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, October 20, 2025
5:00 PM

NOTICE IS HEREBY GIVEN that the Sonora City Council will have their regular meeting on October 20, 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

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CLOSED SESSION - 4:00 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, Assistant City Administrator; Employee Organization: Sonora Fire Fighters Association (SFFA).

   B. Conference with Labor Negotiators (Gov. Code Section § 54957.6): Agency Designated Representatives: Melissa Eads, City Administrator; Chris Gorsky, Administrative Services Director; Employee Organization: Sonora Police Officers' Association (SPOA).

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. Receive an Update from the President of the Sonora Chamber of Commerce Katie Dunn; Melisa Eads, City Administrator.

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

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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 Meeting Minute from September 15, 2025; Stacy Enos-Del Razo, Deputy City Clerk.

B. Consider Acceptance of an Informational Report for September 2025 Accounts Payable Payment Register and Void Report; Chris Gorsky, Assistant City Administrator

C. Consider Approval of Disbursements in the Amount of $198,612.86 and $195,840.14 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.

D. Consider Approval of Resolution No.10-20-2025-A Amending and Restating the Joint Powers Agreement of the CSJVRMA and Authorizing the City Administrator to Execute the Agreement; Chris Gorsky, Assistant City Administrator.

E. Consider Approval of a Proclamation Condemning Violence and Promoting Respectful Dialogue; Stephen Opie, Councilmember.

F. Waive the Second Reading, Read by Title Only, and Adopt Ordinance No. 910 of the Sonora City Council Repealing and Replacing Section 8.40.010, Fire Hazard Severity Zones, of Section 8.40, Fire Hazard Severity Zones, of Title 8, Health and Safety, of the Sonora Municipal Code to Align with Ordinance No. 906; Douglas White, City Attorney.

G. Consider Recommendation to Formally Dissolve Four (4) City Commissions/Committees:

1. Waive the Second Reading, Read by Title Only, and Adopt an Ordinance of the Sonora City Council Amending Chapter 12.20, Shade Trees and Shrubs, of Title 12, Streets and Sidewalks, of the Sonora Municipal Code to Dissolve the City Tree and Landscaping Board.

2. Waive the Second Reading, Read by Title Only, and Adopt an Ordinance of the Sonora City Council Amending Sections 2.36.040, Management and Supervision, 2.36.060, Superintendent – Purchases; City Council Approval, and 2.36.130, Grave Markers – Requirements, of Chapter 2.36, Cemeteries, Of Title 2, Administration and Personnel, of the Sonora Municipal Code to Dissolve the Cemetery Committee.

3. Waive the Second Reading, Read by Title Only, and Adopt an Ordinance of the Sonora City Council Repealing Chapter 10.24, Parking and Traffic Commission, of Title 10, Vehicles and Traffic, of the Sonora Municipal Code to Dissolve the Parking and Traffic Commission.

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4. Waive the Second Reading, Read by Title Only, and Adopt an Ordinance of the Sonora City Council Amending Sections 17.33.050 Administration, and 17.33.030, Land Use Plan, of Chapter 17.33, Commercial Specific Plan, of Title 17, Zoning, of the Sonora Municipal Code; Douglas White, City Attorney.

H. Consider Approval of Resolution Number 10-20-2025-B, Authorizing the Closure of State Route 49 (Washington Street) and Certain City Streets and Designating Temporary "No Parking" Zones for the 42nd Annual Historic Downtown Christmas Parade; Release the Three-Hour Parking Restrictions from Monday, November 17, through Friday, January 2, 2026, within the Downtown Corridor; and Request the Mayor or Vice Mayor Represent the City in the Christmas Parade; Turu VanderWiel, Police Chief.

I. Consider Approval of the Solid Waste Franchise Agreement, with All Exhibits, to California Waste Recovery Systems, LLC (Cal-Waste) for Subscription Based Solid Waste, Recycling, and Green Waste Collection and Management Services; Carlye Buchholz, City Engineer.

14. PUBLIC HEARINGS

A. Waive First Reading, Read by Title Only, and Introduce an Ordinance of the Sonora City Council Clarifying Ordinance No. 905; Repealing Chapter 8.30, Emergency Services; and Repealing and Replacing Chapter 2.28, Emergency Services (Reserved) of the Sonora Municipal Code; Douglas White, City Attorney.

B. Consider Adoption of Resolution No. 10-20-2025-C - Amending the City's General Plan to Approve the 2024-2029 Housing Element, Including Adoption of an Initial Study/Negative Declaration in Accordance with the California Environmental Quality Act; Tyler Summersett, Community Development Director.

1. Adoption of the Initial Study and Negative Declaration as the Appropriate Level of Environmental Review in Accordance with the California Environmental Quality Act (CEQA) and Guidelines;

2. Adoption of Findings of Fact for Approval of the 2024-2029 Housing Element as Presented in the Staff Report; and,

3. Approval of the 2024-2029 Housing Element as Included in the Agenda Materials.

15. QUARTERLY REPORTS

A. Receive the Sonora Community Development Department Quarterly Report for July, August, and September of 2025; Tyler Summersett, Community Development Director.

B. Receive the Sonora Engineering Department Quarterly Report for July, August, and September 2025; Mike Pugh, City Engineer, Carlye Buchholz, City Engineer.

C. Receive the Sonora Fire Department Quarterly Report for July, August, and September 2025; Gary Carlson, Interim Fire Chief.

D. Receive the Sonora Police Departments Quarterly Report for July, August, and September 2025.

E. Receive the Sonora Public Works Department Quarterly Report for July, August, and September 2025; Mike Lagomarsino, Public Works Supervisor.

16. COUNCIL MEMBER REPORTS

17. ADJOURNMENT

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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: October 20, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Melissa Eads, City Administrator

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

RECOMMENDATION:

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

DISCUSSION / ANALYSIS:

President of the Sonora Chamber of Commerce Katie Dunn will Present an 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: October 20, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Stacy Enos-Del Razo, Deputy City Clerk

SUBJECT: Meeting Minutes from September 15, 2025.

RECOMMENDATION:

Consider Approval of the Meeting Minute from September 15, 2025.

DISCUSSION / ANALYSIS:

Staff Recommends the City Council Approve the Meeting Minutes from September 15, 2025.

FISCAL IMPACT:

No Fiscal Impact to the General Fund.

ATTACHMENTS:

Meeting Minutes from September 15, 2025.

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
Monday, September 15, 2025
5:00 PM

NOTICE IS HEREBY GIVEN that the Sonora City Council will have their regular meeting on September 15, 2025, at 5:00 PM in the City of Sonora Council Chambers located at 94 N. Washington Street Sonora, CA 95370.

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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

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CLOSED SESSION - 4:00 PM

CALL TO ORDER

Called to order at 4:00 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

1. Conference with Labor Negotiators (Gov. Code Section § 54957.6): Agency Designated Representatives: Melissa Eads, City Administrator; Chris Gorsky, Administrative Services Director; Employee Organization: Sonora Fire Fighters Association (SFFA).

2. Conference with Legal Counsel – Anticipated Litigation - Initiation of Litigation Pursuant to Gov. Code, § 54956.9(d)(4): One (1) Potential Case; Douglas White, City Attorney, Melissa Eads, City Administrator.

3. Conference with Legal Counsel – Liability Claim - Pursuant to Gov. Code, § 54956.95: One (1) Potential Case, Claimant: Tourte; Agency Claimed Against: City of Sonora; Chris Gorsky, Assistant City Administrator.

RECONVENE INTO OPEN SESSION

OPEN SESSION - 5:00 PM

Called to order at 5:00 PM.

REPORT OUT OF CLOSED SESSION

Mayor Ann Segerstrom stated direction was given to staff.

PLEDGE OF ALLEGIANCE

Councilmember Bess Levine led the Pledge of Allegiance.

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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, September 12, 2025 at 10:31 AM.

APPROVAL OF THE AGENDA

Councilmember Stephen Opie requested a moment of silence.

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

Mayor Ann Segerstrom called for a moment of silence.

PUBLIC COMMENT (NON-AGENDA ITEMS)

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Karl Rodefer addressed the Council.

Melissa Compton from Foothill Pregnancy Center addressed the Council.

Katie Dunn President of the Sonora Chamber of Commerce informed those in attendance the Chamber Mixers are the third Tuesday of each month; the next Mixer is hosted by Black Oak Casino at Seven Sisters; and the 2nd Annual Sidewalk Sale is Saturday September 27th from 10:00 AM - 5:00 PM.

Councilmember Mark Plummer made a statement during public comment.

Councilmember Stephen Opie, City Administrator Melissa Eads and Doug White City Attorney discussed protocol.

Vice Mayor Andy Merrill made additional comments.

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PRESENTATIONS

4. Receive a Presentation from the Sierra Nevada Energy Watch (SNEW) Program Staff Outlining Benchmarking completed for the City of Sonora; Tyler Summersett, Community Development Director.

   Tyler Summersett Community Development Director introduced Christina Weldon, Climate and Energy Technician from the Sierra Business Council; the presentation included the Sierra Nevada Energy Watch Program (SNEW); City of Sonora Electricity Analysis; Average Annual Electricity Usage and Costs; Annual Electricity Usage Trends; Electricity Cost Trends; Rate Comparison 2023 Usage; and Mono Way Electricity Rate Fluctuation.

   Councilmembers asked questions and made comments.

   A member of the public addressed the Council.

   Christina Weldon Climate and Energy Technician presented the last slide, Next Steps.

   Councilmembers made comments and asked additional questions.

   Tyler Summersett Community Development Director thanked the Sierra Business Council.

   Councilmembers continued to discuss.

   Mayor Ann Segerstrom asked if the public had anything else to comment, a member of the public made additional comments.

5. Receive an Introduction of Brittan Gregory, Sonora Fire Chief; Interim Fire Chief Gary Carlson.

   Gary Carlson Interim Fire Chief introduced Brittan Gregory as the new City of Sonora Fire Chief.

   Mayor Ann Segerstrom informed those in attendance that she, the new Fire Chief and the Interim Fire Chief will be at Knox Coffee Tuesday the 23rd from 8:00 AM - 10:00 AM to Meet the Mayor.

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.

6. Consider Acceptance of an Informational Report for August 2025 Accounts Payable Payment Register and Void Report; Chris Gorsky, Assistant City Administrator

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

7. Consider Approval of Disbursements in the Amount of $207,352.57, and $198,018.54 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. Consider Approval of Resolution 09-15-2025-A, Authorizing the Closure of State Route 49 (Washington Street) and Certain City Streets for the 2025 Sonora Union High School Homecoming Parade; Turu VanderWiel, Police Chief.

9. Consider Approval of a Memorandum of Understanding (MOU) Between the City of Sonora and CAL FIRE to Allow the Use of Conservation Camp Crews for Fuels Management, Hazard Reduction, and Conservation Projects Within the City of Sonora; Melissa Eads, City Administrator.

   Councilmember Mark Plummer commented on the MOU between the City of Sonora and CAL FIRE.

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

UNFINISHED BUSINESS

10. Receive an Update on the City of Sonora Solid Waste Franchise Agreement Negotiations with California Waste Recovery Systems, LLC for Subscription-Based Solid Waste, Recycling, and Green Waste Collection and Management Services with Direction to Proceed with Proposition 218 Compliance Procedures, and Provide Direction on the Distribution of the Modified Recycling Revenue Share Program; Carlye Buchholz, City Engineer.

    Carlye Buchholz City Engineer gave an update on negotiations; residential garbage rates; commercial garbage rates; modified recycling revenue sharing; commercial recycling rates; and additional negotiations with Cal-Waste.

    Melissa Eads City Administrator and the Councilmembers made additional comments and asked questions.

    Casey Vaccarezza Cal Waste addressed the Council.

    Carlye Buchholz City Engineer reviewed frequently asked questions including the value added services; cost comparison between Cal Waste and Waste Management; the time frame for Cal Waste to coordinate the transition; the types of trucks Cal Waste has to provide service to the City; and the next steps.

    Councilmembers discussed with Melissa Eads City Administrator.

Councilmembers unanimously gave direction to staff to begin public outreach and Proposition 218 outreach.

No vote was taken.

Councilmember Mark Plummer thanked Waste Management.

A member of the public shared he is happy with the outcome.

Councilmember Mark Plummer thanked staff and Cal Waste.

NEW BUSINESS

11. Consider Allowing Alcohol Vendors at the Sonora Farmers Market for the Remainder of the 2025 Market Season and for Future Market Years; Tyler Summersett, Community Development Director.

Tyler Summersett Community Development Director addressed the Council on allowing alcohol vendors at the Sonora Farmers Market.

Councilmembers made comments and asked questions.

Katie Dunn asked a question about Certified Organic.

Councilmembers continued to discuss with Tyler Summersett Community Development Director.

Lieutenant Hannula addressed the Council on ABC rules for Farmers Market.

Councilmembers continued to discuss.

No Vote was taken Councilmembers unanimously agreed to allow Alcohol Vendors at the Farmers Market.

COUNCIL MEMBER REPORTS

Councilmember Stephen Opie attended TCTC/TCTA (Tuolumne County Transportation Council/Tuolumne County Transit Agency) for Vice Mayor Andy Merrill; YES Council; and the Reagan Dinner.

Councilmember Bess Levine attended Visit Tuolumne County Marketing meeting.

Vice Mayor Andy Merrill thanked the Councilmembers for filling in while he was away.

Councilmember Mark Plummer attended the TCTC meeting (Tuolumne County Transportation Council); and the Tuolumne County Airport Land Use Commission was cancelled.

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Mayor Ann Segerstrom attended the final Parking and Traffic Committee meeting; LAFCO (Local Agency Formation Commission); elected official training; harassment training; Solid Waste Committee for Vice Mayor Andy Merrill; Coffee with Cops is at the Aronos Club October 2nd; September 23rd at Knox Coffee Meet the Mayor, Interim Fire Chief and new Fire Chief from 8:00 - 10:00 am; the Sidewalk Sale is coming up; and the Quilt Show is September 19th and 20th.

ADJOURNMENT

Adjourned at 6:46 PM.

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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: October 20, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Chris Gorsky, Assistant City Administrator

SUBJECT: Consider Acceptance of an Informational Report for September 2025 Accounts Payable Payment Register and Void Report.

RECOMMENDATION:

Consider Acceptance of an Informational Report for September Accounts Payable Payment Register and Void Report.

BACKGROUND:

The Administrative Services Department manages the payment processing for all City disbursements. The City has three main types of payments which includes the following:

1. Vendors – These payments are associated with goods received and contractual services provided to the City and payroll benefits paid by the City on behalf of City employees.
2. Refunds – These payments are associated with refunds issued for deposits collected and have been authorized to be released for business licenses, building permits, rental agreements, etc.
3. Employees – These payments are associated with City-related travel advances and reimbursements related to training events or City business reimbursements.

DISCUSSION / ANALYSIS:

On a monthly basis, Administrative Services Staff prepare a monthly warrant report of vendors receiving payment from the City. The informational report for the monthly payments provides Council the oversight and ability to review all spending activity for the City.

FISCAL IMPACT:

No fiscal impact will result from this informational report on the September Accounts Payable Payment Register and Void report. Expenditures are tracked according to budget authority.

All payments have been approved for payment through the adoption of the fiscal year budget or by an additional item passed by Council.

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:

- Accounts Payable Warrants Report

CORE COUNCIL PRIORITIES:

Fiscal Responsibility and Stability, Staffing - Salary, Benefits, Training, and Retention

City of Sonora
A/P Register
September 2025

Check Number	Effective Date	Document Description	ID	Payee	Check Amount	Payment Type	VOID ?
203292	9/4/2025	System Generated Check/Voucher	200005	Amazon Business	86.52	Check	No
203293	9/4/2025	System Generated Check/Voucher	200024	Comcast Business	201.36	Check	No
203294	9/4/2025	System Generated Check/Voucher	200028	General Plumbing Supply	29.19	Check	No
203295	9/4/2025	System Generated Check/Voucher	200032	Mountain Oasis Water	25.95	Check	No
203296	9/4/2025	System Generated Check/Voucher	200033	ODP Business Solutions, LLC	132.45	Check	No
203297	9/4/2025	System Generated Check/Voucher	200036	O'Reilly Auto Parts	19.55	Check	No
203298	9/4/2025	System Generated Check/Voucher	200038	Safeguard Pest Control	408.00	Check	No
203299	9/4/2025	System Generated Check/Voucher	200043	Sonora Lumber Company	8.82	Check	No
203300		VOID - Tuolumne Utilities District - Overflow			0.00		Yes
203301	9/4/2025	System Generated Check/Voucher	200047	Tuolumne Utilities District	8,459.44	Check	No
203302	9/4/2025	System Generated Check/Voucher	200069	Signal Service	345.00	Check	No
203303	9/4/2025	System Generated Check/Voucher	200101	Pine Alley Saw Shop	3,290.34	Check	No
203304	9/4/2025	System Generated Check/Voucher	200263	Hunt & Sons LLC	2,565.95	Check	No
203305	9/4/2025	System Generated Check/Voucher	200266	Quick Start Fitness Equipment Services	597.04	Check	No
203306	9/4/2025	System Generated Check/Voucher	200283	California Peace Officers' Association	175.00	Check	No
203307	9/4/2025	System Generated Check/Voucher	200413	CSG Consultants	124.00	Check	No
203308	9/4/2025	System Generated Check/Voucher	200487	Standard Insurance Company	174.00	Check	No
203309	9/4/2025	System Generated Check/Voucher	200522	Empire Insignias	485.00	Check	No
203310	9/4/2025	System Generated Check/Voucher	200610	Ann Segerstrom	700.00	Check	No
203311	9/4/2025	System Generated Check/Voucher	200637	Industrial Electrical Co., Inc.	1,296.44	Check	No
203312	9/4/2025	System Generated Check/Voucher	200685	Trace Analytics, LLC	95.00	Check	No
203313	9/4/2025	System Generated Check/Voucher	200750	Jessica Hodge	540.00	Check	No
203314	9/4/2025	System Generated Check/Voucher	Emp2031	Jennifer Hannula	644.83	Check	No
203315	9/4/2025	System Generated Check/Voucher	Emp2077	Kimberly Hofmann	391.72	Check	No
203316	9/4/2025	System Generated Check/Voucher	FM2001	Mourad Cherif (Hummus Heaven)	18.00	Check	No
203317	9/4/2025	System Generated Check/Voucher	FM2004	Sunny Pence dba Pence Farm Sourdou	46.00	Check	No
203318	9/4/2025	System Generated Check/Voucher	FM2005	Sally J Oliver Trial dba Bon Appetit	43.00	Check	No
203319	9/4/2025	System Generated Check/Voucher	FM2007	Tyson Hill Farm LLC	23.00	Check	No
203320	9/4/2025	System Generated Check/Voucher	FM2008	J&J Ramos Farms, Inc.	37.00	Check	No
203321	9/4/2025	System Generated Check/Voucher	FM2017	Columbia Kate's Teahouse & Bakery	44.00	Check	No
203322	9/4/2025	System Generated Check/Voucher	FM2018	Joseph Horat	10.00	Check	No
203323	9/4/2025	System Generated Check/Voucher	FM2019	Sunshine Organic	93.00	Check	No

City of Sonora
A/P Register
September 2025

Check Number	Effective Date	Document Description	ID	Payee	Check Amount	Payment Type	VOID ?
203324	9/4/2025	System Generated Check/Voucher	FM2020	That Garlic Stuff	12.00	Check	No
203325	9/5/2025	System Generated Check/Voucher	200011	AT&T Calnet 3	621.97	Check	No
203326	9/5/2025	System Generated Check/Voucher	200035	Pacific Gas and Electric	42.38	Check	No
203327	9/5/2025	System Generated Check/Voucher	200043	Sonora Lumber Company	3.91	Check	No
203328	9/5/2025	System Generated Check/Voucher	200066	Muni Sevices / Avenu	191.16	Check	No
203329	9/5/2025	System Generated Check/Voucher	200080	JTM Cleaning Co.	1,350.00	Check	No
203330	9/5/2025	System Generated Check/Voucher	200086	NORMAC	1,144.75	Check	No
203331	9/5/2025	System Generated Check/Voucher	200207	Sonora Police Officers Association	1,024.82	Check	No
203332	9/5/2025	System Generated Check/Voucher	200209	VALIC	25.00	Check	No
203333	9/5/2025	System Generated Check/Voucher	200210	Operating Engineers #3	260.00	Check	No
203334	9/5/2025	System Generated Check/Voucher	200216	Franchise Tax Board	0.88	Check	No
203335	9/5/2025	System Generated Check/Voucher	200216	Franchise Tax Board	332.00	Check	No
203336	9/5/2025	System Generated Check/Voucher	200216	Franchise Tax Board	238.89	Check	No
203337	9/5/2025	System Generated Check/Voucher	200226	Rebecca Howard	1,234.34	Check	No
203338	9/5/2025	System Generated Check/Voucher	200263	Hunt & Sons LLC	350.39	Check	No
203339	9/5/2025	System Generated Check/Voucher	200265	Tuolumne County Public Works Departı	74.25	Check	No
203340	9/5/2025	System Generated Check/Voucher	200287	Ross' Ladder Service	2,198.00	Check	No
203341	9/5/2025	System Generated Check/Voucher	200303	Pat Perry	211.18	Check	No
203342	9/5/2025	System Generated Check/Voucher	200402	Viking Shred	119.98	Check	No
203343	9/5/2025	System Generated Check/Voucher	200505	Valley Strong Credit Union	2,106.00	Check	No
203344	9/5/2025	System Generated Check/Voucher	200531	California State Disbursement Unit	258.92	Check	No
203345	9/5/2025	System Generated Check/Voucher	200535	Toshiba Financial Services	2,204.42	Check	No
203346	9/5/2025	System Generated Check/Voucher	200640	Diamond Digital Marketing Co.	3,400.00	Check	No
203347	9/5/2025	System Generated Check/Voucher	200728	MR. Diesel Repair LLC	1,859.58	Check	No
203348	9/5/2025	System Generated Check/Voucher	200740	Softchoice Corporation	2,390.38	Check	No
203349	9/5/2025	System Generated Check/Voucher	200755	Selman & Company, LLC	94.80	Check	No
203350	9/5/2025	System Generated Check/Voucher	Emp2077	Kimberly Hofmann	391.72	Check	No
203351	9/5/2025	System Generated Check/Voucher	FM2001	Mourad Cherif (Hummus Heaven)	10.00	Check	No
203352	9/5/2025	System Generated Check/Voucher	FM2002	Dambacher Family Farms	3.00	Check	No
203353	9/5/2025	System Generated Check/Voucher	FM2003	Jonathan Anderson dba Tuttletown Far	93.00	Check	No
203354	9/5/2025	System Generated Check/Voucher	FM2004	Sunny Pence dba Pence Farm Sourdou	43.00	Check	No
203355	9/5/2025	System Generated Check/Voucher	FM2008	J&J Ramos Farms, Inc.	96.00	Check	No

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Check Number	Effective Date	Document Description	ID	Payee	Check Amount	Payment Type	VOID ?
203356	9/5/2025	System Generated Check/Voucher	FM2009	Bulk Farms Inc dba Oakdale Cheese	6.00	Check	No
203357	9/5/2025	System Generated Check/Voucher	FM2011	Oscar A Campos dba Salsa 4 All Seasc	13.00	Check	No
203358	9/5/2025	System Generated Check/Voucher	FM2016	Sweet Water Farm & Ranch Co	25.00	Check	No
203359	9/5/2025	System Generated Check/Voucher	FM2018	Joseph Horat	3.00	Check	No
203360	9/5/2025	System Generated Check/Voucher	200016	Tuolumne County Public Power Agency	4,106.56	Check	No
203361	9/5/2025	System Generated Check/Voucher	200282	Employee Relations, Inc.	12.50	Check	No
203362	9/5/2025	System Generated Check/Voucher	200303	Pat Perry	209.79	Check	No
203363	9/5/2025	System Generated Check/Voucher	200581	Regional Government Services	3,480.60	Check	No
203364	9/11/2025	System Generated Check/Voucher	200005	Amazon Business	477.40	Check	No
203365	9/11/2025	System Generated Check/Voucher	200008	CDW-G LLC	0.00	Check	No
203366	9/11/2025	System Generated Check/Voucher	200011	AT&T Calnet 3	423.39	Check	No
203367	9/11/2025	System Generated Check/Voucher	200024	Comcast Business	163.42	Check	No
203368	9/11/2025	System Generated Check/Voucher	200027	Galls, LLC	904.81	Check	No
203369	9/11/2025	System Generated Check/Voucher	200032	Mountain Oasis Water	16.75	Check	No
203370	9/11/2025	System Generated Check/Voucher	200033	ODP Business Solutions, LLC	3.44	Check	No
203371	9/11/2025	System Generated Check/Voucher	200035	Pacific Gas and Electric	688.29	Check	No
203372	9/11/2025	System Generated Check/Voucher	200036	O'Reilly Auto Parts	185.80	Check	No
203373	9/11/2025	System Generated Check/Voucher	200043	Sonora Lumber Company	25.43	Check	No
203374	9/11/2025	System Generated Check/Voucher	200047	Tuolumne Utilities District	1,837.81	Check	No
203375	9/11/2025	System Generated Check/Voucher	200048	The Union Democrat	157.50	Check	No
203376	9/11/2025	System Generated Check/Voucher	200053	Liebert Cassidy Whitmore	2,965.00	Check	No
203377	9/11/2025	System Generated Check/Voucher	200058	Unum Life Insurance Company of Amer	2,726.88	Check	No
203378	9/11/2025	System Generated Check/Voucher	200060	Combined Benefits Administrators	168.00	Check	No
203379	9/11/2025	System Generated Check/Voucher	200074	Vision Service Plan (CA)	846.72	Check	No
203380	9/11/2025	System Generated Check/Voucher	200084	Hi-Tech Emergency Vehicle Service, In	12,229.44	Check	No
203381	9/11/2025	System Generated Check/Voucher	200094	Sierra Instant Print	946.13	Check	No
203382	9/11/2025	System Generated Check/Voucher	200095	Sonora AIRCO Gas & Gear	80.00	Check	No
203383	9/11/2025	System Generated Check/Voucher	200096	General Supply Company	21.63	Check	No
203384	9/11/2025	System Generated Check/Voucher	200102	George Reed Inc.	169.02	Check	No
203385	9/11/2025	System Generated Check/Voucher	200117	Verizon Wireless	38.01	Check	No
203386	9/11/2025	System Generated Check/Voucher	200263	Hunt & Sons LLC	465.63	Check	No
203387	9/11/2025	System Generated Check/Voucher	200352	Quadient Leasing USA, Inc.	231.20	Check	No

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203388	9/11/2025	System Generated Check/Voucher	200413	CSG Consultants	124.00	Check	No
203389	9/11/2025	System Generated Check/Voucher	200423	Bear Electrical Solutions (BES), LLC	250.00	Check	No
203390	9/11/2025	System Generated Check/Voucher	200496	Victoria Arduengo	578.90	Check	No
203391	9/11/2025	System Generated Check/Voucher	200499	Axon Enterprise, Inc.	38,891.38	Check	No
203392	9/11/2025	System Generated Check/Voucher	200735	Przybyla Advisors	4,375.00	Check	No
203393	9/11/2025	System Generated Check/Voucher	200745	ICC International Code Council	1,771.45	Check	No
203394	9/11/2025	System Generated Check/Voucher	200755	Selman & Company, LLC	47.40	Check	No
203395	9/11/2025	System Generated Check/Voucher	200767	Judith Stoltenberg	760.00	Check	No
203396	9/11/2025	System Generated Check/Voucher	200773	Sunrun Instalation Services, Inc	528.00	Check	No
203397	9/11/2025	System Generated Check/Voucher	200774	CVH Networks	309.94	Check	No
203398	9/11/2025	System Generated Check/Voucher	Emp2077	Kimberly Hofmann	391.72	Check	No
203399	9/11/2025	System Generated Check/Voucher	FM2003	Jonathan Anderson dba Tuttletown Far	58.00	Check	No
203400	9/11/2025	System Generated Check/Voucher	FM2004	Sunny Pence dba Pence Farm Sourdou	94.00	Check	No
203401	9/11/2025	System Generated Check/Voucher	FM2006	Rosa's Portuguese Bakery, Inc.	26.00	Check	No
203402	9/11/2025	System Generated Check/Voucher	FM2007	Tyson Hill Farm LLC	47.00	Check	No
203403	9/11/2025	System Generated Check/Voucher	FM2008	J&J Ramos Farms, Inc.	56.00	Check	No
203404	9/11/2025	System Generated Check/Voucher	FM2013	Gold Country Honey Farms	28.00	Check	No
203405	9/11/2025	System Generated Check/Voucher	FM2014	Schnoogs Cafe	24.00	Check	No
203406	9/11/2025	System Generated Check/Voucher	FM2019	Sunshine Organic	95.00	Check	No
203407	9/12/2025	System Generated Check/Voucher	200055	Keenan Associates	84,140.25	Check	No
203408	9/18/2025	System Generated Check/Voucher	200005	Amazon Business	538.02	Check	No
203409	9/18/2025	System Generated Check/Voucher	200018	U.S. Bank Corporate Payment System	16,360.59	Check	No
203410	9/18/2025	System Generated Check/Voucher	200020	AT&T Mobility (FirstNet)	2,256.44	Check	No
203411	9/18/2025	System Generated Check/Voucher	200020	AT&T Mobility (FirstNet)	66.28	Check	No
203412	9/18/2025	System Generated Check/Voucher	200024	Comcast Business	784.13	Check	No
203413	9/18/2025	System Generated Check/Voucher	200024	Comcast Business	352.51	Check	No
203414	9/18/2025	System Generated Check/Voucher	200024	Comcast Business	162.17	Check	No
203415	9/18/2025	System Generated Check/Voucher	200025	Debco Automotive (NAPA)	65.25	Check	No
203416	9/18/2025	System Generated Check/Voucher	200035	Pacific Gas and Electric	835.38	Check	No
203417	9/18/2025	System Generated Check/Voucher	200036	O'Reilly Auto Parts	27.14	Check	No
203418	9/18/2025	System Generated Check/Voucher	200060	Combined Benefits Administrators	2,902.65	Check	No
203419	9/18/2025	System Generated Check/Voucher	200075	Waste Management	33.39	Check	No

