- ***Size.*** Is the existing building large enough to accommodate the space needs and operational requirements of the police department? Is there sufficient exterior area to accommodate parking and other outdoor functions?
- ***Context.*** Is the building in a good location for police activities?
- ***Efficiency.*** Do the building and site allow for efficient modern police operations?
- ***Technology.*** Technology plays an increasing role in modern policing. Does the existing facility support technologies needed now and in the future?
- ***Growth.*** Can the facility and site accommodate growth in the number of staff and operational changes over time?

Our Functional Needs assessment of the existing building is below:

- ***Size.*** The existing building is approximately 6,600 sf. The space program for a replacement facility is sized at approximately 16,000 sf. The existing building is severely undersized.
- ***Context.*** The downtown location works well for police response. The residential neighborhood, small street, minimal parking, and no outdoor areas are deficiencies.
- ***Efficiency.*** The building is too small to allow for efficient police operations.
- ***Technology.*** Existing construction, electrical service limitations, and flooding present challenges for technology.

- ***Growth.*** The existing facility is severely undersized, and the site does not allow any opportunities for growth.

Functional Needs Assessment		
Key Area	Score	Rating
Size	0	Very poor
Context	2	Acceptable
Efficiency	0	Very poor
Technology	1	Poor
Growth	0	Very poor
Total	**3**	**Very Poor**

Per the table above, four of the five key functional areas are rated very poor or poor. The highest scoring functional area was Context with a rating of acceptable.

The overall score across all five functional areas is 3 points out of a total of 25 points. The overall functional assessment of the existing building and site is Very Poor.

Other Deficiencies

Other building deficiency issues observed include:

1. No Emergency Operations Center
2. No physical barriers to protect the building from vehicles
3. All offices are undersized, and storage is insufficient
4. Patrol Room is 190 sq Ft and houses five Officers and a K-9
5. No conference or briefing rooms, no space for media equipment
6. No training or wellness facilities
7. Evidence processing is exposed to the employee parking garage, with inadequate environmental control and furniture for employees working evidence.
8. Armory is nonexistent
9. IT space is insufficient and unreliable and risks weather exposure
10. Narrow corridors, no lunchroom or break room space.
11. Females and males share locker room and lactation room. The locker room is about 150 sf and houses 24 lockers.
12. Public, staff, and secure parking is extremely limited. On duty police vehicles must share the eight spaces in the public parking lot.
13. K-9 and its space needs in and outdoors.
14. Lobby doubles as a live scan and is inaccessible when in use.

Renovation versus building new

Renovation of the existing facility is not recommended for several reasons including:

- The cost to renovate exceeds the 50% threshold where continuing to invest more money into the building is not a good investment.
- It will be very difficult to bring the existing building up to current codes and meet the enhanced requirements of an essential services building.
- The facility is too small with no room to accommodate an addition
- The site area is far too small to support the needs of the department.

The current facility has served its usefulness to the City and the Police Department, but it cannot support the needs of a modern police force. To provide an adequate facility for now and into the future the City will need to build a new facility on an appropriately sized site or seek to find an existing building on a large enough site that could be brought up to current codes and standards.

Facility Condition Assessment Worksheets and Photos

Assessment Data Collection Worksheet

Project: City of Sonora Police Needs Assessment
Site: Police Station
Address: 100 South Green Street
Facility: Police Station

No. of Stories: 1
Year Built:
GSF: 6,606
NSF:

Date: 4/11/2024
Assessor: Rob Nash

Distress: B = Beyond Expected Service Life F = Failing D = Damaged M = Missing N = No Action Required
Priority: 1 = Critical 2 = Life Safety 3 = Does Not Meet Code/Standards 4 = Necessary 5 = Recommended

Group	Level III	Element Descpition	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes
A10 Foundation	A1010	Standard Foundations	100			N			
A10 Foundation	A1020	Special Foundations	100						
A10 Foundation	A1030	Slab on Grade	100			D	4		water seeping in various locations
A20 Basement	A2010	Basement Excavation	100						
A20 Basement	A2020	Basement Walls	100						
B10 Superstructure	B1010	Floor Construction:							
B10 Superstructure	B1010	Concrete	100			D	4		
B10 Superstructure	B1010	Steel	100						
B10 Superstructure	B1010	Wood	100						
B10 Superstructure	B1020	Roof Construction:							
B10 Superstructure	B1020	Concrete	100			D	4		
B10 Superstructure	B1020	Wood	100						
B10 Superstructure	B1020	Steel	100						
B20 Exterior Enc.	B2010	Exterior Walls:							
B20 Exterior Enc.	B2010	Concrete / CMU / Tile	100			N			
B20 Exterior Enc.	B2010	Vinyl Siding	30						
B20 Exterior Enc.	B2010	Steel Siding	30						
B20 Exterior Enc.	B2010	Wood / Hardi-Board Siding	30			D	5		
B20 Exterior Enc.	B2010	Transite / Other Siding	30						
B20 Exterior Enc.	B2020	Exterior Windows:							
B20 Exterior Enc.	B2020	Wood	30						
B20 Exterior Enc.	B2020	Metal	30			B	4		
B20 Exterior Enc.	B2030	Exterior Doors:							
B20 Exterior Enc.	B2030	Wood	30						
B20 Exterior Enc.	B2020	Metal	30			B	4		entry at lobby almost new
B20 Exterior Enc.	B2030	Hardware	5			B	4		
B30 Roofing	B3010	Roof Coverings:							
B30 Roofing	B3010	Modified Bitumen	20						
B30 Roofing	B3010	Built Up	25						
B30 Roofing	B3010	Asphalt Shingle	20						
B30 Roofing	B3010	Clay / Concrete / Slate Tile	50						
B30 Roofing	B3010	Single Ply	15						
B30 Roofing	B3010	Metal	50						
B30 Roofing	B3010	Spray-on	10			F	4		
B30 Roofing	B3020	Roof Openings	20						
C10 Interior Const.	C1010	Partitions:							
C10 Interior Const.	C1010	Drywall on Studs	75			N			
C10 Interior Const.	C1010	CMU/Concrete	100			F	4		
C10 Interior Const.	C1020	Interior Doors:							
C10 Interior Const.	C1020	Solid Wood	20						
C10 Interior Const.	C1020	Hollow Core Wood	15			B	4		
C10 Interior Const.	C1030	Fittings/Hardware	15			B	4		non ADA hardware
C20 Stairs	C2010	Stair Construction	75						NA

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Group	Level III	Element Descpition	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes
C30 Interior Fin.	C3010	Wall Finishes:							
C30 Interior Fin.	C3010	Vinyl Wall Covering	10						
C30 Interior Fin.	C3010	Painted Drywall	4			B	4		
C30 Interior Fin.	C3010	Ceramic Tile	20						
C30 Interior Fin.	C3020	Floor Finishes:							
C30 Interior Fin.	C3020	Raised Access Flooring	20						
C30 Interior Fin.	C3020	Wood/Ceramic Tile	30						
C30 Interior Fin.	C3020	Terrazzo	50						
C30 Interior Fin.	C3020	Carpet	10			B	4		
C30 Interior Fin.	C3020	Concrete	100						
C30 Interior Fin.	C3030	Ceiling Finishes:							
C30 Interior Fin.	C3030	Metal	25						
C30 Interior Fin.	C3030	Wood	30						
C30 Interior Fin.	C3010	Painted Drywall	5			B	4		
C30 Interior Fin.	C3020	VCT/Sheet Vinyl	12			B	4		
C30 Interior Fin.	C3030	Suspended Acoustical Tile	13			B	4		
D10 Conveying	D1010	Elevators and Lifts	40						NA
D10 Conveying	D1090	Lift Chairs	25						NA
D20 Plumbing	D2010	Flush Valves / Fixtures	7			B	4		
D20 Plumbing	D2010	Plumbing Fixtures:							
D20 Plumbing	D2020	Domestic Water Distribution:							
D20 Plumbing	D2020	Cast Iron / Other	30			B	4		
D20 Plumbing	D2030	Sanitary Waste distribution:				B	4		
D20 Plumbing	D2040	Rain Water Drainage:							
D20 Plumbing	D2040	Cast Iron	40						
D20 Plumbing	D2040	PVC	15			B	4		
D20 Plumbing	D2090	Other Plumbing Systems:							
D20 Plumbing	D2090	Gas/Pools/ChemWaste/Othr							
D20 Plumbing	D2010	W/C - Floor / Wall Mounted	20						
D20 Plumbing	D2010	Urinals - Floor / Wall Mounted	20						
D20 Plumbing	D2010	Sinks - Porcelain / Stainless	20						
D20 Plumbing	D2010	Tub and/or Shower	30						
D20 Plumbing	D2020	Copper / Galvanized / PVC	30						
D20 Plumbing	D2030	Cast Iron / Copper / PVC	30						
D20 Plumbing	D2040	Steel / Aluminum	20						
D30 HVAC	D3010	Energy Supply	30						
D30 HVAC	D3020	Heat Generating System:							
D30 HVAC	D3020	Boilers / Furnaces	30						
D30 HVAC	D3030	Cooling Generating Systems:							
D30 HVAC	D3030	Chillers - Air / Water Cooled	20						
D30 HVAC	D3030	Cooling Towers/WaterTrtmnt	20						
D30 HVAC	D3040	Distribution Systems:							
D30 HVAC	D3040	Air Handler Unit	20						
D30 HVAC	D3040	Ductwork:							
D30 HVAC	D3040	Insulation:							
D30 HVAC	D3040	External Insulation	30						
D30 HVAC	D3040	Internal Insulation	15						
D30 HVAC	D3050	Terminal & Package Units:							
D30 HVAC	D3050	Roof Top Package Units	15			B	4		
D30 HVAC	D3050	PTAC / CRAC Units	15						
D30 HVAC	D3050	Fan Coil / VAV Units	15						

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Group	Level III	Element Descpition	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes
D30 HVAC	D3050	Heat Pumps	12						
D30 HVAC	D3050	Split System DX Units	15			N			server room
D30 HVAC	D3090	HVAC Controls: E&M / DDC	15			B	4		
D30 HVAC	D3040	Metal	30						
D30 HVAC	D3040	Flexible	20						
D40 Fire Protection	D4010	Sprinkler System	25						
D40 Fire Protection	D4090	Standpipes	30						
D50 Electrical	D5030	Comm/Security/Fire Alarm	15			B	4		
D50 Electrical	D5010	Electrical Service/Distribution:							
D50 Electrical	D5010	Pad / Pole Mntd Transformers	30						
D50 Electrical	D5010	Switchboard/MCC	30			B	4		
D50 Electrical	D5020	Lighting	20			B	4		
D50 Electrical	D5090	Other Electrical Systems	25			F	2		
D50 Electrical	D5010	Distribution Wiring	30			F	2		
D50 Electrical	D5020	Branch Wiring/Panels	30			F	2		
E10 Equipment	E1090	Other Equipment:							
E10 Equipment	E1090	Range/Stove	7						
E10 Equipment	E1090	Refrigerator	7						
E10 Equipment	E1090	Dishwasher	7						
E20 Furnishings	E2010	Fixed Casework:							
E20 Furnishings	E2010	Shelving	15						
E20 Furnishings	E2010	Cabinets	15						
E20 Furnishings	E2010	Counters / Countertops	15						
G20 Site Improve.	G2030	Sidewalks	30						
G20 Site Improve.	G2030	Walkways	30						
G20 Site Improve.	G2020	Parking Lots/Driveways:							
G20 Site Improve.	G2030	Pedestrian Paving:							
G20 Site Improve.	G2040	Fencing:							
G20 Site Improve.	G2040	Chain Link	25						
G20 Site Improve.	G2040	Brick	30						
G20 Site Improve.	G2040	Metal	30						
G20 Site Improve.	G2040	Wood	20						
G20 Site Improve.	G2050	Landscaping	30						
G20 Site Improve.	G2020	Driveways	30						
G20 Site Improve.	G2020	Parking Lots	30						
G30 Site Mech.	G3010	Water Supply	30						
G30 Site Mech.	G3020	Sanitary Sewer	30						
G30 Site Mech.	G3030	Storm Sewer	30						
G30 Site Mech.	G3040	Heating Distribution	30						
G30 Site Mech.	G3050	Cooling Distribution	30						
G30 Site Mech.	G3060	Fuel Distribution	30						
G30 Site Mech.	G3090	Other Site Utilities	30			F	2		phone lines go across creek, at high water phones don't work
G40 Site Electrical	G4020	Site Lighting	30						
G40 Site Electrical	G4030	Site Comm & Security	30						
G40 Site Electrical	G4010	Electrical Distribution	30						
G40 Site Electrical	G4090	Other Electrical Utilities	30						
G90 Other Site Const.	G9010	Service and Pedestrian	50						
G90 Other Site Const.	G9090	Other Site Systems &	30						

Notes:

Photos of facility existing **Structure/Substructure** conditions:



Police Facility cantilevering over creek



Unstable creek bank



Police parking ramp



Parking deck over building



Poor drainage at parking deck over building



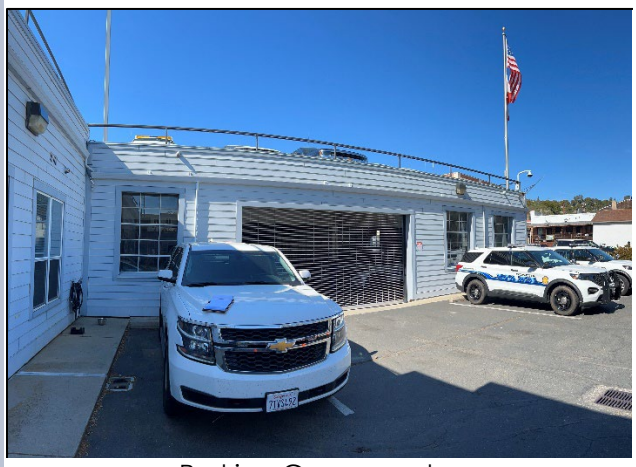
Parking garage structure

Photos of facility **Exterior Envelope** existing conditions:



Public and Police entry


Police front entry


Parking Garage entry


Sandbags at Server Room Entry


Front elevation with gaps at siding


Detail at siding gap

Photos of facility **Exterior Envelope** existing conditions:


Parking Garage along South Green Street


Siding damage at South Green Street

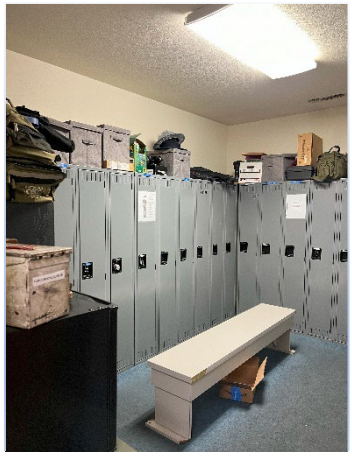

Parking deck over Police Facility


Egress from adjacent residence to parking deck


Server Room roof


Police Facility cantilevering over creek

Photos of facility **Interior Construction/Finishes** existing conditions:



Men's and Women's shared locker room
10'x14'=140 sf for all staff



Men's and Women's shared locker room
10'x14'=140 sf for all staff



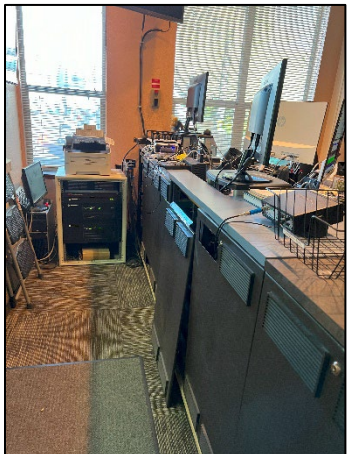
Records/supplies storage room
8'x14'=112 sf