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Check Number	Effective Date	Document Description	ID	Payee	Check Amount	Payment Type	VOID ?
203420	9/18/2025	System Generated Check/Voucher	200084	Hi-Tech Emergency Vehicle Service, In	1,976.45	Check	No
203421	9/18/2025	System Generated Check/Voucher	200091	Adventist Health Sonora	417.00	Check	No
203422	9/18/2025	System Generated Check/Voucher	200094	Sierra Instant Print	996.15	Check	No
203423	9/18/2025	System Generated Check/Voucher	200108	CISCO Fire Sprinklers, Inc.	1,100.00	Check	No
203424	9/18/2025	System Generated Check/Voucher	200113	Nate's Tree Service	13,400.00	Check	No
203425	9/18/2025	System Generated Check/Voucher	200207	Sonora Police Officers Association	1,024.82	Check	No
203426	9/18/2025	System Generated Check/Voucher	200209	VALIC	25.00	Check	No
203427	9/18/2025	System Generated Check/Voucher	200210	Operating Engineers #3	260.00	Check	No
203428	9/18/2025	System Generated Check/Voucher	200216	Franchise Tax Board	238.89	Check	No
203429	9/18/2025	System Generated Check/Voucher	200246	Tuolumne-Stanislaus Integrated Regior	200.00	Check	No
203430	9/18/2025	System Generated Check/Voucher	200263	Hunt & Sons LLC	3,759.45	Check	No
203431	9/18/2025	System Generated Check/Voucher	200505	Valley Strong Credit Union	2,106.00	Check	No
203432	9/18/2025	System Generated Check/Voucher	200531	California State Disbursement Unit	258.92	Check	No
203433	9/18/2025	System Generated Check/Voucher	200552	Jay's Tires	1,681.57	Check	No
203434	9/18/2025	System Generated Check/Voucher	200574	Citygate Associates, LLC	8,288.97	Check	No
203435	9/18/2025	System Generated Check/Voucher	200598	Top Dog Police K9 Training & Consultir	250.00	Check	No
203436	9/18/2025	System Generated Check/Voucher	200616	Granite Peak Alarms LLC	146.25	Check	No
203437	9/18/2025	System Generated Check/Voucher	200675	iWorQ	791.67	Check	No
203438	9/18/2025	System Generated Check/Voucher	200731	Polaris	32,836.88	Check	No
203439	9/18/2025	System Generated Check/Voucher	200737	TransUnion Risk and Alternative	350.00	Check	No
203440	9/18/2025	System Generated Check/Voucher	200775	WECO INDUSTRIES LLC	337.84	Check	No
203441	9/18/2025	System Generated Check/Voucher	Emp2044	Ronald Watson	40.00	Check	No
203442	9/18/2025	System Generated Check/Voucher	Emp2077	Kimberly Hofmann	391.72	Check	No
203443	9/18/2025	System Generated Check/Voucher	FM2002	Dambacher Family Farms	8.00	Check	No
203444	9/18/2025	System Generated Check/Voucher	FM2004	Sunny Pence dba Pence Farm Sourdou	44.00	Check	No
203445	9/18/2025	System Generated Check/Voucher	FM2006	Rosa's Portuguese Bakery, Inc.	5.00	Check	No
203446	9/18/2025	System Generated Check/Voucher	FM2007	Tyson Hill Farm LLC	38.00	Check	No
203447	9/18/2025	System Generated Check/Voucher	FM2008	J&J Ramos Farms, Inc.	44.00	Check	No
203448	9/18/2025	System Generated Check/Voucher	FM2009	Bulk Farms Inc dba Oakdale Cheese	4.00	Check	No
203449	9/18/2025	System Generated Check/Voucher	FM2010	Engler Ag Enterprises	26.00	Check	No
203450	9/18/2025	System Generated Check/Voucher	FM2013	Gold Country Honey Farms	50.00	Check	No
203451	9/18/2025	System Generated Check/Voucher	FM2014	Schnoogs Cafe	15.00	Check	No

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Check Number	Effective Date	Document Description	ID	Payee	Check Amount	Payment Type	VOID ?
203452	9/18/2025	System Generated Check/Voucher	FM2016	Sweet Water Farm & Ranch Co	11.00	Check	No
203453	9/18/2025	System Generated Check/Voucher	FM2019	Sunshine Organic	80.00	Check	No
203454	9/18/2025	System Generated Check/Voucher	FM2020	That Garlic Stuff	27.00	Check	No
203455	9/25/2025	System Generated Check/Voucher	200005	Amazon Business	497.30	Check	No
203456	9/25/2025	System Generated Check/Voucher	200013	JS West Propane Gas	91.32	Check	No
203457	9/25/2025	System Generated Check/Voucher	200024	Comcast Business	201.36	Check	No
203458	9/25/2025	System Generated Check/Voucher	200024	Comcast Business	186.07	Check	No
203459	9/25/2025	System Generated Check/Voucher	200026	Department of Justice	281.00	Check	No
203460	9/25/2025	System Generated Check/Voucher	200032	Mountain Oasis Water	12.25	Check	No
203461	9/25/2025	System Generated Check/Voucher	200035	Pacific Gas and Electric	6,641.54	Check	No
203462	9/25/2025	System Generated Check/Voucher	200043	Sonora Lumber Company	51.85	Check	No
203463	9/25/2025	System Generated Check/Voucher	200047	Tuolumne Utilities District	1,568.29	Check	No
203464	9/25/2025	System Generated Check/Voucher	200059	Cal.Net Motherlode	54.01	Check	No
203465	9/25/2025	System Generated Check/Voucher	200232	Kevin Anderson	35.00	Check	No
203466	9/25/2025	System Generated Check/Voucher	200413	CSG Consultants	14,201.25	Check	No
203467	9/25/2025	System Generated Check/Voucher	200500	Nathan Morales	35.00	Check	No
203468	9/25/2025	System Generated Check/Voucher	200536	Power Business Technology	779.75	Check	No
203469	9/25/2025	System Generated Check/Voucher	200699	Linda Emerson	35.00	Check	No
203470	9/25/2025	System Generated Check/Voucher	200700	Thad Waterbury	35.00	Check	No
203471	9/25/2025	System Generated Check/Voucher	200701	Thomas Miller	35.00	Check	No
203472	9/25/2025	System Generated Check/Voucher	200776	Twain Harte Community Services Distri	19,401.88	Check	No
203473	9/25/2025	System Generated Check/Voucher	200777	Chicken Ranch Rancheria Fire Departn	50,096.91	Check	No
203474	9/25/2025	System Generated Check/Voucher	Emp2031	Jennifer Hannula	25.00	Check	No
203475	9/25/2025	System Generated Check/Voucher	FM2001	Mourad Cherif (Hummus Heaven)	20.00	Check	No
203476	9/25/2025	System Generated Check/Voucher	FM2003	Jonathan Anderson dba Tuttletown Fa	25.00	Check	No
203477	9/25/2025	System Generated Check/Voucher	FM2004	Sunny Pence dba Pence Farm Sourdou	27.00	Check	No
203478	9/25/2025	System Generated Check/Voucher	FM2005	Sally J Oliver Trial dba Bon Appetit	47.00	Check	No
203479	9/25/2025	System Generated Check/Voucher	FM2012	Jamestown Ranch, Inc.	6.00	Check	No
203480	9/25/2025	System Generated Check/Voucher	FM2014	Schnoogs Cafe	24.00	Check	No
203481	9/25/2025	System Generated Check/Voucher	FM2017	Columbia Kate's Teahouse & Bakery	30.00	Check	No
203482	9/25/2025	System Generated Check/Voucher	FM2018	Joseph Horat	16.00	Check	No
203483	9/25/2025	System Generated Check/Voucher	FM2019	Sunshine Organic	144.00	Check	No

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Check Number	Effective Date	Document Description	ID	Payee	Check Amount	Payment Type	VOID ?
ACH252	9/25/2025	System Generated Check/Voucher	200600	Dewberry Engineers Inc.	1,499.41	Voucher	No
ACH253	9/25/2025	System Generated Check/Voucher	200600	Dewberry Engineers Inc.	18,038.84	Voucher	No
ACH254	9/25/2025	System Generated Check/Voucher	200600	Dewberry Engineers Inc.	1,177.28	Voucher	No
ACH255	9/25/2025	System Generated Check/Voucher	200600	Dewberry Engineers Inc.	258.36	Voucher	No
ACH256	9/25/2025	System Generated Check/Voucher	200600	Dewberry Engineers Inc.	29,401.58	Voucher	No
ACH282	9/5/2025	System Generated Check/Voucher	200004	White Brenner LLP	5,492.17	Voucher	No
ACH283	9/5/2025	System Generated Check/Voucher	200004	White Brenner LLP	743.33	Voucher	No
ACH284	9/5/2025	System Generated Check/Voucher	200004	White Brenner LLP	3,303.98	Voucher	No
ACH285	9/5/2025	System Generated Check/Voucher	200004	White Brenner LLP	133.25	Voucher	No
ACH286	9/5/2025	System Generated Check/Voucher	200004	White Brenner LLP	2,864.88	Voucher	No
ACH287	9/5/2025	System Generated Check/Voucher	200004	White Brenner LLP	8,326.48	Voucher	No
ACH288	9/5/2025	System Generated Check/Voucher	200004	White Brenner LLP	1,998.75	Voucher	No
ACH289	9/5/2025	System Generated Check/Voucher	200004	White Brenner LLP	133.25	Voucher	No
ACH290	9/11/2025	System Generated Check/Voucher	200608	Enterprise FM Trust	35,967.07	Voucher	No
ACH291	9/18/2025	System Generated Check/Voucher	200010	American Tower	1,549.60	Voucher	No
ACH292	9/18/2025	System Generated Check/Voucher	200301	RingCentral	574.90	Voucher	No
Report Total					511,400.95		

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: October 20, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Tracy Skelly, Administrative Services Officer

SUBJECT: Disbursements in the Amount of $198,612.86 and $195,840.14 for Payroll

RECOMMENDATION:

Consider Approval of Disbursements in the Amount of $198,612.86 and $195,840.14 for Payroll, Including Employee Salaries, Employer and Employee Taxes, Retirement Contributions, Miscellaneous Voluntary Employee Deductions, Holiday Pay, and Other Adjustments, Including Retro-Pay.

DISCUSSION / ANALYSIS:

This was the 2nd payroll for September, and the 1st payroll for October, which were the expected amounts.

These were the 6th and 7th payrolls of 26 for FY25-26; we would have expected to expend 32.57% of the current fiscal year budgeted amount. In total, we have expended 26.92% of the Salaries and Wages for the FY25-26 budget.

FISCAL IMPACT:

Disbursements are part of the approved FY25-26 Budgets.

CORE COUNCIL PRIORITIES:

Fiscal Responsibility and Stability, 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: October 20, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Chris Gorsky, Assistant City Administrator

SUBJECT: Consider Approval of Resolution No. 10-20-2025-A Amending the Joint Powers Agreement of the Central San Joaquin Valley Risk Management Authority (CSJVRMA).

RECOMMENDATION:

Consider Approval of Resolution No.10-20-2025-A Amending and Restating the Joint Powers Agreement of the CSJVRMA and Authorizing the City Administrator to Execute the Agreement.

BACKGROUND:

The Central San Joaquin Valley Risk Management Authority (CSJVRMA) is a California Joint Powers Authority (JPA) established in 1979 for the purpose of pooling funds to provide coverage for indemnification and defense and to purchase excess insurance for certain civil claims involving general liability, workers' compensation, and property damage for its member cities.

Pursuant to California Government Code 990.8, the City of Sonora is a member of the CSJVRMA. The CSJVRMA consists of 53 California Cities.

Each year the CSJVRMA reviews, revises, and approves goals for the JPA and one of the current goals was to review the governing documents to ensure they continue to reflect the CSJVRMA's practices, legal requirements, and operational needs. The Joint Powers Agreement, last updated in 1994, was revised to define the terms more clearly, language has been added to satisfy the provisions of Government Code Section §6509, this code section was enacted to prevent a local public entity from exercising powers inconsistent with its own charter, ordinance, or resolution simply by becoming a member of a JPA, and member city responsibilities have been clarified.

DISCUSSION / ANALYSIS:

The City of Sonora participates in the CSJVRMA for risk pooling and risk management services specific to public entity risk, including general liability, automobile liability, property coverage, cyber security coverage, and worker's compensation coverage. The Executive Committee of the CSJVRMA reviewed and updated the Joint Powers Agreement, which provides the general parameters of the Joint Powers Authority (JPA). To become effective, the revised and restated Agreement must be approved by at least 2/3 of the participating 53 cities via resolution of the individual governing bodies.

Staff is recommending approval of the revised and restated Agreement.

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:

No additional fiscal impact. CSJVRMA costs are funded in the adopted FY2025/26 Budget (approved June 16, 2025); no budget amendment is required.

ATTACHMENTS:

- Amended and Restated CSJVRMA Joint Powers Agreement
- Resolution No.10-20-2025-A Approving the Amendment to the Joint Powers Agreement

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

RESOLUTION 10-20-2025-A

APPROVING AMENDMENT TO JOINT POWERS AGREEMENT OF THE CENTRAL SAN JOAQUIN VALLEY RISK MANAGEMENT AUTHORITY

WHEREAS, the CENTRAL SAN JOAQUIN VALLEY RISK MANAGEMENT AUTHORITY (CSJVRMA) is a California Joint Powers Authority created and operated pursuant to California Government Code 6500 et. seq. for the purpose of pooling funds to provide coverage for indemnification and defense and to purchase excess insurance for certain civil claims involving general liability, workers' compensation, and property damage;

WHEREAS, the City of Sonora is authorized pursuant to California Government Code 990.8 to enter into a Joint Powers Agreement for the purposes described above;

WHERAS, the City of Sonora is a member of the CSJVRMA;

WHEREAS, the Joint Powers Agreement which was created establishing the CSJVRMA allows for amendment of the agreement upon approval by the City Council of two thirds of the members of the CSJVRMA;

WHEREAS, the CSJVRMA desires to amend the Joint Powers Agreement as set forth in the Agreement dated July 1, 1994, and as amended July 1, 2025, a copy of which is attached hereto and incorporated herein;

The City hereby resolves:

IT IS HEREBY RESOLVED that the City Council of the City of Sonora approves the Central San Joaquin Valley Risk Management Authority Joint Powers Agreement, dated July 1, 1994, as amended and restated on July 1, 2025, and in the form as attached hereto, and it is FURTHER RESOLVED that the City Administrator is authorized and directed to execute such agreement.

The forgoing resolution was adopted this 20th day of October, 2025 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

_____
Ann Segerstrom, Mayor, City of Sonora

ATTEST:

_____
Tracy Skelly, City Clerk, City of Sonora

CENTRAL SAN JOAQUIN VALLEY

RISK MANAGEMENT AUTHORITY

JOINT POWERS AGREEMENT

AS AMENDED JULY 1, 2025~~1994~~

CENTRAL SAN JOAQUIN VALLEY RISK MANAGEMENT AUTHORITY

JOINT POWERS AGREEMENT
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AMENDED JOINT EXERCISE OF POWERS AGREEMENT
FOR INSURANCE AND RISK MANAGEMENT PURPOSES

THIS AMENDED AGREEMENT, dated for convenience this 1st day of July, 2025~~1994~~, made and entered into by, between, and among those **Member Cities** which become parties to this Agreement by action of their governing boards adopting a resolution agreeing to participate in the joint powers entity created by the terms and conditions of this Agreement;

RECITALS:

WHEREAS, California Government Code Section 6500, et. seq. provides that two or more public agencies may, by agreement, exercise any power common to the contracting parties; and

WHEREAS, California Government Code Sections 990 and 990.4 provide that a local entity may self-insure, purchase **insurance** through an authorized insurer, purchase **insurance** through a surplus line **broker**, or any combination thereof; and

WHEREAS, California Government Code Section 990.8 provides that two or more local public entities, by a joint powers agreement, may provide **insurance** for any authorized purpose by any one or more of the methods specified in Section 990.4; and

WHEREAS, Article XVI, Section 6, of the California Constitution provides that **insurance** pooling arrangements under joint exercise of powers agreements shall not be considered the giving or lending of credit as prohibited therein; and

WHEREAS, each of the cities which are parties to this Agreement desires to join together with other cities in order to collectively self-insure or pool their losses and to jointly purchase **insurance** and administrative services in connection with **Joint Protection Programs** for said cities; and

WHEREAS, the Tulare-Kings Municipal Risk Management Authority, a public entity, was created by an initial Agreement dated April 1, 1979, among various cities within the Counties of Tulare and Kings; and

WHEREAS, the name of the organization was changed to the Central San Joaquin Valley Risk Management Authority on July 1, 1981; and

WHEREAS, the initial Agreement was amended on January 1, 1985 and July 1, 1994 by a two-thirds vote of the **Member Cities'** city councils; and

WHEREAS, said **Member Cities** have determined that it is again appropriate and in the public interest to make certain technical corrections and additions to this Agreement which will provide clarification and will permit the governing body to meet a minimum of two times a year to conduct that business which only the governing body may act upon; and

WHEREAS, it is therefore necessary to amend said Joint Powers Agreement; and

WHEREAS, said Agreement provides that amendments to the Agreement may be made by a vote of two-thirds (2/3rds) of the **Member Cities** by resolution of the City Councils of said Cities:

NOW, THEREFORE, for and in consideration of the execution of this Agreement by two-thirds (2/3rds) of the **Member Cities**, each of the **Member Cities** which are parties hereto does hereby adopt this amended Agreement, dated July 1, 2025~~1994~~, which concurrently supersedes that certain Agreement creating the **Authority**, dated April 1, 1979, and all amendments thereto.

ARTICLE I
DEFINITIONS

The following words, when typed in bold print within the provisions of this Agreement, shall have the following definitions:

"Administrator" shall mean that person or group appointed by the Executive Committee and given responsibility for the management, administration, and operation of the **Authority**.

"Agreement" shall mean the Joint Powers Agreement creating the Central San Joaquin Valley Risk Management Authority.

"Authority" shall mean the Central San Joaquin Valley Risk Management Authority, aka the RMA.

"Board of Directors" or **"Board"** shall mean the governing body of the **Authority**.

"Broker" shall mean the **insurance broker** hired by the **Executive Committee** to acquire **insurance** coverage.

"Claims" shall mean demands made against the **Authority** arising out of occurrences which are claimed to be within one of the **Authority's Joint Protection Programs** as developed by the **Board**.

"Deposit Premium" shall mean the annual dollar amount determined by the Board of Directors payable by each Member City for the purpose of self-insurance coverage, excess insurance premiums, and administrative costs, charged for the purpose of carrying out the powers of the Authority. those funds charged for the purpose of self-insured coverage.

"Executive Committee" shall mean the elected officers and the representatives appointed by each region to represent that region.

"Fiscal Year" shall mean the period July 1 to June 30 of each year.

"Insurance" shall mean any commercial insurance coverage.

"Insurance Premium" shall mean those funds charged for the payment of group purchased **insurance**.

"Joint Protection Programs" shall mean any program to provide risk sharing or **insurance** coverage under this Agreement and shall include a determination as to the amount of initial **Insurance Premiums** and/or **Deposit Premiums**, a precise allocation plan and formula, and a determination of the amount and type, if any, of excess **insurance** to be purchased. Included within the term **Joint Protection Program** is the identification of exposures to accidental loss, the reduction or limitation of losses to **Member City** properties and from injuries to persons or property caused by the operations of **Member Cities** and the funding

of those risks, together with any other functions appropriate or necessary to the functioning of the **Joint Protection Program**.

"Master Plan Document" shall mean the document, formally adopted by the Executive Committeeparticipating **Member Cities**, containing the provisions setting forth the operations, policies, and provisions of a self-insured or pooled coverage program, which shall include, but not be limited to, the following:

1. The scope of the program;
2. The procedures to be followed;
3. Who may participate;
4. Any limits or restrictions;
5. How **Deposit Premiums** are determined;
6. How refunds, if any, are determined;
7. Commitments required by participants; and
8. How the document may be amended.

"Member City" shall mean a city which is an incorporated municipality organized with a council, City Manager/Administrator form of government, which has been approved for participation in the **Authority** by the **Executive Committee** in accordance with applicable provisions of the Agreement and the Bylaws, and has signed the Agreement.

"Operating Fund" shall mean the fund established by the **Authority** for the purpose of paying just demands submitted to the **Authority**. ;

"Representative" shall mean the person, normally the City Manager/Administrator of the **Member City** , who has been designated in writing by the **Member City** to represent and act for and on behalf of the **Member City** regarding any matter before the **Authority's Board** or **Executive Committee**. The **Representative** must be either: (a) the City Manager/Administrator or (b) a person designated by the City Manager/Administrator who holds a management/organizational position with the **Member City** and whose responsibilities include all or part of the **Member City's** risk management functions (i.e., finance, human resources, claims/losses, insurance, and safety/risk control).

"Self-Insurance" shall mean the process whereby the **Authority** maintains sufficient reserves to pay all **claims** and associated expenses of a risk exposurearea without purchasing **insurance** to cover the risk or a portion of the risk.

ARTICLE II
PURPOSES

The purpose of this Agreement is to provide joint powers common to each **Member City** for **insurance** purposes; to pool self-insured claims and losses, to purchase or participate in excess pooling or excess insurance coverage, and to provide related administrative services including risk management, consulting, actuarial services, claims adjusting and legal defense services;and share risks; to implement risk management principles; and to provide for the future inclusion of additional incorporated municipalities desiring to become parties to the Agreement.

ARTICLE III
CREATION OF JOINT POWERS AUTHORITY

~~A.~~ Pursuant to Section 6500, et. seq. of the California Government Code, the Authority is a public entity separate and apart from the parties to this Agreement. Pursuant to Government Code Section 6508.1, the debts, liabilities, and obligations of this joint powers authority shall not constitute debts, liabilities, or obligations of any party to this Agreement.

~~B.~~ It is the express understanding of all parties that the **Authority** created originally on or about April 1, 1979, is the same **Authority** continued under this Agreement, even though some powers and procedures may be changed by this Agreement.

~~C.~~ The **Authority**, its **Board**, officers, membership, and staff shall be governed by this Agreement, the Bylaws, **Master Plan Documents**, Memoranda of Coverage, and other documents duly adopted by the **Authority**.

ARTICLE IV
PARTIES TO AGREEMENT

~~A.~~ Each city which has applied to and been accepted as a member of the **Authority** is a party to the Joint Exercise of Powers Agreement~~.~~. Each party to the Agreement shall be bound by this Agreement when two-thirds (2/3rds) of the city councils of the **Member Cities** have adopted this amended Agreement~~.~~. A party to this Agreement certifies that it intends to and does contract with the **Authority** and with all other **Member Cities** which have signed this Agreement and, in addition, with each city which may hereafter be added as a party to and may sign this Agreement~~.~~. Each city which has or may hereafter sign this Agreement also certifies that the deletion of any city from the **Authority** by voluntary withdrawal, involuntary termination, or otherwise, shall not affect this Agreement nor each **Member City's** intent to contract as described above with the then remaining **Member Cities**.

~~B.~~ Each city which is a member of the **Authority** at the time this amended Agreement is adopted by two-thirds (2/3rds) of the **Member Cities**, certifies that it intends to and does hereby contract with the **Authority** and with all other current **Member Cities**, and in addition, with each city which may hereafter be added as a party to and may sign this Agreement.

ARTICLE V
MEMBERSHIP

A. ELIGIBILITY

To be a member of this **Authority**, a city must be an incorporated municipality which is characterized by having professional management as typified by a bona fide Council Manager/Administrator form of government and must be approved for participation in the **Authority** in the manner provided by the Bylaws.

B. NEW MEMBERS

Eligible incorporated municipalities may become a party to this Agreement pursuant to the Bylaws of the **Authority**.

ARTICLE VI
TERM OF AGREEMENT

This Agreement, as amended, shall become effective when approved by two thirds (2/3rds) of the respective City Councils of the **Member Cities**~~.~~. When effective, this Agreement, as may be amended from time to time, shall continue thereafter until terminated as herein provided~~.~~. This Agreement shall become effective as to any new **Member City** in accordance with the Bylaws and **Master Plan Documents** of the **Authority**.

ARTICLE VII
POWERS OF THE **AUTHORITY**

~~A. The **Authority** shall have all of the powers common to **Member Cities** and all additional powers set forth in Section 6500, et. seq. and Section 989, et. seq. of the Government Code and other applicable law. The **Authority** shall have all of the rights, immunities, privileges, and defenses afforded each **Member City** and peculiar to the particular **Member City** being sued or against which there has been a claim.~~

Pursuant to and to the extent required by Government Code section 6509, the Authority shall be restricted in the exercise of its powers in the same manner as the City of Ripon is restricted in the exercise of its powers. In the event the City of Ripon shall cease to be a Member of the Authority, then the Authority shall be restricted in the exercise of its powers in the same manner as the City of Madera.

The **Authority** is hereby authorized to do all acts necessary or appropriate for the exercise of said powers, including, but not limited to any or all of the following:

1. ~~to m~~Make and enter into contracts;
2. ~~to i~~Incur debts, liabilities, and obligations, but no debt, liability, or obligation of the **Authority** is a debt, liability, or obligation of a **Member City** ~~which is a part of this Agreement~~except as otherwise provided;

3. ~~to a~~Assess **Member Cities** as deemed appropriate ~~for good cause as determined~~ by the **Executive Committee**;
4. ~~to a~~Acquire, hold, or dispose of real and personal property;
5. ~~to r~~Receive contributions and donations of property, funds, services, and other forms of assistance from any source~~s~~;
6. ~~to s~~Sue and be sued in its own name;
7. ~~to e~~Employ agents and employees;
8. ~~to a~~Acquire, construct, manage, and maintain buildings;
9. ~~to l~~Lease real or personal property, including property~~that~~ of a **Member City**; and
10. to exercise all powers necessary and proper to carry out the terms and provisions of this Agreement or otherwise authorized by law.

~~B. Whenever in this Agreement any consent or approval is required, the same shall not be unreasonably withheld.~~ This Agreement shall be construed and interpreted in accordance with the laws of the State of California.

ARTICLE VIII
BOARD OF DIRECTORS

A. STRUCTURE

The **Authority** shall be governed by a **Board** composed of one ~~-~~**Representative** from each **Member City**, each serving in an individual capacity as a member of the **Board**~~.~~. Each **Member City** shall appoint one **Representative**~~.~~. Appointments shall be limited to the City Manager/Administrator of each **Member City** or his/her authorized delegate~~.~~. Each **Member City** shall also appoint one alternate **Representative**~~.~~. The alternate **Representative** may attend and may participate in any meeting of the **Board**~~.~~. When the regular **Representative** for whom he/she is an alternate is absent from the meeting, the alternate **Representative** may vote~~.~~. Each **Representative** serves at the pleasure of the **Member City** being represented~~.~~. Each **Representative** has one vote as the member of the **Board**~~.~~. **Representatives** are not entitled to compensation~~.~~. However, the **Executive Committee** may authorize reimbursement for expense incurred by a **Representative** in connection with his/her duties for the **Authority**.

B. MEETINGS OF THE **BOARD**

The **Board** shall hold at least two meetings each year~~.~~. The ~~-~~**Executive Committee** shall determine~~fix by resolution~~ the date upon which and the hour and place at which each regular meeting is to be held.

Commented [JW1]: Meetings will continue to be adopted by the EC, but in a less formal manner than by resolution.

The President may call for a special meeting of the **Board** in compliance with open meeting laws in the State of California or a majority of the **Representatives** may call for a special meeting by filing a written request with the Secretary~~.~~. The President must then set a date, time, and place for the meeting to be held within 30 days and must make provision for

notice of the special meeting being given.

Each meeting of the **Board**, and each meeting of the **Executive Committee**, including, without limitation, regular, adjourned regular, and special meetings, shall be called, noticed, held, and conducted in accordance with the Ralph M. Brown Act (Section 54950 et. seq. of the Government Code).

The **Authority** shall have minutes of regular and special meetings kept~~.~~. As soon as possible after each meeting, copies of the minutes shall be forwarded to each ~~-~~**Member City**.

A majority of the members of the **Board** is a quorum for the transaction of business~~.~~. However, less than a quorum may adjourn from time to time~~.~~. A vote of the majority of a quorum at a meeting is sufficient to take action, unless otherwise specified.

C. POWERS OF THE **BOARD OF DIRECTORS**

The **Board** shall provide policy direction for the **Executive Committee**, the officers, and the **Administrator**~~.~~. The **Board** may delegate any and all of its authority to the **Executive Committee** except the following:

1. Amendments to~~To change~~ the Bylaws, which requires at least a two-thirds (2/3rds) vote of the **Board**;
2. ~~To~~ creation of~~e~~ any new **Joint Protection Program**;
3. ~~To~~ termination of a~~e~~ any **Joint Protection Program**;
4. ~~To~~ expulsion of~~el~~ a **Member City**;
5. ~~To~~ adoption of an operating budget for the **Authority**;
6. ~~To change or revise~~Amendments to the **Authority's** Conflict of Interest Code; and
7. ~~To~~ Aauthorization for ~~e~~ the issuance, modification, or defeasance of bonds.

ARTICLE IX
BYLAWS AND REGULATIONS

The **Board** shall adopt Bylaws and general regulations not inconsistent with State law and this Agreement.

ARTICLE X
EXECUTIVE COMMITTEE

The **Board** shall establish an **Executive Committee** and delegate functions not otherwise reserved to the entire **Board**~~.~~. The **Executive Committee** shall be appointed, have the powers, and hold meetings as set forth in the Bylaws.

ARTICLE XI
OFFICERS

The officers of the **Authority** shall consist of an elected President, First Vice President, and Second Vice President, and an appointed **Administrator**, Secretary, and Treasurer~~.~~ . Other offices may be created by the Bylaws, **Master Plan Documents**, or the **Administrator**, subject to the approval of the **Board** or the **Executive Committee**, as applicable~~.~~ . All offices shall be filled and have the powers and responsibilities as prescribed in the Bylaws or **Master Plan Documents**.

The ~~president shall appoint someone other than the treasurer to perform the~~ functions of auditor/controller of the **Authority** shall be performed by the **Authority's** ~~contracted administration firm~~officers or employees ~~or in-house staff, or the president may assume these functions as a collateral duty of the presidency. The auditor/controller must be a member of the Board~~.~~ ~~ The T~~t~~reasurer and auditor/controller have the powers, duties, and responsibilities specified in Government Code Section 6505.6~~. The **Board** shall require the treasurer and auditor/controller to file with the **Authority** an official bond in the amount to be fixed by the **Board**. The **Authority** shall pay the cost of bond premiums required by this section.~~ The **Authority** shall purchase a bond which includes coverage for the duties performed by the Treasurer and the auditor/controller.

Commented [JR2]: Staff conformed this section to reflect current practices/align with 6505.6.

ARTICLE XII
JOINT PROTECTION PROGRAMS

~~A.~~ The **Executive Committee** may at any time, and from time to time, offer to the **Board** for adoption such **Joint Protection Programs** as may be deemed desirable~~.~~ . All **Member Cities** shall participate in those mandatory **Joint Protection Programs** as set forth in the Bylaws~~.~~ . All other **Joint Protection Programs** shall be optional~~.~~ . The **Board** shall establish the amount of **Deposit Premium**, determine the amount of loss reserve contribution, provide for the handling of **claims**, and otherwise establish the policies and procedures necessary to provide a particular **Joint Protection Program** for **Member Cities**.

~~B.~~ Each **Joint Protection Program** shall remain separate and distinct from every other **Joint Protection Program** and the liability and obligations of each program, and its participating **Member Cities** shall not be a liability or obligation of another program or participating **Member City** of another program~~.~~ . A **Member City's** participation in one program shall not obligate it or its funds on deposit with the **Authority**, to the debts, obligations, or liabilities of any other program~~.~~ . Separate accounting shall be maintained for each **Joint Protection Program**.

ARTICLE XIII
RESERVE FUNDS

The **Authority** may establish a fund for the purpose of paying the losses and establishing a reserve

to cover the retained portion of losses that may be insured against by the **Authority** or the **Member Cities**.~~.~~ The funds ~~treasurer~~ shall be invested ~~and reinvest the funds~~ in compliance with the **Authority**'s Investment Policy and relevant ~~S~~state laws~~, and in the same manner as if they were **Member City** funds.~~

Refunds shall be made in accordance with the **Master Plan Document** for each program.

Commented [JR3]: This change is to allow for the potential formation of a captive entity, and investment under other state laws.

Commented [JR4]: The MPD will be amended to provide for flexibility in the payment of refunds. Recall board action to ratify decisions of executive committee in withholding refund amounts.

ARTICLE XIV
OPERATING FUND

The **Authority** shall establish an **Operating Fund**. The **Operating Fund** is for the purpose of paying **insurance premiums**, **broker's** fees, adjusting fees, consultant and legal fees, and such other items as are appropriate~~.~~. Just demands for payment shall be made by warrants in compliance with the adopted budget~~.~~. The warrants shall be paid as directed by the **Executive Committee**~~.~~. The **Board** may establish such other funds as it considers appropriate which shall be maintained and invested in the same manner as the **Operating Fund**.

ARTICLE XV
BUDGET

The **Board** shall adopt a budget annually.

ARTICLE XVI
FUNDING AND PROCEDURES FOR CALCULATING
ANNUAL CONTRIBUTIONS

The provisions for funding and calculating annual contributions shall be as set forth in the Bylaws and the **Master Plan Documents** for each program.

ARTICLE XVII
RESPONSIBILITIES OF **AUTHORITY**

The **Authority** may perform or have performed the following functions in discharging its responsibilities under this Agreement:

1. assist **Member Cities** in developing their risk management programs ;
2. participate in risk management advisory committees formed by **Member Cities**;
3. provide loss prevention, safety, and security services;
4. provide all program- services as required by program **Master Plan Documents** ;
5. provide loss analysis control by use of statistical analysis, data processing, and

record and file keeping services~~.~~. The purpose of this information is to identify high exposure operations and to evaluate proper levels of self-retention and deductibles;

6. conduct risk management audits to review the participation of each **Member City** in the program; and
7. perform other functions as required by the **Board** for the purpose of accomplishing the goals of this Agreement.

ARTICLE XVIII
RESPONSIBILITIES OF **MEMBER CITIES**

The **Member Cities** have the following responsibilities:

1. pay all financial obligations to the **Authority** within the time prescribed;
2. appoint an individual to be responsible for coordinating the risk management activities of his/her **Member City** with the **Authority**;
3. conduct its operations in a manner which enhances safety and loss control consistent with recommendations by **Authority** staff;
4. ~~adopt a risk management program ;~~carry out the duties and responsibilities as assigned or mandated by the Board of Directors and/or the Executive Committee which may include, but are not limited to, adherence to and/or adoption of policies and procedures, support of initiatives deemed necessary for the proper functioning of the **Authority,** and timely execution of tasks deemed necessary for the operation and governance of the **Authority**;
5. ~~establish a risk management advisory committee to work with the risk manager of the **Authority**;~~
6. ~~maintain an active safety committee;~~
7. report to the risk manager during the development stages the addition of new programs or the significant reduction or expansion of existing programs;
8. permit and assist the **Authority** in conducting on-site safety and loss control inspections and/or safety or risk management audits as required by the **Board**;
9. ~~submit DE3 DPs to the **Authority** concurrent with the submission dates established by the State of California;~~
10. submit underwriting information requested by the **Authority** on a timely basis;
11. provide accurate statistical data concerning the **Member City** to the **Authority** when requested;
12. cooperate fully with the **Authority** in determining the cause of losses and in the settlement of losses;
13. cooperate to the fullest extent with the **Authority**'s Litigation Manager on matters of **claims** and the conduct of defense of **claims**; and
14. comply with risk management requirements established under the authority of this Agreement.

Commented [JW5]: This will be included in the program master plan document

ARTICLE XIX

WITHDRAWAL

Any **Member City**, at their sole discretion, may voluntarily withdraw from membership in the **Authority** only at the end of any **fiscal year** by notifying the **Authority** in writing six (6) months prior to the end of any **fiscal year**, or at any other time which is agreed to by the **Board**, unless otherwise prohibited in the **Master Plan Document** of any program~~.~~ . A notice of withdrawal shall be final and irreversible upon its receipt by the **Authority** unless the **Board** authorizes it to be rescinded by the **Member City**.

ARTICLE XX
INVOLUNTARY TERMINATION

A **Member City** may be removed from this Agreement by a two-thirds (2/3rds) vote of the **Board** for non-compliance with~~-~~ any provision of the governing documents~~.~~ . Such involuntary termination shall proceed in accordance with the provisions set forth in the Bylaws.

ARTICLE XXI
CONTINUED LIABILITY

Upon any withdrawal or involuntary termination of a **Member City**, the said **Member City** shall continue to be responsible for any unpaid **insurance premiums**, **deposit premiums**, surcharges, administration costs, and **claims** and for any debts and assessments in accordance with the provisions of this Agreement, the Bylaws, Resolutions, and the **Master Plan Documents** of **Joint Protection Programs** in which the **Member City** has participated.

ARTICLE XXII
REFUNDS UPON WITHDRAWAL OR INVOLUNTARY TERMINATION

~~A.~~ In the event a **Member City** withdraws from the **Authority** or its membership is involuntarily terminated, said **Member City** shall thereafter be entitled to receive its unobligated share of monies held by the **Authority**, less any and all amounts owed the **Authority** whether contingent or not, by the said withdrawing or terminated **Member City**~~.~~ . The remainder of any funds held by the **Authority** for the withdrawing or terminating **Member City** subject to any retention amount as provided below, shall be the unobligated share and shall be refunded to the **Member City** and shall be accepted in full settlement and satisfaction against any **claims** the **Member City** may have against the **Authority**~~.~~ . The **Authority** shall require that sufficient funds are retained on deposit with the **Authority** to completely pay any and all unpaid **insurance premiums**, **deposit premiums**, surcharges, administration costs, or **claims**, including any amounts for unreported **claims** and maturity of **claims** against said withdrawing or terminating **Member City**, and the amount to be retained on deposit shall be determined by the **Authority**~~.~~ . Any and all rights, entitlements, benefits, and obligations after withdrawal or termination shall be subject to ongoing obligations and responsibilities agreed to by a **Member City** by agreeing to

participate in any pooled **Joint Protection Programs**.

ARTICLE XXIII
TERMINATION OF **AUTHORITY**

The **Authority** may be terminated at any time if two-thirds (2/3rds) of the respective city councils of the then-**Member Cities** adopt a resolution requesting termination of the **Authority**; provided, however, that this Joint Powers Agreement and the **Authority** shall continue to exist for the purpose of disposing of all **claims**, concluding any pending litigations, for the liquidation and distribution of assets, and for all other functions necessary to conclude the affairs of the **Authority**~~.~~ ~~-~~. The **Board** shall take whatever action is necessary or appropriate to cause these ongoing responsibilities to be discharged and to effectively close out the affairs of the **Authority**~~.~~ ~~—~~. Upon completion of the liquidation and dissolution of the **Authority**, the **Authority** shall pay to each city which was a member of the **Authority** at the time of termination its pro rata share based on a city's contribution to the **Authority**, as determined by an independent Certified Public Accountant which has audited the financial records of the **Authority**, of the remaining assets of the **Authority** and shall pay to each **Member City** all monies held by the **Authority** in the reserve funds of that **Member City**.

ARTICLE XXIV
AUDIT

~~A.~~ The **Authority** shall obtain an annual certified audit of its accounts and financial records which shall be made by a Certified Public Accountant and shall conform to generally accepted auditing standards.

ARTICLE XXV
ARBITRATION

Any controversy between the parties hereto arising out of this Agreement shall be submitted to arbitration, and such arbitration shall comply with and be governed by the provisions of the California Arbitration Act, Sections 1280 through 1294.2 of the California Code of Civil Procedure.

ARTICLE XXVI
BINDING EFFECT OF BYLAWS, **MASTER PLAN DOCUMENTS**,
AND MEMORANDA OF COVERAGE

Each party to this Agreement by the execution hereof agrees to be bound by and to comply with all of the terms and conditions of this Agreement, the Bylaws, the **Master Plan Documents**, Memoranda of Coverage, and any resolution adopted by the **Authority**, the **Board of Directors**, or the **Executive Committee** as they now exist or may hereafter be adopted or amended.

ARTICLE XXVII
ENFORCEMENT

The **Authority** is hereby granted authority to enforce this Agreement~~.~~. In the event action is instituted by the **Authority** to enforce any term of this Agreement, the Bylaws, or the **Master Plan Document** of any program against any **Member City**, the prevailing party shall be entitled to reasonable attorney fees and costs incurred because of said action, in addition to other appropriate relief.

ARTICLE XXVIII
AMENDMENTS

This Agreement may be amended by written resolution approved and signed by two-thirds (2/3rds) of the respective city councils of the **Member Cities** that are parties to this Agreement~~.~~. Upon signature of any amendment by two-thirds (2/3rds) of the **Member Cities**, any **Member City** failing or refusing to abide by such amendment may be involuntarily terminated as a party to this Agreement as provided herein.

ARTICLE XXIX
NOTICES

Notices under this Agreement shall be sufficient if delivered to the office of the Clerk or Secretary of the respective jurisdictions.

ARTICLE XXX
COUNTERPARTS

This Agreement may be executed in one or more counterparts and shall be as fully effective as though executed in one document.

Dated: _____ _____

MEMBER CITY

BY: _____

CENTRAL SAN JOAQUIN VALLEY RISK MANAGEMENT AUTHORITY

JOINT POWERS AGREEMENT

AS AMENDED AND RESTATED

EFFECTIVE JULY 1, 2025

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AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT
FOR INSURANCE AND RISK MANAGEMENT PURPOSES

THIS AMENDED AND RESTATED **AGREEMENT**, dated for convenience this 1st day of July 2025, made and entered into by, between, and among those **Member Cities** which become parties to this **Agreement** by action of their governing boards adopting a resolution agreeing to participate in the joint powers entity created by the terms and conditions of this **Agreement**;

RECITALS:

WHEREAS, California Government Code Section 6500, et. seq. provides that two or more public agencies may, by agreement, exercise any power common to the contracting parties; and

WHEREAS, California Government Code Sections 990 and 990.4 provide that a local entity may self-insure, purchase **insurance** through an authorized insurer, purchase **insurance** through a surplus line **broker**, or any combination thereof; and

WHEREAS, California Government Code Section 990.8 provides that two or more local public entities, by a joint powers agreement, may provide **insurance** for any authorized purpose by any one or more of the methods specified in Section 990.4; and

WHEREAS, Article XVI, Section 6, of the California Constitution provides that **insurance** pooling arrangements under joint exercise of powers agreements shall not be considered the giving or lending of credit as prohibited therein; and

WHEREAS, each of the cities which are parties to this **Agreement** desires to join together with other cities in order to collectively self-insure or pool their losses and to jointly purchase **insurance** and administrative services in connection with **Joint Protection Programs** for said cities; and

WHEREAS, the Tulare-Kings Municipal Risk Management Authority, a public entity, was created by an initial **Agreement** dated April 1, 1979, among various cities within the Counties of Tulare and Kings; and

WHEREAS, the name of the organization was changed to the Central San Joaquin Valley Risk Management Authority on July 1, 1981; and

WHEREAS, the initial **Agreement** was amended on January 1, 1985, and July 1, 1994, by a two-thirds vote of the **Member Cities'** city councils; and

WHEREAS, said **Member Cities** have determined that it is again appropriate and in the public interest to make certain technical corrections and additions to this **Agreement** which will provide clarification and will permit the governing body to meet a minimum of two times a year to conduct that business which only the governing body may act upon; and

WHEREAS, it is therefore necessary to amend said Joint Powers Agreement; and

WHEREAS, said **Agreement** provides that amendments to the **Agreement** may be made by a vote of two-thirds (2/3rds) of the **Member Cities** by resolution of the City Councils of said Cities:

NOW, THEREFORE, for and in consideration of the execution of this **Agreement** by two-thirds (2/3rds) of the **Member Cities**, each of the **Member Cities** which are parties hereto does hereby adopt this amended and restated **Agreement**, dated July 1, 2025, which concurrently supersedes that certain **Agreement** creating the **Authority**, dated April 1, 1979, and all amendments thereto.

ARTICLE I
DEFINITIONS

The following words, when typed in bold print within the provisions of this **Agreement**, shall have the following definitions:

"Administrator" shall mean that person or group appointed by the **Executive Committee** and given responsibility for the management, administration, and operation of the **Authority**.

“Agreement” shall mean the Joint Powers Agreement creating the Central San Joaquin Valley Risk Management Authority.

"Authority" shall mean the Central San Joaquin Valley Risk Management Authority, aka the RMA.

"Board of Directors" or **"Board"** shall mean the governing body of the **Authority**.

"Broker" shall mean the **insurance broker** hired by the **Executive Committee** to acquire **insurance** coverage.

"Claims" shall mean demands made against the **Authority** arising out of occurrences which are claimed to be within one of the **Authority's Joint Protection Programs** as developed by the **Board**.

"Deposit Premium" shall mean the annual dollar amount determined by the Board of Directors payable by each **Member City** for the purpose of **self-insurance** coverage, excess **insurance premiums**, and administrative costs, charged for the purpose of carrying out the powers of the **Authority**.

"Executive Committee" shall mean the elected officers and the representatives appointed by each region to represent that region.

"Fiscal Year" shall mean the period July 1 to June 30 of each year.

"Insurance" shall mean any commercial insurance coverage.

"Insurance Premium" shall mean those funds charged for the payment of group purchased **insurance**.

"Joint Protection Programs" shall mean any program to provide risk sharing or **insurance** coverage under this **Agreement** and shall include a determination as to the amount of initial **Insurance Premiums** and/or **Deposit Premiums**, a precise allocation plan and formula, and a determination of the amount and type, if any, of excess **insurance** to be purchased. Included within the term **Joint Protection Program** is the identification of exposures to accidental loss, the reduction or limitation of losses to **Member City** properties and from injuries to persons or property caused by the operations of **Member Cities** and the funding of those risks, together with any other functions appropriate or necessary to the functioning of the **Joint Protection Program**.

"Master Plan Document" shall mean the document, formally adopted by the **Executive Committee**, setting forth the operations, policies, and provisions of a self-insured or pooled coverage program, which shall include, but not be limited to, the following:

1. The scope of the program;
2. The procedures to be followed;
3. Who may participate;
4. Any limits or restrictions;
5. How **Deposit Premiums** are determined;
6. How refunds, if any, are determined;
7. Commitments required by participants; and
8. How the document may be amended.

"Member City" shall mean a city which is an incorporated municipality organized with a council, City Manager/Administrator form of government, which has been approved for participation in the **Authority** by the **Executive Committee** in accordance with applicable provisions of the **Agreement** and the Bylaws and has signed the **Agreement**.

"Operating Fund" shall mean the fund established by the **Authority** for the purpose of paying just demands submitted to the **Authority**.

"Representative" shall mean the person, **designated** in writing by the **Member City** to represent and act for and on behalf of the **Member City** regarding any matter before the **Authority's Board** or **Executive Committee**. The **Representative** must be either: (a) the City Manager/Administrator or (b) a person designated by the City Manager/Administrator who holds a management/organizational position with the **Member City** and whose responsibilities include all or part of the **Member City's** risk management functions (i.e., finance, human resources, claims/losses, insurance, and safety/risk control).

"Self-Insurance" shall mean the process whereby the **Authority** maintains sufficient reserves to pay all **claims** and associated expenses of a risk exposure without purchasing **insurance** to cover the risk or a portion of the risk.

ARTICLE II
PURPOSES

The purpose of this **Agreement** is to provide joint powers common to each **Member City** for **insurance** purposes; to pool self-insured **claims** and losses, to purchase or participate in excess pooling or excess **insurance** coverage, and to provide related administrative services including risk management, consulting, actuarial services, claims adjusting and legal defense services; to implement risk management principles; and to provide for the future inclusion of additional incorporated municipalities desiring to become parties to the **Agreement**.

ARTICLE III
CREATION OF JOINT POWERS AUTHORITY

Pursuant to Section 6500, et. seq. of the California Government Code, the **Authority** is a public entity separate and apart from the parties to this **Agreement**. Pursuant to Government Code Section 6508.1, the debts, liabilities, and obligations of this joint powers authority shall not constitute debts, liabilities, or obligations of any party to this **Agreement**.

It is the express understanding of all parties that the **Authority** created originally on or about April 1, 1979, is the same **Authority** continued under this **Agreement**, even though some powers and procedures may be changed by this **Agreement**.

The **Authority**, its **Board**, officers, membership, and staff shall be governed by this **Agreement**, the Bylaws, **Master Plan Documents**, Memoranda of Coverage, and other documents duly adopted by the **Authority**.

ARTICLE IV
PARTIES TO **AGREEMENT**

Each city which has applied to and been accepted as a member of the **Authority** is a party to the Joint Exercise of Powers Agreement. Each party to the **Agreement** shall be bound by this **Agreement** when two-thirds (2/3rds) of the city councils of the **Member Cities** have adopted this amended and restated **Agreement**. A party to this **Agreement** certifies that it intends to and does contract with the **Authority** and with all other **Member Cities** which have signed this **Agreement** and, in addition, with each city which may hereafter be added as a party to and may sign this **Agreement**. Each city which has or may hereafter sign this **Agreement** also certifies that the deletion of any city from the **Authority** by voluntary withdrawal, involuntary termination, or otherwise, shall not affect this **Agreement** nor each **Member City's** intent to contract as described above with the then remaining **Member Cities**.

Each city which is a member of the **Authority** at the time this amended and restated **Agreement** is adopted by two-thirds (2/3rds) of the **Member Cities**, certifies that it intends to and does hereby contract with the **Authority** and with all other current **Member Cities**, and in addition, with each city which may hereafter be added as a party to and may sign this **Agreement**.

ARTICLE V
MEMBERSHIP

A. ELIGIBILITY

To be a member of this **Authority**, a city must be an incorporated municipality which is characterized by having professional management as typified by a bona fide Council Manager/Administrator form of government and must be approved for participation in the **Authority** in the manner provided by the Bylaws.

B. NEW MEMBERS

Eligible incorporated municipalities may become a party to this **Agreement** pursuant to the Bylaws of the **Authority**.

ARTICLE VI
TERM OF **AGREEMENT**

This **Agreement**, as amended and restated, shall become effective when approved by two thirds (2/3rds) of the respective City Councils of the **Member Cities**. When effective, this **Agreement**, as may be amended from time to time, shall continue thereafter until terminated as herein provided. This **Agreement** shall become effective as to any new **Member City** in accordance with the Bylaws and **Master Plan Documents** of the **Authority**.

ARTICLE VII
POWERS OF THE **AUTHORITY**

Pursuant to and to the extent required by Government Code section 6509, the **Authority** shall be restricted in the exercise of its powers in the same manner as the City of Ripon is restricted in the exercise of its powers. In the event the City of Ripon shall cease to be a Member of the **Authority**, then the **Authority** shall be restricted in the exercise of its powers in the same manner as the City of Madera.

The **Authority** is hereby authorized to do all acts necessary or appropriate for the exercise of said powers, including, but not limited to any or all of the following:

1. Make and enter into contracts;

2. Incur debts, liabilities, and obligations, but no debt, liability, or obligation of the **Authority** is a debt, liability, or obligation of a **Member City** except as otherwise provided;
3. Assess **Member Cities** as deemed appropriate by the **Executive Committee**;
4. Acquire, hold, or dispose of real and personal property;
5. Receive contributions and donations of property, funds, services, and other forms of assistance from any source;
6. Sue and be sued in its own name;
7. Employ agents and employees;
8. Acquire, construct, manage, and maintain buildings;
9. Lease real or personal property, including property of a **Member City**; and
10. To exercise all powers necessary and proper to carry out the terms and provisions of this **Agreement** or otherwise authorized by law.

This **Agreement** shall be construed and interpreted in accordance with the laws of the State of California.

ARTICLE VIII
BOARD OF DIRECTORS

A. STRUCTURE

The **Authority** shall be governed by a **Board** composed of one **Representative** from each **Member City**, each serving in an individual capacity as a member of the **Board**. Each **Member City** shall appoint one **Representative**. Appointments shall be limited to the City Manager/Administrator of each **Member City** or his/her authorized delegate. Each **Member City** shall also appoint one alternate **Representative**. The alternate **Representative** may attend and may participate in any meeting of the **Board**. When the regular **Representative** for whom he/she is an alternate is absent from the meeting, the alternate **Representative** may vote. Each **Representative** serves at the pleasure of the **Member City** being represented. Each **Representative** has one vote as the member of the **Board**. **Representatives** are not entitled to compensation. However, the **Executive Committee** may authorize reimbursement for expense incurred by a **Representative** in connection with his/her duties for the **Authority**.

B. MEETINGS OF THE **BOARD**

The **Board** shall hold at least two meetings each year. The **Executive Committee** shall determine the date upon which and the hour and place at which each regular meeting is to be held.

The President may call for a special meeting of the **Board** in compliance with open meeting laws in the State of California or a majority of the **Representatives** may call for a special

meeting by filing a written request with the Secretary. The President must then set a date, time, and place for the meeting to be held within 30 days and must make provision for notice of the special meeting being given.

Each meeting of the **Board**, and each meeting of the **Executive Committee**, including, without limitation, regular, adjourned regular, and special meetings, shall be called, noticed, held, and conducted in accordance with the Ralph M. Brown Act (Section 54950 et. seq. of the Government Code).

The **Authority** shall have minutes of regular and special meetings kept. As soon as possible after each meeting, copies of the minutes shall be forwarded to each **Member City**.

A majority of the members of the **Board** is a quorum for the transaction of business. However, less than a quorum may adjourn from time to time. A vote of the majority of a quorum at a meeting is sufficient to take action, unless otherwise specified.

C. POWERS OF THE **BOARD OF DIRECTORS**

The **Board** shall provide policy direction for the **Executive Committee**, the officers, and the **Administrator**. The **Board** may delegate any and all of its authority to the **Executive Committee** except the following:

1. Amendments to the Bylaws, which requires at least a two-thirds (2/3rds) vote of the **Board**;
2. Creation of any new **Joint Protection Program**;
3. Termination of any **Joint Protection Program**;
4. Expulsion of a **Member City**;
5. Adoption of an operating budget for the **Authority**;
6. Amendments to the **Authority's** Conflict of Interest Code; and
7. Authorization for the issuance, modification, or defeasance of bonds.

ARTICLE IX
BYLAWS AND REGULATIONS

The **Board** shall adopt Bylaws and general regulations not inconsistent with State law and this **Agreement**.

ARTICLE X
EXECUTIVE COMMITTEE

The **Board** shall establish an **Executive Committee** and delegate functions not otherwise reserved to the entire **Board**. The **Executive Committee** shall be appointed, have the powers, and hold meetings as set forth in the Bylaws.

ARTICLE XI
OFFICERS

The officers of the **Authority** shall consist of an elected President, First Vice President, and Second Vice President, and an appointed **Administrator**, Secretary, and Treasurer. Other offices may be created by the Bylaws, **Master Plan Documents**, or the **Administrator**, subject to the approval of the **Board** or the **Executive Committee**, as applicable. All offices shall be filled and have the powers and responsibilities as prescribed in the Bylaws or **Master Plan Documents**.

The functions of auditor/controller of the **Authority** shall be performed by the **Authority's** officers or employees. The Treasurer and auditor/controller have the powers, duties, and responsibilities specified in Government Code Section 6505.6. The **Authority** shall purchase a bond which includes coverage for the duties performed by the Treasurer and the auditor/controller.

ARTICLE XII
JOINT PROTECTION PROGRAMS

A. The **Executive Committee** may at any time, and from time to time, offer to the **Board** for adoption such **Joint Protection Programs** as may be deemed desirable. All **Member Cities** shall participate in those mandatory **Joint Protection Programs** as set forth in the Bylaws. All other **Joint Protection Programs** shall be optional. The **Board** shall establish the amount of **Deposit Premium**, determine the amount of loss reserve contribution, provide for the handling of **claims**, and otherwise establish the policies and procedures necessary to provide a particular **Joint Protection Program** for **Member Cities**.

B. Each **Joint Protection Program** shall remain separate and distinct from every other **Joint Protection Program** and the liability and obligations of each program, and its participating **Member Cities** shall not be a liability or obligation of another program or participating Member City of another program. A **Member City's** participation in one program shall not obligate it or its funds on deposit with the **Authority**, to the debts, obligations, or liabilities of any other program. Separate accounting shall be maintained for each **Joint Protection Program**.

ARTICLE XIII
RESERVE FUNDS

The **Authority** may establish a fund for the purpose of paying the losses and establishing a reserve to cover the retained portion of losses that may be insured against by the **Authority** or the **Member Cities**. The funds shall be invested in compliance with the **Authority**'s Investment Policy and relevant state laws.

Refunds shall be made in accordance with the **Master Plan Document** for each program.

ARTICLE XIV
OPERATING FUND

The **Authority** shall establish an **Operating Fund**. The **Operating Fund** is for the purpose of paying **insurance premiums**, **broker's** fees, adjusting fees, consultant and legal fees, and such other items as are appropriate. Just demands for payment shall be made by warrants in compliance with the adopted budget. The warrants shall be paid as directed by the **Executive Committee**. The **Board** may establish such other funds as it considers appropriate which shall be maintained and invested in the same manner as the **Operating Fund**.

ARTICLE XV
BUDGET

The **Board** shall adopt a budget annually.

ARTICLE XVI
FUNDING AND PROCEDURES FOR CALCULATING
ANNUAL CONTRIBUTIONS

The provisions for funding and calculating annual contributions shall be as set forth in the Bylaws and the **Master Plan Documents** for each program.

ARTICLE XVII
RESPONSIBILITIES OF **AUTHORITY**

The **Authority** may perform or have performed the following functions in discharging its responsibilities under this **Agreement**:

1. Assist **Member Cities** in developing their risk management programs;
2. Participate in risk management advisory committees formed by **Member Cities**;
3. Provide loss prevention, safety, and security services;
4. Provide all program services as required by program **Master Plan Documents**;
5. Provide loss analysis control by use of statistical analysis, data processing, and record and file keeping services. The purpose of this information is to identify high exposure operations and to evaluate proper levels of self-retention and deductibles;
6. Conduct risk management audits to review the participation of each **Member City** in the program; and
7. Perform other functions as required by the **Board** for the purpose of accomplishing the goals of this **Agreement**.

ARTICLE XVIII
RESPONSIBILITIES OF **MEMBER CITIES**

The **Member Cities** have the following responsibilities:

1. Pay all financial obligations to the **Authority** within the time prescribed;
2. Appoint an individual to be responsible for coordinating the risk management activities of his/her **Member City** with the **Authority**;
3. Conduct its operations in a manner which enhances safety and loss control consistent with recommendations by **Authority** staff;
4. Carry out the duties and responsibilities as assigned or mandated by the **Board of Directors** and/or the **Executive Committee** which may include, but are not limited to, adherence to and/or adoption of policies and procedures, support of initiatives deemed necessary for the proper functioning of the **Authority,** and timely execution of tasks deemed necessary for the operation and governance of the **Authority**;
5. Report to the risk manager during the development stages the addition of new programs or the significant reduction or expansion of existing programs;
6. Permit and assist the **Authority** in conducting on-site safety and loss control inspections and/or safety or risk management audits as required by the **Board**;
7. Submit underwriting information requested by the **Authority** on a timely basis;
8. Provide accurate statistical data concerning the **Member City** to the **Authority** when requested;
9. Cooperate fully with the **Authority** in determining the cause of losses and in the settlement of losses;
10. Cooperate to the fullest extent with the **Authority**'s Litigation Manager on matters of **claims** and the conduct of defense of **claims**; and
11. Comply with risk management requirements established under the authority of this **Agreement**.

ARTICLE XIX
WITHDRAWAL

Any **Member City**, at their sole discretion, may voluntarily withdraw from membership in the **Authority** only at the end of any **fiscal year** by notifying the **Authority** in writing six (6) months prior to the end of any **fiscal year**, or at any other time which is agreed to by the **Board**, unless otherwise prohibited in the **Master Plan Document** of any program. A notice of withdrawal shall be final and irreversible upon its receipt by the **Authority** unless the **Board** authorizes it to be rescinded by the **Member City**.

ARTICLE XX
INVOLUNTARY TERMINATION

A **Member City** may be removed from this **Agreement** by a two-thirds (2/3rds) vote of the **Board** for non-compliance with any provision of the governing documents. Such involuntary termination shall proceed in accordance with the provisions set forth in the Bylaws.

ARTICLE XXI
CONTINUED LIABILITY

Upon any withdrawal or involuntary termination of a **Member City**, the said **Member City** shall continue to be responsible for any unpaid **insurance premiums**, **deposit premiums**, surcharges, administration costs, and **claims** and for any debts and assessments in accordance with the provisions of this **Agreement**, the Bylaws, Resolutions, and the **Master Plan Documents** of **Joint Protection Programs** in which the **Member City** has participated.