Break Room area
7'x7'=49 sf for all staff



Copy/Workroom area
6'x2'=12 sf for all staff

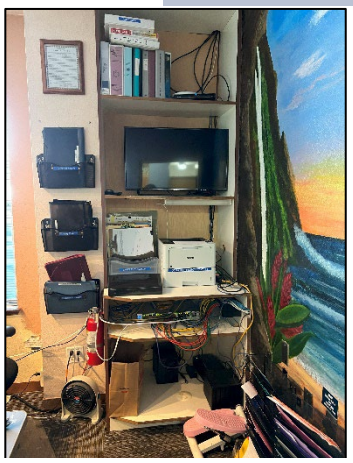


Dispatch Room
15'x15'=225 sf for 3 Dispatchers

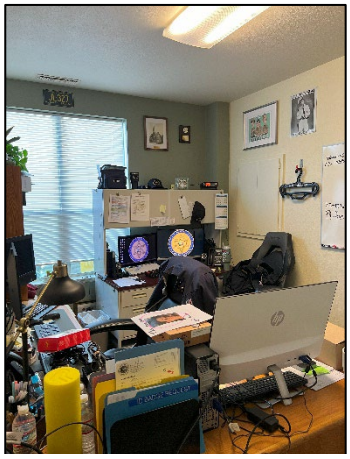
Photos of facility **Interior Construction/Finishes** existing conditions:



Dispatch Room
15'x15'=225 sf for 3 Dispatchers



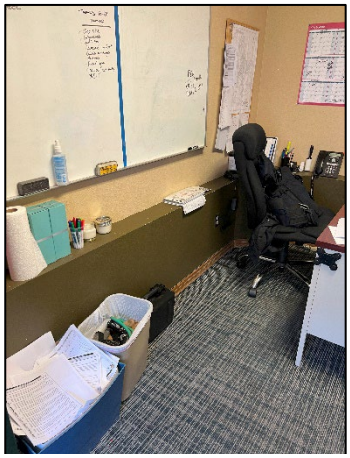
Dispatch Room
15'x15'=225 sf for 3 Dispatchers



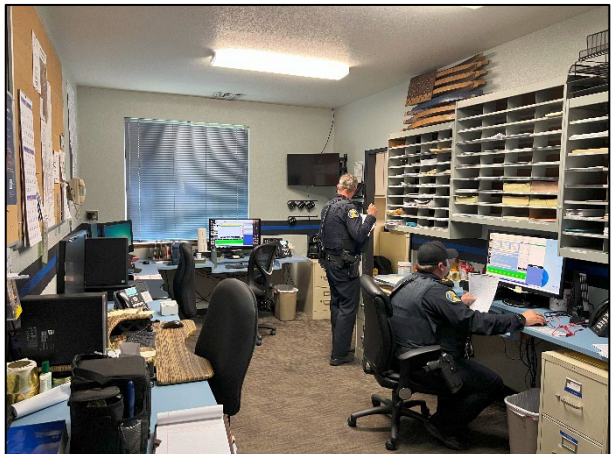
Investigations Office
15'x10'=150 sf for 2 investigators



Records Manager Office
10'x12'=120 sf for 1 Manager

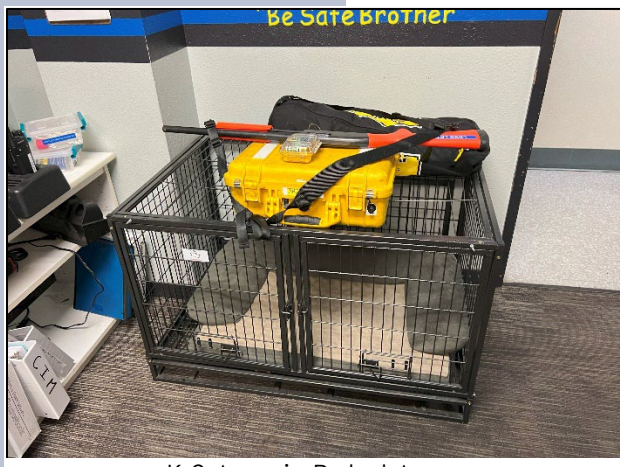


Sergeant's Office
14'x10'=140 sf for 2 Sergeants

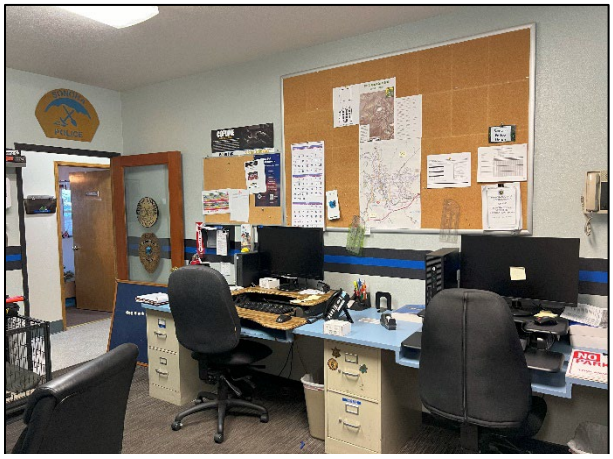


Patrol Area
19'x10'=190 sf for 5 officers and K-9

Photos of facility **Interior Construction/Finishes** existing conditions:



K-9 Area in Patrol Area
19'x10'=190 sf for 5 officers and K-9



Patrol Area
19'x10'=190 sf for 5 officers and K-9



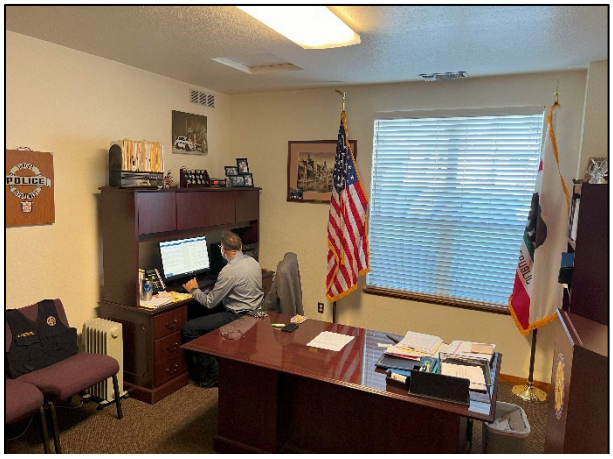
Patrol Area extension
10'x9'=90 sf for 1 officer



Lieutenant's Office
15'x11'=165sf for 1 Lieutenant



Lieutenant's Office storage
15'x11'=165sf for 1 Lieutenant

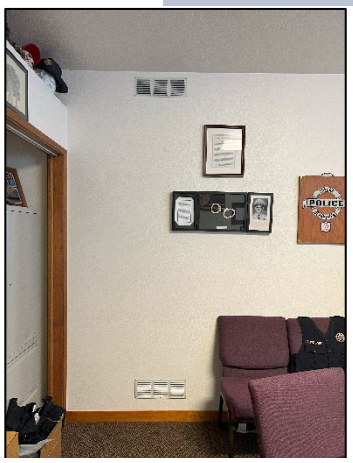


Chief's Office
15'x12'=180sf

Photos of facility **Interior Construction/Finishes** existing conditions:



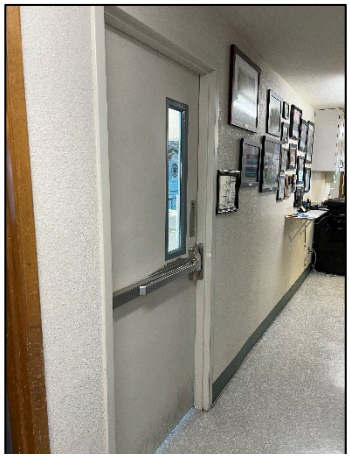
Chief's Office
15'x12'=180sf



Chief's Office wall venting
15'x12'=180sf



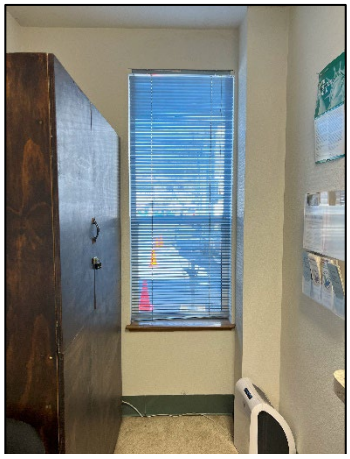
Main Corridor



Upgraded Corridor/Lobby Door

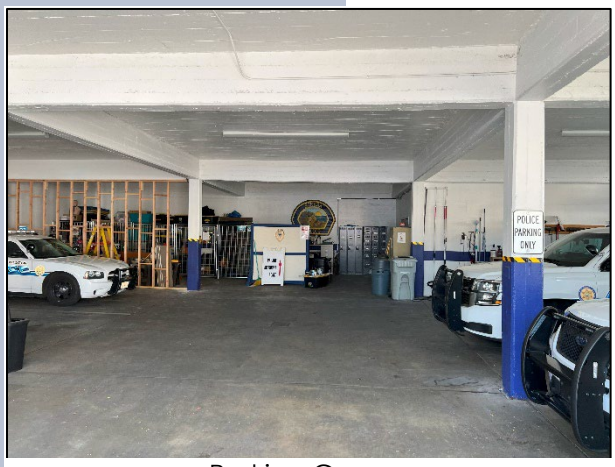


Upgraded reception window in Lobby
11'x11'=121sf



Lobby
11'x11'=121sf

Photos of facility **Interior Construction/Finishes** existing conditions:



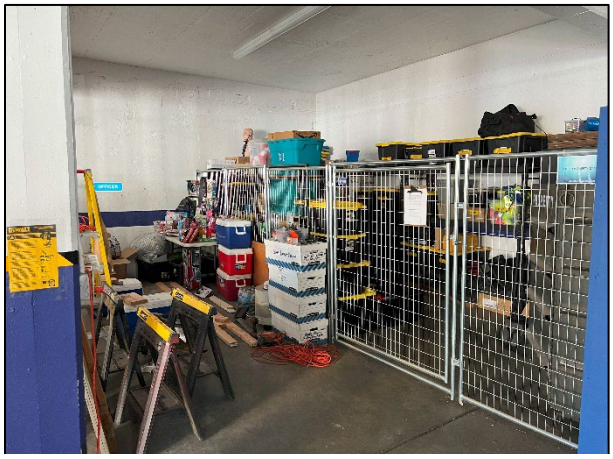
Parking Garage



Parking Garage



Evidence Processing area in Parking Garage



Supplies storage in Parking Garage



Door to Evidence Storage in Parking Garage



Evidence Storage

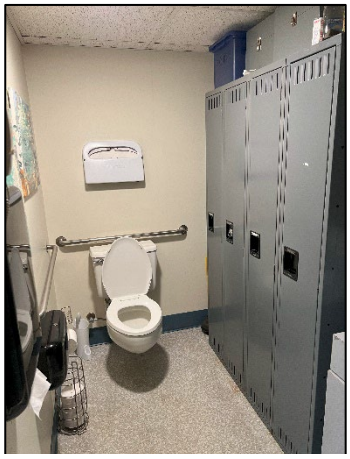
Photos of facility **Mechanical/Electrical/Plumbing** existing conditions:



Men's Restroom



Men's Restroom



Women's Restroom



Women's Restroom



Electrical Panel B – well labeled

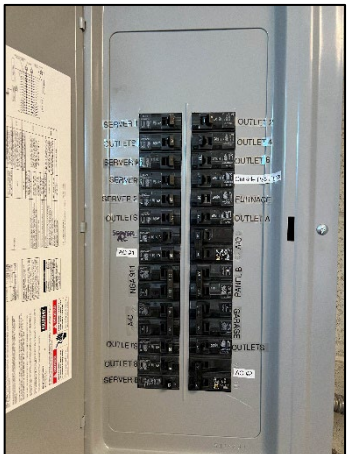


Kitchen Sink

Photos of facility **Mechanical/Electrical/Plumbing** existing conditions:


Inadequate electrical at Kitchen


Lighting in Dispatch Room


Labeled electrical panel in Sergeant's Office


Space heater in Lobby


Main Electrical Service


Exterior lighting

Photos of facility **Mechanical/Electrical/Plumbing** existing conditions:



Propane tank at parking deck



Generator on parking deck



Condensing unit on parking deck



Condensing units on Server Room roof



Condensing units and piping at Server Room



Exhaust fan at new Evidence Room

Photos of facility **Mechanical/Electrical/Plumbing** existing conditions:



Exhaust fan at new Evidence Room



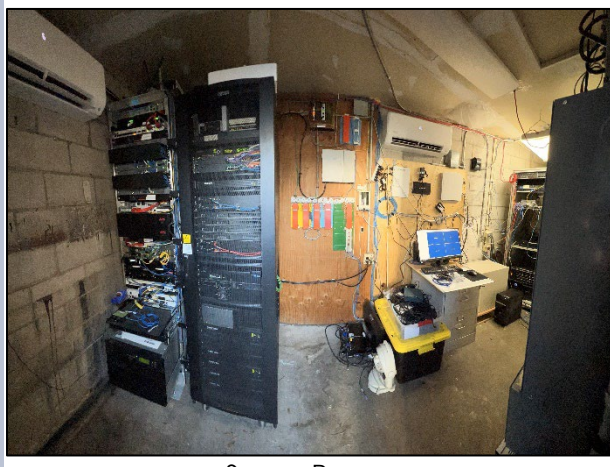
Server Room



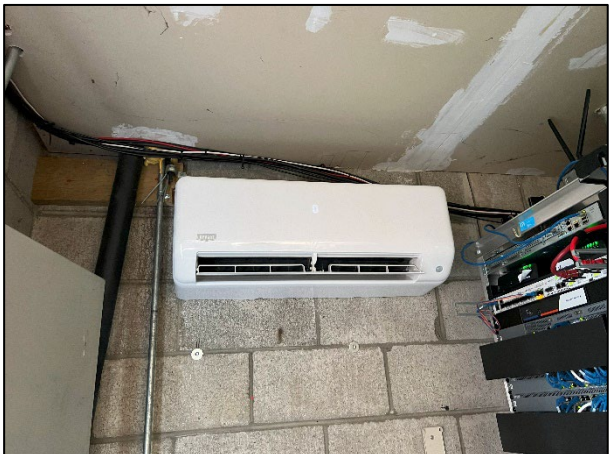
Server Room



Server Room



Server Room



Server Room

Photos of facility **Equipment and Furnishings** existing conditions:



Rolling high density storage and storage shelving



Kitchen area



Dispatch Room



Dispatch Room



Dispatch Room

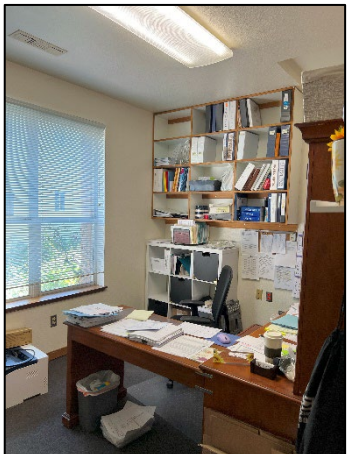


Dispatch Room

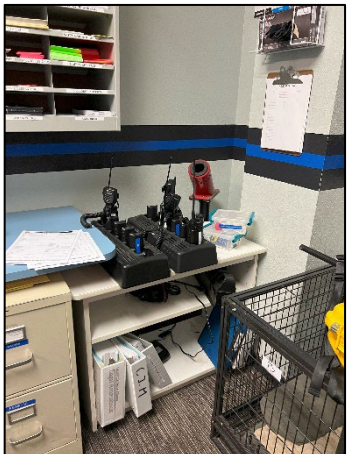
Photos of facility **Equipment and Furnishings** existing conditions:



Storage shelving



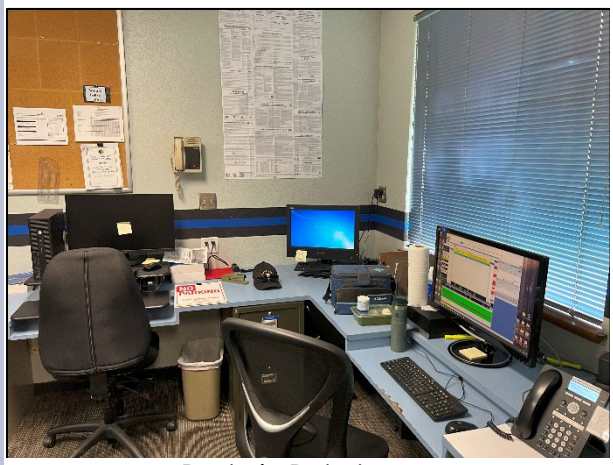
Storage shelving



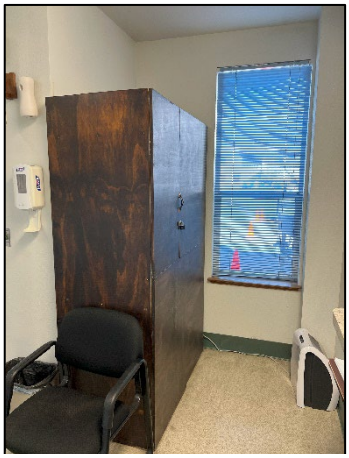
Radio equipment in Patrol area



Equipment in Patrol area



Desks in Patrol area



Cabinet in Lobby

Photos of facility **Equipment and Furnishings** existing conditions:



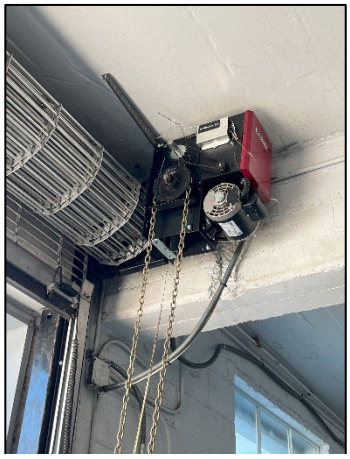
Emergency communications antennae



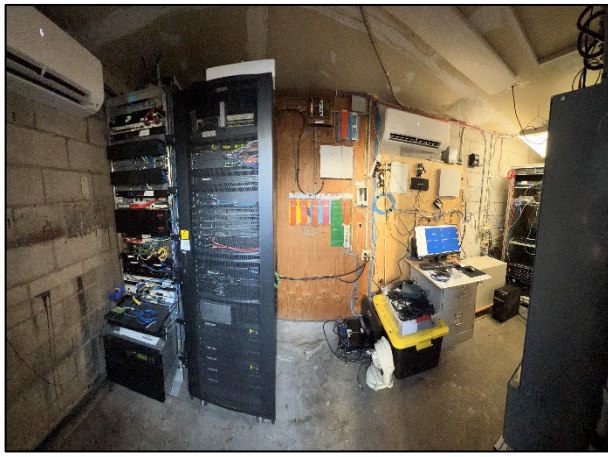
Building mounted communications tower



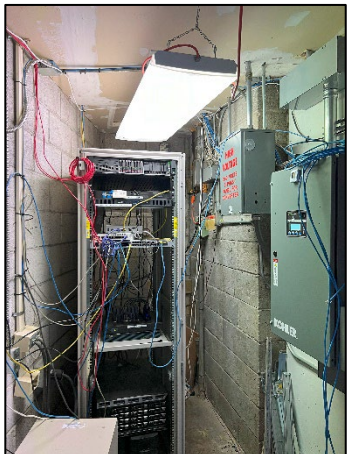
Building mounted communications tower



Parking garage electrical overhead coiling door

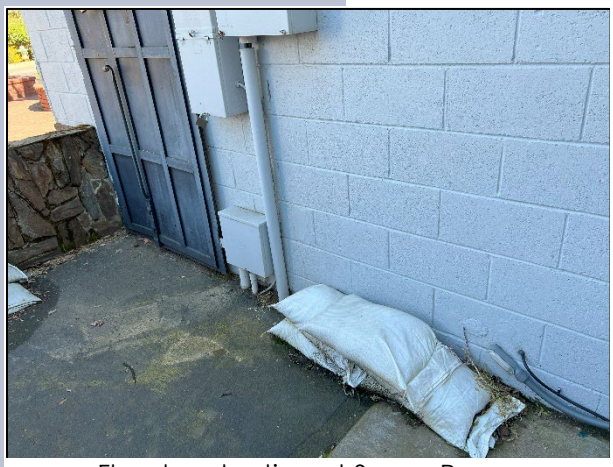


Server Room equipment



Server Room equipment

Photos of facility **Site Improvements and Utilities** existing conditions:



Flood protection at Server Room



Storm drain at parking lot



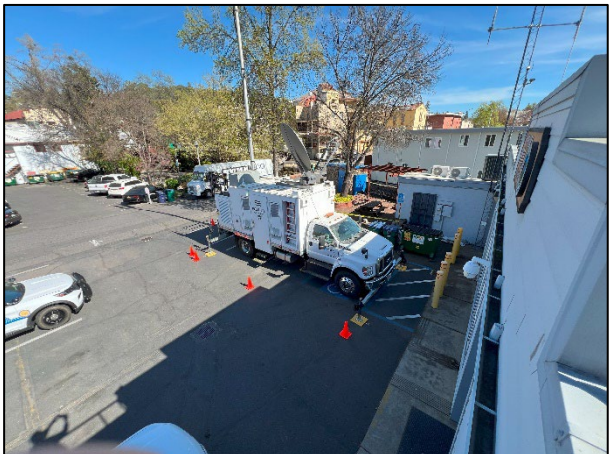
Parking lot



Fire hydrant on South Green Street



Stair to parking deck



Parking lot overview

Site Planning

Introduction

As policing has evolved over the years, site requirements have changed as well. Where once the only real site requirements were to have adequate parking for patrol cars, planning for new police facility need to include a variety of requirements such as facility security, size, location, technology, parking for trailers and emergency vehicles, K-9-unit training, etc.

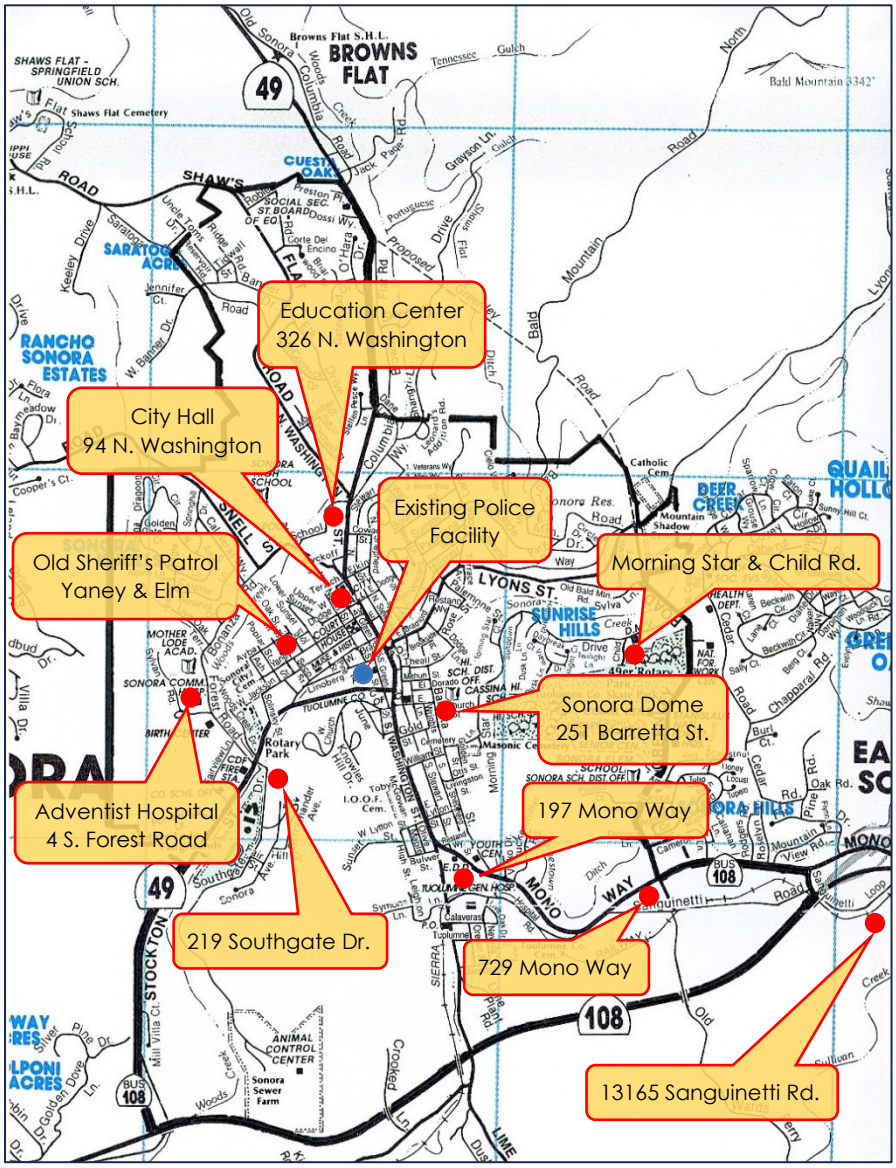
Once the site requirements for a new facility were verified, City owned properties were screened to see if they met the site criteria; only two City owned sites passed the initial screening for further review. In addition to City owned properties, the study team reviewed eight non-City owned properties, many of whom were currently or had recently been for sale, to use as test fit examples. Please note, of the alternative sites analyzed, there were no negotiations with property owners and many locations remain currently unavailable and privately owned. The sites analyzed are typical locations proposed by the public and council.

The sites shown on the table and map below were evaluated against the site requirements identified in this document.

Site Address	Owner	Size +/-	Fire Risk	Current Zoning
Education Center 326 N. Washington	City of Sonora		-	RE
City Hall 94 N. Washington	City of Sonora		-	C
219 Southgate Dr.	Private		High	C
Adventist Hospital4 S. Forest Road	Private		-	CO
197 Mono Way	Private		-	C
729 Mono Way	Private		-	CG/C
Morning Star & Child Rd.	Private		High	PD/R-3
Old Sheriff's Patrol Yaney & Elm	Tuolumne County		High	R-2
Sonora Dome 251 Barretta St.	Sonora Union High School District		-	R-1
13165 Sanguinetti	Private		High	SOI

Zoning Legend

C	Commercial	CG	General Commercial
CO	Tourist and Administrative	RE	Residential Estates
R-1	Single Family Residential	R-2	Limited Multifamily Residential
R-3	Multifamily Residential	SOI	Sphere of Influence



Site Selection Criteria

In selecting the most important criteria for site selection both qualitative and quantitative measures were developed. From a qualitative perspective the following seven criteria were evaluated for each site test fit.

1. Proximity – Centrally located with multiple egress points to allow for quick response times. Accessible to the public and partnering agencies.
2. Security – Protection from natural and human caused hazards.
3. City Owned – Leased locations do not support long-term sustainability.
4. Opportunity for expansion.

5. Infrastructure/Utilities – On-site or contiguous utility access to include cell-tower connectivity.
6. Zoning Considerations – A location that does not prevent commercial opportunities. No restrictions for height, noise, setbacks.
7. Community Impact – An area supported by residents and businesses.

Each site was evaluated for each of these seven criteria and the result of this evaluation is shown on the Site Suitability score shown for each site. The scoring is based on the following scale:

0 – Not compliant
1 – Could comply with difficulty
2 – Could comply easily
3 – Compliant

The maximum score for a site is 21 points and sites scoring below 14 points are not considered suitable for development.

Right Sizing the Site

While the space list identifies the individual spaces and overall size of the building, identifying the approximate size the site needs to be to support police operations relies more on previous experience and analysis of current and future need.

During space planning minimum requirements for parking, storage, K-9 training activities, animal control, and outdoor recreation and wellness were developed. The table below shows these requirements:

Site Requirements		
Function	Total Area	Comments
Exterior Requirements		
Public Parking	8,050	8 spaces current, plan for 20 public parking spaces + 3 spaces for on-duty vehicles.
Secure Parking	11,250	24 vehicles current, plan for 28-30 vehicles + (1) DUI trailer, (2) radar trailers + (1) side by side
Patio/BBQ Area	2,500	Provide area for 50 people, BBQ (propane), serving tables
K-9 Training Area	1,200	Fenced exercise area and small training area. Provide water connection.
Vehicle Wash	500	Covered area (carport style) with drain, hoses, storage for supplies
Maintenance Garage Bay	500	Enclosed heated area with room for one vehicle and storage for misc. equipment and tools.
Large Evidence Storage	1,000	Covered or garage area with heat for large items, include area for vehicle storage until processed.

In addition to developing project specific exterior requirements, Vanir also researched newly constructed or in design police facility and has identified the following recent examples:

- City of San Pablo – 2 story, 42,000 sf, 2.26-acre site
- City of El Centro – 2 story, 44,000 sf, 2-acre site
- City of Campbell – 2 story, 24,000 sf, 2-acre site
- City of Los Banos – 1 story, 32,000 sf, 3.67-acre site

While these example Police facilities are larger than the Sonora Police facility (approximately 16,000 sf) it's important to note that most of them are two stories, reducing their footprint on the site to a similar size as the potential police facility project. Based on these examples and sample site plan tests, we have determined that a site of 2 to 2-1/2 acres is needed to support a new police facility.

Design Considerations

The site design for new City police facilities should include several guiding principles and best practices to help achieve a facility that is safe, efficient, and representative of the goals and aspirations of the community. Please see the Space Needs Assessment section of this report for a discussion of the unique requirements for Essential Services Buildings.

Site Planning

1. Landscaping design elements that are attractive and welcoming can enhance security. For example, plants can deter unwanted entry; ponds and fountains can block vehicle access; and site grading can also limit access.
2. Orient public/visitor entry to promote effective wayfinding and easy access.
3. Limit pedestrian and vehicle cross-traffic wherever possible.
4. Develop sites to accommodate City vehicular access to buildings while allowing traffic flow for public, staff, and emergency access to all sides of the building.
5. Building entrances shall be designed to make it impossible for cars to drive up and into the lobby. Barriers to vehicle access should be visually as unobtrusive as possible to pedestrians.
6. Provide adequate parking for the public, staff, and secure parking for City vehicles.

Security Considerations

1. Avoid blind spots. Ensure that lines-of-sight from all surveillance locations are clear and free of obstructions.
2. Avoid tight spaces that cause bottlenecks.
3. Consider the use of vision panels indoors to eliminate areas with no visual access.
4. Provide cameras for audio/visual surveillance and recording in public areas.
5. Consider the 3-7 rule. All landscaping around the perimeter of a facility should be no taller than three feet and there should be no foliage from trees below seven feet.
6. Minimize the points of entry into facilities.
7. Wayfinding is important to help prevent unauthorized access into controlled areas of facilities or site.

Conceptual Site Plan

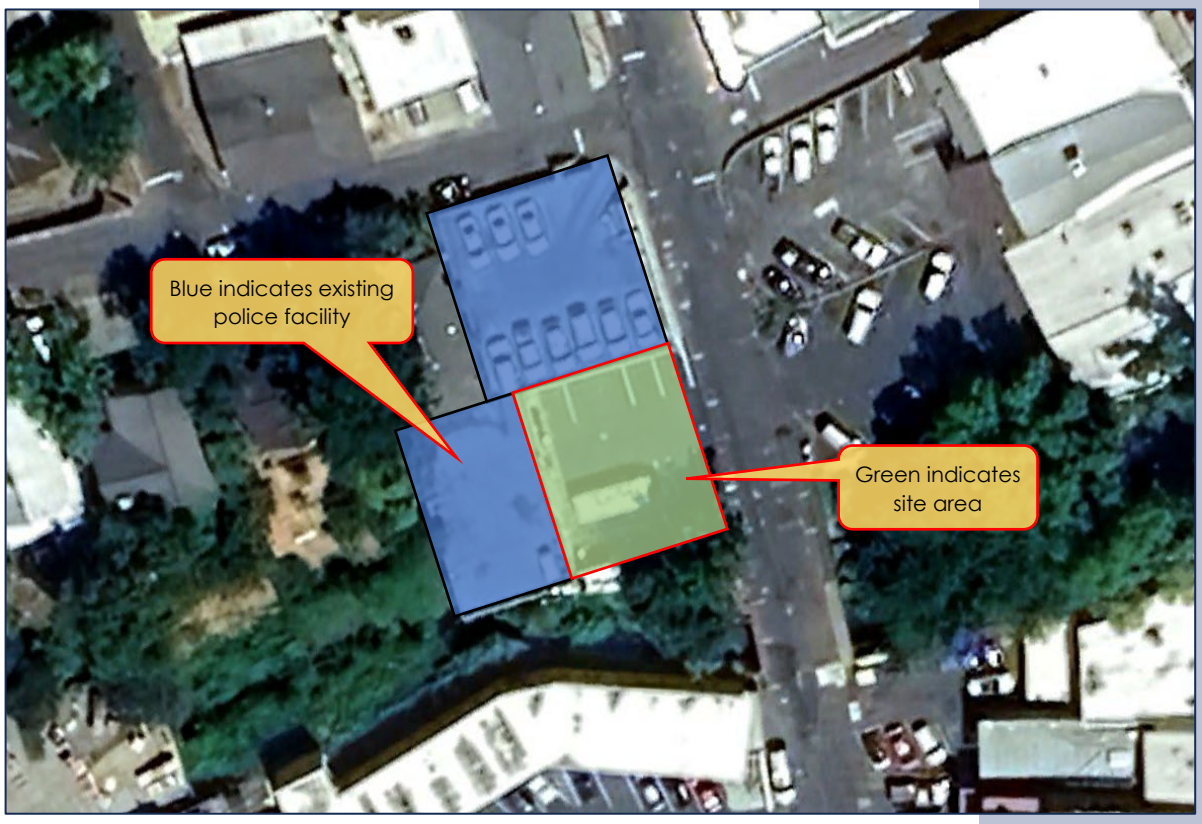
Below is an example conceptual site plan. This site plan shows an outline of the floor plan and includes all required parking, auxiliary buildings, outdoor training areas, public and staff entrances, and fencing. This conceptual site plan is intended as a proof of concept of the size of the site needed to accommodate all programmed space. The layout below is 2.4 acres; a site with an irregular shape, steep slopes, or different proportions may require more site area than this layout.



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Existing Police Department Site Conditions

The existing Police Department is located at 100 S. Green Street. The facility consists of a two-story parking garage and a one-story Police Department office. The existing building was constructed up against residential properties on two sides. Site area consists only of approximately 8 parking spaces used by both the public and police vehicles.



The existing police facility and site together consist of approximately 10,175 sf, or a little under a quarter of an acre. The professional office space occupies 2,500 square feet with the remainder dedicated to garage, storage, and uncovered parking.

There are primarily residences to the north and west, while to the south and east is mostly commercial and hotel properties. Sonora Creek runs directly adjacent to the Police Department building. Due to topography, the creek, and the adjacent residence, the only access to the building is from the front. This single point of entry and egress creates operational and security issues. The existing site does not allow for expansion of parking, the flood risk can not be mitigated, the electrical and HVAC systems are insufficient for a modern Department, and expansion cannot be accommodated within the context of the downtown residential / commercial footprint. It is not possible to expand the building upwards by adding a story because the original foundation was only designed for one story. Also, the proximity of the foundation to the creek is concerning because of possible undermining of the foundation from rushing water.

City Owned Site Test Fits

Education Center – 326 N. Washington Street



Education Center

Site Suitability	
Factor	Score
Proximity	2
Security	1
City Owned	3
Expansion	0
Infrastructure	2
Zoning	2
Community Impact	2
Total	12

The Education Center site currently houses Public Works and the empty Education Center and is approximately 1.44 acres. The site is located adjacent to the high school. None of the buildings currently on the site are suitable for re-use for an essential services facility such as a police facility.

Site Suitability Factors

Proximity – Centrally located, W. School St. and SR49 is congested several times a day for school drop off and pick up. Accessible by the public and partner agencies.

Security – Free from most natural hazards but the high school increases risk of human hazards.

City Owned – The property and buildings are owned by the City.

Expansion – The site offers little to no opportunity for expansion.

Infrastructure – The property has good access to utilities and other infrastructure. Utilities may need to be upgraded to support a new police facility.

Zoning – The site is currently zoned RE – Residential Estates and would need a use permit for a police facility.

Community Impact – The site is relatively compatible with the impact of a police facility.

Summary

The site doesn't meet the minimum size requirements; the site is approximately 1.44 acres and the minimum size needed to support the new police facility is 2-2.5 acres. Additionally, the site has some security issues with the high school that will be difficult to mitigate and there is no space for future expansion. Congested roadways due to regional traffic, and school traffic complicate response times to the south of the City without impact to other residential neighborhoods.

This site will not adequately support the development of a new police facility.

City Hall – 94 N. Washington Street



The City Hall/Parking Garage site also includes a small parking lot across N. Green Street. We investigated the possibility of using City Hall as the police facility and the upper parking deck for secure parking.

Proximity – Centrally located, N. Washington St. is frequently congested creating access issues. Accessible by the public and partner agencies.

Security – Free from most natural hazards but the congested downtown area can increase human hazards.

City Owned – The property and buildings are owned by the City.

Expansion – The site offers no opportunity for expansion.

Infrastructure – The property has good access to utilities and other infrastructure. Utilities may need to be upgraded to support a new police facility.

Zoning – The site is currently zoned C – Commercial and would need a use permit for a police facility.

Community Impact – The site is generally compatible with the impact of a police facility

City Hall

Site Suitability	
Factor	Score
Proximity	1
Security	2
City Owned	3
Expansion	0
Infrastructure	2
Zoning	1
Community Impact	3
Total	12

Summary

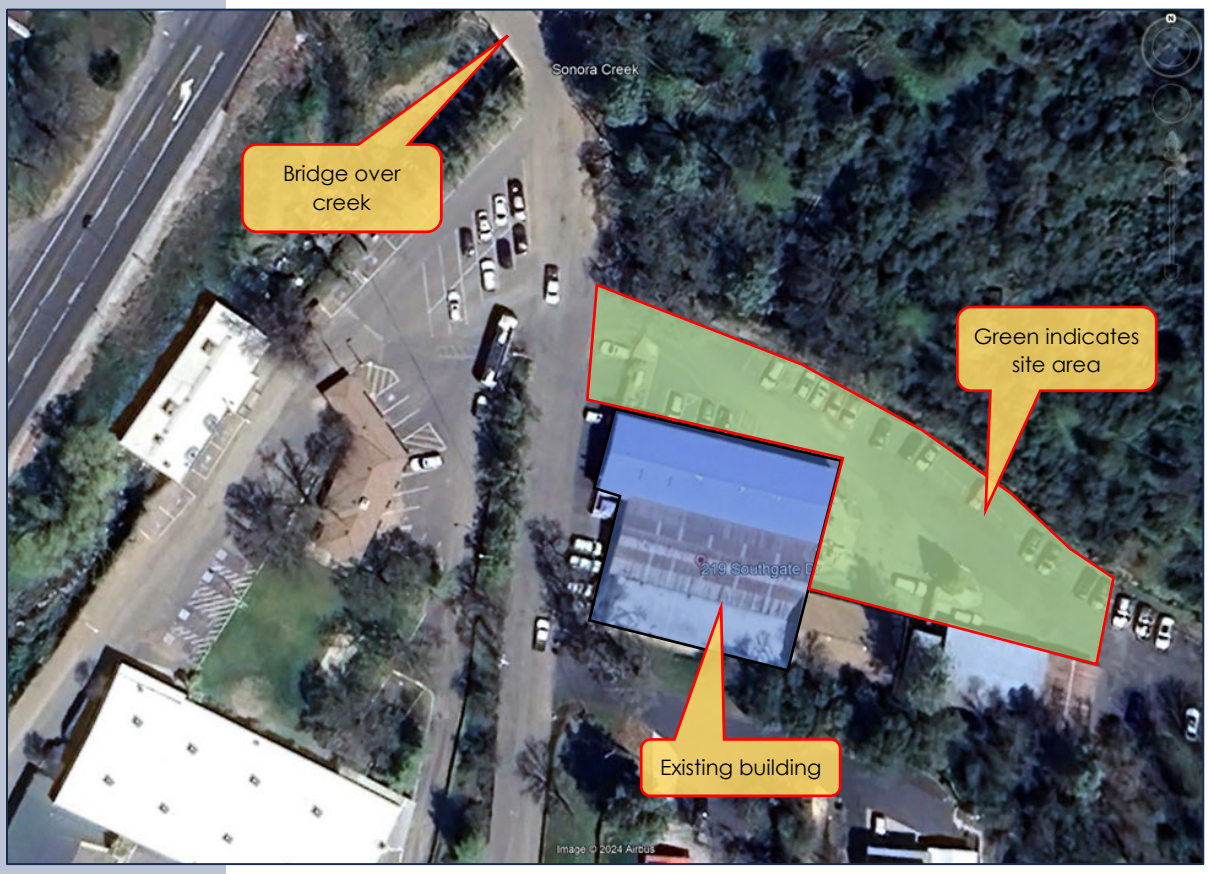
The site doesn't meet the minimum size requirements; existing City Hall, the parking garage and lot total approximately 0.5 acres and the minimum size needed to support the new police facility is 2-2.5 acres. Also, existing City Hall is too small accommodate the operations of the Department (9,300 sf vs. 16,000 sf), the upper parking deck is too small to accommodate all police vehicle parking, there is no space to accommodate oversize vehicle parking, K-9 training, and there is no space for future expansion. Also, it is doubtful that existing City Hall can be brought up to current day building codes for an essential services facility.

This site is not appropriate to support the development of a new police facility.

Other Site Test Fits

In addition to looking at City owned sites we also reviewed other potential sites for suitability. The availability the following sites is undetermined currently.

219 Southgate Drive



The area of the existing building (in blue) is approximately 12,000 sf, and the site area in green is another 10-12,000 sf; the building and site together equal about 0.5 acres.

219 Southgate

Site Suitability	
Factor	Score
Proximity	0
Security	0
City Owned	0
Expansion	0
Infrastructure	1
Zoning	2
Community Impact	3
Total	6

Proximity – Located across the creek from downtown. The bridge across the creek is the only access to the site and the bridge is susceptible to flooding and damage in a seismic event. Accessible by the public and partner agencies.

Security – Access to the site via the bridge over the creek is susceptible to natural hazards and the single means of site access increases the risk of human hazards. Additionally, the site is located in a high fire risk area of the City, per CalFire.

City Owned – The property and buildings are not owned by the City.

Expansion – The site offers no opportunity for expansion.

Infrastructure –Utilities may need to be upgraded to support a new police facility.

Zoning – The site is currently zoned C – Commercial and would need a use permit for a police facility.

Community Impact – The site is generally compatible with the impact of a police facility

Summary

The site doesn't meet the minimum size requirements; the existing building and site together total approximately 0.5 acres and the minimum size needed to support the new police facility is 2-2.5 acres. Also, the existing building will not meet the requirements for an essential services facility and would need to be removed. The site is too small to accommodate all police vehicle parking, public parking, oversize vehicle parking, K-9 training, and there is no space for future expansion. Aside from other shortcomings the only access to the site via the bridge over the creek is a major security risk.

This site is not appropriate to support the development of a new police facility.

Adventist Hospital – 4 S. Forest Road



The area of the existing building (in blue) is approximately 15,600 sf, and the site area in green is approximately 1 acre. The building and site together add up to approximately 1.3 acres.

Proximity – Located on the west side of town the site has reasonable access to downtown on 49 and multiple ways to access the site.

Security – The site is well located to avoid most natural and human caused hazards.

City Owned – The property and buildings are not owned by the City.

Expansion – The site offers no opportunity for expansion.

Infrastructure –Utilities may need to be upgraded to support a new police facility.

Zoning – The site is currently zoned CO – Tourist and Administrative and would need a use permit for a police facility.

Community Impact – The site is generally compatible with the impact of a police facility

Adventist - 4 S. Forest

Site Suitability	
Factor	Score
Proximity	2
Security	3
City Owned	0
Expansion	0
Infrastructure	2
Zoning	2
Community Impact	3
Total	12

Summary

The site doesn't meet the minimum size requirements; the existing building and site together total approximately 1.4 acres and the minimum size needed to support the new police facility is 2-2.5 acres. Also, the existing building will not meet the requirements for an essential services facility and would need to be removed. The site is too small to accommodate all police vehicle parking, public parking, oversize vehicle parking, K-9 training, and there is no space for future expansion.

This site is not appropriate to support the development of a new police facility.

197 Mono Way



The existing building is approximately 9,000 sf and the site area shown in green is approximately 1.15 acres for a total site area of 1.35 acres. The site could potentially work with a two-story building, but it would be very tight.

Proximity – Located on the south side of the City, the site has good access to all parts of town and multiple ways to access the site. Accessible by the public and partner agencies.

Security – The site is well located to avoid most natural and human caused hazards.

City Owned – The property and buildings are not owned by the City.

Expansion – The site offers no opportunity for expansion.

Infrastructure –Utilities may need to be upgraded to support a new police facility.

Zoning – The site is currently zoned C – Commercial and would need a use permit for a police facility.

197 Mono Way

Site Suitability	
Factor	Score
Proximity	3
Security	2
City Owned	0
Expansion	0
Infrastructure	3
Zoning	1
Community Impact	2
Total	11

Community Impact – The site is generally compatible with the impact of a police facility

Summary

The site doesn't meet the minimum size requirements; the existing building and site together total approximately 1.35 acres and the minimum size needed to support the new police facility is 2-2.5 acres. Also, the existing building will not meet the requirements for an essential services facility and would need to be removed. The site is too small to accommodate all police vehicle parking, public parking, oversize vehicle parking, K-9 training, and there is no space for future expansion.