ARTICLE XXII
REFUNDS UPON WITHDRAWAL OR INVOLUNTARY TERMINATION

In the event a **Member City** withdraws from the **Authority** or its membership is involuntarily terminated, said **Member City** shall thereafter be entitled to receive its unobligated share of monies held by the **Authority**, less any and all amounts owed the **Authority** whether contingent or not, by the said withdrawing or terminated **Member City**. The remainder of any funds held by the **Authority** for the withdrawing or terminating **Member City** subject to any retention amount as provided below, shall be the unobligated share and shall be refunded to the **Member City** and shall be accepted in full settlement and satisfaction against any **claims** the **Member City** may have against the **Authority**. The **Authority** shall require that sufficient funds are retained on deposit with the **Authority** to completely pay any and all unpaid **insurance premiums**, **deposit premiums**, surcharges, administration costs, or **claims**, including any amounts for unreported **claims** and maturity of **claims** against said withdrawing or terminating **Member City**, and the amount to be retained on deposit shall be determined by the **Authority**. Any and all rights, entitlements, benefits, and obligations after withdrawal or termination shall be subject to ongoing obligations and responsibilities agreed to by a **Member City** by agreeing to participate in any pooled **Joint Protection Programs**.

ARTICLE XXIII
TERMINATION OF **AUTHORITY**

The **Authority** may be terminated at any time if two-thirds (2/3rds) of the respective city councils of the then-**Member Cities** adopt a resolution requesting termination of the **Authority**; provided, however, that this Joint Powers Agreement and the **Authority** shall continue to exist for the purpose of disposing of all **claims**, concluding any pending litigations, for the liquidation and distribution of assets, and for all other functions necessary to conclude the affairs of the **Authority**.

The **Board** shall take whatever action is necessary or appropriate to cause these ongoing responsibilities to be discharged and to effectively close out the affairs of the **Authority**. Upon completion of the liquidation and dissolution of the **Authority**, the **Authority** shall pay to each city which was a member of the **Authority** at the time of termination its pro rata share based on a city's contribution to the **Authority**, as determined by an independent Certified Public Accountant which has audited the financial records of the **Authority**, of the remaining assets of the **Authority** and shall pay to each **Member City** all monies held by the **Authority** in the reserve funds of that **Member City**.

ARTICLE XXIV
AUDIT

The **Authority** shall obtain an annual certified audit of its accounts and financial records which shall be made by a Certified Public Accountant and shall conform to generally accepted auditing standards.

ARTICLE XXV
ARBITRATION

Any controversy between the parties hereto arising out of this **Agreement** shall be submitted to arbitration, and such arbitration shall comply with and be governed by the provisions of the California Arbitration Act, Sections 1280 through 1294.2 of the California Code of Civil Procedure.

ARTICLE XXVI
BINDING EFFECT OF BYLAWS, **MASTER PLAN DOCUMENTS**, AND MEMORANDA OF COVERAGE

Each party to this **Agreement** by the execution hereof agrees to be bound by and to comply with all of the terms and conditions of this **Agreement**, the Bylaws, the **Master Plan Documents**, Memoranda of Coverage, and any resolution adopted by the **Authority**, the **Board of Directors**, or the **Executive Committee** as they now exist or may hereafter be adopted or amended.

ARTICLE XXVII
ENFORCEMENT

The **Authority** is hereby granted authority to enforce this **Agreement**. In the event action is instituted by the **Authority** to enforce any term of this **Agreement**, the Bylaws, or the **Master Plan Document** of any program against any **Member City**, the prevailing party shall be entitled to reasonable attorney fees and costs incurred because of said action, in addition to other appropriate relief.

ARTICLE XXVIII
AMENDMENTS

This **Agreement** may be amended by written resolution approved and signed by two-thirds (2/3rds) of the respective city councils of the **Member Cities** that are parties to this **Agreement**. Upon signature of any amendment by two-thirds (2/3rds) of the **Member Cities**, any **Member City** failing or refusing to abide by such amendment may be involuntarily terminated as a party to this **Agreement** as provided herein.

ARTICLE XXIX
NOTICES

Notices under this **Agreement** shall be sufficient if delivered to the office of the Clerk or Secretary of the respective jurisdictions.

ARTICLE XXX
COUNTERPARTS

This **Agreement** may be executed in one or more counterparts and shall be as fully effective as though executed in one document.

Dated: _____ _____

MEMBER CITY

BY: _____

RESOLUTION APPROVING AMENDMENT TO JOINT POWERS AGREEMENT OF THE

CENTRAL SAN JOAQUIN VALLEY RISK MANAGEMENT AUTHORITY

WHEREAS, the CENTRAL SAN JOAQUIN VALLEY RISK MANAGEMENT AUTHORITY (CSJVRMA) is a California Joint Powers Authority created and operated pursuant to California Government Code 6500 et. seq. for the purpose of pooling funds to provide coverage for indemnification and defense and to purchase excess insurance for certain civil claims involving general liability, workers' compensation, and property damage;

WHEREAS, the City of ____ is authorized pursuant to California Government Code 990.8 to enter into a Joint Powers Agreement for the purposes described above;

WHERAS, the City of ____ is a member of the CSJVRMA;

WHEREAS, the Joint Powers Agreement which was created establishing the CSJVRMA allows for amendment of the agreement upon approval by the City Council of two thirds of the members of the CSJVRMA;

WHEREAS, the CSJVRMA desires to amend the Joint Powers Agreement as set forth in the Agreement dated July1, 1994, and as amended July 1, 2025, a copy of which is attached hereto and incorporated herein;

The City hereby resolves:

IT IS HEREBY RESOLVED that the City Council of _____ _____ approves the Central San Joaquin Valley Risk Management Authority Joint Powers Agreement, dated July 1, 1994, as amended and restated on July 1, 2025, and in the form as attached hereto, and it is FURTHER RESOLVED that the City Manager/Administrator is authorized and directed to execute such agreement.

The forgoing resolution was adopted this _____ day of _____, 20__ by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
MAYOR/CITY MANAGER

ATTEST:

_____
CITY CLERK

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: October 20, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Stephen Opie, Councilmember

SUBJECT: Consider Approval of a Proclamation Condemning Violence and Promoting Respectful Dialogue

RECOMMENDATION:

Consider Approval of a Proclamation Condemning Violence and Promoting Respectful Dialogue.

BACKGROUND:

The City of Sonora is committed to fostering a safe, respectful, and inclusive community for all residents. Violence—whether political, religious, racial, ethnic, or based on sexual orientation—undermines the values of liberty, dignity, and self-governance upon which our nation was founded.

The Constitution of the United States guarantees fundamental rights and freedoms to all individuals. Among these rights is the freedom to hold and express differing beliefs, so long as such beliefs do not incite or rely on violence. As a community, we also recognize that while freedom of speech allows for offensive or vulgar language, respectful communication remains essential to maintaining civility and mutual understanding.

By adopting this proclamation, the City Council will publicly affirm its stance against all forms of violence, encourage respectful dialogue, and emphasize the importance of protecting the rights of all individuals within our community.

DISCUSSION / ANALYSIS:

The proposed proclamation recognizes that:

- The City of Sonora condemns violence in all forms, regardless of its motivation.
- The City is committed to upholding the constitutional rights of all individuals.
- A self-governed nation and community require mutual respect and the preservation of each individual's liberty.
- Civil dialogue, even when disagreements remain, strengthens community bonds and promotes unity.

This proclamation is not intended to limit free speech but to encourage a community standard of respectful engagement and discourage demonization based on differences.

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:

No Fiscal Impact to the General Fund

ATTACHMENTS:

- Proclamation Condemning Violence and Promoting Respectful Dialogue

A PROCLAMATION

OF THE CITY COUNCIL OF THE CITY OF SONORA CONDEMNING VIOLENCE AND PROMOTING RESPECTFUL DIALOGUE

WHEREAS, the City of Sonora recognizes that violence in any form—whether political, religious, racial, ethnic, or based on sexual orientation—has no place in our community; and

WHEREAS, all individuals within the community of Sonora are protected by the Constitution of the United States of America, which guarantees the fundamental right to life, liberty and the pursuit of happiness; and

WHEREAS, we are a nation of individuals who share the inalienable right of self-governance and are bound by common law to treat one another with dignity; and

WHEREAS, our freedoms are exercised responsibly only when we refrain from taking away the liberties of others; and

WHEREAS, a nation of self-governance requires that we respect the right of individuals to hold different beliefs, provided those beliefs do not use violence as a means to an end; and

WHEREAS, the City of Sonora acknowledges that while freedom of speech protects expressions, including vulgar or offensive language, we ask as a community that dialogue be conducted with mutual respect; and

WHEREAS, demonization and platitudes based on political differences serve only to divide, while open dialogue helps bridge differences and fosters understanding, even when agreement cannot be reached; and

WHEREAS, respect for one another's right to life, liberty, and differing perspectives is essential to the path of a united nation;

NOW, THEREFORE, BE IT PROCLAIMED that the City of Sonora condemns all forms of violence, affirms its commitment to uphold the constitutional rights of all individuals, and calls upon all members of the community to engage in open, respectful dialogue as the cornerstone of a stronger, more united Sonora.

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

Signed _____ Attest _____

Ann Segerstrom, Mayor Tracy Skelly, City Clerk

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: October 20, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Douglas L. White, City Attorney

SUBJECT: Waive the Second Reading, Read by Title Only, and Adopt an Ordinance of the Sonora City Council Repealing and Replacing Section 8.40.010, Fire Hazard Severity Zones, of Section 8.40, Fire Hazard Severity Zones, of Title 8, Health and Safety, of the Sonora Municipal Code to Align with Ordinance No. 906

RECOMMENDATION

Waive the Second Reading, Read by Title Only, and Adopt an Ordinance of the Sonora City Council Repealing and Replacing Section 8.40.010, Fire Hazard Severity Zones, of Section 8.40, Fire Hazard Severity Zones, of Title 8, Health and Safety, of the Sonora Municipal Code to Align with Ordinance No. 906.

BACKGROUND

During the City of Sonora ("City") Council meeting on June 16, 2025, the City Council passed Ordinance No. 906, which adopted the 2025 Fire Hazard Severity Zone Map for the City recommended by the California State Fire Marshal. However, Ordinance No. 906 did not update the section of the Sonora Municipal Code that addresses fire hazard severity zones. As currently written, section 8.40.010, Fire Hazard Severity Zones, of the Sonora Municipal Code references a map dated September 2, 2008.

DISCUSSION

Section 8.40.010, Fire Hazard Severity Zones, of the Sonora Municipal Code designates a very high fire severity zone as designated on a map dated September 2, 2008. Ordinance No. 906 adopted a new fire hazard severity zone map for 2025, and section 8.40.010 should be updated to reflect the current map. The proposed Ordinance amends section 8.40.010 of the Sonora Municipal Code to reflect the 2025 fire hazard severity zone map.

FISCAL IMPACT

There is no fiscal impact associated with the proposed Ordinance. The 2025 Fire Hazard Severity Zone Map was already adopted by Ordinance No. 906, and the proposed Ordinance aligns section 8.40.010 of the Sonora Municipal Code with the current map.

ATTACHMENTS

1. Ordinance No. 910
2. Ordinance No. 906

CORE COUNCIL PRIORITIES

Public Safety and Disaster Preparedness.

ORDINANCE NO. 910

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONORA REPEALING AND REPLACING SECTION 8.40.010, FIRE HAZARD SEVERITY ZONES, OF SECTION 8.40, FIRE HAZARD SEVERITY ZONES, OF TITLE 8, HEALTH AND SAFETY, OF THE SONORA MUNICIPAL CODE TO ALIGN WITH ORDINANCE NO. 906

WHEREAS, section 8.40.010, Fire Hazard Severity Zones, of the Sonora Municipal Code references the very high fire hazard severity zones on a map dated September 2, 2008; and

WHEREAS, during the City of Sonora ("City") Council meeting on June 16, 2025, the City Council passed Ordinance No. 906 adopting the 2025 Fire Hazard Severity Zone Map; and

WHEREAS, Ordinance No. 906 did not amend section 8.40.010 to reflect the 2025 Fire Hazard Severity Zone Map; and

WHEREAS, section 8.40.010 of the Sonora Municipal Code should be repealed and replaced to remove the reference to the map dated September 2, 2008, and instead refer to the 2025 Fire Hazard Severity Zone Map adopted by Ordinance No. 906.

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

SECTION 1. Section 8.40.010, Fire Hazard Severity Zones, of Chapter 8.40, Fire Hazard Severity Zones, of Title 8, Health and Safety, of the Sonora Municipal Code, shall be repealed in its entirety and replaced with a new section that shall read as follows:

8.40.010 - Fire Hazard Severity Zones

The City Council hereby adopts the fire hazard severity zones designated by the California State Fire Marshal for the City's service area as outlined on the 2025 Fire Hazard Severity Zone Map for the City of Sonora, adopted by Ordinance No. 906 and retained on file at 94 North Washington Street, City Hall, and at 201 South Shepherd Street, the City's fire station, in the City of Sonora.

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 hereby declares that it would have adopted the ordinance, and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 3. 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.

SECTION 4. CERTIFICATION OF COUNCIL ADOPTION AND APPROVAL. This Ordinance was introduced at a regular meeting of the City Council held on September XX, 2025, and passed and adopted as Ordinance No. XXX at a regular meeting of the City Council held on October XX, 2025, by the following vote:

AYES: _____

NOES: _____

ABSENT OR ABSTAIN: _____

_____
Ann Segerstrom, Mayor, City of Sonora

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

Approved as to Form:

_____
Douglas L. White, City Attorney

Publish: The Union Democrat, Sonora
_____, 2025

THE CITY OF SONORA
ORDINANCE NO. 906

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONORA ADOPTING THE 2025 FIRE HAZARD SEVERITY ZONE MAP AS RECOMMENDED BY THE CALIFORNIA STATE FIRE MARSHAL

WHEREAS, Government Code Section 51178 requires the California State Fire Marshal to identify and recommend areas within the state as moderate, high, or very high fire hazard severity zones based on consistent statewide criteria; and

WHEREAS, pursuant to Government Code Section 51179, local agencies are required to adopt the fire hazard severity zone designations within 120 days of receiving the recommendations from the State Fire Marshal; and

WHEREAS, on March 10, 2025, the Sonora Fire Department received the 2025 Fire Hazard Severity Zone (FHSZ) Map from the State Fire Marshal, identifying designated zones within the city's jurisdiction; and

WHEREAS, information regarding the 2025 FHSZ Maps on a state-wide and county-by-county basis is available on the public website of the State Fire Marshal at https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones ; and

WHEREAS, the specific map for the City of Sonora is attached and incorporated herein as Exhibit A; and

WHEREAS, the city finds that adoption of the map is in the interest of public safety, supports fire prevention and mitigation efforts, and ensures compliance with applicable state law; and

WHEREAS, the city has not reduced or altered the fire hazard severity designations established by the State Fire Marshal, and this adoption is consistent with the model ordinance requirements by the State Fire Marshal.

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

SECTION 1. ADOPTION of 2025 FHSZ Maps. The 2025 Fire Hazard Severity Zone Map for the City of Sonora, recommended by the California State Fire Marshal for the City's service area, is adopted without change and incorporated herein as Exhibit A.

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.

SECTION 3. 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.

SECTION 4. CERTIFICATION OF COUNCIL ADOPTION AND APPROVAL. This Ordinance was introduced at a regular meeting of the City Council held on June 2, 2025, and passed and adopted as Ordinance No. 906 at a regular meeting of the City Council held on June 16, 2025, by the following vote:

AYES: Segerstrom, Merrill, Levine, Plummer

NOES: _____

ABSENT OR ABSTAIN: Opie

Ann E. Segerstrom
Ann Segerstrom, Mayor, City of Sonora

ATTEST: Tracy L. Skelly
Tracy Skelly, City Clerk, City of Sonora

Approved as to Form:
FOR Douglas L. White, City Attorney

Publish: The Union Democrat, Sonora
May 29, 2025

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: October 20, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Melissa Eads, City Administrator
Josh Varinsky, City Attorney's Office

SUBJECT: Consider Recommendation to Formally Dissolve Four (4) City Commissions/Committees

RECOMMENDATION

Consider Recommendation to Formally Dissolve Four (4) City Commissions/Committees:

1. Waive the Second Reading, Read by Title Only, and Adopt an Ordinance of the Sonora City Council Amending Chapter 12.20, Shade Trees and Shrubs, of Title 12, Streets and Sidewalks, of the Sonora Municipal Code to Dissolve the City Tree and Landscaping Board.

2. Waive the Second Reading, Read by Title Only, and Adopt an Ordinance of the Sonora City Council Amending Sections 2.36.040, Management and Supervision, 2.36.060, Superintendent – Purchases; City Council Approval, and 2.36.130, Grave Markers – Requirements, of Chapter 2.36, Cemeteries, Of Title 2, Administration and Personnel, of the Sonora Municipal Code to Dissolve the Cemetery Committee.

3. Waive the Second Reading, Read by Title Only, and Adopt an Ordinance of the Sonora City Council Repealing Chapter 10.24, Parking and Traffic Commission, of Title 10, Vehicles and Traffic, of the Sonora Municipal Code to Dissolve the Parking and Traffic Commission.

4. Waive the Second Reading, Read by Title Only, and Adopt an Ordinance of the Sonora City Council Amending Sections 17.33.050 Administration, and 17.33.030, Land Use Plan, of Chapter 17.33, Commercial Specific Plan, of Title 17, Zoning, of the Sonora Municipal Code.

BACKGROUND

During the City Council meeting on August 18, 2025, the Council discussed the proposed dissolution of four City commissions and committees, including (1) Tree and Landscaping Board, (2) Cemetery Committee, (3) Parking and Traffic Commission, and (4) The Parks, Recreation, and Beautification Committee. The Council directed staff to prepare the necessary ordinances to dissolve the commissions and committees, in the interest of streamlining City operations and reducing bureaucracy. The City Council retains the discretion to establish standing or ad-hoc committees in the future, as needed.

Formal ordinances are required to dissolve three of the four committees as they are codified in the Municipal Code. These three committees are the (1) Tree and Landscaping Board, (2) the Cemetery Committee, and (3) the Parking and Traffic Commission.

The remaining committee, the Parks, Recreation, and Beautification Committee, may be dissolved by resolution because it was not established through codification in the Municipal Code. However, since the City's Zoning Ordinance contains several references to this committee, an ordinance is required to remove those references from the Municipal Code.

The four ordinances and accompanying resolution will dissolve the four committees and commissions, remove all references to them from the Municipal Code, and reassign their responsibilities to City staff or, where applicable, the City Administrator or their designee.

DISCUSSION

(1) City Tree and Landscaping Board

Established under Sonora Municipal Code Section 12.20.030, this board is comprised of members of the Parks, Recreation, and Beautification subcommittee and public appointees selected by the Mayor. Its responsibilities include developing and administering plans for the care and management of public trees and shrubs. Upon dissolution, the responsibilities of the Tree and Landscaping Board will be assumed by the City Administrator or their designee.

To dissolve the Tree and Landscaping Board, the proposed Ordinance would repeal and amend various sections of Chapter 12.20 of the Municipal Code (Shade Trees and Shrubs).

All references to the Tree and Landscaping Board in this chapter would be replaced with "the City Administrator or their designee." The amendments would transfer all authority and functions of the Tree and Landscaping Board to the City Administrator or their designee.

Chapter 12.20 in the Municipal Code also references the Parks, Recreation, and Beautification Committee, which is being dissolved by resolution. For consistency, references to this committee in the Municipal Code will also be removed in the attached ordinance.

This board appears to have originally been adopted in 1956. There is no record of the board's recent meetings or activity. There are currently no members assigned to this board.

(2) Cemetery Committee

Created under Sonora Municipal Code Section 2.36, this committee includes the cemetery superintendent (the City Administrator) and two (2) councilmembers. The committee is responsible for the administration of City cemeteries. Upon dissolution, the responsibilities of the Cemetery Committee will be assumed by the cemetery superintendent (the City Administrator).

To dissolve the Cemetery Committee, the proposed ordinance will amend three sections of Chapter 2.36. Management and supervision of cemeteries will be left to the cemetery superintendent. Other references to the Cemetery Committee were removed and, where applicable, replaced with the cemetery superintendent.

Additionally, the purchasing authority of the cemetery superintendent is modified to be the City Administrator's purchasing authority. The previous purchasing authority of the cemetery superintendent was $25.00.

The earliest date referenced in the applicable Cemetery Ordinance is 1929, when, according to the ordinance, the first cemetery map was adopted. The date of the committee's last meeting is unknown. There are currently no members assigned to this committee.

(3) Parking and Traffic Commission

Sonora Municipal Code Section 10.24.010 establishes the parking and traffic commission, comprised of eight (8) members. This Commission is responsible for the orderly planning of the City's parking and traffic. Since the establishment of the Commission, it has been supported by the Engineering Staff and Clerk Functions. By engaging a full-time engineering staff, the City is taking a proactive approach to the comprehensive planning, maintenance, and construction of its roadway infrastructure.

To dissolve the Parking and Traffic Commission, the proposed ordinance revokes and reserves the entirety of Chapter 10.24 as all provisions relate to the functions and administration of the Parking and Traffic Committee. The responsibilities of the Parking and Traffic Commission will be assumed by the City Administrator and engineering staff.

It appears this ordinance was first adopted in 2000. According to City records, the last commission meeting was held on April 16, 2024. Current members are two Councilmembers, an alternate Councilmember, the Police Chief, the Fire Chief, the Public Works Supervisor, a Vacant Planning Commissioner Representative, a Vacant Business at Large Representative, and a Vacant Resident at Large Representative.

(4) Parks, Recreation, & Beautification Committee (not codified in Municipal Code)

This committee was formed to meet on an as-needed basis to address issues related to parks, recreation, and beautification. Because this committee was not codified, the Council is able to dissolve it through resolution. The responsibilities of the Parks, Recreation, and Beautification Commission will be assumed by City Staff, specifically Community Development.

In addition, references to the Parks, Recreation, and Beautification Committee were found in Chapter 17.33, Commercial Specific Plan, of Title 17 Zoning, of the Sonora Municipal Code. The proposed ordinance would eliminate three references to the Parks, Recreation, and Beautification Committee within Chapter 17.33 and, where applicable, be replaced with the 'City Administrator or their designee.' Under the proposed amendment, the City Administrator or their designee would be responsible for approving a final landscape plan and final lighting plan for a commercial-specific plan site.

The date of the committee's last meeting is unknown. Current members are two Councilmembers, an alternate Councilmember, the Community Development Director, and the Public Works Supervisor.

FISCAL IMPACT

Preparation of the necessary ordinances and resolutions required City Attorney time.

ATTACHMENTS

1. Ordinance of the Sonora City Council Amending Chapter 12.20, Shade Trees and Shrubs, of Title 12, Streets and Sidewalks, of the Sonora Municipal Code to Dissolve the City Tree and Landscaping Board.
2. Ordinance of the Sonora City Council Amending Sections 2.36.040, Management and Supervision, 2.36.060, Superintendent – Purchases; City Council Approval, and 2.36.130, Grave Markers – Requirements, of Chapter 2.36, Cemeteries, Of Title 2, Administration and Personnel, of the Sonora Municipal Code to Dissolve the Cemetery Committee.
3. Ordinance of the Sonora City Council Repealing Chapter 10.24, Parking and Traffic Commission, of Title 10, Vehicles and Traffic, of the Sonora Municipal Code to Dissolve the Parking and Traffic Commission.
4. Ordinance of the Sonora City Council Amending Sections 17.33.050 Administration, and 17.33.030, Land Use Plan, of Chapter 17.33, Commercial Specific Plan, of Title 17, Zoning, of the Sonora Municipal Code.

CORE COUNCIL PRIORITIES

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

ORDINANCE NO. 911

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONORA AMENDING CHAPTER 12.20, SHADE TREES AND SHRUBS, OF TITLE 12, STREETS AND SIDEWALKS, OF THE SONORA MUNICIPAL CODE TO DISSOLVE THE CITY TREE AND LANDSCAPING BOARD

WHEREAS, Chapter V of the Sonora City Council Rules and Procedures authorizes the Sonora City Council ("City Council") to establish committees by ordinance or resolution; and

Commented [TR1]: Add recital for reason is small police dept and there is a need for public safety planning.

Commented [TR2R1]: Added

WHEREAS, the Sonora City Council formed the City Tree and Landscaping Board ("Board") by Ordinance, including it in several provisions of Chapter 12.20, Shade Trees and Shrubs, of Title 12, Streets and Sidewalks, of the Sonora Municipal Code; and

WHEREAS, the Board was formed to develop and administer a written plan for trees and shrubs in parks, along streets and in other public areas and to review landscaping plans for new development; and

WHEREAS, the Board is comprised of the City Council subcommittee on parks, recreation and beautification and other members of the public appointed by the mayor; and

WHEREAS, there are no City Council or public members assigned to the Board and there is no record of recent Board activity; and

WHEREAS, on August 18, 2025, the City Council discussed the dissolution of the Board; and

WHEREAS, during that discussion, the City Council recommended dissolution of the Board to streamline City operations and reduce unnecessary bureaucracy; and

WHEREAS, during that same discussion, the City Council agreed to dissolve the Parks, Recreation, and Beautification Committee which is part of the Board and intends to adopt a resolution to do so; and

WHEREAS, the City Council now intends to dissolve the Board through the amendment of Chapter 12.20, Shade Trees and Shrubs, of Title 12 Streets and Sidewalks, of the Sonora Municipal Code by replacing all references to the Board with 'the City Administrator or their designee'; and

WHEREAS, the City Council intends to remove all references to the Parks, Recreation, and Beautification Committee within Chapter 12.20, Shade Trees and Shrubs, of Title 12 Streets and Sidewalks, of the Sonora Municipal Code.

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

SECTION 1. Section 12.20.030, Creation and Establishment of a City Tree and Landscaping Board, of Chapter 12.20, Shade Trees and Shrubs, of Title 12 Streets and Sidewalks, of the Sonora Municipal Code, is hereby repealed in its entirety and reserved for future use.

SECTION 2. Section 12.20.040, Duties and Responsibilities, of Chapter 12.20, Shade Trees and Shrubs, of Title 12 Streets and Sidewalks, of the Sonora Municipal Code, shall be repealed in its entirety and replaced with a new Section 12.20.040 which shall read as follows:

12.20.040 - Duties and Responsibilities

It shall be the responsibility of the City Administrator or their designee ~~board~~ to study, investigate, counsel and develop and/or update annually, and administer a written plan for the care, preservation, pruning, planting, replanting, removal or disposition of trees and shrubs in parks, along streets and in other public areas. Such plan will be presented annually to the city council and upon their acceptance and approval shall constitute the official comprehensive city tree and landscape plan for the city. The ~~board~~City Administrator or their designee, when requested by the city council, shall consider, investigate, make findings, report and recommend upon any special matter or question coming within the scope of its work.

SECTION 3. Section 12.20.050, Street Tree Species to be Planted, of Chapter 12.20, Shade Trees and Shrubs, of Title 12 Streets and Sidewalks, of the Sonora Municipal Code, shall be repealed in its entirety and replaced with a new Section 12.20.050 which shall read as follows:

12.20.050 - Street Tree Species to be Planted

The City Administrator or their designee ~~Sonora tree and landscaping board~~ will develop a list of appropriate trees to be planted in public spaces and will forward it to the city council for adoption and publication by resolution.

SECTION 4. Section 12.20.070, Public Tree Care, of Chapter 12.20, Shade Trees and Shrubs, of Title 12 Streets and Sidewalks, of the Sonora Municipal Code, shall be repealed in its entirety and replaced with a new Section 12.20.070 which shall read as follows:

12.20.070 - Public Tree Care

The city may plant, prune, maintain and remove trees, plants and shrubs within the lines of all streets, alleys, avenues, lanes, squares and public grounds, as may be necessary to insure public safety or to preserve or enhance the symmetry and beauty of such public grounds.

The City Administrator or their designee ~~city tree and landscaping board~~ may remove or cause or order to be removed, any tree or part thereof which is in an unsafe condition or which by reason of its nature is injurious to sewers, power lines, gas lines, water lines or other public improvements, or is infected with any injurious fungus, insect or other pest. This section does not prohibit the planting of street trees by adjacent property owners providing that the selection and location of said trees is in accordance with this chapter.

SECTION 5. Section 12.20.080, Tree Topping, of Chapter 12.20, Shade Trees and Shrubs, of Title 12 Streets and Sidewalks, of the Sonora Municipal Code, shall be repealed in its entirety and replaced with a new Section 12.20.080 which shall read as follows:

12.20.080 - Tree Topping

It shall be unlawful as a normal practice for any person, firm or city department to top any street tree, park tree, or other tree on public property. Topping is defined as the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree as to

remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical, may be exempted from this section at the determination of the City Administrator or their designee. ~~city tree and landscaping board.~~

SECTION 6. Section 12.20.100, Dead or Diseased Tree Removal on Private Property, of Chapter 12.20, Shade Trees and Shrubs, of Title 12 Streets and Sidewalks, of the Sonora Municipal Code, shall be repealed in its entirety and replaced with a new Section 12.20.100 which shall read as follows:

12.20.100 - Dead or Diseased Tree Removal on Private Property

The city may remove any dead or diseased trees on private property within the city, when such trees constitute a hazard to life and property, or harbor insects or disease which constitute a threat to other trees within the city. The City Administrator or their designee ~~city tree and landscaping board~~ will notify in writing the owners of such trees. Removal shall be done by said owners at their own expense within sixty days after the date of service of notice. In the event of failure of owners to comply with such provisions, the city may remove such trees and charge the cost of removal to the owners.

SECTION 7. Section 12.20.120, Landscape Plans Required for Subdivisions/Planned Developments, of Chapter 12.20, Shade Trees and Shrubs, of Title 12 Streets and Sidewalks, of the Sonora Municipal Code, shall be repealed in its entirety and replaced with a new Section 12.20.120 which shall read as follows:

12.20.120 - Landscape Plans Required for Subdivisions/Planned Developments

As provided for below, all subdivision and planned development plans filed for tentative approval shall include a landscape plan, as defined in this chapter.

Where said projects may potentially affect or change the existing landscape in the discretion of the planning department, the planning department shall require a landscape plan to be referred to the City Administrator or their designee ~~city tree and landscaping board~~ for review and written approval. The City Administrator or their designee ~~board~~ shall complete its review and make its determination within fifteen days of receipt of the landscape plan from the planning department. An applicant may appeal the decision of the ~~board~~ City Administrator or their designee to the planning commission, according to procedures set forth in Section 17.62.100 of this code.