This site is not sized appropriately to support the development of a new police facility.

729 Mono Way



The total site area, including the existing building, is approximately 1.15 acres. The site is in a heavily commercial district. There is some land adjacent to the west of the property that PG&E has performed hazardous materials abatement; the area could potentially become available in the future.

Proximity – Located on the south side of the City, the site has good access to all parts of town and multiple ways to access the site. Accessible by the public and partner agencies.

Security – The site is well located to avoid most natural and human caused hazards.

City Owned – The property and buildings are not owned by the City.

Expansion – The site offers no opportunity for expansion.

Infrastructure –Utilities should be available to support a new police facility.

Zoning – The site is currently zoned C – Commercial and CG – General Commercial and would need a use permit for a police facility.

Community Impact – The site is generally compatible with the impact of a police facility however this site is located in a prime commercial location.

729 Mono Way

Site Suitability	
Factor	Score
Proximity	3
Security	2
City Owned	0
Expansion	0
Infrastructure	3
Zoning	1
Community Impact	2
Total	11

Summary

The site doesn't meet the minimum size requirements; the existing building and site together total approximately 1.15 acres and the minimum size needed to support the new police facility is 2-2.5 acres. Also, the existing building will not meet the requirements for an essential services facility and would need to be removed. The site is too small to accommodate all police vehicle parking, public parking, oversize vehicle parking, K-9 training, and there is no space for future expansion. If the site included the neighboring PG&E yard, the area may large enough to accommodate a new police facility. The City should consider the loss of valuable retail and commercial space when locating an essential services building.

This site is not sized appropriately to support the development of a new police facility.

Morning Star Drive and Child Road



The site area shown in yellow is 2 to 2-1/2 acres; the building in blue represents a one-story police facility. The site is in an area with other public services such as the Department of Motor Vehicles offices as well as medical offices.

Morning Star & Child

Site Suitability	
Factor	Score
Proximity	3
Security	2
City Owned	0
Expansion	3
Infrastructure	2
Zoning	3
Community Impact	2
Total	15

Proximity – Located on the west side of the City, the site has good access to all parts of town via Morning Star and multiple ways to access the site. Accessible by the public and partner agencies.

Security – The site is well located to avoid most natural and human caused hazards. Per CalFire, the site is in a high fire risk area of the City.

City Owned – The property and buildings are not owned by the City.

Expansion – The site offers opportunity for expansion.

Infrastructure –Utilities should be available but may need to be upgraded to support a new police facility.

Zoning – The site is currently zoned PD/R-3 – Multifamily Residential and would need a use permit for a police facility.

Community Impact – The immediate site area is generally compatible with the impact of a police facility. It is noted there are residential areas that police vehicles will be operating in and traveling through regularly.

Summary

The site meets the minimum size requirements; the site totals approximately 2.25 acres and meets the minimum size of 2-2.5 acres. There are no existing buildings on the site. The site has adequate area to accommodate all police vehicle parking, public parking, oversize vehicle parking, K-9 training, and there is area for future expansion.

This site is sized appropriately and could support the development of a new police facility.

Old Sheriff's Patrol Building – Yaney, Elm, W. Jackson



The site area shown in green is owned by Tuolumne County has been used for Sheriff Patrol and Detective Operations in the past. The site is approximately 0.6 acres. The site is located in downtown Sonora. The study area included Seco Street on the assumption that the street could be abandoned, if necessary.

Proximity – Located in downtown, the site has good access to all parts of town and multiple ways to access the site. Accessible by the public and partner agencies.

Security – The site is reasonable located to avoid many natural and human caused hazards. Per CalFire, the site is in a high fire risk area.

City Owned – The property and buildings are not owned by the City.

Expansion – The site offers no opportunity for expansion.

Infrastructure –Utilities should be available to support a new police facility.

Zoning – The site is currently zoned R-2 – Limited Multifamily Residential and would need a use permit for a police facility.

Community Impact – The site is surrounded by residential development and may not be compatible with a police facility.

Yaney & Elm

Site Suitability	
Factor	Score
Proximity	3
Security	1
City Owned	0
Expansion	0
Infrastructure	2
Zoning	1
Community Impact	0
Total	7

Summary

The site doesn't meet the minimum size requirements; the existing buildings and site together total approximately 0.6 acres and the minimum size needed to support the new police facility is 2-2.5 acres. Also, the existing buildings will not meet the requirements for an essential services facility and would need to be removed. The site is far too small to accommodate all police vehicle parking, public parking, oversize vehicle parking, K-9 training, and there is no space for future expansion.

This site is not sized or located appropriately to support the development of a new police facility.

Sonora Dome – 251 S. Barretta



Sonora Dome

Site Suitability	
Factor	Score
Proximity	1
Security	2
City Owned	0
Expansion	0
Infrastructure	1
Zoning	2
Community Impact	3
Total	9

The team looked at the possibility of using part of the Sonora Dome site, currently owned by the Sonora Union High School District. In particular, the team assessed the flat area of the site consisting of the parking lot, area with portables, and one of the existing school buildings. The area shown in green is approximately 1 acre and the existing building (in blue) is about 7,000 sf.

Proximity – Located in downtown, the site has access to all parts of town and multiple ways to access the site, however, access is through narrow and congested residential streets. Accessible by the public and partner agencies.

Security – The site is reasonably located to avoid many natural and human caused hazards.

City Owned – The property and buildings are not owned by the City.

Expansion – The site offers no opportunity for expansion.

Infrastructure –Utilities will need to be upgraded to support a new police facility.

Zoning – The site is currently zoned R-1 – Single Family Residential and would need a use permit for a police facility.

Community Impact – The site is surrounded by residential development, narrow streets, and may not be compatible with a police facility.

Summary

The site doesn't meet the minimum size requirements; the existing building and site together total approximately 1 acre and the minimum size needed to support the new police facility is 2-2.5 acres. Also, the existing building is too small to house a new police facility and the building would need to be upgraded to meet the requirements for an essential services facility. The site is too small to accommodate all police vehicle parking, public parking, oversize vehicle parking, K-9 training, and there is no space for future expansion. Additionally, response times would be hindered due to the narrow streets and residential neighborhood.

This site is not sized or located appropriately to support the development of a new police facility.

13165 Sanguinetti Road



13165 Sanguinetti

Site Suitability	
Factor	Score
Proximity	2
Security	2
City Owned	0
Expansion	3
Infrastructure	1
Zoning	3
Community Impact	3
Total	14

This site is located outside of the City limits but within the City's Sphere of Influence.

Proximity – Located just outside the City limits, the site has good access to the City via 108 and is located close to the Sheriff's facilities and the Superior Court. Accessible by the public and partner agencies.

Security – The site is well located to avoid most natural and human caused hazards. Per CalFire, the site is located in a high fire risk area.

City Owned – The property and buildings are not owned by the City.

Expansion – The site offers ample opportunity for expansion.

Infrastructure –Utilities will need to be upgraded to support a new police facility.

Zoning – The site is located outside of the City limits, but in the Sphere of Influence. The site will need to be annexed into the City prior to development. The site is located in a relatively undeveloped area just

outside the City limits. There are no residences in the immediate area with only industrial and heavy commercial uses in the vicinity. The site is well located to avoid impacts to residents or other businesses.

Community Impact – Impacts to residents and other businesses should be minimal based on the site location.

Summary

The site exceeds the minimum size requirements; the existing building and site together total approximately 7.1 acres with the minimum size needed to support the new police facility is 2-2.5 acres. The existing buildings would need to be removed because they will not meet the requirements for an essential services facility. The site is large enough to accommodate all police vehicle parking, public parking, oversize vehicle parking, K-9 training with ample space for future expansion. Some areas of the site may have slopes that are unbuildable and there is the potential of hazardous materials on site due to the current site use.

This site is sized and located appropriately to support the development of a new police facility.

Test Fit Conclusions

The table below shows the results of each site test fit.

Site SuitablilityScorecard

	Proximity	Security	City Owned	Expansion	Infrastructure	Zoning	Community Impact	Total Points	Minimum site size?
Education Center	2	1	3	0	2	2	2	12	N
City Hall	1	2	3	0	2	1	3	12	N
219 Southgate	0	0	0	0	1	2	3	6	N
Adventist - 4 S. Forest	2	3	0	0	2	2	3	12	N
197 Mono Way	3	2	0	0	3	1	2	11	N
729 Mono Way	3	2	0	0	3	1	2	11	N
Morning Star & Child	3	2	0	3	2	3	2	15	Y
Yaney & Elm	3	1	0	0	2	1	0	7	N
Sonora Dome	1	2	0	0	1	2	3	9	N
13165 Sanguinetti	2	2	0	3	1	3	3	14	Y

Of the ten sites that were evaluated as test fits for the new police facility only two sites met the minimum criteria score of 14 points and met the minimum site size of 2 to 2-1/2 acres. These two sites are highlighted in red above. The are currently no City owned sites that could be suitable for development of a new police facility.

CITY COUNCIL AGENDA REPORT

CITY HALL

CITY OF SONORA 94 N. WASHINGTON STREET, SONORA, CA 95370 P: (209) 532-4541

SERVICE, INNOVATION, INTEGRITY, COLLABORATION, RESPECT, LEADERSHIP

DATE: March 3, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Melissa Eads, City Administrator

SUBJECT: Supervisor Mike Holland County Update

RECOMMENDATION:

Receive an Update from Tuolumne County District 1 Supervisor Mike Holland.

DISCUSSION / ANALYSIS:

District 1 Supervisor Mike Holland will Present an Update on County-Wide Issues to the City Council at the First Meeting of Each Month.

FISCAL IMPACT:

No Fiscal Impact to the General Fund.

CORE COUNCIL PRIORITIES:

Fiscal Responsibility and Stability, Infrastructure and Engineering, Public Safety and Disaster Preparedness, Economic Development/Growth and General Plan, Homelessness Issues

CITY COUNCIL AGENDA REPORT

CITY HALL

CITY OF SONORA 94 N. WASHINGTON STREET, SONORA, CA 95370 P: (209) 532-4541

SERVICE, INNOVATION, INTEGRITY, COLLABORATION, RESPECT, LEADERSHIP

DATE: March 3, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Stacy Enos-Del Razo, Deputy City Clerk

SUBJECT: Meeting Minutes from February 18, 2025

RECOMMENDATION:

Consider Approval of the City Council Meeting Minutes from February 18, 2025.

DISCUSSION / ANALYSIS:

Staff Recommends that the City Council Approve Meeting Minutes from February 18, 2025.

FISCAL IMPACT:

No Fiscal Impact on the General Fund.

CORE COUNCIL PRIORITIES:

Fiscal Responsibility and Stability, Infrastructure and Engineering, Public Safety and Disaster Preparedness, Economic Development/Growth and General Plan, Homelessness Issues, Staffing - Salary, Benefits, Training, and Retention

Mission Statement: To foster a safe, vibrant, and prosperous community that enhances the quality of life for all

CITY OF SONORA
City Council Regular Meeting
Minutes
Tuesday, February 18, 2025
5:00 PM

NOTICE IS HEREBY GIVEN that the Sonora City Council will have their regular meeting on February 18, 2025, at 5:00 PM in the City of Sonora Council Chambers located at 94 N. Washington Street Sonora, CA 95370.

This meeting is physically open to the Public and citizens who wish to provide public comment during the meeting will be invited to do so by the Mayor.

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.

Public Access Audio and Video Live Streaming

The Public will not have access to give public comments via public access audio and video live streaming; they are available for audio and visual only; and can be accessed via our website at www.sonoraca.com.

Remote viewing of the meeting via live streaming is provided to members of the public as a courtesy. If the live streaming connection malfunctions for any reason and no Council Members are attending via teleconference, the City Council will continue the public meeting in Chambers without remote access.

CITY COUNCIL appreciates your interest and encourages participation. Regularly scheduled meetings are held on the 1st and 3rd Monday of each month.

The numerical order of the items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Council Members. All questions shall be directed to the Mayor who, at their discretion, will refer to Staff.

Mayor Ann Segerstrom

Vice Mayor Andy Merrill

Council Members Bess Levine, Stephen Opie, Mark Plummer

City Administrator Melissa Eads

City Attorney Douglas White

Vision Statement: With leadership and integrity, the City of Sonora commits to excellent service through collaboration and innovation

Mission Statement: To foster a safe, vibrant, and prosperous community that enhances the quality of life for all

CLOSED SESSION - 4:00 PM

CALL TO ORDER

Called to order at 4:04 PM.

ROLL CALL

PRESENT
Mayor Ann Segerstrom
Vice Mayor Andy Merrill
Councilmember Bess Levine
Councilmember Stephen Opie
Councilmember Mark Plummer

PUBLIC COMMENTS

No public comment.

ADJOURN INTO CLOSED SESSION

Adjourned at 4:05 PM.

1. Conference with Legal Counsel – Anticipated Litigation - (Gov Code § 54956.9): One (1) Potential Case; Doug White, City Attorney, Melissa Eads, City Administrator.

2. Conference with Labor Negotiators (Gov. Code Section § 54957.6): Agency Designated Representatives: Melissa Eads, City Administrator; Chris Gorsky, Administrative Services Director; Employee Organization: Sonora Management Association (SMEA), Sonora Confidential Association (SCEA); Sonora Police Officers' Association (SPOA); Sonora Fire Fighters Association (SFFA); Sonora Employees Association (SEA).

   Due to time constraints the Council did not complete discussions on the following item and will return to closed session following the conclusion of the open session meeting.

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

RECONVENE INTO OPEN SESSION

OPEN SESSION - 5:00 PM

Called to order at 5:00 PM.

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REPORT OUT OF CLOSED SESSION

Mayor Ann Segerstrom stated direction was given to staff.

PLEDGE OF ALLEGIANCE

Councilmember Stephen Opie led the Pledge of Allegiance.

ROLL CALL

PRESENT
Mayor Ann Segerstrom
Vice Mayor Andy Merrill
Councilmember Bess Levine
Councilmember Stephen Opie
Councilmember Mark Plummer

CITY CLERK'S REPORT ON AGENDA POSTING

The Agenda was posted on Friday, February 14, 2025 at 1:30 PM.

APPROVAL OF THE AGENDA

Motion made by Councilmember Mark Plummer, Seconded by Councilmember Stephen Opie. Voting Yea: Mayor Ann Segerstrom, Vice Mayor Andy Merrill, Councilmember Bess Levine, Councilmember Stephen Opie, Councilmember Mark Plummer

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.

A member of the public remembered community members and addressed the Council on the Business Watch meeting.

BZ Smith informed those in attendance of the event at Courthouse Square on Presidents Day.

Mica Sutton Interim Executive Director at WATCH Resources informed those in attendance of the Critical Housing Initiative for Adults with Intellectual and Developmental Disabilities in our community.

Casey Kelly informed those in attendance of Allo Hope Foundation and Hemolytic Disease of the Fetus and Newborn.

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Councilmember Mark Plummer made a public comment on behalf of Fentanyl Awareness Coalition of Tuolumne County and Surrounding Areas.

Mayor Ann Segerstrom made a public service announcement and shared information on the website www.runforoffice.org.

PRESENTATIONS

4. Receive a Presentation from Visit Tuolumne County Regarding the Tourism Marketing District and Provide Possible Direction for the Inclusion of the City of Sonora; Lisa Mayo, Visit Tuolumne President & CEO. (20 Minutes).

   Mayor Ann Segerstrom informed those in attendance the Presentation for Visit Tuolumne County has been moved to a meeting in March.

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.

5. Consider Approval of the City Council Meeting Minutes from February 3, 2025; Stacy Enos-Del Razo, Deputy City Clerk.

6. Consider Acceptance of an Informational Report for January 2025 Accounts Payable Payment Register and Void Report; Chris Gorsky, Administrative Services Director

7. Consider Approval of Disbursements in the Amount of $186,113.65 for Payroll, Including 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/City Clerk.

8. Waive the Second Reading and Adopt Ordinance No. 902 and Resolution 02-18-2025-A, Adding Chapter 1.30 – Community Choice Aggregation Program, to Title 1, General Provisions, of the Sonora Municipal Code, and Approve the Amended and Restated Joint Powers Agreement for Pioneer Community Energy Authorizing the Implementation of a Community Choice Aggregation Program Under Public Utilities Code Section 366.2; Melissa Eads, City Administrator.

   A vote was taken for Items 5-8 before public comment. **Mayor Ann Segerstrom** re-opened for public comment.

   No public comment.

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Motion made by Councilmember Mark Plummer, Seconded by Councilmember Stephen Opie. Voting Yea: Mayor Ann Segerstrom, Vice Mayor Andy Merrill, Councilmember Bess Levine, Councilmember Stephen Opie, Councilmember Mark Plummer

9. Consider Placement of a Resolution Condemning Violence Against the LGBTQIA+ Community on the March 3, 2025, Council Meeting Agenda; Douglas White, City Attorney.

Councilmember Mark Plummer pulled for separate discussion.

Several members of the public addressed the Councilmembers on Item #9.

Doug White City Attorney addressed the Councilmembers.

Councilmembers discussed their perspectives.

Doug White City Attorney explained to those in attendance time limits and disruptions during a meeting.

Councilmembers continued their discussion.

Doug White City Attorney explained to the Councilmembers how to move or not move forward with Item #9.

Motion made by Vice Mayor Andy Merrill, Seconded by Councilmember Bess Levine.

Voting Yea: Vice Mayor Andy Merrill, Councilmember Bess Levine,

Voting Nay: Mayor Ann Segerstrom, Councilmember Stephen Opie, Councilmember Mark Plummer

Vice Mayor Andy Merrill excused himself from the meeting.

NEW BUSINESS

10. Receive an Update on the Snell Street Reconstruction Project (County Line to Bonanza Road) and Approve the Proposed Realignment Alternative to Better Facilitate the Installation of the New Storm Drain Pipeline; Mike Pugh, City Engineer, Dewberry Engineers Inc.

Mike Pugh City Engineer explained the Snell Street Project.

Councilmembers asked questions and discussed.

Rhoda Schummer shared concerns over the Snell Street Project.

A member of the public shared concerns over the project and looks forward to something positive.

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Councilmembers discussed further with Mike Pugh, City Engineer and Melissa Eads City Administrator.

Councilmembers approved the project.

11. Receive an Update on the Public Works Maintenance Building and Pickleball Court Projects; Mike Pugh, City Engineer.

    Mike Pugh City Engineer updated the Councilmembers on both Projects.

    No approval needed.

12. Consider Approval of Resolution 02-18-2025-B Amending and Replacing the Existing City Travel Policy with the Updated Policy as Presented; Chris Gorsky, Administrative Services Director.

    Chris Gorsky Administrative Service Director explained the Amended City Travel Policy.

    No public comment.

    Motion made by Councilmember Mark Plummer, Seconded by Councilmember Bess Levine. Voting Yea: Mayor Ann Segerstrom, Councilmember Bess Levine, Councilmember Stephen Opie, Councilmember Mark Plummer

    Absent: Vice Mayor Andy Merrill

13. Consider Approval of Resolution 02-18-2025-C Amending and Replacing the Existing City Investment Policy with the Updated Policy as Presented, to Better Align with Current Best Practices; Chris Gorsky, Administrative Services Director.

    Chris Gorsky Administrative Services Director explained Amending and Replacing the Existing City Investment Policy.

    A member of the public made a comment.

    Motion was made by Councilmember Mark Plummer, Seconded by Councilmember Stephen Opie. Voting Yea: Mayor Ann Segerstrom, Councilmember Bess Levine, Councilmember Stephen Opie, Councilmember Mark Plummer

    Absent: Vice Mayor Andy Merrill

MONTHLY REPORTS

14. Receive the City of Sonora Administrative Services Department Report for December 2024 (FY24/25); Chris Gorsky, Administrative Services Director.

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Chris Gorsky Administrative Services Director informed those in attendance of the funding for the Public Works Building.

15. Receive the City of Sonora Community Development Department Monthly Report for January 2025; Tyler Summersett, Community Development Director.

16. Receive the City of Sonora Fire Department Monthly Report for January 2025; Aimee New, Fire Chief.

17. Receive the City of Sonora Police Department Monthly Report for January 2025; Turu VanderWiel, Police Chief.

18. Receive the City of Sonora Public Works Department Monthly Report for January 2025; Michael Lagomarsino, Public Works Supervisor.

COUNCIL MEMBER REPORTS

Councilmember Stephen Opie attended the YES Council meeting.

Councilmember Bess Levine attended the Business Watch meeting; Adventist Heart Health Celebration; and met with Lisa Mayo from Visit Tuolumne County.

Councilmember Mark Plummer attended the Fentanyl Awareness Coalition meeting; Business Watch meeting; met with Tamera Blankenship from TCTC (Tuolumne County Transportation Council), attended the TCTC (Tuolumne County Transportation Council) meeting; and met with Lisa Mayo from Visit Tuolumne County.

Mayor Ann Segerstrom informed those in attendance the Polar Plunge is Saturday; attended the Business Watch meeting; and El Campo de Sonora is June 7th.

ADJOURNMENT

Adjourned into closed session.

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

Reconvened into open session.

Mayor Ann Segerstrom stated direction was given to staff.

Adjourned at 7:42 PM.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at City Hall (209) 532-4541, tskelly@sonoraca.com. Notification 48 hours prior to the

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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.

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CITY COUNCIL AGENDA REPORT

CITY HALL

CITY OF SONORA 94 N. WASHINGTON STREET, SONORA, CA 95370 P: (209) 532-4541

SERVICE, INNOVATION, INTEGRITY, COLLABORATION, RESPECT, LEADERSHIP

DATE: March 3, 2024

TO: Honorable Mayor and Members of the City Council

FROM: Tyler Summersett, Community Development Director

SUBJECT: Special Event Request Summer Concert Series at Coffill Park for 2025

RECOMMENDATION:

Consider Approval of the Special Event Request as Submitted by the Sonora Chamber of Commerce to Host its Summer Concert Series at Cofill Park for 2025.

BACKGROUND:

The Sonora Chamber of Commerce has been supporting the City's business community and planning attractive events for many years. The Chamber has been instrumental in such events as Second Saturday Art Night, Christmas Town Sonora, Trick or Treat Street and its monthly Mixers. These events are well attended, bring visibility to downtown Sonora and attract attendees from throughout the county along with visitors to the area.

In 2023, the City entered into contract with the Chamber to manage the Opera Hall and coordinate specific special events in the City, including the Sonora Christmas Parade.

DISCUSSION / ANALYSIS:

This application, which is typically a ministerial action exercised by Community Development Department staff is being brought to the Council for approval because the application has requested to serve alcohol. All applications requesting alcohol in the City must be approved by City Council.

The Summer Concert Series has been a staple at Coffill Park for a number of years. The event has not generated complaints from any of the surrounding neighbors or businesses. The event is concluded by 10pm.

The Chamber is requesting amplified music with the ability to serve alcohol on June 14, July 12, August 9, September 13 and October 11, 2025.

FISCAL IMPACT:

This Request has no Fiscal Impact on the City.

CITY COUNCIL AGENDA REPORT

CITY HALL

CITY OF SONORA 94 N. WASHINGTON STREET, SONORA, CA 95370 P: (209) 532-4541

SERVICE, INNOVATION, INTEGRITY, COLLABORATION, RESPECT, LEADERSHIP

ATTACHMENTS:

Special Event Permit Application

CORE COUNCIL PRIORITIES:

Economic Development/Growth

SONORA
CHAMBER OF COMMERCE

January 21, 2025

City of Sonora
94 N. Washington Street
Sonora, Ca. 95370

This request is on behalf of the Sonora Chamber of Commerce regarding our summer concert series at Coffill Park for 2025. The proposed dates are June 14, July 12, August 9, September 13 and October 11, 2025. The time of the concert series will be 8pm-10pm on five 2nd Saturday Art Night summer evenings.

It has always been our vision to encourage visitors and locals alike to our downtown area. The Sonora Chamber of Commerce is dedicated to raising awareness of the Sonora area and marketing the area as a tourism destination and a destination for our locals as well.

We are respectively asking to serve beer and wine from 7pm-10pm on the above dates in Coffill Park's confined space. We will have one to two people at the entrances to these events. They will be monitored to ensure that no one enters or leaves with alcoholic beverages. In addition we will be checking ID's to make sure that no one under the age of 21 is being served plus will be also monitoring alcohol consumption.

We propose to set up a beer and wine bar under the trellis area like in years past. It will be staffed by ABC certified and trained Sonora Chamber of Commerce board members and volunteers. The Sonora Chamber has a Liability insurance policy that covers events such as this and we will acquire the ABC licenses for each event. The Sonora Chamber of Commerce has many years of experience responsively serving alcohol to the public. We will respectfully comply with the City ordinance and make sure the music ends at 10pm.

The Sonora Chamber of Commerce would be most grateful to receive approval by the City Council. I would be happy to be at your next meeting to present and discuss this plan formally and answer any questions.

Respectfully,

Katie Dunn

Katie Dunn

President/ Sonora Chamber of Commerce

City of Sonora
Special Event Permit Application

Revised February 4, 2022

Account # 001-2000-48020

A Special Event Permit is required for any <u>public</u> or <u>private</u> event to be held on any property under the City of Sonora's control. Special Event Permits are not required for events held at the Sonora Opera Hall or private events held in a City park that have 25 or fewer people in attendance and do not include setting up equipment and/or structures . A fully completed Special Event Application <u>must be</u> submitted at least 30 days prior to the event and include a non-refundable fee of $50.00, payable to the City of Sonora.

Permittee/Sponsoring Organization Information

Permittee/Organization	Sonora Chamber of Commerce
Contact Name	Katie Dunn
Street Address	47 N Washington St
City, State, Zip Code	Sonora Ca 95370
Day Phone # 209 694-4008 Evening Phone #_____ Cell Phone # [redacted]	
E-Mail Address	[redacted]
Event Day Contact "on site"	Name Katie Dunn Cell # [redacted]

Event Information

Event Title	COFFILL PARK MUSIC SERIES
Date of Event	JUNE 14, JULY 12, AUG 9, SEPT 13 AND OCT 11, 2025

Briefly explain event and activities (include entertainment information):

2nd Saturday Art Night Concert series in Coffill Park featuring local bands .

__x_Public Event ___Private Event Anticipated Attendance # __100_____

If public, is the event free? __x_YES ___NO

Amplified Music __x_YES ___NO

Event Time: Start __7PM_____ End ___10PM_____

Time : Start of Setup _5PM_____Take Down Completed____11PM_____

Street Closure Request

The following streets have been pre-approved by the City Council for temporary closure:

- ⇒ Jackson St. from Green St. to Washington St. and from Washington St. to Stewart St.
- ⇒ Dodge St. from Green St. to Washington St. and from Washington St. to Stewart St.
- ⇒ Linoberg St. from Green St. to Washington St. and from Washington St. to Stewart St.
- ⇒ Theall St. from Stewart St. to Shepherd St.
- ⇒ Theall St. from Washington St. to Stewart St.
- ⇒ Green St. from Bradford Ave. to Yaney Ave.
- ⇒ Yaney Ave. from Washington St. to Green St.

If you are requesting the closure of a different street your event will have to be approved by the City Council at a regularly scheduled City Council Meeting. You or a representative must be in attendance at the meeting.

Street Name(s):	Cross Streets:
	Between _____ & _____
	Between _____ & _____
	Between _____ & _____
	Between _____ & _____

City Parking Lot Closure Request

Location(s):	*If more than one location is being requested please indicate the activities planned in each location*

Other/Additional Property Use Request

Location(s):	*If more than one location is being requested please indicate the activities planned in each location*

If you are requesting the use of a public park it will be your responsibility to arrive early and reserve your space.

Alcoholic Beverages Public Possession & Consumption

It is unlawful for any person to drink, consume or possess an open container of any alcoholic beverage or intoxicating liquor on any property under the City of Sonora's control without prior approval of the City Council at a regularly scheduled City Council Meeting. You or a representative must be in attendance at the meeting.

Are you requesting approval to have alcoholic beverages at the event?

__X_Yes ___No

Insurance Requirements

Permittee shall maintain general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than one million dollars ($1,000,000) per occurrence, two million dollars ($2,000,000) general aggregate, for bodily injury, personal injury, and property damage, including without limitation, blanket contractual liability. Permittee's general liability policies shall be primary and non-contributory, and be endorsed using Insurance Services Office form CG 20 10 to provide that City and its officers, officials, employees, agents, and volunteers shall be additional insureds under such policies. If alcohol is being served or sold the Permittee shall also obtain Liquor Liability Insurance for an amount not less than $1,000,000 per occurrence and $1,000,000 in aggregate. The Certificate of Insurance and endorsement must be received by the City of Sonora prior to issuance of the Special Event Permit. If needed, Permittee may purchase Special Event Insurance through the City of Sonora.

Business/Residents Notification Requirements

Prior to submitting this application, Permittee must contact all residents and businesses adjacent to the event location to provide them with information about the event. This requirement does not apply to the use of City parks. List all of the individuals contacted, and the date that they were contacted, below:

Individuals Contacted	Date Contacted
El Arroyo	1/21/25
Escondite de la Torre	1/21/25

Additional Rules and Regulations

- Events cannot occur without City's approval of the Special Event Application and the issuance of a Special Event Permit.
- Upon reviewing this application the City may request additional information regarding the proposed event.
- Unless otherwise indicated, applications will be reviewed and approved, or denied, by designated City staff. Denials can be appealed to the City Council.
- Permittee is responsible for providing adequate safety protection for the traveling public.

Additional Rules and Regulations Continued

- Permittees requesting a street or parking lot closure are responsible for posting notices and placing barricades and signs as required by the City. The City will provide barricades and signage for up to two closure locations. If additional closures are needed, it will be the responsibility of the Permittee to obtain additional barricades and signage. All barricade locations must be indicated on a diagram showing the location, barricade type and signage. The diagram is to be submitted with this application. It is Permittees responsibility to place and remove all barricades, signage and notices.
- If the Permittee is requesting the removal of public parking they will be responsible for posting the parking spaces with the appropriate notices and on the required day. It is the Permittees responsibility to remove notices following the event.
- The setting up of tents and/or awnings, or erecting or construction of any structure must be depicted on a diagram and submitted with the application.
- Tents and membranes structures having an area in excess of 400 square feet shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the Sonora Fire Department. Individual tents, or aggregate area of multiple tents placed side by side, exceeding 700 square feet in total require a permit. A minimum clearance of 12 feet to all structures and other tents must be maintained.
- All air-supported or inflated tents require a permit through the Sonora Fire Department. Hay, straw, shavings or similar combustible materials shall not be located within any tent or membrane structure, except for daily feeding and care of animals. Smoking shall not be permitted within 10' of any tents. Fire Extinguishers may be required. Additional requirements may be needed based on size and occupant load.
- Upon completion of the event all garbage, debris and materials shall be entirely removed, and properly and legally disposed of by the Permittee. If area is not left clean, or if there is damage to City property, Permittee shall be responsible to reimburse the City of Sonora for all costs associated with cleanup or repair.
- Permittee must obtain a permit from the Sonora Fire Department for any type of cooking or open flame device. Fire extinguishers will be required.
- All electrical devices must be applied with approved shut-offs and must not create a trip hazard.