Once a landscape plan has been approved as provided in this chapter, no changes shall be permitted in the approved plan without the review and written approval of the ~~city tree and landscaping board.~~City Administrator or their designee.

SECTION 8. Section 12.20.130, Landscape Plans Required for Commercial, Industrial, Parking Lots and Multifamily Residential Construction, of Chapter 12.20, Shade Trees and Shrubs, of Title 12 Streets and Sidewalks, of the Sonora Municipal Code, shall be repealed in its entirety and replaced with a new Section 12.20.130 which shall read as follows:

12.20.130 - Landscape Plans Required for Commercial, Industrial, Parking Lots and Multifamily Residential Construction

As provided for below, all commercial, industrial, parking lots and multifamily residential construction plans for new construction or exterior remodel/rehabilitation shall include a landscape plan, as defined in this chapter.

Where said projects may potentially affect or change the existing landscape in the discretion of the planning department, the planning department shall require a landscape plan to be referred to the City Administrator or their designee ~~city tree and landscaping board~~ for review and written approval. The City Administrator or their designee ~~board~~ shall complete its review and make its determination within fifteen days of receipt of the landscape plan from the planning department. An applicant may appeal the decision of the ~~board~~ City Administrator or their designee to the planning commission, according to procedures set forth in Section 17.62.100 of this code.

Once a landscape plan has been approved as provided in this chapter, no changes shall be permitted in the approved plan without the review and written approval of the ~~city tree and landscaping board~~ City Administrator or their designee .

SECTION 9. Subdivision A of Section 12.20.135, Security Provisions, of Chapter 12.20, Shade Trees and Shrubs, of Title 12 Streets and Sidewalks, of the Sonora Municipal Code, shall be repealed in its entirety and replaced with a new Subdivision A of Section 12.20.135 which shall read as follows:

12.20.135 - Security Provisions

A. A guarantee of performance bond or escrow agreement must be provided and posted in a manner described below, with the amount to be determined by the community development director and approved by the- City Administrator or their designee ~~parks, beautification and recreation committee~~, to insure satisfactory completion of the landscaping plan as submitted and approved. The amount of such guarantee shall be equal to one and one-fourth times the cost of purchasing, installing, and completing landscaping and screening materials required under this chapter. All such guarantees shall be subject to approval by the city council and shall be made payable to the City of Sonora.

...

SECTION 10. Section 12.20.140, Building Permits, of Chapter 12.20, Shade Trees and Shrubs, of Title 12 Streets and Sidewalks, of the Sonora Municipal Code, shall be repealed in its entirety and replaced with a new Section 12.20.140 which shall read as follows:

12.20.140 - Building Permits

No building permits for the type of improvements delineated in Sections 12.20.120 and 12.20.130 will be issued unless a landscape plan has been approved by the City Administrator or their designee ~~city tree and landscaping board~~. Further, no final building inspection and/or certificate of occupancy shall be issued by the building department unless landscaping has been installed in

substantial compliance with the approved landscape plan, or adequate provisions for installation of landscaping have been made.

SECTION 11. Section 12.20.145, Maintenance and Enforcement, of Chapter 12.20, Shade Trees and Shrubs, of Title 12 Streets and Sidewalks, of the Sonora Municipal Code, shall be repealed in its entirety and replaced with a new Section 12.20.145 which shall read as follows:

12.20.145 - Maintenance and Enforcement

A. The property owner shall be responsible for the on-going maintenance of all landscaping in a healthy and growing condition that is appropriate for the season of the year. Maintenance shall be conducted in all landscape areas, parking lots, driveways and aisles, hardscape, pavement and curb markings. Throughout the life of the project, maintenance of approved landscaping shall consist of regular watering, mowing, pruning, fertilizing, clearing of debris and weeds, the removal and replacement of dead plants, and the repair and replacement of irrigation systems and integrated architectural features. Plants that die shall be replaced as directed by the community development director with new plant materials that conform to the approved landscape plan. For the first three years of maintenance of landscape areas for which a landscape plan has been approved, it shall be professionally maintained by a licensed contractor. At the discretion of the City Administrator or their designee~~city tree and landscaping board~~, professional maintenance may be required for up to the first ten years of maintenance.

B. Enforcement of the implementation of approved landscape plans and of the above maintenance provisions shall be at the direction of the community development director. After inspection, if a violation of this section is determined to exist, written notice shall be given to the property owner. Notice shall include identification of the property location; the nature of the violation; the section(s) of the code upon which the violation is based; a description of actions required to address the violation; and time within which the work must be accomplished. Generally, the time allowed for work to bring the premises into compliance shall not be less than thirty days or more than ninety days from the date of the written notice.

C. Prior to the issuance of a certificate of occupancy, the landowner shall file a maintenance agreement and easement to enter and maintain, and a security guarantee in a manner like that outlined in Section 12.20.135 of this chapter to the approval of the city attorney. The agreement and easement to enter and maintain shall ensure that if the landowner, or subsequent owners, fails to maintain the required installed site improvements, the city will be able to accomplish the required maintenance. The amount of the security throughout the maintenance period shall be one and one fourth times the licensed contractor's estimate of the cost to maintain the project.

SECTION 12. 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 13. 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 _____ day of _____, 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

ORDINANCE NO. 912

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONORA AMENDING SECTIONS 2.36.040, MANAGEMENT AND SUPERVISION, 2.36.060, SUPERINTENDENT – PURCHASES; CITY COUNCIL APPROVAL, AND 2.36.130, GRAVE MARKERS – REQUIREMENTS, OF CHAPTER 2.36, CEMETERIES, OF TITLE 2, ADMINISTRATION AND PERSONNEL, OF THE SONORA MUNICIPAL CODE TO DISSOLVE THE CEMETERY COMMITTEE

WHEREAS, Chapter V of the Sonora City Council Rules and Procedures authorizes the City Council to establish committees by ordinance or resolution; and

WHEREAS, the Sonora City Council created the Cemetery Committee through codification of section 2.36.040, Management and Supervision, of Chapter 2.36 Cemeteries, of Title 2, Administration and Personnel, of the Sonora Municipal Code; and

WHEREAS, the Cemetery Committee includes two City Councilmembers appointed by the Mayor; and

WHEREAS, there are currently no City Councilmembers assigned to the Cemetery Committee; and

WHEREAS, the date of the Cemetery Committee's last meeting is unknown; and

WHEREAS, on August 18, 2025, the City Council, discussed the dissolution of the Cemetery Committee and potential updates to Sonora Municipal Code section 2.36; and

WHEREAS, during that discussion, the City Council directed staff to prepare the necessary documents to dissolve the Cemetery Committee and amend the Sonora Municipal Code to remove all references to the Cemetery Committee; and

WHEREAS, the dissolution of the Cemetery Committee will streamline City operations and reduce unnecessary bureaucracy, as the cemetery superintendent, which the Municipal Code recognizes as the City Administrator, is well equipped to perform the management of City cemeteries.

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

SECTION 1. Section 2.36.040, Management and Supervision, of Chapter 2.36, Cemeteries, of Title 2, Administration and Personnel, of the Sonora Municipal Code, shall be repealed in its entirety and replaced with a new Section 2.36.040 which shall read as follows:

2.36.040 - Management and Supervision

The general management and supervision of cemeteries shall be under the direction of the superintendent of cemeteries. ~~and a committee of two members of the city council appointed by the mayor~~.

SECTION 2. Section 2.36.060, Superintendent—Purchases; City Council Approval, of Chapter 2.36, Cemeteries, of Title 2, Administration and Personnel, of the Sonora Municipal Code, shall be repealed in its entirety and replaced with a new Section 2.36.060 which shall read as follows:

2.36.060 - Superintendent—Purchases; City Council Approval

All purchases in excess of ~~twenty-five dollars~~ the City Administrator's purchasing authority by the superintendent, in connection with the Old City Cemetery and Mountain Shadow Cemetery, shall first be submitted to the city council ~~cemetery committee~~ for its approval before such purchases are made. ~~The superintendent shall not employ any person or persons on cemetery works unless first authorized to do so by the committee.~~

SECTION 3. Section 2.36.130, Grave Markers—Requirements; City Council Approval, of Chapter 2.36, Cemeteries, of Title 2, Administration and Personnel, of the Sonora Municipal Code, shall be repealed in its entirety and replaced with a new Section 2.36.130 which shall read as follows:

2.36.130 - Grave Markers—Requirements

All graves must be marked, after they are filled, with permanent markers, showing at least the name, year of birth and year of death of the person buried therein. Such markers shall, as nearly as possible, be of a uniform size and appearance, and of letters and numbers, subject to the approval of the superintendent of cemeteries~~city council cemetery committee~~. Such markers may thereafter be subject to replacement by permanently set stone or metal markers permitted by this chapter. An approved type of grave metal marker as required in this chapter must be secured from the superintendent. It shall be the duty of the superintendent to carry out and enforce the provisions of this section.

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 3. 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 _____ day of _____, 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

ORDINANCE NO. 913

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONORA REPEALING CHAPTER 10.24, PARKING AND TRAFFIC COMMISSION, OF TITLE 10, VEHICLES AND TRAFFIC, OF THE SONORA MUNICIPAL CODE TO DISSOLVE THE PARKING AND TRAFFIC COMMISSION

WHEREAS, Chapter V of the Sonora City Council Rules and Procedures authorizes the Sonora City Council ("City Council") to establish committees by ordinance or resolution; and

Commented [TR1]: Add recital for reason is small police dept and there is a need for public safety planning.

Commented [TR2R1]: Added

WHEREAS, the Sonora City Council formed the Parking and Traffic Commission ("Commission") by ordinance, codifying it in Chapter 10.24, Parking and Traffic Commission, of Title 10, Vehicles and Traffic, of the Sonora Municipal Code; and

WHEREAS, the Commission was formed to deliberate on matters related to roadways and public parking in the City of Sonora ("City"); and

WHEREAS, the Commission is comprised of eight positions with current positions held by Mayor Ann Segerstrom, Councilmember Stephen Opie, Alternate Vice Mayor Andy Merrill, Police Chief Turu VanderWiel, the Fire Chief, Public Works Supervisor Mike Lagomarsino, a Vacant Planning Commissioner Representative, a Vacant Business at Large Representative, and a Vacant Resident at Large Representative; and

WHEREAS, the last Commission meeting was held on April 16, 2024; and

WHEREAS, on August 18, 2025, the City Council, during a duly noticed regular meeting agenda item, discussed the dissolution of the Commission; and

WHEREAS, during that discussion, the City Council provided direction to staff to draft the necessary documents to dissolve the Commission; and

WHEREAS, the dissolution of the Commission will streamline City operations and reduce unnecessary bureaucracy; and

WHEREAS, the City Council now intends to dissolve the Commission through the repeal of Chapter 10.24 Parking and Traffic Commission, of Title 10 Vehicles and Traffic, of the Sonora Municipal Code.

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

SECTION 1. Chapter 10.24, Parking and Traffic Commission, of Title 10 Vehicles and Traffic, of the Sonora Municipal Code shall be repealed in its entirety and reserved.

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 3. 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 _____ day of _____, 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

4921-8604-4268, v. 1

ORDINANCE NO. 914

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONORA AMENDING SECTIONS 17.33.050, ADMINISTRATION, AND 17.33.030, LAND USE PLAN, OF CHAPTER 17.33, COMMERCIAL SPECIFIC PLAN, OF TITLE 17, ZONING, OF THE SONORA MUNICIPAL CODE TO REMOVE REFERENCES TO THE PARKS, RECREATION, AND BEAUTIFICATION COMMITTEE

WHEREAS, Chapter V of the Sonora City Council Rules and Procedures authorizes the Sonora City Council ("City Council") to establish committees by ordinance or resolution; and

Commented [TR1]: Add recital for reason is small police dept and there is a need for public safety planning.

Commented [TR2R1]: Added

WHEREAS, on August 18, 2025, the City Council passed a resolution to dissolve the Parks, Recreation, and Beautification Committee ("Committee"); and

WHEREAS, the Committee was dissolved by resolution as its formation was not codified in the Sonora Municipal Code;

WHEREAS, the City Council now desires to remove all references to the Committee within the Sonora Municipal Code; and

WHEREAS, the Committee is referenced in Chapter 12.20 (Shade Trees and Shrubs), and Chapter 17.33 (Commercial Specific Plan Area), of the Sonora Municipal Code; and

WHEREAS, the City Council now intends to remove all references to the Committee in Chapter 12.20 (Shade Trees and Shrubs), and Chapter 17.33 (Commercial Specific Plan Area, of the Sonora Municipal Code.

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

SECTION 1. Subdivision (B)(3), Landscaping, of Section 17.33.030 Land Use Plan, of Chapter 17.33, Commercial Specific Plan Area, of the Sonora Municipal Code shall be repealed in its entirety and replaced with a new Subdivision (B)(3) Landscaping, of Section 17.33.030 which shall read as follows:

17.33.030 - Land Use Plan

...

3. Landscaping. The quality environment envisioned for Sonora Commercial Specific Plan site will be established, in large part, by its landscape treatment. Landscaping is to be designed to highlight positive visual features, to screen negative ones, and to provide a cool, pleasant outdoor environment. Landscaping is also intended to give structure and identity to the overall specific plan area.

Prior to issuance of a grading permit, demolition or ground or vegetation disturbance, whichever occurs first, the developer shall submit a final landscape plan to the City Administrator or their designee ~~City Parks, Beautification and Recreational Committee~~ for review, approval and implementation. As set forth in Section 17.33.050, this review and approval shall be a non-discretionary, final action that cannot be appealed. The intent of the review is to ensure

compliance with the provision of the Sonora Commercial Specific Plan. The approved final landscape plan shall be incorporated into the development proposed.

The final landscape plan shall provide for the following:

a. All recycling areas are to be effectively screened and contained.
b. Denser screen along the southern loading dock areas, including additional native ponderosa pine, native oaks and Deodar cedar planted in dense clusters on 12 to 15 foot centers with an understory of large and medium shrubs to create a denser plant screen along the center's rear facades. Reasonably sized openings may be left in the tree screen to reveal store signage, but no large open views of loading docks. Developer shall apply for an encroachment permit from Caltrans to allow for planting within this area, if necessary. Alternatively, developer shall work cooperatively with the City to enter into a maintenance agreement for landscaping in the Caltrans Right-of-Way behind the existing retail building. Should Caltrans deny landscaping in this area pursuant to an encroachment (or equivalent) permit, then this requirement shall be eliminated. It is anticipated that landscaping will be accomplished substantially in accordance with landscaping plans already approved pursuant to an existing Caltrans permit (#1091-6CD-1116, Whitney Development Company). It is further anticipated that the costs of watering will be undertaken by the developer as will the costs of installing a separate water meter to maintain landscaping along SR 108 behind the existing retail building (i.e., the developer will be responsible for maintaining landscaping only in that area between SR 108 and the existing retail building). Minor modifications to these requirements may be approved by the community development director, as set forth in Section 17.33.050, where such modifications achieve the same goal as the original requirement.
c. Reserved.
d. A vine-covered fence is to be constructed at the edge of the paving along the southern limit of the specific plan area to screen ground clutter associated with the loading area. Specifically, the landscape plan shall provide for the planting of vines sufficient to cover the existing chain link fence along the southern portion of the specific plan area. In conjunction with re-surfacing the rear portion of the specific plan area, the developer will plan for the installation and maintenance of vines within the area's boundaries adjacent to the existing fence. Developer shall apply for an encroachment permit from Caltrans to allow for planting within this area, as necessary. Should Caltrans deny landscaping in this area pursuant to an encroachment (or equivalent) permit, then this requirement shall be eliminated.
e. Automatically controlled underground irrigation shall be installed in all planting areas with a minimum of ½" mulch to a depth of 2" or as appropriate in vining and groundcover areas.
f. The planter separating the Old Wards Ferry Road Specific Plan area entrance drive from the existing store's garden and automotive departments will be solidly planted with

coniferous and/or broadleaf evergreen trees to create a dense visual screen to these areas.

g. Should the planter (or adjacent) landscape area separating the Old Wards Ferry Road Specific Plan area entrance drive from the garden and automotive department require additional terracing and/or retaining walls; retaining wall design and materials shall be submitted in conjunction with the final landscaping plan for review and approval. Retaining walls within the planter shall not exceed four feet in height. Any single wall, excluding the ground level wall in a terraced system, will not exceed 8 feet in exposed surface height.
h. Trees shall be installed as follows: 15% will be 24" box and 85% will be 15 gallon.
i. Landscaping shall be in keeping with the character or design of adjacent buildings.
j. Existing trees shall be preserved wherever possible.
k. Identification of the type and size of trees to be removed and the proposed landscaping in accordance with the Tree and Landscaping Ordinance. All removed trees shall be replaced at no less than a 1:1 ratio. The city may require certain trees to be replaced at a ratio of greater than 1:1 depending on the species, trunk, diameter, or other factors.
l. Ornamental trees shall be replaced at the size of tree removed or 36" box, whichever is smaller.
m. If the developer vacates the specific plan area in the future, landscaping associated with the specific plan area shall be maintained in compliance with Sonora Municipal Code Chapter 12.20, Section 12.20.145(A) for as long as the developer remains the property owner. Should ownership change; the new owner will remain subject to the same provisions of the Sonora Municipal Code relative to landscape maintenance.
n. Developer shall be responsible for maintaining all landscape plants in a healthy and attractive condition for the life of the project for on-site landscaping. All landscaping to be maintained and replaced on a monthly basis, weather permitting, to assure consistent tree size.

Figure 9 illustrates the preliminary planting plan for the specific plan area. Development proposed that substantially conforms to Figure 9 shall be considered to substantially conform to the Sonora Commercial Specific Plan and shall be processed as a ministerial building permit and/or construction plan review as set forth in Section 17.33.050.

...

SECTION 2. Subdivision (B)(8) Lighting, of Section 17.33.030 Land Use Plan, of Chapter 17.33, Commercial Specific Plan Area, of the Sonora Municipal Code shall be repealed in its entirety and replaced with a new Subdivision (b)(8) Lighting, of Section 17.33.030 which shall read as follows:

17.33.030 - Land Use Plan

...

8. Lighting. The following section addresses illumination of on-site areas for the purposes of safety, security, and nighttime ambience, including lighting for parking areas, pedestrian walkways, graphics and signage, architectural and landscape features, shipping and loading areas, and any additional exterior areas.

Prior to issuance of a grading permit, demolition or ground or vegetation disturbance; whichever occurs first, the developer shall prepare and submit a final lighting plan. The final lighting plan shall be reviewed and approved by the City Administrator or their designee ~~City Parks, Beautification and Recreation Committee~~ to ensure compliance with the provisions of the Sonora Commercial Specific Plan. As set forth in Section 17.33.050, this review and approval shall be a non-discretionary, final action that cannot be appealed. The intent of the review is to ensure compliance with the provisions of the Sonora Commercial Specific Plan. The approved lighting plan shall be incorporated into the development proposed.

The lighting plan shall demonstrate that all exterior lighting fixtures associated with development in the specific plan area (building-mounted and freestanding) are shielded, recessed, or directed downward to prevent unwanted illumination of neighboring properties.

The final lighting plan shall provide for, but is not limited to, the following:

a. Light fixtures shall be shielded to keep light focused on the specific plan area.
b. Outdoor lighting of pedestrian areas shall be limited to ground level lighting or decorative lamps on 14 foot maximum pole heights.
c. Outdoor lighting of parking areas shall be limited to ground level lighting and overhead luminaries not to exceed existing pole heights.
d. Pole-mounted lights shall be cut-off directing illumination downward.
e. Building lighting shall be limited to indirect or cut-off sources for security after hours (as applicable to 24/7 operations),
f. Light sources shall be metal halide and limited to an average of 3.3foot-candles maximum average intensity. New parking lot lighting shall comply with the California Energy Code and Title 24. Non-Residential Energy Compliance Forms shall accompany the building permit application.

...

SECTION 3. Subdivision (A), Permit Processing, of Section 17.33.050 Administration, of Chapter 17.33, Commercial Specific Plan Area, of the Sonora Municipal Code shall be repealed in its entirety and replaced with a new Subdivision (A), Permit Processing of Section 17.33.030 Administration which shall read as follows:

17.33.050 - Administration

A. Permit Processing. Development within the specific plan area which substantially conforms to the provisions of the Sonora Commercial Specific Plan and the conceptual site plan, elevations, colors and materials, and landscaping as depicted in Figures 6 through 9, shall be processed as a ministerial building permit and construction plan review. Any approval, decision, review or action in this respect shall be ministerial, final and not subject to appeal.

For the purposes of development anticipated under the Sonora Commercial Specific Plan, ministerial building permit and construction plan review includes any subsequent approvals, decisions, review or actions required by city agencies, entities or individuals (i.e., ~~the City Parks, Beautification and Recreation Committee;~~ the Sonora Fire Department, the city engineer, the city building department). The purpose of these approvals, decisions, review or actions is to ensure compliance with the provisions of the Sonora Commercial Specific Plan and all applicable building codes and requirements of the city, county, state and other responsible agencies. Ministerial building permit and construction plan review shall be non-discretionary, final actions that cannot be appealed.

Except as set forth above, no additional approvals or permits shall be required for development or operation within the specific plan area. Any building permit or construction plan review can be submitted to the community development director for evaluation and finding of substantial conformance as described below. This includes modifications to the Sonora Commercial Specific Plan as well as modifications to the conceptual site plan, elevations, colors and materials, and landscaping as depicted in Figures 6 through 9.

...

SECTION 4. 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 5. 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 _____ day of _____, 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

4933-9957-4380, v. 1

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: October 20, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Turu VanderWiel, Chief of Police

SUBJECT: Resolution Number 10-20-2025-B, to Establish Road Closures, and Temporary Parking Modifications Along State Route 49 for the 42nd Annual Historic Downtown Sonora Christmas Parade.

RECOMMENDATION:

Consider Approval of Resolution Number 10-20-2025-B, Authorizing the Closure of State Route 49 (Washington Street) and Certain City Streets and Designating Temporary "No Parking" Zones for the 42nd Annual Historic Downtown Christmas Parade; Release the Three-Hour Parking Restrictions from Monday, November 17, through Friday, January 2, 2026, within the Downtown Corridor; and Request the Mayor or Vice Mayor Represent the City in the Christmas Parade.

DISCUSSION / ANALYSIS:

The City of Sonora's 42nd Annual Christmas Parade will be held on Friday, November 28, 2025. The City has been responsible for organizing and staffing this community event since 1996. This City event has become an annual tradition for our community and thousands of visitors to Sonora. The number of entries typically ranges from 65 to 100, and the parade lasts approximately one and a half hours, beginning at 6:00 pm.

The parade will start on School Street, then turn south (left) onto Snell Street. It will travel south on Snell Street to State Route 49 (Washington Street). The parade will then enter southbound State Route 49 (Washington Street) and will travel to the intersection of S. Washington Street and Restano Way where participants will disembark and disperse.

Due to the size and duration of the parade, and the interruption of a State Highway for the parade, a resolution is required from the City Council authorizing the temporary closure of State Route 49 (Washington Street) and specific City streets. Parking along the parade route will be restricted starting at 4:00 pm to accommodate the parade entries and pedestrians safely. Tuolumne County Transit will provide trolley service from the Junction Shopping Center to Lyons Street from 3:00 pm to 9:00 pm, and it is free to the public.

Three-hour parking restrictions are historically lifted to encourage and accommodate holiday shopping in the downtown corridor.

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:

Costs associated with the Christmas Parade have been included within the respective 2025/2026 departmental budgets.

ATTACHMENTS:

Resolution 10-20-2025-B

CORE COUNCIL PRIORITIES:

Infrastructure and Engineering, Public Safety and Disaster Preparedness, Economic Development/Growth and General Plan

Resolution Number: 10-20-2025-B

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONORA, CALIFORNIA, APPROVING THE TEMPORARY CLOSURE OF HIGHWAY 49 AND CERTAIN CITY STREETS AND PARKING LOTS TO ACCOMMODATE THE HISTORIC DOWNTOWN SONORA CHRISTMAS PARADE AND OTHER RELATED HOLIDAY ACTIVITIES

WHEREAS, the City will be holding the Historic Downtown Sonora Christmas Parade on Friday, November 28, 2025, at 6:00 p.m. sharp; and

WHEREAS, the parade route will start at Washington Street/Highway 49 and Elkin Street and continue along Washington Street, ending at Restano Way; and

WHEREAS, several streets and other city facilities will need to be closed for the event; and

WHEREAS, the City must obtain an encroachment permit from Caltrans;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sonora that the following streets and parking lots will be closed on Friday, November 28, 2025, as indicated below:

The following street closures shall commence at 3:00 p.m. and continue until 8:30 p.m., or until the parade is finished**.**

1. School Street between North Washington and Snell Street.
2. Snell Street between N. Green Street and Bonanza between N. Washington and N. Green St.

The following parking lot closures and no parking locations shall commence at 3:00 p.m. and continue until 8:30 p.m., or until the parade is finished.

1. The Sonora High School parking lots located on School Street.
2. City Parking Lot at Snell/Wyckoff Streets, including the bus parking spaces on Snell Street.
3. School Street, between Snell Street and N. Washington Street/ SR 49.
4. East side of Snell Street, between Wyckoff Street and N. Washington Street/ SR 49.

The following parking lot closures shall commence at 4:00 p.m. and continue until 8:30 p.m., or until the parade is finished.

1. The Fire Museum parking lot on N. Washington Street.
2. The Fountain Parking Lot, across from the Sonora Opera Hall to be used for ADA accessible parking only.
3. The first floor of the Terzich Parking Lot to be closed.
4. Second floor of the Terzich parking lot to be used for ADA accessible parking and viewing only.

The following street closures shall commence at 5:30 p.m. and continue until 8:30 p.m., or until the parade is finished.

1. N. Washington Street/ SR 49 between Elkin and Stockton Road.
2. S. Washington St. between Stockton Road and Hospital Road.
3. State Route 49/Stockton Road between S. Washington Street/SR 49 and 70 W. Stockton Street (Yoshoku Restaurant).
4. The following streets between Washington Street/ SR 49 and Stewart Street:
   Dodge Street, Jackson Street, Bradford Street, Theall Street, Church Street, Gold Street, William Street, Lytton Street, and Restano Way.
5. The following streets between Washington Street/ SR 49 and Green Street*:* Dodge Street, Yaney Street, Jackson Street, Bradford Street, Linoberg Street and Church Street. Toby Street between S. Washington Street and McGowan Street.
6. Lytton and Bulwer Streets between S. Washington Street and Olive Street.
7. June Street between S. Washington and Church Street.
8. Wyckoff Street between N. Washington Street (SR-49) and Snell Street.
9. The left turn lane from SR 49 (Stockton Road) to eastbound Hwy 108.

NOW, THEREFORE, BE IT FURTHER RESOLVED that no parking will be allowed at the following locations on Friday, November 28, 2025, as indicated below:

The following no-parking locations shall commence at 4:00 p.m. and continue until 8:30 p.m., or until the parade is finished.

1. N. Washington Street/SR 49 between Elkin Street and Toby Street.
2. State Route 49/Stockton Street between Washington Street and 70 W. Stockton Street (Yoshoku Restaurant).
3. Elkin Street between N. Washington Street/ SR 49 and Shepherd Street.
4. Stewart Street between Elkin Street and Dodge Street.
5. Church Street between N. Washington Street/ SR 49 and June Street.
6. The following streets between N. Washington Street/ SR 49 and Stewart Street:
   Elkin Street, Dodge Street, Jackson Street, Bradford Street, Linoberg Street, Theall Street.
7. The following streets between S. Washington Street and Stewart Street:
   Church Street, Gold Street, William Street and Lytton Street.
8. The following streets between N. Washington Street/ SR 49 and Green Street:
   Dodge Street, Yaney Street, Jackson Street, Bradford Street, Linoberg Street, and Toby Street between S. Washington Street/ SR 49 and McGowan Street.
9. Lytton and Bulwer Streets between S. Washington Street and Olive Street.
10. June Street, commencing at Church Street and extending south 100 yards.

The following no-parking location shall commence at 3:00 p.m. and continue until 9:00 p.m. (For trolley stop location)

1. North side of Lyons Street between Stewart and Shepherd Street. (2 spaces)

The three-hour parking restrictions within the downtown corridor shall be released from Monday, November 17, through Friday, January 2, 2026.

NOW, THEREFORE, BE IT RESOLVED**,** by the City Council of the City of Sonora that all of the above is hereby approved, subject to all conditions as required by the California Department of Transportation.

PASSED, APPROVED, 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 October 20, 2025, by the following:

AYES: _____

_____

_____

NOES: _____

_____

ABSENT: _____

Dated: October 20, 2024

_____
Ann Segerstrom
Mayor of the City of Sonora

ATTEST: _____
Tracy Skelly
Sonora City Clerk

Resolution Number: 10-20-2025-B

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: October 20, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Carlye Buchholz, P.E., P.L.S. – City Engineer

SUBJECT: Consider Approval of the Solid Waste Franchise Agreement, with All Exhibits, to California Waste Recovery Systems, LLC (Cal-Waste) for Subscription Based Solid Waste, Recycling, and Green Waste Collection and Management Services

RECOMMENDATION:

Consider Approval of the Solid Waste Franchise Agreement, with All Exhibits, to California Waste Recovery Systems, LLC (Cal-Waste) for Subscription Based Solid Waste, Recycling, and Green Waste Collection and Management Services.

BACKGROUND:

Effective solid waste collection is essential for maintaining public health, preventing pollution, and ensuring a clean and attractive environment. The average household generates between 60-90 gallons of trash, 30-60 gallons of recyclables, and 30-90 gallons of green waste per week. A well-managed waste collection system reduces illegal dumping, minimizes fire hazards, and controls pests, all of which contribute to a safer community.

As the City of Sonora (City) approaches the expiration of its current contract with Cal Sierra Disposal, a Waste Management (WM) Company, for solid waste (i.e., garbage and recyclables) collection, City staff have been evaluating ways in which to maximize the City's benefits associated with solid waste management.

On July 22, 2025, the City issued a Request for Proposals (RFP) to solicit competitive bids and proposals for solid waste, recycling, and green waste collection and management services in the City of Sonora. On August 11, 2025, the City received three proposals from companies interested in providing these services within the City.