Submit fully completed and signed application, fee and diagram, if needed, To:

City of Sonora
Community Development Department
Attn: Tyler Summersett
94 N. Washington Street
Sonora, CA 95370

For further information and assistance - (209) 532-3508 Ext. 2 or tsummerset @sonoraca.com

Indemnity/Hold Harmless and Certification

Permittee, Promoter and/or Vendor shall indemnify, defend, and hold harmless the City, its officers, employees, agents and volunteers ("City indemnitees"), from and against any and all causes of action, claims, costs and expenses, liabilities, obligations, judgments, damages or losses, including reasonable legal counsels' fees and costs of litigation ("claims"), arising out of the Permittee's, Promoter's and/or Vendor's performance of its obligations, or failure to perform, under this agreement or out of operations conducted by Permittee, Promoter and/or Vendor, its officers, agents, subcontractors, employees, or anyone directly or indirectly employed by them, or anyone for whose acts any of them, may be liable under this Agreement, except for such loss or damage arising from the sole negligence or willful misconduct of the City. In the event the City indemnitees are made a party to any action, lawsuit, or other adversarial proceeding arising from Permittee's performance of this agreement, the Permittee shall provide a defense to the City indemnitees, or at the City's option, reimburse the City indemnitees their costs of defense, including reasonable legal counsels' fees, incurred in defense of such claims.

I hereby certify that all of the information provided on this application is complete and accurate. I have read the Special Event Permit Application and fully understand the content including the Indemnification /Hold Harmless provisions. I do hereby certify that I am duly authorized to enter into this Agreement and that the activity fully meets the conditions set forth herein and I/we agree to observe all rules and procedures as stated.

Print Name Katie Dunn

Signature Katie Dunn Date 1/21/25

CITY TO COMPLETE

City Department Review:

Sonora Fire Department	___Approved	___Denied	Date _____
Sonora Police Department	___Approved	___Denied	Date _____
Public Works Department	___Approved	___Denied	Date _____
Community Development Dept.	___Approved	___Denied	Date _____

If application is denied, list reason for denial _____

_____

CITY APPROVAL:

Conditions of Approval, if any _____

_____

_____

_____

_____ _____

Community Development Director ***Date***

CITY COUNCIL AGENDA REPORT

CITY HALL

CITY OF SONORA 94 N. WASHINGTON STREET, SONORA, CA 95370 P: (209) 532-4541

SERVICE, INNOVATION, INTEGRITY, COLLABORATION, RESPECT, LEADERSHIP

DATE: March 3rd, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Chris Gorsky, Administrative Services Director

SUBJECT: Consider Amending the City of Sonora's Farmers Market Fees as set forth in Exhibit "A"

RECOMMENDATION:

Consider Amending the City of Sonora's Farmers Market Fees as set forth in Exhibit "A"

BACKGROUND:

The City Farmers' Market serves as a key community event, promoting local agriculture, supporting small businesses, and providing residents with access to fresh produce and artisanal goods. Vendor fees have remained unchanged since 2011, despite rising operational costs related to staffing, marketing, and infrastructure.

When the City took over the management of the Sonora Certified Farmers' Market in 1997 it was very small and had only seven vendors. The City has encouraged the Market to expand by enlarging the Market Area and adding artisans and food purveyors to the mix. The City also added covered seating areas to encourage patrons to spend more time and dollars at the Market. In 2024, the market average approximately 45 vendors.

DISCUSSION / ANALYSIS:

The proposed vendor fee increase reflects current market conditions and operational expenses, ensuring that the Farmers' Market remains self-sustaining. Staff recommend increasing the fees from $35 to $40 per vendor, this adjustment represents a 14% increase, aligning the City's fees with regional averages while still providing competitive rates for local vendors. The fee increase will generate approximately $4500 and the funds will be used to add an additional contracted farmer's market support person.

Key Considerations:

- Covers increased costs for staffing and marketing.
- Ensures long-term financial sustainability without burdening the City's General Fund.
- Continue to provide a platform for local economic development.

FISCAL IMPACT:

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The proposed fee increase will generate approximately $4,500 in additional annual revenue for Market operations. This increase will ensure that the Market has adequate funding to maintain sufficient staffing levels while continuing to provide high-quality services and programming without relying on General Fund subsidies.

ATTACHMENTS:

- Exhibit “A”

CORE COUNCIL PRIORITIES:

Fiscal Responsibility and Stability, Economic Development/Growth and General Plan, Staffing - Salary, Benefits, Training, and Retention

CITY OF SONORA FEE SCHEDULE
EFFECTIVE March 3rd, 2025

	Current	New
Farmers Market Fees	$35/per vendor	$40/per vendor

CITY COUNCIL AGENDA REPORT

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SERVICE, INNOVATION, INTEGRITY, COLLABORATION, RESPECT, LEADERSHIP

DATE: March 3, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Turu VanderWiel, Chief of Police

SUBJECT: California Office of Traffic Safety Grant Application.

RECOMMENDATION:

Consider Ratifying an Application Submitted to the California Office of Traffic Safety (OTS) and Direct the Chief of Police to Return to City Council with the Application Results to Accept the Award.

BACKGROUND:

The Sonora Police Department has previously submitted an application to the Office of Traffic Safety (OTS) to support a Selective Traffic Enforcement Program aimed at preventing serious injury and death resulting from motor vehicle crashes. Using Federal Highway Safety Program funds, OTS partners with state, county, and local entities to support programs reducing the number of persons killed and injured in crashes relating to alcohol. Applications were due January 31, 2025.

If awarded, the funding will be used to implement specialized traffic enforcement strategies, which include DUI enforcement, distracted driving enforcement, and seatbelt enforcement. Funds will also be used to enhance officer training in DUI and drug recognition, as well as the purchase of additional radar speed trailers with message boards.

FISCAL IMPACT:

The amount of the award would increase the overall budget appropriation for the Police Department. The application amount is $134,093. There is no required local match contribution.

CORE COUNCIL PRIORITIES:

Fiscal Responsibility and Stability, Public Safety and Disaster Preparedness, Staffing - Salary, Benefits, Training, and Retention

CITY COUNCIL AGENDA REPORT

CITY HALL

CITY OF SONORA 94 N. WASHINGTON STREET, SONORA, CA 95370 P: (209) 532-4541

SERVICE, INNOVATION, INTEGRITY, COLLABORATION, RESPECT, LEADERSHIP

DATE: March 3, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Douglas L. White, City Attorney

SUBJECT: Waive the First Reading, Read by Title Only, and Introduce an Ordinance of the Sonora City Council Amending Section 3.16.020 of the Sonora Municipal Code

RECOMMENDATION:

Waive First Reading, Read by Title Only, and Introduce Ordinance No. 903, an Ordinance of the Sonora City Council amending Section 3.16.020, Rate, of Chapter 3.16, Sales and Use Tax, of Title 3, Revenue and Finance, of the Sonora Municipal Code.

BACKGROUND:

During the City of Sonora ("City") Council meeting on June 3, 2024, the City Council adopted Resolution No. 06-03-2024-C authorizing Amendment #1 to the Agreement for Revenue Redistribution Pertaining to the South Bypass Annexation to the City of Sonora ("Amendment #1 to the South Bypass Agreement"). The City and Tuolumne County ("County") signed Amendment #1 to the South Bypass Agreement effective June 4, 2024. Amendment #1 to the South Bypass Agreement increases the City's share of the local general fund Bradley-Burns tax that was established in the South Bypass Agreement. The South Bypass Agreement established that County shares a portion of the one percent of the 1 ¼% Bradley-Burns local tax that is distributed to local agencies to support local government general funds. In 1991, the City and County agreed to the tax redistribution in which the City would receive .87 of the one percent and the County would receive .13 of the one percent. Amendment #1 to the South Bypass Agreement will reduce the County's share from .13 to .11 and increase the City's share from .87 to .89.

DISCUSSION / ANALYSIS:

Cities and counties may adopt a Bradley-Burns tax by ordinance.[1] The City and County already adopted resolutions authorizing Amendment #1 to the South Bypass Agreement to increase the City's share of the local general fund Bradley-Burns tax to .89 of the one percent, and the City and County signed Amendment #1 to the South Bypass Agreement effective June 4, 2024. The proposed Ordinance amends section 3.16.020 of the Sonora Municipal Code to reflect the City's increased share of the Bradley-Burns tax effective June 4, 2024, as agreed upon by the City and County in Amendment #1 to the South Bypass Agreement.

[1] Rev. & Tax. Code, § 7202.

CITY COUNCIL AGENDA REPORT

CITY HALL

CITY OF SONORA 94 N. WASHINGTON STREET, SONORA, CA 95370 P: (209) 532-4541

SERVICE, INNOVATION, INTEGRITY, COLLABORATION, RESPECT, LEADERSHIP

FISCAL IMPACT:

The amendment to section 3.16.020 of the Sonora Municipal Code benefits the City by increasing the City's share of the tax revenue as agreed upon in Amendment #1 to the South Bypass Agreement.

ENVIRONMENTAL:

The Ordinance is not a "project" under the California Environmental Quality Act since it does not have the potential to cause a direct or reasonably foreseeable indirect physical change in the environment.[2]

CORE COUNCIL PRIORITIES:

Economic Development/Growth and General Plan.

OPTIONS:

1. Motion to waive first reading, read by title only, and introduce the Ordinance; or
2. Continue introduction of the Ordinance to a later City Council meeting, with direction to staff with changes; or
3. Reject the Ordinance.

ATTACHMENTS:

- Ordinance No. 903
- Resolution No. 06-03-2024-C
- Amendment #1 to the South Bypass Agreement signed by the City and County effective June 4, 2024

CORE COUNCIL PRIORITIES:

Fiscal Responsibility and Stability, Infrastructure and Engineering, Economic Development/Growth and General Plan

[2] Pub. Res. Code, § 21065.

ORDINANCE NO. 903

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONORA AMENDING SECTION 3.16.020, RATE, OF CHAPTER 3.16, SALES AND USE TAX, OF TITLE 3, REVENUE AND FINANCE, OF THE SONORA MUNICIPAL CODE

WHEREAS, section 3.16.020 of the Sonora Municipal Code establishes the rate of sales and use tax for the City of Sonora ("City"); and

WHEREAS, since January 1, 2001, the City's percent of the sales and use tax has been .87, and the percent for Tuolumne County ("County") has been.13; and

WHEREAS, on June 3, 2024, the City adopted Resolution No. 06-03-2024-C authorizing Amendment #1 to Agreement for Revenue Redistribution Pertaining to the South Bypass Annexation to the City of Sonora ("Amendment #1 to the South Bypass Agreement"); and

WHEREAS, the City and County signed Amendment #1 to the South Bypass Agreement effective June 4, 2024; and

WHEREAS, Amendment #1 to the South Bypass Agreement increased the City's share of the sales and use tax to .89 and decreased the County's share to .11; and

WHEREAS, the City Council finds that section 3.16.020 should be amended to reflect the agreed change to the distribution of sales and use tax between the City and County under Amendment #1 to the South Bypass Agreement.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF SONORA DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 3.16.020, Rate, of Chapter 3.16, Sales and Use Tax, of Title 3, Revenue and Finance, shall be amended to read as follows:

The rate of sales tax and use tax imposed by this chapter shall be as follows:

Effective Date	City Percent	County Percent
January 1, 1993	0.94	0.06
January 1, 1994	0.93	0.07
January 1, 1995	0.93	0.07
January 1, 1996	0.92	0.08
January 1, 1997	0.91	0.09
January 1, 1998	0.90	0.10

January 1, 1999	0.89	0.11
January 1, 2000	0.88	0.12
January 1, 2001	0.87	0.13
June 4, 2024	0.89	0.11

SECTION 2. SEVERABILITY. If any section, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof. The City Council of the City of Sonora hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more section(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.

SECTION 4. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective thirty (30) days from and after its final passage and adoption, provided it is published in a newspaper of general circulation at least within fifteen (15) days after its passage or a summary of the Ordinance is published in a newspaper of general circulation at least five (5) days prior to adoption and again at least within fifteen (15) days after its passage.

This Ordinance was introduced at a regular meeting of the City Council of the City of Sonora, held on the 3rd day of March 2025, and given its first reading at said meeting. Said Ordinance was given a second reading at a regular meeting of the City Council held on ___ day of ____, 2025, and after such reading, Councilmember _____, who moved its adoption, seconded by Councilmember ____, said Ordinance was thereupon adopted by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

ATTEST:

_____

Tracy Skelly
City Clerk, City of Sonora

APPROVED:

_____

Ann Segerstrom
Mayor

RESOLUTION NO. 06-03-2024-C

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONORA AUTHORIZING THE TAX REVENUE SHARING AGREEMENT BETWEEN THE COUNTY OF TUOLUMNE AND THE CITY OF SONORA RELATED TO THE SUBARU CAR DEALERSHIP, AND AUTHORIZING AMENDMENT #1 TO AGREEMENT FOR REVENUE REDISTRIBUTION PERTAINING TO THE SOUTH BYPASS ANNEXATION TO THE CITY OF SONORA

WHEREAS, Tuolumne County ("County") received an application for a Subaru development project that will be located within the County's territorial limits but also within the sphere of influence of the City of Sonora ("City"); and

WHEREAS, the City and County have a mutual interest in the development of and tax revenue derived from the Subaru development project, and the City and County have worked together to develop a fair and equitable agreement for tax sharing; and

WHEREAS, Article XIII, Section 29(b) of the California Constitution and Government Code sections 55700-55707 authorize the City and County to enter into an agreement to apportion between them the revenue derived from any sales or use tax imposed by them pursuant to local sales and use tax law, provided that the ordinance or resolution approving the agreement is approved by a two-thirds (2/3) vote of both the City Council and the County Board of Supervisors; and

WHEREAS, the City and County agree to share the tax revenue from the Subaru development project according to the terms of the attached Tax Revenue Sharing Agreement Between the County of Tuolumne and the City of Sonora Related to the Subaru Car Dealership ("Subaru Agreement"); and

WHEREAS, on May 6, 1991, the City and the County entered into an Agreement For Revenue Redistribution Pertaining to the South Bypass Annexation to the City of Sonora ("South Bypass Agreement") to address revenue redistribution related to the City's annexation of the South Bypass; and

WHEREAS, the City and County have agreed to amend the South Bypass Agreement to modify the schedule of sales tax charges as outlined in the attached Amendment #1 to Agreement for Revenue Redistribution Pertaining to the South Bypass Annexation to the City of Sonora ("Amendment #1 to the South Bypass Agreement").