On September 2, 2025, City Council issued approval to negotiate with the highest ranked proposer, California Waste Recovery Systems, LLC (Cal-Waste), for subscription-based solid waste, recycling, and green waste collection and management services.

On September 15, 2025, the City Council reviewed the negotiated rates proposed by Cal-Waste and provided direction to: (1) begin public outreach regarding the new contract; (2) proceed with the transition of Cal-Waste as the City's solid waste provider; (3) authorize the City Administrator to negotiate additional service options; (4) initiate the Proposition 218 process; and (5) establish a dedicated fund to account for franchise fee revenues generated under the new agreement. Staff recommended naming this fund the Solid Waste Franchise Fund to ensure transparency and facilitate tracking of revenues associated with the contract.

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

On October 6, 2025, the City Council reviewed and approved the contract language of the Sonora Solid Waste Franchise Agreement.

DISCUSSION / ANALYSIS:

After approval of the attached Sonora Solid Waste Franchise Agreement, inclusive of all exhibits, the contract will be executed, and service will begin on November 1, 2025.

FISCAL IMPACT:

The new contract with Cal-Waste will increase the franchise fee rate from 2% to 6% of gross revenue for garbage, recycling, and green waste services. This adjustment is projected to raise the City's annual franchise fee revenue from approximately $50,000 to $148,000. The additional revenue will be deposited into the General Fund and will be available to support general municipal operations.

ATTACHMENTS:

Sonora Solid Waste Franchise Agreement with Exhibits

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

Franchise Agreement for Solid Waste, Recycling and Green Waste Collection Between the City of Sonora and California Waste Recovery Systems, LLC

This Franchise Agreement for Solid Waste, Recycling and Green Waste Collection ("Agreement") is entered into as of _____ 2025, by and between the City of Sonora, a California municipal corporation ("City"), and California Waste Recovery Systems, LLC, a California Limited Liability Company ("Franchisee"). The City and Franchisee may hereafter be individually referred to as a "Party" or collectively referred to as the "Parties." There are no other parties to this Agreement.

RECITALS

A. *Authorization under State and Local Law.* Pursuant to state law (Cal. Pub. Res. Code § 40059) and the City's Solid Waste Management Ordinance (City Code, Title 7), the City may generally determine the means and terms, including levels of service, charges and fees, and the conditions by which solid waste handling services are provided, and the City may enter into this Agreement to provide an exclusive franchise for solid waste handling services to Franchisee.

B. *Public Health.* Public health, safety, and well-being demand the orderly and periodic collection and disposal of solid waste from properties within City. The Solid Waste Management Ordinance establishes ordinances and procedures to provide for the storage, collection, and removal of all recyclables, garbage, rubbish, and waste materials generated or accumulated within the City. In addition to this Agreement, Franchisee must comply with any and all state regulations and local requirements, including collection frequency and schedule, container specifications and maintenance, truck maintenance and markings, safe operations, and inspections by the Local Enforcement Agency ("LEA"). The City may revise Title 7 of the City Code from time to time as required to protect the public health, safety, and welfare of the City.

C. *50% Waste Diversion I Commercial Recycling & Organics Diversion.*

1. AB 939 Diversion Mandate: The Integrated Waste Management Act of 1989 (AB 939) mandates, among other things, that the City divert 50% of its waste from landfill disposal and implement its Source Reduction and Recycling Plan ("SRRE"); and

2. Mandatory Commercial Recycling & Organics Diversion: Since the passage of AB 939 the California Legislature has enacted other measures including, without limitation,

a. AB 32: increases State of California's recycling goal to 75%, sets goals to reduce greenhouse gases;

b. AB 1826 Mandatory Organic Recycling: implements AB 32, reduces greenhouse gases by diverting materials from landfills;

c. AB 341: Mandatory Commercial Recycling: multi-family residences and commercial businesses must recycle by themselves or by subscribing to services from a hauler;

d. City Reporting: AB 341 and AB 1826 require local governments to develop programs for the recycling of commercial and organic waste and report information on participation and diversion to CalRecycle; and

e. SB 1383 Organic Waste Methane Emissions Reductions: requires diversion of 75% of organic waste by 2025; implementation of greenhouse gas reduction goals.

D. *Diversion Mandates.* The City and the Franchisee have determined that entering into this Agreement will help the City comply with state law and economically provide for collection and recycling services for City residents, businesses, and property owners, as well as the periodic capital expenditures incurred by the Franchisee in order to provide such services.

E. *Request for Proposals.* On July 21, 2025 the City issued a Request for Proposal for Solid Waste, Recycling, and Green Waste Collection and Management Services ("RFP"), and

F. *Representations.*

1. The Franchisee warrants that the company has the resources and capabilities to provide all services specified herein in a professional and reliable manner;

2. Both Parties find that entering into this Agreement is in the mutual interest of both the Franchisee and the City.

3. The City finds it is within the public interest to enter into this Agreement to fulfill AB 939 and the above-referenced statutory mandates.

4. This Agreement is predicated on the Franchisee using its best efforts for which the Franchisee is reasonably compensated hereunder to assist the City in meeting all statutory waste requirements for landfill diversion of solid waste and green waste.

NOW, THEREFORE, in consideration of the promises herein contained and other good and valuable consideration, the Parties agree as follows:

AGREEMENT

ARTICLE 1 GENERAL PROVISIONS

1.01 DEFINITIONS

For purposes of this Agreement and any notice required hereunder, the following terms shall be construed as follows:

A. "AB 32", "AB 939", "AB 1826", "SB 1383", and "AB 341" shall mean those statutes enacted by the State of California which are commonly referred to by such titles and include significant mandates or goals affecting Solid Waste management in the state.

B. "Best efforts" shall mean serious and sizeable efforts that a reasonable person would take in the same (or similar) circumstances to meet its obligations. It will be presumed that the person intends to meet its obligations in honesty and good faith.

C. "Change in Control" of the Franchisee shall mean a change in the ownership or control of more than fifty percent (50%) of the voting stock of Franchisee (excluding transfers to revocable trusts).

D. "City" shall mean the City of Sonora, a California municipal corporation.

E. "Council" shall mean City's Council.

F. "Breach" is defined in Section 1.15.

G. "CC" or "Code" shall mean City Code of the City of Sonora.

H. "Days" shall mean calendar days.

I. "Effective Date" shall mean the date in which this Agreement shall commence, which is hereby deemed to be November 1, 2025.

J. "Franchisee" shall mean California Waste Recovery Systems, LLC.

K. "Green Waste" means any compostable materials including grass cuttings, weeds, leaves, prunings, branches, dead plants, brush, tree trimmings (under 3 feet in length and 6 inches in diameter).

L. "Including" shall mean "including, without limitation".

M. "Primary Recyclables" shall mean marketable glass containers, aluminum containers; plastic and tin containers, cardboard, newspapers, mixed paper, telephone books, and magazines. This definition may be modified by the parties in the manner described in the definition of Recyclable Materials herein.

N. "Reasonable Business Efforts" means effective efforts that a prudent business person would make under the same (or similar circumstances) using its business judgment. It will be presumed that the person intends to meet its obligations in honesty and good faith.

O. "Recycle" shall mean the disposition of the materials in such a manner that will qualify as diversion of Solid Waste within the meaning of Public Resources Code Section 41780, et seq.

P. "Recyclable Materials" or "Recyclables" are those materials which may be collected, processed, and reused including, but not limited to, newspaper, mixed paper (including, but not limited to, white and colored paper, magazines, telephone books, chipboard, junk mail, and high grade paper), glass bottles and jars, metal cans (ferrous, non-ferrous, and bi-metal containers, including empty aerosol containers), aluminum foil and trays, all narrow neck rigid plastic containers, non-bottle rigid plastics, corrugated cardboard, and other materials that may be collected and processed for reuse by the Franchisee. The City and the Franchisee may adjust this definition from time to time temporarily, or for such longer period as the Parties may decide, to include additional materials or remove materials on this list and the parties shall adjust the definition in the event of a change in the ability (other than a change which is expected to be temporary) of the Franchisee to sell or otherwise transfer the material to a third party for beneficial reuse.

Q. "Solid Waste" shall mean all putrescible and non-putrescible solid, semisolid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, construction and demolition wastes, discarded home and industrial appliances, manure, vegetable or animal solid and semi-Solid Wastes, and other organic waste, including organic waste not defined as Green Waste, food waste and other discarded solid and semi-solid wastes as defined in California Public Resources Code Section 40191, as that section may be amended from time to time, but does not include source-separated Recyclable Materials, abandoned vehicles and parts thereof, and materials that cannot be disposed of in Class II landfills.

R. "Uncontrollable circumstances" is defined in Section 1.15.

1.02 INTERPRETATIONS AND EFFECTIVENESS OF AGREEMENT

A. *Headings.* The headings set forth in this Agreement are for ease of reference only and shall not be construed to modify, limit, or restrict the provisions contained in one, or all, of the sections of this Agreement.

B. *Entire Agreement.* This Agreement, together with any attachments, constitutes the entire agreement between the City and the Franchisee and supersedes all prior negotiations, representations, or agreements, whether written or oral.

C. *Procedure for Amendment, Modification, Extension, or Renewal.* If, during the term of this Agreement, as defined discussed in Section 1.03, there are statutory, regulatory, or other changes that significantly affect the services provided by the Franchisee pursuant to this Agreement or the cost thereof, the terms of this Agreement shall be subject to the rate adjustment protocols provided herein, upon initiation by either Party in accordance with the extraordinary

review provisions of Section 3.03. Any change, amendment, modification, extension, or renewal shall be in writing and shall be executed by duly-authorized representatives of both the City and the Franchisee.

D. *Implementation Schedule.* All services provided by this Agreement shall be implemented by the Franchisee on the Effective Date. Unless otherwise specified herein, any new requirements agreed to by the Parties in writing after the Effective Date shall be fully implemented within six (6) months from the written agreement providing therefor.

1.03 TERM

A. *Commencement.* All rights, privileges, obligations and duties granted and mandated under this Agreement shall commence on the Effective Date.

B. *Expiration.* This Agreement shall expire on November 1, 2033 unless it is terminated earlier pursuant to Section 1.17 below; or extended pursuant to Subsection 1.03.C below.

C. *Extension:*

1. Long-term. Within two (2) years of the expiration of the Agreement, the Franchisee may request an eight-year extension of the Agreement, twice, for a total of sixteen (16) years. Such request must be submitted more than six months prior to the expiration of the Agreement. The City shall approve such request if the City reasonably determines that the Franchisee is not in default or breach hereunder and the City finds, in its reasonable discretion, that the Franchisee has provided satisfactory services to the City.

2. Short-term: Provided the City is not in default or breach hereunder, the City may extend this Agreement at its sole discretion for up to six (6) months, in any increment of time or times, upon giving Franchisee one (1) months' notice before any such extension is to take effect. For example, the City could extend this Agreement for one six (6) month extension; or for two three-month extensions, or for only one two-month extension.

1.04 INDEPENDENT CONTRACTOR

In its performance under this Agreement, the Franchisee is and shall be considered an independent contractor and not an agent or employee of the City. The Franchisee, not the City, will make arrangements with customers for services, and the City will not direct or supervise the Franchisee's performance of services. The Franchisee, its officers, officials, staff, employees, and agents shall not be entitled to salary, pension, health, or retirement benefits provided by the City.

1.05 REPRESENTATIVE AND NOTICE

Each Party shall designate an officer, employee, or other authorized representative to act on that Party's behalf with respect to this Agreement. This representative shall be available between 8a.m. and 5p.m., Monday through Friday, excluding City holidays, and as often as may be required to render decisions and to furnish information in a timely manner. Each Party has the right to change its representative at any time provided that a Party wishing to change its designated representative shall endeavor to notify the other Party in writing not less than ten (10) days before making any such change. Any notices of breach, default, or termination ("Notices") must be made in writing to the addresses listed below.

At the time this Agreement is executed, the Parties' designated representatives shall be as follows:

Franchisee: Casey Vaccarezza, California Waste Recovery Systems, LLC

City: Melissa Eads, City Administrator

All Notices shall be deemed to have been given when made in writing and delivered or mailed to the respective representatives of either the City or the Franchisee at their respective addresses as follows:

To Franchisee: California Waste Recovery Systems, LLC
175 Enterprise Ct STE A,
Galt CA 95632
Attn: Casey Vaccarezza

Copy To: Jasun Molinelli, Esq.
Jackson Legal
1630 N. Main St. #83
Walnut Creek, CA 94596

To City: City of Sonora
94 N. Washington St.
Sonora, CA 95370
Attn: Melissa Eads, City Administrator

Copy To: White Brenner LLP
1608 T Street
Sacramento, CA 95811
Attn: Douglas L. White, City Attorney

Either Party may change the address to which such communications are to be given by providing the other Party written notice of such change at least ten (10) days prior to the date of the change. All Notices shall be effective upon receipt. Notices shall be deemed received upon delivery if served in person or, if sent by first class mail, on the fifth day following deposit in the mail.

1.06 PARTIAL INVALIDITY

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, all remaining and severable portions of this Agreement shall continue in full force without being impaired or invalidated in any way.

1.07 WAIVER

The waiver by the City or any of its officers, agents, or employees or the failure of the City or its officers, agents, or employees to take action with respect to any right conferred by, or any breach of any obligation or responsibility of this Agreement shall not be deemed to be a waiver of such obligation or responsibility, or subsequent breach of same, or of any terms, covenants, or conditions of this Agreement.

1.08 PUBLIC LIABILITY AND PROPERTY DAMAGE, INSURANCE

During the term of this Agreement, the Franchisee shall, at all times and at its own expense,

maintain Comprehensive General Liability Insurance, Workers' Compensation and Employers' Liability insurance as required by the State of California, and Automobile Liability Insurance. The City may review and require certain coverage amounts and other policy requirements and the Franchisee shall thereafter modify the insurance coverages and policies in accordance with the City's requirement if such modifications are commercially available. If the Franchisee incurs material additional costs as the result of the City-directed modifications, it shall be able to recover such additional costs as part of the annual or an extraordinary rate adjustment. The City may request confirmation from the Franchisee's insurance agent that the additional costs are due to the City-directed modifications and not due to the claims record, actions, or inactions of the Franchisee. The Comprehensive General Liability insurance shall include broad form property damage insurance. The limits of such insurance shall be no less than $1,000,000 per occurrence / $2,000,000 in the aggregate for the Comprehensive General Liability Insurance, $1,000,000 for the Workers' Compensation / Employers' Liability insurance per accident for bodily injury or disease, and $1,000,000 combined single limit for each accident for the Automobile Liability Insurance.

A. The following requirements apply to all insurance to be provided by the Franchisee:

1. Coverage shall be by an admitted California surety.

2. Said policies shall remain in force through the life of this Agreement and shall be payable on a "per occurrence" basis.

3. The City, its elected representatives, officers, agents, employees, contractors, and volunteers shall be named as additional insured.

4. Any deductibles or self-insured retentions must be declared to and are subject to the approval of the City's representative.

5. Each insurance policy shall be endorsed to state that coverage shall not be suspended, voided, canceled by either Party, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail (return receipt requested) has been given to the City's representative.

6. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A-: VII, unless otherwise approved by the City's representative.

7. Any insurance maintained by the City shall apply in excess of, and not contribute with, insurance provided by the Franchisee's liability insurance policy.

B. Prior to commencing services pursuant to this Agreement, the Franchisee shall furnish the City's representative with original endorsements reflecting coverage required by this Agreement. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. All endorsements are to be received by and are subject to the approval of the City's representative before work commences.

C. During the term of this Agreement, the Franchisee shall furnish the City's representative with original endorsements reflecting renewals, changes in insurance companies and any other documents reflecting the maintenance of the required coverage throughout the entire term of this Agreement. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf.

D. The Franchisee shall provide Workers' Compensation coverage as required by state law and shall, prior to commencing services pursuant to this Agreement, file the following statement with the City's representative in a form substantially as set forth below:

WORKERS' COMPENSATION CERTIFICATE

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code and I will comply with such provisions before commencing any services required by this Agreement. The person executing this certificate on behalf of the Franchisee affirmatively represents that he or she has the requisite legal authority to do so on behalf of the Franchisee and both the person executing this Agreement on behalf of the Franchisee and the Franchisee understand that the City is relying on this representation in entering in this agreement

Full Name:
Title
Signature:
Date:

E. The City's approval of the Franchisee's insurance shall not relieve or decrease the extent to which the Franchisee may be held responsible for payment of damages resulting from the Franchisee's services or operations pursuant to this Agreement.

1.09 INDEMNIFICATION

The Franchisee agrees to and shall indemnify, defend with counsel acceptable to the City, and hold harmless the City, its officers, officials, employees and agents ("City Agents") from and against any and all damages (whether special, general, or punitive), loss, liability, fines, penalties, forfeitures, claims, demands, actions, proceedings, or suits (whether administrative or judicial), in law or in equity, of every kind and description (including, but not limited to, injury and death of any person and damage to property, strict liability, product liability, or for contribution or indemnity claimed by third parties), arising or resulting from or in any way connected with: (i) the Franchisee and its agents, employees, affiliates, and subcontractors in performing or failing to perform any material obligation pursuant to this Agreement; (ii) any failure of the Franchisee, its agents, employees, affiliates, and subcontractors to comply in all respects with any federal or state laws, local ordinances, administrative regulations, permits, or licenses; and (iii) any negligent, grossly negligent, or intentional acts or omissions of the Franchisee, its officers, employees, agents, affiliates, and subcontractors in performing the services under this Agreement. The obligations of the Franchisee under this section 1.09 shall not apply to the extent and proportion in which the event giving rise to the City's claim for indemnification is caused by the gross negligence or willful misconduct of the City.

The Franchisee's indemnity obligations shall also include defense against (1) any and all fines or penalties imposed on the City by an agency of the State of California if any waste diversion goals are not met by the City with respect to the Solid Waste collected by the Franchisee under this Agreement, provided that Franchisee shall be entitled to reimbursement for any costs of such defense, if Franchisee is not in default hereunder, and such reimbursement shall not be paid by the City; and (2) any claims involving Franchisee's handling of hazardous waste, either knowingly or under circumstances in which a reasonable person would or should have known that hazardous waste was being handled.

If the defense right is exercised, the City Council shall have the absolute right to approve any and all counsel reasonably employed to defend the City. To the extent the City uses any of its resources to respond to such claim, action or proceeding, or to assist the defense, the Franchisee will reimburse the City upon demand if the claim involves any allegation of default hereunder against the Franchisee. Such resources include, but are not limited to, staff time, court costs, City Counsel's time at its regular rate for non-City agencies, or any other direct or indirect cost associated with responding to, or assisting in defense of, the claim, action, or proceedings.

1.10 REPRESENTATIONS

A. *Covenant Against Contingent Fees.* The Franchisee represents that it has not employed or retained any company or person, other than a bona fide employee working for the Franchisee, to solicit or secure this Agreement, nor has it paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration, contingent upon or resulting from the award or making this Agreement. For breach or violation of this warranty, the City shall have the right to annul this Agreement without liability or, at its discretion, to otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

B. *Pending Actions.* The Franchisee represents that there are no suits or threatened suits which might impair the financial or legal ability of the Franchisee to perform its obligations under this Agreement and that by its entering into this Agreement, the Franchisee will not in any way constitute a breach of any other agreement entered into by the Franchisee with other parties, or constitute a violation of any law.

1.11 NON-DISCRIMINATION

The Franchisee will not discriminate against existing or potential customers based on color, race, creed, national origin, religion, sex, age, sexual preferences; or physical or mental disability in accordance with all applicable federal, state and City laws and regulations. For the purpose of this Agreement, distinctions on the grounds of color, race, creed, national origin, religion, sex, age, sexual preferences, or physical or mental disability include, but are not limited to, the following: denying a participant any service or benefit or providing any service or benefit which is different, or is provided in a different manner or is provided at a different time from that provided to other participants under this Agreement.

1.12 EQUAL EMPLOYMENT

The Franchisee shall not refuse to hire, employ, nor bar or discharge from employment, or otherwise discriminate against any person in compensation, or in terms or conditions of employment because of age, gender, race, creed, color, national origin, disability, religious or political affiliation or belief.

1.13 PUBLIC RECORDS ACT

Upon its execution, this Agreement, including all exhibits and attachments, shall be subject to disclosure upon any request by the public, pursuant to the California Public Records Act.

1.14 APPLICABLE LAWS AND VENUE

A. In the performance of the services required by this Agreement, the Franchisee shall comply with all applicable federal, state, and local statutes, ordinances, regulations, directives, and laws. Violation of City ordinance or code shall be considered a violation of this Agreement.

B. This Agreement shall be deemed to be executed within the State of California and construed in accordance with and governed by the laws of the State of California. The Franchisee and the City expressly stipulate that this Agreement is entered into and is to be performed in City and, therefore, venue shall be in County of Tuolumne.

1.15 BREACH

A. *"Breach"* means any failure by the Franchisee to meet one or more of its obligations under this Agreement.

B. *Cure*. The Franchisee must cure any remediable breach as soon as possible, but in any event within seven (7) days following Notice by the City, unless the cure reasonably takes longer than seven (7) days, in which event the Franchisee shall be given additional time to cure provided that it commences such cure as soon as is practicable and continues its best efforts to cure. Unless otherwise agreed by the Parties, no cure period shall extend for more than six (6) months from the City Notice.

1. Examples of remediable breaches include missing a customer collection, customer billing errors, and submitting late reports.

2. Examples of irremediable breaches are actions that cannot be undone (or unsaid), or omissions that can no longer be addressed, such as unjustified disposal of Recyclable Materials, fraud, misrepresentation, and breach of warranties.

C. *Liquidated Damages.* Pending the Franchisee's cure of any breach, the City, acting through its City Administrator, may impose liquidated damages pursuant to Section 1.16. If the City imposes liquidated damages, the Franchisee must pay liquidated damages within ten (10) days after the end of any month in which such damages have been assessed, although the Franchisee may contest whether the payment of such damages was justified under the procedures outlined in this section.

D. *Uncontrollable Circumstances.* The Franchisee must notify the City of an event of Uncontrollable Circumstances as soon as possible after the occurrence thereof and no later than

24 hours. The Franchisee must describe the nature of the uncontrollable circumstance and what it plans to do in response to the uncontrollable circumstance.

"Uncontrollable Circumstances" means events or circumstances which are beyond the control of the Franchisee and which materially hinder the Franchisee's ability to perform its services hereunder, or which cause a material adverse effect on the Franchisee's costs or revenues (provided that in such event, the Franchisee must use reasonable efforts to mitigate such material adverse effect), including an event or circumstance described in Section 6.03 hereof, a Change in Law and also including, without limitation the following:

1. riots, war, or emergency affecting the City declared by the President of the United States, Congress of the United States, the Governor of California, or the City Council;

2. sabotage, civil disturbance, insurrection, explosion;

3. natural disasters such as floods, earthquakes, landslides, and fires that are not reasonably anticipated weather conditions in the City;

4. a change in law as defined below except for a change in law that meets both of the following conditions:
   a. It is enacted by the City (including the City's change in franchise fees); and
   b. The City is not required to enact it in order to comply with federal or state law.

5. the failure of any public or private utility provider to provide water or electricity to the Franchisee office or maintenance facility.

"Uncontrollable Circumstances" specifically excludes:

1. Strikes, lockouts, and other labor disputes;

2 Increased fuel costs;

3. Damaged, broken, or otherwise inoperable equipment, such as trucks;

4. Termination of the Franchisee's agreements for services or goods by service provider or vendor;

5. Communication error, such as misaddressed email or letter.

'Change in Law" means any or all of the following that relate to services under this Agreement:

1. the adoption, promulgation, modification, or change in law (including the City's change in or addition of franchise fees) or in judicial or administrative interpretation of the law occurring after the franchise date, except with respect to the following:

a. income or business taxes,
b. employment or payroll taxes, or
c. franchise fees (other than franchise fees levied by the City); or

2. any order or judgment of any regulatory authority issued after the franchise date if both of the following conditions are met:
a. the order or judgment is not also the result of the willful misconduct or negligent action or inaction of either of the following:
1. the Party relying thereon, or
11. anyone for whom that Party is directly responsible; and
b. the Party relying on the order or judgment makes reasonable business efforts to contest that order or judgment, unless the other Party excuses it from contest; or

3. a regulatory authority imposes any new or different material conditions in connection with the issuance, renewal, or modification of any permit after the franchise date; or

4. a regulatory authority does either or both of the following after the franchise date:
a. fails to issue or renew permit,
b. suspends, interrupts, or terminates any permit and the regulatory authority's actions is not also the result of the willful misconduct or negligent action or inaction of either or both of the following:
1. the Party relying thereon, or
11. anyone for whom that Party is directly responsible.

The following breaches are *not* subject to Uncontrollable Circumstances:

1. Payment of Money: Failure to pay the City any amounts under this Agreement within thirty (30) days of the City's request, including the payment of franchise fees;

2. Violation of Law: Material violations of law that the Franchisee does not remedy within thirty (30) days, or repeated violations of any law;

3. Maintain Insurance: Failure to meet one or more obligations with respect to insurance or performance bond under this Agreement;

4. Insolvency or Bankruptcy: (a) Franchisee becomes insolvent or files a voluntary petition to declare bankruptcy, (b) a receiver or trust is appointed for Franchisee; or (c) Franchisee executes an assignment for the benefit of creditors.

Franchisee is deemed to be "insolvent" if it has ceased to pay its debts in the ordinary course of business or cannot pay its debts as they become due, whether or not Franchisee has committed an act of bankruptcy and whether or not Franchisee is insolvent within the meaning of the federal bankruptcy law or not.

The Franchisee shall notify the City as soon as the Franchisee has reasonable grounds or suspicions of any insolvency issues that may arise.

5. Fraud, Misrepresentation, Breach of Warranties: During the procurement of this Agreement or after the date of this Agreement, Franchisee does any of the following with respect to this Agreement or the City: (a) committed, or commits or attempts to commit, any fraud or deceit; (b) made, or makes, any intentional or material misrepresentations; (c) breaches any warranties; or (d) made, or makes, any false or misleading statement, representation, or warranty.

E. *Remedies.* If the City determines that a dispute is irremediable, not subject to Uncontrollable Circumstances, or not timely cured, it may exercise any or all remedies under at law or equity (including injunctive relief) in its sole discretion, *unless* the breach was due to Uncontrollable Circumstances. If the City determines in its sole discretion that the Franchisee has repeatedly breached this Agreement, whether or not the Franchisee has previously cured a specific instance of breach, the City may also exercise those remedies.

F. *Disputes.* The Franchisee acknowledges that providing services under this Agreement is a matter of protecting public health, safety, and the environment. The Franchisee shall therefore continue providing all services set forth pursuant to this Agreement pending the resolution of any disputes.

The Franchisee may dispute whether or not a breach occurred under the Agreement, or was remediable, cured, or subject to Uncontrollable Circumstances. It may also dispute whether or not the imposition of liquidated damages was justified. The Franchisee must describe its dispute and ask the City to hold a hearing. At least seven (7) days prior to the date scheduled for the hearing, the City's representative shall notify the Franchisee of the time and place for the hearing.

At the hearing, the City's representative shall hear any persons interested or concerned with the alleged breach. He or she shall determine whether or not the Franchisee's dispute is valid. If the City's representative determines the dispute is valid, the City will take appropriate action such as withdrawing its notice of the alleged breach or repay liquidated damages.

The Franchisee may appeal the decision of the City's representative to impose liquidated damages to the City by filing a written appeal with the clerk of the City Council. To be considered, such appeal shall be submitted within ten (10) days of the decision that upheld the liquidated damages and shall set forth the particular errors alleged to have been made by the City's representative. The City Council shall commence the hearing of the appeal within 45 days of the filing of the appeal. On appeal, the standard of review shall be whether there is substantial evidence on the record of the proceedings before the City's representative that supports the decision of the City's representative. The City Council shall affirm or deny the appeal and may modify any action by the City's representative.

G. *Late Fees.* If the Franchisee fails to make a payment due the City hereunder by the date on which such payment is due, and the Franchisee shall not reasonably dispute the amount or justification for such payment, it shall pay to the City a late fee equal to one percent (1%) of the amount past due for each month or partial month by which the payment is late. For the

avoidance of doubt, for example, if the payment is due on the first of a month and it is received by the last day of the month, the late fee shall be 1%. If it is received on the first day of the succeeding month, the late fee shall be two percent (2%) etc.

H. *Dispute Resolution*

1. Independent Expert. The Franchisee and the City shall agree upon an independent expert by exchanging a list of three (3) candidates that have experience in solid waste management within five (5) days of either Party requiring dispute resolution. The candidate that appears highest on both lists is the independent expert. If the lists do not contain the same candidate, then the City and the Franchisee will each appoint a professional that has experience in solid waste management to select the independent expert within ten (10) days of appointment. The independent expert shall not have been retained by either the City or the Franchisee within five (5) years of his or her appointment. The Parties shall split the cost of the independent expert but such costs may be recovered through an augmentation to the rate increase otherwise arrived or in any other manner agreed upon by the Parties.

2. Consideration and Resolution. The City and the Franchisee must give the independent expert with any additional information they wish the expert to consider within fifteen (15) days of either Party's request for dispute resolution. The independent expert will consider the information that the Franchisee gave the City and any additional information and meet with either or the City and the Franchisee together. The independent expert may request additional information, which Parties must provide within ten (10) days of request. Within forty-five (45) days after being requested to resolve the dispute, the independent expert will issue a written resolution to both Parties, including the adjusted rate, if any.