NOW, THEREFORE, BE IT RESOLVED that the City of Sonora City Council hereby approves the Subaru Agreement, attached hereto as Exhibit A, by a two-thirds (2/3) vote. The City Administrator is hereby authorized to execute the Subaru Agreement, subject to any revisions approved by the City Attorney, and to perform all acts necessary and incidental to carry out the purposes of this Resolution.

BE IT FURTHER RESOLVED that the City of Sonora City Council hereby approves Amendment #1 to the South Bypass Agreement, attached hereto as Exhibit B. The Mayor is hereby authorized to execute Amendment #1 to the South Bypass Agreement, subject to any revisions approved by the City Attorney, and to perform all acts necessary and incidental to carry out the purposes of this Resolution.

PASSED, APPROVED, AND ADOPTED AS A RESOLUTION BY THE SONORA CITY COUNCIL AT A MEETING HELD BY THE CITY COUNCIL ON THE 3RD DAY OF JUNE 2024, BY THE FOLLOWING VOTE:

AYES: Plummer, Segerstrom, Cruz, Hawkins, Merrill

NOES: _____

ABSTAIN: _____

ABSENT: _____

Signed and approved on: June 3, 2024

ATTEST:

Tracy Skelly
City Clerk, City of Sonora

APPROVED:

Mark Plummer
Mayor, City of Sonora

RESOLUTION 06-03-2024-C

AMENDMENT #1 TO AGREEMENT FOR REVENUE REDISTRIBUTION PERTAINING TO THE SOUTH BYPASS ANNEXATION TO THE CITY OF SONORA

This Amendment #1 ("Amendment #1") is entered into this 4th day of June, 2024 ("Effective Date"), by and between the County of Tuolumne ("County"), a political subdivision of the State of California and the City of Sonora, a municipal corporation of the State of California, ("City").

WHEREAS, on May 6, 1991, the County and the City entered into an AGREEMENT FOR REVENUE REDISTRIBUTION PERTAINING TO THE SOUTH BYPASS ANNEXATION TO THE CITY OF SONORA ("Agreement") to address revenue redistribution related to the City's Annexation of the South Bypass; and

WHEREAS, the City and County have entered into a revenue sharing agreement related to a Subaru development project, located within the County but also within the City's Sphere of Influence; and

WHEREAS, in addition to a revenue sharing agreement related to the Subaru development project, the Parties have agreed to amend the Agreement to modify the schedule of sales tax charges; and

NOW THEREFORE, THE COUNTY AND THE CITY AGREE as follows:

1. As of the Effective Date of Amendment #1, Article III, Section 3, Exhibit A is hereby amended as attached hereto.

2. Except as amended herein, all other terms and conditions of the Agreement not inconsistent with this Amendment #1 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment #1 as of the date written above.

COUNTY OF TUOLUMNE	CITY OF SONORA
By: David Goldemberg, Chair Board of Supervisors	By: Mark Plummer, Mayor
ATTEST:	

AMENDMENT #1 TO AGREEMENT FOR REVENUE REDISTRIBUTION PERTAINING TO THE SOUTH BYPASS ANNEXATION TO THE CITY OF SONORA

This Amendment #1 ("Amendment #1") is entered into this 4th day of June, 2024 ("Effective Date"), by and between the County of Tuolumne ("County"), a political subdivision of the State of California and the City of Sonora, a municipal corporation of the State of California, ("City").

WHEREAS, on May 6, 1991, the County and the City entered into an AGREEMENT FOR REVENUE REDISTRIBUTION PERTAINING TO THE SOUTH BYPASS ANNEXATION TO THE CITY OF SONORA ("Agreement") to address revenue redistribution related to the City's Annexation of the South Bypass; and

WHEREAS, the City and County have entered into a revenue sharing agreement related to a Subaru development project, located within the County but also within the City's Sphere of Influence; and

WHEREAS, in addition to a revenue sharing agreement related to the Subaru development project, the Parties have agreed to amend the Agreement to modify the schedule of sales tax charges; and

NOW THEREFORE, THE COUNTY AND THE CITY AGREE as follows:

1. As of the Effective Date of Amendment #1, Article III, Section 3, Exhibit A is hereby amended as attached hereto.

2. Except as amended herein, all other terms and conditions of the Agreement not inconsistent with this Amendment #1 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment #1 as of the date written above.

COUNTY OF TUOLUMNE	CITY OF SONORA
By: David Goldemberg, Chair Board of Supervisors	By: Mark Plummer, Mayor
ATTEST:	

By: Heather Ryan, Board Clerk Seal	
APPROVED AS TO LEGAL FORM: By: Sarah Carrillo, County Counsel	APPROVED AS TO LEGAL FORM: By: Douglas L. White, City Attorney

By: Heather Ryan, Seal Board Clerk	
APPROVED AS TO LEGAL FORM: By: Sarah Carrillo, County Counsel	APPROVED AS TO LEGAL FORM: By: Douglas L. White, City Attorney

Exhibit A

Schedule of Sales Tax Changes

Year	City's	County's
1	0.94	0.06
2	0.94	0.06
3	0.93	0.07
4	0.93	0.07
5	0.92	0.08
6	0.91	0.09
7	0.90	0.10
8	0.89	0.11
9	0.88	0.12
10	0.87	0.13
11 and each year thereafter, commencing on the Effective Date set forth in this Amendment	0.89	0.11

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Sonora will conduct a public hearing on a proposed ordinance at the regular meeting on Monday, March 3, 2025, at 5:00 p.m. in the City of Sonora Council Chambers located at 94 North Washington Street Sonora, CA for the purpose of considering the matter described below.

The City Council will consider the adoption of an ordinance amending section 3.16.020 of the Sonora Municipal Code. During the City Council meeting on June 3, 2024, the City Council adopted Resolution No. 06-03-2024-C authorizing Amendment #1 to Agreement for Revenue Redistribution Pertaining to the South Bypass Annexation to the City of Sonora ("Amendment #1 to the South Bypass Agreement"). The City and County signed Amendment #1 to the South Bypass Agreement effective June 4, 2024. Amendment #1 to the South Bypass Agreement increased the City's share of the sales and use tax from .87 to .89 percent and decreased the share for Tuolumne County ("County") from .13 to .11 percent. The proposed ordinance will amend section 3.16.020 of the Sonora Municipal Code to reflect the City's increased share and the County's decreased share of the sales and use tax as agreed upon in Amendment #1 to the South Bypass Agreement.

The meeting will be physically open to the public for public input. Pursuant to State law, challenges in court to actions on the above proposal may be limited to issues raised during public hearings or meetings conducted on the matter, or in correspondence submitted prior to the start of the meeting.

The proposed ordinance will be available for review at the City of Sonora Administration Department, 94 North Washington Street, Sonora CA 95370, Monday through Friday, between the hours of 8:00 a.m. and 4:00 p.m. or on the City's website at www.sonoraca.com. Questions regarding the project may be directed to Tracy Skelly, City Clerk, at (209) 532-4541.

Upon request, the agenda and the documents in the meeting agenda packet can be made available to persons with a disability. In compliance with the Americans with Disabilities Act, the City encourages those with disabilities to participate fully in the meeting process. Any person requiring special assistance to participate in the meeting should call 209-532-4541 at least forty-eight (48) hours prior to the meeting.

Date Notice Published: February 25, 2025
The Union Democrat, Sonora, CA 95370

Tracy L. Skelly

Tracy L. Skelly, City Clerk

CITY HALL

CITY OF SONORA 94 N. WASHINGTON STREET, SONORA, CA 95370 P: (209) 532-4541
SERVICE, INNOVATION, INTEGRITY, COLLABORATION, RESPECT, LEADERSHIP

February 27, 2025

Honorable Jaron Brandon
Honorable Ryan Campbell
Honorable Anaiah Kirk
Honorable Michael Holland
Honorable Steven Griefer
Tuolumne County Board of Supervisors
2 Green St.
Sonora CA 95370

Dear Sirs:

On behalf of the City of Sonora, I intend to present this statement at Public Comment to the assembled Board of Supervisors on March 4, 2025. For your reference, attached you'll find the City of Sonora's **Resolution Affirming the City of Sonora's Commitment to Safety, Fairness and Inclusion** for your consideration and in solidarity with the upcoming proclamation condemning violence and hate on your March 4th agenda.

In view of a recent incident of assault in Jamestown and the county-wide reaction, the time has come for local government to address our citizens with a unified message denouncing any form of violence and supporting provision of public safety for all.

In the spirit of collaboration for the best interest of all citizens,

Ann E. Segerstrom

Ann Segerstrom
Mayor
City of Sonora

CITY HALL

CITY OF SONORA 94 N. WASHINGTON STREET, SONORA, CA 95370 P: (209) 532-4541

SERVICE, INNOVATION, INTEGRITY, COLLABORATION, RESPECT, LEADERSHIP

As the current Mayor of Sonora, I'm proud of past and present Sonora City Councils for their hard work in recent years to ensure our City is a safe and welcoming place for all.

The City responded to the nationwide public outcry of police violence after the murder of George Floyd with the formation of a Social Equity Committee. After two years in the making, the Committee issued **A Resolution Affirming the City of Sonora's Commitment to Safety, Fairness, and Inclusion**, which was subsequently passed by the sitting council and is now prominently posted on the City's website (www.sonoraca.com). The resolution voices the City's position supporting public safety and individual equality and inclusion for all its residents and visitors. In addition, the resolution takes a strong position condemning acts of violence, aggression, and exclusion against anyone, but naming these marginalized groups in particular—Black, Indigenous, People of Color, the impoverished, the unhoused, the mentally or physically disabled, and members of the LGBTQIA+ community.

In the resolution, the City denounces hate and discrimination in any form. We remain committed to these words, and, I continue to believe them eloquent and powerful. In the City of Sonora, we want every person to know that they are safe, valued, and welcomed in our community, and that the City provides a haven for gathering. To ensure our ability to maintain this level of security, and with our residents' support, in 2022 Measure Y increased our City's public safety funding and allowed full staffing of our police department. With targeted determination, the City's actions have matched our Resolution's forceful declarations.

Now, at the conclusion of the Sheriff's investigation into the January assault incident in Jamestown and with formal charges filed against the perpetrators in Superior Court, the City of Sonora applauds the Tuolumne County Board of Supervisors for adopting a similar resolution decrying violence and hateful actions against any citizen, and for supporting the safety and protection of individuals living within our County. While we can be very different as individuals, we must stand together as a community to serve as a secure and protective harbor for all. Thank you for instilling confidence that our local governments have the best interests of our entire population in mind and on their agendas.

RESOLUTION 04-18-2022-C

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONORA AFFIRMING THE CITY OF SONORA'S COMMITMENT TO EQUITY, FAIRNESS, & JUSTICE

"Injustice anywhere is a threat to justice everywhere. We are caught in an inescapable network of mutuality, tied in a single garment of destiny. Whatever affects one directly, affects all indirectly. Never again can we afford to live with the narrow, provincial 'outside agitator' idea. Anyone who lives inside the United States can never be considered an outsider anywhere within its bounds."
- Letter from a Birmingham Jail. Martin Luther King, Jr.

WHEREAS, the City of Sonora acknowledges the Tuolumne Band of Me-Wuk Indians and the Chicken Ranch Tribe of Me-Wuk Indians as the original inhabitants and stewards of this land, who continue to be strong, beloved leaders, and impactful members of this community; and

WHEREAS, the City of Sonora affirms its wish to be known, not only for the beauty of its place in the Sierra Nevada foothills and its vibrant Gold Country history, but to be known for being a champion of racial equity, justice, and acceptance; and

WHEREAS, the City of Sonora is proud of its Gold Rush history, which created opportunities for many people, but recognizes that this was also a period of violence, exclusion, and unjust laws against Indigenous, Chinese, Mexican, Chilean, and others; and

WHEREAS, the City of Sonora is committed to seeking a thoughtful and inclusive way to heal the wounds and inequities, reconcile the divide, and take steps to make sure that acts of violence, aggression, and exclusion will not happen against any marginalized groups, including but not limited to, Black, Indigenous, People of Color (BIPOC), those living in poverty, and those unhoused, those with mental or physical disabilities, and members of the LGBTQIA+ community; and

WHEREAS, the City of Sonora proclaims that it is committed to diversity, equity, and an atmosphere of inclusiveness and it respects the dignity of every person without regard to race, sex, religion, ancestry, national origin, immigration status, marital status, age, disability, sexual orientation, gender identity, or political affiliation. The City denounces all hate and discrimination in any form; and

WHEREAS, the City of Sonora recognizes that the City's diversity will continue to change, the City of Sonora acknowledges its responsibility to be culturally aware and racially and socially equitable; and

WHEREAS, the City of Sonora understands that we cannot reconcile the divide of the present without building a culture of inquiry and learning and must commit to listening and considering different points of view, especially towards those with whom we disagree; and

WHEREAS, the City of Sonora recognizes this as a historic moment to be seized upon and believes it cannot answer this time with silence.

NOW, THEREFORE, BE IT RESOLVED, the City of Sonora and its community welcomes and embraces cultural awareness and inclusivity and pledges to be a refuge, ally, and provide a safe zone to people of all racial, ethnic, and multicultural backgrounds for conversations, reflection, and understanding.

NOW, THEREFORE, BE IT RESOLVED, the City of Sonora, to fulfill its obligation to protect the public's safety and promote human rights and racial justice, proclaims that it is committed to acknowledging and celebrating diversity and equity and contributing to an atmosphere of inclusion that respects the dignity of every person without regard to race, sex, religion, ancestry, national origin, immigration status, marital status, age, physical or emotional disability, sexual orientation, gender identity, economic status, or political affiliation. The City of Sonora denounces all hate and discrimination in any form.

NOW, THEREFORE, BE IT RESOLVED, the City of Sonora calls to residents to treat their neighbors with kindness, empathy, trust, and respect so that we may live and thrive together in a community of acceptance and peace.

NOW, THEREFORE, BE IT RESOLVED, the City of Sonora will promote an atmosphere of inclusion, listening, and addressing disparities that may arise in its future, focusing on our community's needs and values.

NOW, THEREFORE, BE IT RESOLVED, the City of Sonora pledges to engage individuals more impacted by social inequities, fostering a community where all ethnicities, cultural backgrounds, sexual orientations, and religions feel safe, represented, and included within our community.

NOW, THEREFORE, BE IT RESOLVED, the City of Sonora, in concert with City Staff, the City Council, the Social Equity Committee, and community partners, will work to identify existing disparities and systemic barriers and develop a plan to achieve intended Diversity, Equity, & Inclusion (DEI) outcomes and report measurable progress as a part of the Council's goal-setting exercise, while also recognizing and celebrating progress already made in the community.

NOW, THEREFORE, BE IT RESOLVED, the City of Sonora understands that this cannot be the work of the City alone and that we must join as a community, with groups and individuals interested in and committed to creating a racially and socially equitable community.

NOW, THEREFORE, BE IT RESOLVED, the City of Sonora will join in community, to keep this conversation alive, with a commitment to heal the wounds of past and present racial injustices as well as the current divide, preventing future harm from happening with ongoing honest and civil discourse to discourage all forms of discriminatory practices that are damaging, not only to individuals, but to the economic prosperity and wellbeing of our community.

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 April 18, 2022, by the following votes:

AYES: **Garaventa, Segerstrom, Such**

NOES: **Hawkins, Plummer**

ABSENT: _____

Signed and dated:

Matt Hawkins

Mayor of the City of Sonora

ATTEST: Tracy L. Skelly, City Clerk

Jackie Smith for Jackie Smith

Deputy City Clerk of the City of Sonora