REQUESTS FOR CHANGES IN SPECIFICATIONS /RATES	**SCHEDULE**
1. Franchisee proposal or City request	Day 1
2. Franchisee provides the City with information	Within 30 days after Day **1**
3. The Franchisee provides the City additional requested information	Within 10 days after City request (*40 days total)*
4. City consideration, Party negotiations	Within 30 days (70 *days total)*
5A. Parties reach agreement and the Franchisee implements changes as proposed	
5B. Parties do *not* reach agreement: (1) The Franchisee or the City requires dispute resolution by independent expert and provide record of requests/responses; or (2) The City arranges for 3rd party to provide requested change	
6. The Franchisee or the City give independent expert additional information	Within 15 days from request for dispute resolution/ 5B *(85 days total)*

7. Independent expert considers submissions and meets with the City and the Franchisee, together; issues resolution	Within 45 days from request for dispute resolution *(130 days total)*
8. (1) if binding... (2) if non-binding ...	(1) ... The Franchisee implements changes and the City makes rate changes per the resolution; or (2) ... Either the City or the Franchisee may terminate this Agreement within 60 days or other mutually agreed date

1.16 LIQUIDATED DAMAGES

The Parties agree that in the event that the Franchisee violates the provisions of Title 7 of the City Code, or any other applicable law, or the terms of this Agreement, the resulting damages will be impracticable or extremely difficult to determine. Subject to the procedures set forth below, the Parties agree that the Franchisee shall pay liquidated damages up to $100.00 per day per customer or per occurrence, as reasonably determined by the City in its sole and absolute discretion, for any of the following:

A. For substantial failure by the Franchisee to provide Solid Waste collection service within its franchise area as required herein or to comply with the provisions of the City Code;

B. The Franchisee has offered to assign or has assigned, either voluntarily or by operation of law its rights and obligations under this Agreement without the prior consent of the City for any assignment or transfer;

C. For failure by the Franchisee to maintain an office or keep the office open, or to maintain a local telephone number for calls within the franchise area, or to maintain a log of customer complaints, as required by this Agreement; or

D. For charging or collecting rates not approved by the City for any service subject to this Agreement.

E. The Director of Public Works finds that the vehicles or other equipment used or proposed to be used by the Franchisee for the collection and transportation of refuse are insufficient, unfit, or violate the provisions of City Code Title 7 or the regulations adopted in accordance with City Code Title 7 provided that in such event, the Franchisee shall have a reasonable time to replace said vehicles or equipment before imposition of liquidated damages.

F. If the City gives Notice to the Franchisee of its intent to impose liquidated damages, the Franchisee shall have the right to contest such imposition at a hearing in the same manner as set out in Section 1.15.F above. The Franchisee shall continue to perform services pursuant to this Agreement pending the resolution of such dispute.

G. Any liquidated damages imposed pursuant to this section shall be in addition to any other penalties or remedies otherwise provided by law or in accordance with this Agreement, including termination of the Agreement as provided in Section 1.17 below.

1.17 TERMINATION

A. All terms and conditions of this Agreement are material and binding. Failure by either Party to perform in accordance with this Agreement, or in accordance with any covenants and conditions described herein, shall be considered a breach of this Agreement.

B. In the event Franchisee breaches this Agreement in any manner and Franchisee fails to remedy said breach pursuant to Section 1.15, the City Administrator may terminate this Agreement upon providing further written notice. If the City, acting through its City Administrator, terminates this Agreement pursuant to this Section 1.17, the Franchisee shall thereafter have no further rights, powers, or privileges against the City under or arising out of this Agreement. The provisions of this section shall not be exclusive but shall be cumulative and in addition to any other remedies provided herein or pursuant to law.

C. In the event the City gives notice of termination to the Franchisee as provided herein, the Franchisee shall have the right to a hearing in the same manner as set out in Section 1.15.F above and no termination shall be effective in such event until and unless the City shall have ratified the decision of the City Administrator to terminate the Agreement.

D. If this Agreement is terminated prior to its expiration, the exclusivity provisions of this Agreement shall be of no further force and effect.

1.18 FAITHFUL PERFORMANCE BOND OR LETTER OF CREDIT

The Franchisee shall provide to the City within ten (10) business days after execution of this Agreement, but in no case later than November 11, 2025, a cash or surety bond or an irrevocable letter of credit issued in an amount not less than $10,000 provided by: (a) a bond or surety company with a best rating of "A" or better and licensed to do business in the State of California; or (b) a letter of credit, by a qualified financial institution reasonably acceptable to the City, conditioned upon the full faithful performance of all covenants and conditions of this Agreement and any extensions or amendments thereto and Title 7 of the City Code. Said surety bond or letter of credit, including the terms for drawing on same, must be approved by the City prior to the performance of any work under this Agreement.

1.19 ADMINISTRATIVE FEE

The Franchisee shall provide to the City, within ten (10) business days after the execution of this Agreement, payment of Ten Thousand Five Hundred Dollars ($10,500) to cover the City's administrative and legal costs in preparing this Agreement.

1.20 NOTICE OF FEDERAL ENFORCEMENT

The Franchisee shall promptly notify the City within thirty (30) calendar days of any involvement in state or federal enforcement actions or alleged regulatory violations.

1.21 INTEGRATED AGREEMENT

The Agreement contains all of the agreements of the Parties and all previous understandings, negotiations, and agreements are integrated into the Agreement.

1.22 SEVERABILITY

In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement are declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement, which are hereby declared as severable and shall be interpreted to carry out the intent of the Parties herein.

1.23 COUNTERPARTS

This Agreement may be executed simultaneously and, in several counterparts, each of which shall be deemed an original, but which together shall be deemed one and the same instrument.

1.24 AUTHORITY

All Parties to this Agreement warrant and represent that they have the power and authority to enter into this Agreement and the names, titles, and capacities herein stated on behalf of any entities, persons, states, or firms represented or purported to be represented by such entities, persons, states, or firms and that all former requirements necessary or required by the state or federal law in order to enter into this Agreement have been fully complied with.

1.25 DOCUMENT PREPARATION

This Agreement will not be construed against the Party preparing it, but will be construed as if prepared by all Parties.

1.26 ADVICE OF LEGAL COUNSEL

Each Party acknowledges that it has reviewed this Agreement with its own legal counsel and based upon the advice of that counsel, freely entered into this Agreement.

1.27 ATTORNEY'S FEES AND COSTS

If any action at law or in equity, including action for declaratory relief, is brought to enforce or interpret provisions of this Agreement, the prevailing Party shall be entitled to reasonable attorney's fees and costs, which may be set by the court in the same action, or in a separate action brought for that purpose, in addition to any other relief to which such Party may be entitled.

ARTICLE 2. SOLID WASTE COLLECTION FRANCHISE

2.01 GRANT OF FRANCHISE

A. Pursuant to Ciy Code Title 7 the City hereby grants to the Franchisee an exclusive franchise to collect Solid Waste, Recycling and Green Waste Solid Waste from residential, commercial, and industrial premises within the City limits, from those customers who request such collection services and who choose not to self-haul.

B. Such grant of franchise shall also give the Franchisee the right and privilege to operate Solid Waste and recyclable collection vehicles and equipment on such streets, public ways, rights-of-way, or easements of the City.

2.02 EXCLUSIVITY

A. The City will not grant another franchise for Solid Waste, Recycling and Green Waste Collection and hauling from residential, commercial, and industrial customers prior to the expiration or termination of this Agreement.

B. Recycling centers shall be allowed under this Agreement within the City's jurisdiction for use by residents and businesses that deliver recyclables thereto themselves or using their own employees, provided that the City shall prohibit commercial haulers other than the Franchisee from hauling recyclables or delivering recyclables to recycling centers.

C. To the extent allowable by law, the Franchisee shall have the exclusive right to provide curbside recycling for its Solid Waste collection customers.

D. Exceptions to Exclusive Rights:

1. Donated recyclables.

2. Solid Waste which is removed from any premises and which is transported personally by the owner or occupant of such premises (or by his or her employees) in their own vehicle to any permitted processing or disposal site.

3. Removing and transporting materials related to sales or purchases by the owner or occupant of residential, commercial, or industrial premises, such as appliances or furniture by the seller of such items as part of the sales transaction.

4. Solid waste generated on a residential, commercial, or industrial premises by a property management, maintenance, or cleanup service such as a tree trimmer, gardener, or

landscaping service provider and removed by such entity in a fixed body vehicle as an incidental part of the total on-property cleanup or maintenance service offered by the service provider rather than as a hauling service.

5. School districts, the State of California, and any other entity excluded by law from franchise requirements.

6. Tuolumne County-occupied facilities within City limits. The exclusive right of collection and disposal of solid waste is hereby waived for Tuolumne County-occupied facilities within City limits. A list of County-occupied facilities is attached hereto and incorporated herein as **Exhibit C**.

E. Once Solid Waste and Recyclable Materials are placed at the curbside or elsewhere for collection by the Franchisee, they are the property of the Franchisee.

2.03 FRANCHISE FEES

In consideration of the City's grant of exclusive rights under this Agreement to the Franchisee, the Franchisee shall pay to the City a franchise fee in the amount of six percent (6%) of the Franchisee's annual gross collection revenues received by the Franchisee from all residential and commercial accounts within City limits. The Franchisee shall pay such fees to the City within forty-five (45) days after the end of each calendar quarter. The franchise fee is an obligation of the Franchisee, not any of the Franchisee's customers, and is part of the Franchisee's cost of doing business.

2.04 RECYCLING REVENUE SHARE

An initial Recyclable Base amount of Ninety-Five Thousand Dollars ($95,000) has been allocated for Commercial rate reduction in the initial service rates.

Beginning with calculations for the rates effective November 1, 2026, this initial Recyclable Base Amount shall be adjusted annually using the methodology in Article 3. This adjusted Recyclable Base Amount shall be used to compute the City's Recycling Revenue Share.

Franchisee shall pay to the City on an annual basis (measured July to June) an amount equal to ninety percent (90%) of the revenues exceeding the Adjusted Recyclable Base Amount that are received from the sale of Recyclable Materials collected by the Franchisee in performance in this Agreement. Franchisee shall be entitled to retain the remaining ten percent (10%) of such revenues. Franchisee shall pay the City no later than December 31st of each year.

In the event that the City's share of the revenues received from the net sale of Recyclable Materials is less than the Recyclable Base Amount in any calendar year, Franchisee shall bear the cost of reaching the applicable minimum Recyclable Base Amount and shall not request an adjustment in the rates contemplated in Article 3 to reflect the difference.

However, if the City's share of the revenues received from the net sale of Recyclable Materials is less than the Recyclable Base Amount in two calendar years, City and Franchisee shall meet and confer about potential amendments to the Agreement.

2.05 TERM OF FRANCHISE

Franchisee's rights, privileges, obligations, duties and exclusive franchise shall run concurrently with the term of this Agreement.

2.06 ASSIGNMENT

A. *Transfer*. In no event shall this Agreement or Franchisee's exclusive franchise be sold, transferred, leased, assigned, mortgaged, pledged, hypothecated, or otherwise encumbered or disposed of (for the purposes of this Section 2.07, a "Transfer"), in whole or in part, directly or indirectly, whether voluntarily or by operation of law, or through any stock transfer, transfer in trust, Change in Control, consolidation, or merger of any company or corporation, without the prior written consent of the City. The City may grant or deny such a request and may impose such conditions as it may deem to be in the public interest. Any attempted disposition made without such consent shall be void. The City in its discretion may transfer the Agreement to any public entity provided that such entity shall have all the powers necessary to carry out the obligations of the City hereunder. Notwithstanding the other provisions of this section 2.07, the provisions of this section shall not apply to a Transfer which does not result in a Change in Control of the Franchisee.

B. The Franchisee shall notify the City's representative in writing forty-five (45) days in advance of any proposed assignment, sale, subcontract, or transfer or of any Change in Control or ownership of the Franchisee. In the event that the City approves of any assignment, sale, subcontract, or transfer, said approval shall not relieve the Franchisee of any of its obligations or duties under this Agreement unless this Agreement is modified in writing to that effect.

C. If the Franchisee requests the City's consideration of and consent to an assignment, the City may deny or approve such request at its sole discretion. The City will not unreasonably withhold its consent to any assignment, sale, subcontract, or transfer. However, the Franchisee acknowledges that this Agreement involves rendering a vital service to City residents and businesses and that the City is concerned about the possibility that assignment could result in significant changes in the quality of service. Accordingly, the following standards have been set to ensure that assignment will result in continued quality service. No request by the Franchisee for consent to an assignment need be considered by the City unless and until the Franchisee has met the following requirements:

1. The Franchisee shall undertake to pay the City its reasonable expenses for attorney's fees and investigating the suitability of any proposed assignee, and to review and finalize any documentation required as a condition for approving any such assignment;

2. The Franchisee shall furnish the City with audited financial statements of the proposed assignee's operations for the immediately preceding three (3) operating years;

3. The Franchisee shall furnish the City with satisfactory proof:

a. That the proposed assignee has at least ten (10) years of Solid Waste management experience on a scale equal to or exceeding the scale of operations conducted by the Franchisee under this Agreement;

b. That in the previous five (5) years, the proposed assignee or affiliates has not suffered any significant citations or other censure from any federal, state, or local agency having jurisdictions over its waste management operations due to any significant failure to comply with state, federal, or local environmental laws and that the assignee has provided the City with a complete list of such citations and censures;

c. That the proposed assignee has, at all times, conducted its operations in an environmentally-safe and conscientious fashion as determined by the City;

d. That the proposed assignee conducts its Solid Waste management practices in accordance with sound waste management practices in full compliance with all federal, state, and local laws regulating the collection and disposal of Solid Waste, including hazardous wastes; and

e. Of any other information required by the City to ensure the proposed assignee can fulfill the terms of this Agreement in a timely, safe and effective manner.

Under no circumstances shall the City be obliged to consider any proposed assignment by the Franchisee if the Franchisee is in default at any time during the period of consideration.

ARTICLE 3. CUSTOMER RELATIONS

3.01 SERVICE RATES

A. *Rates for Solid Waste and Recycling Collection.* A rate schedule is attached hereto and incorporated herein as **Exhibit A,** which specifies the rates that Franchisee may charge customers within City limits for services provided pursuant to this Agreement, commencing on the successfully completion of any necessary Proposition 218 proceedings. The Franchisee shall charge City customers according to the rate schedule shown on **Exhibit A** until the City successfully completes any additional and necessary Proposition 218 proceedings. City customer charges shall include tipping fees and all other costs attributable to the services. In no event shall Franchisee charge any City customer an amount that exceeds the rate schedule shown on **Exhibit A,** unless such charges are memorialized by an amendment to **Exhibit A,** as approved by the City Council.

B. *City Services.* Franchisee agrees to provide services free of charge to the City in accordance with Section 5.05 below, and **Exhibit B.**

C. *Fees, Adjustment.* Any adjustment in fees for services that the Franchisee provides, either directly or indirectly, shall be determined and adjusted pursuant to this Agreement and approved in advance by the City Council. The Franchisee shall notify the City, and request an amendment to this Agreement by the City Council, in the event an unplanned rate increase is needed.

D. *Unpaid Rates and Franchisee Billing Practices.* The Parties acknowledge that the Franchisee's revenues pursuant hereto are derived from rates charged customers within the City. Franchisee shall be responsible for billing customers and the collection of unpaid charges, and the

City shall have no responsibility in the enforcement of collections. The Franchisee may develop and apply standard business practices for payment collection methods, credit card fees, lien rights, and other generally acceptable billing methods.

E. Development of Low-Income Program. The Franchisee and the City shall jointly develop a low-income rate assistance program, to provide up to a ten percent (10%) discount on monthly rates to very low-income residential customers within the City. Very-low income residential customers may be defined as customers with annual household incomes of less than thirty percent (30%) of the Tuolumne County median, or qualified participants of the PG&E CARE Program. The low-income rate assistance program, once developed, shall be applicable to eligible City customers on an annual basis only, subject to renewal for each customer, and annual review and renewal of the program by the Franchisee and the City. City staff will be solely responsible for determining program eligibility of each customer, and for providing the annual list of eligible City customers to the Franchisee.

3.02 MONTHLY SERVICE RATES; INFLATIONARY ADJUSTMENTS

A. *Full and Entire Rate Schedule.* The Franchisee's compensation for performance of all its obligations under this Agreement shall be service rates that the Franchisee shall have the right to charge to City customers at the rates set out in **Exhibit A** hereto, and such compensation shall be the full, entire and complete compensation due to the Franchisee pursuant to this Agreement for all labor, equipment, materials and supplies, processing and disposal fees, fees due to the City, taxes, insurance, bonds, overhead, operations, profit, and all other costs necessary to perform services required by this Agreement in the manner and times prescribed.

B. *Inflationary Rate Adjustments.*

1. Annual Inflationary Adjustment. Beginning on November 1, 2026, and annually thereafter, subject to compliance with all provisions of this Article, the Franchisee may adjust the monthly rates contained in **Exhibit A** according to the change in U.S. Bureau of Labor Statistics, Consumer Price Index for All Urban Consumers: Water and sewer and trash collection services Series CUSR0000SEHG (the "Adjustment Index"). The Adjustment Index percentage shall be calculated as follows: the Adjustment Index percentage shall be the percentage change in the Adjustment Index based on changes between the annual average of the base 12 months ending on June 30, which shall be the prior preceding 12-month period, to the annual average of the preceding 12-month period. Therefore, the first Adjustment Index percentage for purposes of this Section will be based on the annual average percentage change in the Adjustment Index between the 12-month period beginning on July 31, 2025, and the 12-month period ending on June 30, 2026. If data for the 12-month period ending on June 30 is not available from the US Department of Labor - Bureau of Labor Statistics in time to comply with the September 1 filing deadline, then the Franchisee shall use data for the most recently available 12-month period. Once calculated, the Adjustment Index percentage, expressed as a decimal, shall be added to one and multiplied by the then-applicable monthly rates. The product of this calculation shall be used to establish the new monthly rates. The Franchisee shall notify the City and all City customers of the Franchisee at least thirty (30) days prior to such new monthly rates taking effect.

2. Minimum and Maximum Increase. The Franchisee and the City agree that the monthly rate adjustments allowed under this Article shall not be below Zero Percent (0.00%) or above Five and One-Half Percent (5.5%). No change below Zero Percent (0.00%) or above Five and One-Half Percent (5.5%) shall carry forward to the next annual inflationary adjustment.

3. Extraordinary Inflation. If the Adjustment Index calculations over a two-year period result in calculations that exceed annual increases of greater than Twelve Percent (12%), in such case, the Franchisee may request a monthly rate adjustment pursuant to Section 3.03 below, if the Franchisee's costs have actually increased during such period by more than the amount otherwise increased pursuant to this Section 3.02.

3.03 OTHER RATE ADJUSTMENTS

A. *Adjustment for Uncontrollable Circumstances.* In the event any Uncontrollable Circumstances arise, the Franchisee may propose to the City a change in service or an adjustment in rates, or both, that in the Franchisee's opinion would enable the Franchisee to continue performance of this Agreement for the remainder of the Agreement term.

B. *Adjustment for Change in Service Specifications.* The City may request a change in service specifications for any reason, including adding a new program required by CalRecycle under a Local Implementation Plan or change in law. In addition, at any time during the term of this Agreement, the Franchisee may determine there is a need for a service rate for a particular service or container size that does not appear on the City-approved schedule in **Exhibit A**. If either circumstance would result in changes to the monthly rates, the Franchisee shall immediately notify the City and request the establishment or amendment to the monthly rates in accordance with the proposed service change, and in accordance with this Section 3.03.

C. *Rate Adjustments for Franchise and Other City Fees.* Franchisee shall be entitled to a rate adjustment at any time that the City increases its franchise fee or imposes new fees, provided that the Franchisee has provided documentation of such increase and its projected impact on rates. Once such documentation is provided, the City shall agree to amend this Agreement to allow such changes to the monthly rates.

D. Proposals. Following its proposal under subsection A or within thirty (30) days of the City's request under subsection B (unless the City request or service change to be designed shall reasonably take longer than thirty (30) days to prepare), the Franchisee must demonstrate to the City's satisfaction that the Franchisee's direct costs of service have increased or decreased due to an Uncontrollable Circumstance, or as provided in this Section 3.03. The Franchisee will provide additional documentation within ten (10) days of the City's request. If the Franchisee does *not* provide requested information, the City is not obligated to extend the time of its consideration.

E. *City Consideration.* The City Council shall consider the Franchisee's proposal for any monthly rate adjustments pursuant to this Section 3.03. Such proposals shall include provision for recovery of costs by the Franchisee from the date such costs are actually incurred.

1. Franchisee Request. If the Franchisee has requested an adjustment due to Uncontrollable Circumstances but does not reach agreement with the City within thirty (30) days of providing the City with information that the City requested, the Franchisee may in its sole

discretion require dispute resolution pursuant to Section 1.15.F and give the independent expert the record of its request and the City's and the Franchisee's response.

a. City Request. If the City has requested a change in specifications and does not reach agreement with the Franchisee within thirty (30) days of receiving from the Franchisee information that it requested, the City may at its sole discretion either:Arrange for a third party to provide the requested changes, such as a new program, provided that such arrangement shall not impact the Franchisee's compensation or exclusive rights under this Agreement; or

b. Require dispute resolution under Section 1.15.E and give the independent expert the record of its request and the Franchisee's response.

3.04 BILLING STATEMENTS

Franchisee's residential and commercial billing statements shall clearly list the customer's level of service, the monthly rate, a telephone number to call the Franchisee with questions, and the telephone number of the City representative if the customer is unable to resolve his or her problem with the Franchisee. The Franchisee must reimburse the City, at the fully weighted hourly salary of any City employee responding to complaints, if the time reasonably incurred by the City in such responses exceeds five (5) hours per week. The Franchisee shall issue to the City representative, annually, a sample residential bill and a sample commercial bill, and the Franchisee cannot itemize any franchise, permit, or other fees or charges imposed on the Franchisee by the City on its bills to customers or otherwise convey those fees or charges to its customers.

3.05 CUSTOMER COMPLAINTS

Throughout the term of this Agreement, the Franchisee shall maintain a complete record of all written and verbal complaints received pertaining to the performance of services subject to this Agreement. This record shall be provided to the City upon the City's request. Said record shall contain, at a minimum, the following information:

A. Names, addresses, and telephone numbers of complaining Parties;

B. Customer names, service addresses, and telephone numbers, if different than above;

C. Descriptions of problems/complaints and related dates and times, if applicable;

D. Dates received; and

E. Dates and descriptions of the Franchisee's responses and actions taken.

Complaints received from customers or the City shall be acted upon immediately and the Franchisee shall make every reasonable effort to resolve said complaints within seventy-two (72) hours of notification. Complaints lodged with the City shall be transferred to the Franchisee for correction, and such correction shall occur within ten (10) business days.

The City may, at its discretion, record and investigate public complaints made regarding the

Franchisee's performance under the terms of this Agreement. The City will determine whether such complaints are substantiated. If substantiated, the Franchisee shall resolve the complaint ina manner satisfactory to the City. Substantiated and unresolved complaints are subject to the provisions of Section 1.15 and may be the basis for termination of this Agreement by the City.

3.06 PUBLIC EDUCATION AND OUTREACH

A. The Franchisee shall cooperate with the City in waste-diversion and public education activities to further local implementation of the California Integrated Waste Management Act of 1989 and such other mandated programs, including but not limited to outreach in accordance with the Mandatory Commercial Recycling Plan and Organics Plan that the City filed with CalRecycle. The Franchisee shall encourage its customers to actively participate in waste diversion programs, and shall perform site visits to and waste audits of commercial customers and report to the City all information that the City is obligated to give to CalRecycle

B. New and existing customers shall be provided with information by the Franchisee regarding available services, as described below:

1. The Franchisee will prepare customer service information, based on programs provided by the Franchisee, that describes the complete range of services available to residential and commercial customers by the Franchisee. At a minimum, the Franchisee shall provide customers the following information: a list of Solid Waste and Recyclables eligible for collection; proper material preparation and handling practices; a list of unacceptable materials and proper disposal options; holiday collection schedule; Large-Item and Handy Hauler collection information; rates; other recycling opportunities; complaint procedures; and company contact information including billing address, office hours, location, and telephone numbers.

2. The Franchisee shall provide the City with updated information for any public outreach materials the Franchisee wishes to prepare or maintain as necessary to reflect any changes therein, and the City shall have the right to review all materials provided to customers generally and to the public.

3. The Franchisee shall display on its website the customer service information and the Franchisee's employees and agents shall inform customers that said information is available.

4. The City will assist in these matters as follows:

a. On an ongoing basis, the City may distribute the Franchisee's brochure at the City's Solid Waste transfer stations within the franchise area. On an ongoing basis, the City may distribute the Franchisee's brochure with “Welcome Wagon" packets of Solid Waste-related information that may be requested by new customers.

C. The City may perform a City-wide mailing with regard to Solid Waste services provided in the City, which may include information about the Franchisee's collection services.The Franchisee shall provide customers receiving debris box service written notification regarding applicable diversion programs and associated cost incentives and unacceptable materials and appropriate disposal options.

ARTICLE 4. CUSTOMER SERVICES

4.01 FREQUENCY OF SOLID WASTE COLLECTION

A. The Franchisee shall provide weekly collection of Solid Waste for all customers of Franchisee within the City, pursuant to this Agreement and any addendum thereto.

B. The Franchisee shall provide collection services to each customer of Franchisee within seven (7) days of the customer's request for service, unless the customer requests a later date.

4.02 COLLECTION SCHEDULE

The Franchisee shall establish a collection schedule for each City customer and provide notice to City customers of any changes to the collection schedule. When a regular collection day occurs on a holiday, the Franchisee shall either provide collection on the holiday or one calendar day before or after the holiday and may adjust the remaining schedule for that week accordingly. The Franchisee shall notify all City customers of their respective holiday collection schedules.

4.03 NON-COLLECTION OF SOLID WASTE

In the event the Franchisee refuses to collect any item or container of Solid Waste for any reason, the Franchisee shall securely attach a tag to that item or container specifying the reasons for non-collection. The tag shall contain the Franchisee's name and telephone number. Acceptable reasons include:

A. Waste not properly containerized as specified in the Franchisee's customer service information;

B. Items or containers that exceed the weight limitations specified in the Franchisee's customer service information;Items or containers that contain prohibited material as specified in the Franchisee's customer service information; and

C. Collection of an item or container would violate any applicable law, regulation, or this Agreement, or would cause possible safety issues, or is set out in inaccessible areas.

4.04 EXTRA COLLECTION OF SOLID WASTE

A. The Franchisee shall be allowed to provide extra and special services, at rates approved by the City Council, in addition to normally-scheduled collection services. The Franchisee shall quote to the customer the rate for such services prior to performing said services.

B. The Franchisee shall provide on-call service to part-time or temporary residents. On-call service shall include Recyclables collection.

C. Large-item and Handy-Hauler collection. The Franchisee shall be required to provide on-call, Large-item and Handy-Hauler pickup service such as mattresses, tires,

appliances, etc. to both single-family and multi-family customers, including customers receiving bin service. The Franchisee shall be compensated for Large-item and Handy-Hauler collection at rates established in the rate sheet contained in **Exhibit A** as those rates may be periodically adjusted hereby.

4.05 SOLID WASTE COLLECTION PRACTICES AND STANDARDS

A. *Service Standards.* The Franchisee shall, at all times during the term of this Agreement, provide efficient, effective, prompt, courteous, and professional service to all residential and commercial customers to the reasonable satisfaction of the City. The Franchisee shall not litter premises while collecting Solid Waste or allow waste to blow or fall from any collection vehicle. All collection activities shall be conducted in such a manner that public and private property will not be damaged. Premises shall be left in a neat and clean condition and containers shall be handled in a manner that will prevent their damage. The Franchisee shall replace containers and covers where found and shall not place them in the street or on adjoining property.

B. *Waste Accumulation.* The Franchisee shall direct its drivers to note the addresses of premises at which they observe piles or other significant amounts of Solid Waste accumulating and not being removed, where such accumulation clearly represents a significant risk to public health or risk of combustion and fire. The Franchisee shall refer such information to the City, which shall thereafter as necessary, enforce its ordinances or the provisions of this Agreement to address any health and safety concerns caused thereby.

C. *Additional Services.* The Franchisee and the City agree and acknowledge that the provisions and requirements of various statutes and mandates of the State of California cited in the recitals hereof, and other statutes and regulations of the State of California will require additional programs and rates for the processing and reuse of organic materials to be implemented by the Franchisee. The Franchisee and the City agree to work diligently to develop and adopt City-wide programs, implementation schedules, and rate adjustments consistent with the goals of the City and state law, as such regulations and any local ordinances are adopted.

ARTICLE 5. SCOPE OF SERVICES

5.01 SCOPE

The Franchisee agrees to perform all necessary services to administer the following programs:

Program	**Materials**	**Service Frequency**	**Additional Requirements**
Residential curbside	Primary/ Recyclables	Bi-weekly[1]	
Residential green waste	Green waste	Bi-weekly[1]	
Multi-family residential	Primary/ Recyclables	Weekly	As needed or required by AB 341

Hotels and Resorts	Primary/ Recyclables	Weekly	As needed or required by AB 341
Commercial/business	Primary/ Recyclables	Weekly	As needed or required by AB 341.
Schools	Primary/ Recyclables	Weekly	
Governmental and other public facilities	Primary/ Recyclables	Weekly	
Special Events	Primary/ Recyclables	As requested	
Used Oil Collection	Motor oil; filters; auto batteries; antifreeze	Franchisee to notify City customers of disposal sites	

[1]Bi-weekly shall mean every other week

5.02 AVAILABILITY

A. "Recycling Programs" identified pursuant to this Article 5 shall be made available to all of the Franchisee's City customers. Unless otherwise stated herein or unless specifically declined by the customer, the Franchisee shall provide, at a minimum, a sufficient number and appropriate type of recycling containers wherever garbage bins are provided and serviced. Service shall be of sufficient frequency to accommodate program needs and to avoid exceeding the capacity of collection containers.

B. All residential customers shall be provided with Solid Waste, recycling, and green waste collection service.

5.03 RESIDENTIAL GREEN WASTE

The Franchisee shall provide curbside yard waste and green waste collection and shall provide the necessary collection containers. The Franchisee shall instruct customers to exercise reasonable care to minimize contamination with objectionable items, such as rocks, metal, and trash. The Franchisee shall instruct customers to bring yard waste to the curb in waste carts placed by the curb in accordance with the most acceptable method to the Franchisee.

5.04 OTHER RECYCLING PROGRAMS

The Franchisee agrees to work in cooperation with the City to assist with other recycling and landfill diversion programs, upon the reasonable request of the City.

5.05 CITY FACILITIES

Franchisee shall, without expense to the City or its customers, perform Solid Waste and Green

Waste collection services at all the City owned and operated facilities, as shown on **Exhibit B,** at no additional charge to the City.

5.06 REPLACEMENT RECEPTACLES

The Franchisee shall, without expense to the City or any customer, replace outdated or dilapidated receptacles within five (5) days after receipt of a customer's reasonable request for replacement.

5.07 VALUE-ADDED SERVICES

- Education & Outreach: Required in Section 1 of RFP and stated in Section 3.06 of this Agreement
- Contamination Education & Outreach: Required in Section 1 of RFP and stated in Section 3.06 of this Agreement
- Included Additional Recycling Volume: 95 gallon capacity is part of standard service
- Additional Service offerings and mix and match options: More and increased options for service; 1-6 yard Commercial services offered
- Low-income discount: Required in Section 1 of RFP and stated in Section 3.01 E of this Agreement
- Two Residential Large Material Pick-Ups: Required in Section 3A of RFP and stated in Section 4.04 of this Agreement
    - Large-Item
    - 3.5 Cubic Yard Handy-Hauler
- Two Christmas Tree Drop-Off Locations in the City to be determined by the City
- On-Site/Virtual School Education: Required in Section 1 of RFP

5.08 CITY ADMINISTRATOR APPROVAL OF COMMERCIAL SERVICE MODIFICATIONS

The City Administrator may review and approve new services and associated rates, service levels, and service modifications proposed by the Franchisee that are intended to improve operational efficiency, reduce customer costs, or enhance diversion and recycling performance. The City Administrator may approve, such modifications in writing and provide notification of the approval to the City Council within thirty (30) days for the new services.

5.09 POTENTIAL FUTURE TRANSFER STATION

In the event the Parties agree to the development and construction of a new solid waste transfer station located on City owned property, the term of this Agreement may be extended to coincide with the term of a Transfer Station Lease Agreement.

5.10 SB 1383 COMPLIANCE

California's SB 1383, adopted in November of 2020, requires local governments to reduce landfill disposal of organic waste by 75% by 2025 and to increase edible food waste recovery by 20%, subject to certain rural jurisdiction waiver(s). Contractor shall collaborate with City to implement a program under SB 1383 and/or seek a waiver or Rural Jurisdiction Exemption

pursuant to 14 CCR §§ 18984.11 and 18984.12 or SB 613. If a waiver or exemption is obtained and valid until December 31, 2028, or if extended by the California Department of Resources Recycling and Recovery, the Parties shall collaborate to implement an Education and Outreach Program and Reporting Program, and any other requirement in compliance with SB 1383 requirements not subject to waiver and/or exemption, and shall collaborate to prepare a strategic plan for compliance with the full extent of the law in the event the Rural Jurisdiction Exemption expires or is not extended.

ARTICLE 6. SPECIAL CONDITIONS

6.01 USE OF "CITY" BY HAULER FORBIDDEN

Franchisee shall in no case use a firm name containing the word "City".

6.02 HOURS OF COLLECTION

No Solid Waste collection shall be made before 5:00 a.m. or after 6:00 p.m., unless otherwise authorized by the City. Upon request, the City may authorize collection at other times.

6.03 DISPOSITION OF RECYCLABLES

The Franchisee shall not cause properly-prepared, marketable Primary Recyclables to be buried in a landfill or otherwise be disposed of at locations other than those where this material can be re-manufactured or otherwise reused, unless an event of Uncontrollable Circumstance occurs which would give rise to the ability of the Franchisee to request a review of rates pursuant to Section 3.03 hereof, or any other event or circumstance which prevents the processing, sale or gift of Recyclable Materials, in which case the Franchisee shall be relieved of the obligation of this Section 6.03. In such event, the Franchisee shall notify the City and the Parties will meet and confer as to the disposition of the Recyclables. If in the circumstances described in this section 6.03, the Franchisee shall have to pay a third-party for the disposition of Primary Recyclables, and such payment eliminates any Recyclable Revenue Share received for such Recyclables as that term as contemplated in Section 2.04, the Franchisee may be reimbursed through the Franchisee's monthly rates for any additional costs of such disposition including, without limitation, the cost of paying a third party to take the materials in question if the Parties decide on such a disposition of one or more materials.

Other than as provided above, the Franchisee shall use reasonable business efforts to recycle all materials collected as Recyclables pursuant to this Agreement. The Franchisee agrees to certify that all collected Recyclables have been processed for re-use other than as provided herein.

6.04 RESPONSIBILITY FOR COLLECTED MATERIAL

All material removed by the Franchisee from the premises where produced, generated, or accumulated pursuant to this Agreement shall be the responsibility of the Franchisee. However, the Franchisee shall be entitled to return prohibited material to the customer who generated it, if the customer can be identified. Any hazardous waste or medical waste that the Franchisee collects shall be the responsibility of the Franchisee. The Parties expressly agree that in no event shall the

ownership of any Solid Waste, hazardous waste, medical waste, or any other waste be construed to be the property of the City, either explicitly or implicitly.

6.05 RECORD KEEPING AND REPORTING

A. Subject to reasonable prior notice, the Franchisee will allow the City access to review and inspect the Franchisee's customer lists, including commercial customer names and addresses. The City acknowledges and agrees that the information contained in the Franchisee's customer lists is proprietary trade secret information and further agrees that the City will not disclose or distribute any customer list information to any person.

B. The Franchisee shall keep and maintain written records of the number of residences and businesses participating in its recycling programs, quantities of Recyclable Materials collected, the quantities of Recyclable Material sold and stored, and such other matters as may be required by the City. The Franchisee shall provide a written quarterly report to the City documenting the quantities of Recyclable Material collected, recycled, sold, and stockpiled. The volumes of each type of material collected shall be reported separately for each recycling program. Quarterly reports shall be in a format approved by the City or County and shall include supporting documentation as may be required by the City. The report shall be submitted to the City within thirty (30) days of the end of each calendar quarter. The City may request that the Franchisee provide such additional information in the reports as may be reasonably necessary or appropriate to meet the information needs required by the California Integrated Waste Management Act of 1989.

6.06 ACCESSIBILITY AND CONVENIENCE

A. *Office.* The Franchisee shall notify customers of its office location where customers may arrange for service, pay bills and file complaints. Said office shall be equipped with a telephone and two-way radio. All collection vehicles shall also be equipped with two-way radios to communicate with the Franchisee's office. The Franchisee shall, for at least six (6) hours between 9:00 a.m. and 4:00 p.m., Monday through Friday, except holidays, have responsible personnel with whom City customers may communicate. The Franchisee's office shall be open to the public during normal business hours.

B. *Service Yard.* The Franchisee shall maintain a service yard for the storage of trucks, collection equipment and other equipment.

6.07 EQUIPMENT

A. *Construction.* All vehicles, conveyances, or containers used by the Franchisee for hauling or storing Solid Waste or Recyclables within the City shall be constructed to comply with all applicable federal, state, and local laws, rules, and regulations. All equipment used for the collection and transportation of residential and commercial Solid Waste shall be non-absorbent, water-tight, vector-resistant, durable, easily-cleanable, covered, and designed for safe handling. The Franchisee shall maintain a fleet of collection trucks sufficient in number and capacity to efficiently perform the work required in the Agreement in strict accordance with the terms of this Agreement. On collection days, the Franchisee shall have available sufficient back-up vehicles for each type of collection vehicle typically in service (e.g., rear loader, front loader, roll-off, etc.).

B. *Maintenance.* Said equipment shall be maintained in good condition. Said equipment shall be cleaned and disinfected on a frequency and in such manner to prevent the propagation or attraction of flies, rodents, or other vectors and the creation of nuisances.

C. *Containment.* All vehicles, conveyances, or containers used by the Franchisee in the collection, transfer or transportation of Solid Waste or Recyclables shall be designed to prevent leakage, spillage, or overflow. Such conveyances or containers shall be completely covered when in route from the last collection station to a disposal area or processing facility to prevent spillage, overflow, blowing, or similar releases. Any material dropped or spilled in collection, transfer, or transport shall be immediately cleaned up by the Franchisee. Appropriate equipment for this purpose shall be carried at all times on each vehicle.

D. *Vehicle-Markings.* All vehicles used by Franchisee shall be identified with the name and telephone number of the Franchisee. Such name and telephone number shall be displayed on both sides of the vehicle in letters not less than four (4) inches in height.

E. *Container Identification.* Containers of one (1) cubic yard or more which are owned by the Franchisee shall be identified with the name and telephone number of the Franchisee servicing the container, in legible letters and numbers. All such containers will be labeled to clearly identify prohibited materials and safety hazards.

F. *Safety*. Said equipment shall be operated in a safe manner consistent with industry standards and applicable safety regulations. Vehicles and equipment used in the transport of Solid Waste shall be constructed and maintained in such a manner as to minimize the health and safety hazards to collection personnel and the public.

G. *Vehicle Parking.* To prevent nuisance and vector problems, uncleaned Solid Waste collection vehicles containing putrescible materials shall not be stored on public streets or roads except under emergency conditions. All vehicles used in collection activities shall be kept on property with proper zoning within a building or fenced yard. The Franchisee must designate a location where the vehicles will be parked when not in service.

H. *Franchisee Responsibility.* Where the Franchisee furnishes storage containers, the Franchisee shall be responsible for maintaining the containers in good condition (ordinary wear and tear excepted) unless they are furnished under other terms, conditions, or agreements. The Franchisee shall coordinate with the property owner or occupant as to placement of storage containers to minimize traffic, aesthetic and other problems, both on the property and for the public.

I. *Inspection.* Equipment used for Solid Waste collection shall be made available by the Franchisee for inspection annually as requested by the City. The time of inspection is to be by mutual agreement. The City shall determine the suitability of such equipment in accordance with these provisions.

6.08 TRAFFIC AND NOISE PROBLEMS

The Franchisee shall conduct all operations in accordance with City Code and in a manner that

minimizes obstruction or disruption to the peace and quiet of the areas in which collections are made.

[Signatures on following page]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the above-referenced Effective Date.

CITY:	**FRANCHISEE:**
City of Sonora, a California municipal corporation	NAME
	By:
By:	

EXHIBIT A

RATES

EXHIBIT B

Services Provided to City

EXHIBIT C

Tuolumne County Occupied Facilities

City of Sonora
Annual Rate Increase
Effective 8/31/2024
Residential

CPI Adj.
5.39%

Cart Service (Within 10 feet from curb or roadside)				
Description	**Quantity**	**Current Rate**	**CPI Adj**	**New Rate**
1 - 35 Gallon Cart	1	$31.56	$1.70	$33.26
2 - 35 Gallon Cart	2	$62.07	$3.35	$65.42
3 - 35 Gallon Cart	3	$92.58	$4.99	$97.57
1 - 64 Gallon Cart	1	$48.35	$2.61	$50.96
2 - 64 Gallon Cart	2	$95.70	$5.16	$100.86
3 - 64 Gallon Cart	3	$143.02	$7.71	$150.73
1 - 96 Gallon Cart	1	$63.38	$3.42	$66.80
2 - 96 Gallon Cart	2	$125.69	$6.77	$132.46
3 - 96 Gallon Cart	3	$188.05	$10.14	$198.19

Sideyard Cart Service (More than 10 feet from curb or roadside)				
Description	**Quantity**	**Current Rate**	**CPI Adj**	**New Rate**
1 - 35 Gallon Cart	1	$41.66	$2.25	$43.91
2 - 35 Gallon Cart	2	$82.27	$4.43	$86.70
3 - 35 Gallon Cart	3	$122.94	$6.63	$129.57
1 - 64 Gallon Cart	1	$58.51	$3.15	$61.66
2 - 64 Gallon Cart	2	$115.97	$6.25	$122.22
3 - 64 Gallon Cart	3	$173.46	$9.35	$182.81
1 - 96 Gallon Cart	1	$73.51	$3.96	$77.47
2 - 96 Gallon Cart	2	$146.01	$7.87	$153.88
3 - 96 Gallon Cart	3	$218.48	$11.78	$230.26

Recycle Service				
Description	**Quantity**	**Current Rate**	**CPI Adj**	**New Rate**
64 Gallon Recycle Cart	1	$0.00	$0.00	$0.00
Each Additional Recycling Cart	1+	$6.43	$0.35	$6.78

Extra Pickup Fees			
Description	**Current Rate**	**CPI Adj**	**New Rate**
Extra Pick Up Charge - Same Day Per Bag	$5.78	$0.31	$6.09
Extra Pick Up - Non Service Day *	$15.09	$0.81	$15.90

**** Trip Charge for Non Service Day + Charge Per Bag***

Misc Services			
Description	**Current Rate**	**CPI Adj**	**New Rate**
Side Yard Service - Qualified Frail/Disabled	$0.00	$0.00	$0.00
Overage Charge - Lid Lifted 6" or greater	$10.90	$0.59	$11.49
New Service Activation - Residential	$23.02	$1.24	$24.26
Service Restart w/o Delivery	$17.94	$0.97	$18.91
Service Restart w Delivery	$53.72	$2.90	$56.62
Equipment: Lost or Stolen	$114.52	$6.17	$120.69
Contamination (after 2nd notice)	$22.54	$1.21	$23.75

Administration Charges			
Description	**Current Rate**	**CPI Adj**	**New Rate**
Bad or Returned Check	$31.82	N/A	$31.82
Late Fee	1.5% or $3.00 Min	N/A	1.5% or $3.00 Min

City of Sonora
Annual Rate Increase
Effective 8/31/2024
Commercial

CPI Adj.
5.39%

1 Yard Commercial Service			
Description	**Current Rate**	**CPI Adj**	**New Rate**
1 Yard - 1x Week	$152.43	$8.22	$160.65
1 Yard - 2x Week	$278.34	$15.00	$293.34
1 Yard - 3x Week	$404.15	$21.78	$425.93
1 Yard - 4x Week	$530.08	$28.57	$558.65
1 Yard - 5x Week	$655.95	$35.36	$691.31
1 Yard - 6x Week	$781.75	$42.14	$823.89

1.5 Yard Commercial Service			
Description	**Current Rate**	**CPI Adj**	**New Rate**
1.5 Yard - 1x Week	$215.42	$11.61	$227.03
1.5 Yard - 2x Week	$404.15	$21.78	$425.93
1.5 Yard - 3x Week	$592.98	$31.96	$624.94
1.5 Yard - 4x Week	$781.75	$42.14	$823.89
1.5 Yard - 5x Week	$970.81	$52.33	$1,023.14
1.5 Yard - 6x Week	$1,159.45	$62.49	$1,221.94

2 Yard Commercial Service			
Description	**Current Rate**	**CPI Adj**	**New Rate**
2 Yard - 1x Week	$278.34	$15.00	$293.34
2 Yard - 2x Week	$530.08	$28.57	$558.65
2 Yard - 3x Week	$781.87	$42.14	$824.01
2 Yard - 4x Week	$1,033.46	$55.70	$1,089.16
2 Yard - 5x Week	$1,285.18	$69.27	$1,354.45
2 Yard - 6x Week	$1,536.95	$82.84	$1,619.79

1 or 2 Yard Commingle Service			
Description	**Current Rate**	**CPI Adj**	**New Rate**
1x Week	$35.97	$1.94	$37.91
2x Week	$71.95	$3.88	$75.83
3x Week	$107.92	$5.82	$113.74

City of Sonora
Annual Rate Increase
Effective 8/31/2024
Commercial

Commercial Curbside Cart Service			
Description	**Current Rate**	**CPI Adj**	**New Rate**
1 - 35 Gallon Cart	$45.14	$2.43	$47.57
2 - 35 Gallon Carts	$90.27	$4.87	$95.14
3 - 35 Gallon Carts	$135.40	$7.30	$142.70
1 - 64 Gallon Cart	$60.17	$3.24	$63.41
2 - 64 Gallon Carts	$120.34	$6.49	$126.83
3 - 64 Gallon Carts	$180.52	$9.73	$190.25
1 - 96 Gallon Cart	$70.91	$3.82	$74.73
2 - 96 Gallon Carts	$141.84	$7.65	$149.49
3 - 96 Gallon Carts	$212.73	$11.47	$224.20

Extra Pick Up Charges			
Description	**Current Rate**	**CPI Adj**	**New Rate**
1 Yard	$29.29	$1.58	$30.87
1.5 Yard	$43.78	$2.36	$46.14
2 Yard	$58.45	$3.15	$61.60

Misc Charges			
Description	**Current Rate**	**CPI Adj**	**New Rate**
First Recycling Cart (Per Month Charge)	$4.80	$0.26	$5.06
Second and Each Add'l Recycling Cart	$6.61	$0.36	$6.97
Extra PU Cart Charge - Same Day	$5.97	$0.32	$6.29
Extra PU Cart Charge - Non Service Day	$15.56	$0.84	$16.40
New Service Activation - Commercial	$39.57	$2.13	$41.70
Service Restart w/o Delivery	$18.52	$1.00	$19.52
Service Restart with Delivery	$55.34	$2.98	$58.32
Walk In Service - 10 to 50 Feet	$14.40	$0.78	$15.18
Overage Charge	$28.17	$1.52	$29.69
Cart Contamination (after 2nd notice)	$22.54	$1.21	$23.75
Bin Contamination (after 2nd notice)	$54.51	$2.94	$57.45

Administration Charges			
Description	**Current Rate**	**CPI Adj**	**New Rate**
Bad or Returned Check	$31.82	N/A	$31.82
Late Fee	1.5% or $3.00 Min	N/A	1.5% or $3.00 Min

City of Sonora
Annual Rate Increase
Effective 8/31/2024
Roll Off

CPI Adj.
5.39%

Garbage and Refuse					
Size	**Weight Limit**	**Description**	**Current Rate**	**CPI Adj**	**New Rate**
10 Yard	1.4 tons*	Weekly Rate	$454.02	$24.47	$478.49
		Monthly Rate	N/A	N/A	N/A
		Empty and Return Rate**	$196.63	$10.60	$207.23
		Additional Day ***	$8.60	$0.46	$9.06
		Tonnage rate (charged over 1.4 tons)*	$104.90	N/A	$104.90
20 Yard	2.8 tons*	Weekly Rate	$682.79	$36.80	$719.59
		Monthly Rate	$803.12	$43.29	$846.41
		Empty and Return Rate**	$196.63	$10.60	$207.23
		Additional Day ***	$8.60	$0.46	$9.06
		Tonnage rate (charged over 2.8 tons)*	$104.90	N/A	$104.90
30 Yard	4.2 tons*	Weekly Rate	$932.40	$50.26	$982.66
		Monthly Rate	$1,100.57	$59.32	$1,159.89
		Empty and Return Rate**	$196.63	$10.60	$207.23
		Additional Day ***	$12.00	$0.65	$12.65
		Tonnage rate (charged over 4.2 tons)*	$104.90	N/A	$104.90
40 Yard	5.6 tons*	Weekly Rate	$1,162.31	$62.65	$1,224.96
		Monthly Rate	$1,330.82	$71.73	$1,402.55
		Empty and Return Rate**	$196.63	$10.60	$207.23
		Additional Day ***	$12.00	$0.65	$12.65
		Tonnage rate (charged over 5.6 tons)*	$104.90	N/A	$104.90

*Weights over allowable maximum tons will be charged at the current transfer station rates
**Empty and Return loads will also be charged current transfer station disposal rates per ton
***Additional Days: For Weekly Service, Per day charge if customer has box more than 7 days
***Additional Days: For Monthly Service, Per day charge if customer has box more than 30 days

C&D					
Size	**Weight Limit**	**Description**	**Current Rate**	**CPI Adj**	**New Rate**
10 Yard	2.5 tons*	Weekly Rate	$583.50	$31.45	$614.95
		Monthly Rate	N/A	N/A	N/A
		Empty and Return Rate**	$196.63	$10.60	$207.23
		Additional Day ***	$8.55	$0.46	$9.01
		Tonnage rate (charged over 2.5 tons)*	$104.90	N/A	$104.90
20 Yard	5 tons*	Weekly Rate	$940.99	$50.72	$991.71
		Monthly Rate	$1,107.04	$59.67	$1,166.71
		Empty and Return Rate**	$196.63	$10.60	$207.23
		Additional Day ***	$8.55	$0.46	$9.01
		Tonnage rate (charged over 5 tons)*	$104.90	N/A	$104.90
30 Yard	6.3 tons*	Weekly Rate	$1,158.34	$62.43	$1,220.77
		Monthly Rate	$1,325.56	$71.45	$1,397.01
		Empty and Return Rate**	$196.63	$10.60	$207.23
		Additional Day ***	$11.96	$0.64	$12.60
		Tonnage rate (charged over 6.3 tons)*	$104.90	N/A	$104.90
40 Yard	10 tons*	Weekly Rate	$1,679.86	$90.54	$1,770.40
		Monthly Rate	$1,836.86	$99.01	$1,935.87
		Empty and Return Rate**	$196.63	$10.60	$207.23
		Additional Day ***	$11.96	$0.64	$12.60
		Tonnage rate (charged over 5.6 tons)*	$104.90	N/A	$104.90

*Weights over allowable maximum tons will be charged at the current transfer station rates
**Empty and Return loads will also be charged current transfer station disposal rates per ton
***Additional Days: For Weekly Service, Per day charge if customer has box more than 7 days
***Additional Days: For Monthly Service, Per day charge if customer has box more than 30 days

City of Sonora
Annual Rate Increase
Effective 8/31/2024
Roll Off

Brush*					
Size	**Weight Limit**	**Description**	**Current Rate**	**CPI Adj**	**New Rate**
10 Yard	N/A	Weekly Rate	$226.04	$12.18	$238.22
		Extra Empty & Return	$226.04	$12.18	$238.22
		Additional Day	$8.55	$0.46	$9.01
		**Disposal per Yard	$7.00	N/A	$7.00
20 Yard	N/A	Weekly Rate	$260.43	$14.04	$274.47
		Extra Empty & Return	$260.43	$14.04	$274.47
		Additional Day	$8.55	$0.46	$9.01
		**Disposal per Yard	$7.00	N/A	$7.00
30 Yard	N/A	Weekly Rate	$293.45	$15.82	$309.27
		Extra Empty & Return	$293.45	$15.82	$309.27
		Additional Day	$12.02	$0.65	$12.67
		**Disposal per Yard	$7.00	N/A	$7.00
40 Yard	N/A	Weekly Rate	$323.21	$17.42	$340.63
		Extra Empty & Return	$323.21	$17.42	$340.63
		Additional Day	$11.96	$0.64	$12.60
		**Disposal per Yard	$7.00	N/A	$7.00

*Brush, Branches, tree limbs, and pine needles only
**Disposal charges are in addition to the haul rate

Cardboard Recycle - Roll Off					
Size	**Weight Limit**	**Description**	**Current Rate**	**CPI Adj**	**New Rate**
20 Yard	N/A	Monthly Rate	$132.77	$7.16	$139.93
		Extra Empty & Return	$132.77	$7.16	$139.93

Waste Management and Customer Owned Compactors - Roll Off					
Size	**Weight Limit**	**Description**	**Current Rate**	**CPI Adj**	**New Rate**
N/A	N/A	Rate per empty	$197.19	$10.63	$207.82
		Disposal Per ton	$112.33	N/A	$112.33

Misc Fees - Roll Off					
Size	**Weight Limit**	**Description**	**Current Rate**	**CPI Adj**	**New Rate**
N/A	N/A	Avoidable Delays - Trip Fee - per hour	$94.03	$5.07	$99.10

EXHIBIT A

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EXHIBIT A.1.1

RESIDENTIAL SERVICES

Monthly Rates For Residential Service in City of Sonora Effective 11/1/25 Through 10/31/26

One 35 gallon trash cart serviced weekly; One 95 gallon recycling cart serviced bi-weekly; One 65 gallon greenwaste cart serviced bi-weekly	$33.26
One 65 gallon trash cart serviced weekly; One 95 gallon recycling cart serviced bi-weekly; One 65 gallon greenwaste cart serviced bi-weekly	$50.96
One 95 gallon trash cart serviced weekly; One 95 gallon recycling cart serviced bi-weekly; One 65 gallon greenwaste cart serviced bi-weekly	$66.80

EXHIBIT A.1.2

RESIDENTIAL SERVICES

Monthly Rates For Residential Service in City of Sonora Effective 11/1/25 Through 10/31/26

		Rate	Unit
Special Charges (On an unscheduled service day)			
	Trash Cart	$29.03	per Service
	Recycle Cart	$29.03	per Service
	Greenwaste Cart	$29.03	per Service
Extra Charges (On a scheduled service Day)			
	Trash Cart	$14.52	per Service
	Recycle Cart	$14.52	per Service
	Greenwaste Cart	$14.52	per Service
On-Call Charges (on a scheduled service day for that route area)			
	Trash Cart	$29.03	per Service
	Recycle Cart	$29.03	per Service
	Greenwaste Cart	$29.03	per Service
On-Call Charges (on an unscheduled service day for that route area)			
	Trash Cart	$58.07	per Service
	Recycle Cart	$58.07	per Service
	Greenwaste Cart	$58.07	per Service
Monthly Cart Rent for On–Call Services		$5.28	per Month
Each Additional Recycle Cart (must be kept for 6 months minimum)		$5.28	per Month
Each Additional Greenwaste Cart (must be kept for 6 months minimum)		$5.28	per Month
Cart equipped with Locking Lid		$3.96	per Month
Walk-In / Backyard Service		$19.79	per Month
Drive-In/Long Driveway Service (Calculated from where leaving County-maintained road		$19.79	per Month + additional $15/mile after 1st mile (1-way)
Cart Steam Cleaning		$23.75	per Cart
Deposit to Restart Service after stopped for non-payment		$197.95	per Restart
Lost Cart/destroyed Cart or Can		$158.36	per Each

EXHIBIT A.2.1

COMMERCIAL TRASH SERVICES

Monthly Rates For Commercial Trash Service Effective 11/1/25 Through 10/31/26

		Trash Cart Pickups per week					
Cart Size Gals	**Cart Count**	**1**	**2**	**3**	**4**	**5**	**6**
35 Gallon Cart	1	$49.47	$108.82	$180.55	$232.49	$284.42	$331.42
	2	$103.88	$228.53	$379.15	$488.22	$597.29	$695.97
	3	$163.23	$359.12	$595.81	$767.20	$938.60	$1,093.67
	4	$217.65	$478.82	$794.41	$1,022.94	$1,251.47	$1,458.23
	5	$262.16	$576.76	$956.90	$1,232.17	$1,507.45	$1,756.50
65 Gallon Cart	1	$65.94	$145.07	$240.68	$309.92	$379.15	$441.79
	2	$138.47	$304.64	$505.43	$650.82	$796.22	$927.77
	3	$217.60	$478.72	$794.24	$1,022.72	$1,251.20	$1,457.92
	4	$290.13	$638.29	$1,058.99	$1,363.63	$1,668.27	$1,943.90
	5	$349.48	$768.85	$1,275.60	$1,642.55	$2,009.51	$2,341.51
95 Gallon Cart	1	$77.71	$170.95	$283.63	$365.22	$446.81	$520.63
	2	$163.18	$359.00	$595.61	$766.95	$938.29	$1,093.32
	3	$256.43	$564.14	$935.96	$1,205.21	$1,474.46	$1,718.07
	4	$341.90	$752.19	$1,247.95	$1,606.95	$1,965.95	$2,290.76
	5	$411.84	$906.05	$1,503.21	$1,935.65	$2,368.08	$2,759.32

		Trash Container Pickups per week					
Container Size, CY	**Container Count**	**1**	**2**	**3**	**4**	**5**	**6**
1 CY	1	$167.03	$367.47	$609.67	$785.05	$960.43	$1,119.11
	2	$302.79	$666.14	$1,105.18	$1,423.11	$1,741.04	$2,028.69
	3	$551.20	$1,212.65	$2,011.90	$2,590.66	$3,169.42	$3,693.07
	4	$734.94	$1,616.87	$2,682.53	$3,454.21	$4,225.90	$4,924.09
	5	$885.27	$1,947.59	$3,231.23	$4,160.76	$5,090.29	$5,931.29
2 CY	1	$305.00	$671.00	$1,113.26	$1,433.51	$1,753.76	$2,043.51
	2	$640.50	$1,409.11	$2,337.84	$3,010.37	$3,682.89	$4,291.37
	3	$1,006.51	$2,214.31	$3,673.74	$4,730.57	$5,787.40	$6,743.58
	4	$1,342.01	$2,952.41	$4,898.32	$6,307.43	$7,716.54	$8,991.45

	5	$1,616.51	$3,556.32	$5,900.25	$7,597.59	$9,294.92	$10,830.60

EXHIBIT A.2.2

COMMERCIAL TRASH SERVICES

Monthly Rates For Commercial Trash Service Effective 11/1/25 Through 10/31/26

		Trash Container Pickups per week					
Container Size, CY	**Container Count**	**1**	**2**	**3**	**4**	**5**	**6**
3 CY	1	$442.87	$974.31	$1,616.47	$2,081.48	$2,546.49	$2,967.21
	2	$930.02	$2,046.05	$3,394.58	$4,371.10	$5,347.63	$6,231.15
	3	$1,461.46	$3,215.22	$5,334.34	$6,868.88	$8,403.41	$9,791.80
	4	$1,948.62	$4,286.96	$7,112.45	$9,158.50	$11,204.55	$13,055.74
	5	$2,347.20	$5,163.84	$8,567.27	$11,031.83	$13,496.39	$15,726.23
4 CY	1	$580.87	$1,277.91	$2,120.17	$2,730.08	$3,339.99	$3,891.82
	2	$1,219.82	$2,683.61	$4,452.36	$5,733.17	$7,013.99	$8,172.82
	3	$1,916.87	$4,217.11	$6,996.56	$9,009.27	$11,021.98	$12,843.01
	4	$2,555.82	$5,622.81	$9,328.75	$12,012.36	$14,695.98	$17,124.01
	5	$3,078.60	$6,772.93	$11,236.90	$14,469.44	$17,701.97	$20,626.65
5 CY	1	$691.55	$1,521.41	$2,524.16	$3,250.29	$3,976.41	$4,633.39
	2	$1,452.26	$3,194.96	$5,300.73	$6,825.60	$8,350.47	$9,730.11
	3	$2,282.12	$5,020.65	$8,329.72	$10,725.94	$13,122.16	$15,290.17
	4	$3,042.82	$6,694.20	$11,106.29	$14,301.25	$17,496.22	$20,386.89
	5	$3,665.22	$8,063.47	$13,378.03	$17,226.51	$21,074.99	$24,556.94
6 CY	1	$824.30	$1,813.46	$3,008.70	$3,874.21	$4,739.73	$5,522.81
	2	$1,731.03	$3,808.27	$6,318.26	$8,135.84	$9,953.42	$11,597.90
	3	$2,720.19	$5,984.42	$9,928.69	$12,784.89	$15,641.09	$18,225.27
	4	$3,626.92	$7,979.22	$13,238.26	$17,046.52	$20,854.79	$24,300.36
	5	$4,368.79	$9,611.34	$15,946.08	$20,533.31	$25,120.54	$29,270.89

EXHIBIT A.3.1

COMMERCIAL RECYCLE SERVICES

Monthly Rates For Commercial Recycling Service Effective 11/1/25 Through 10/31/26

		Recycle Cart Pickups per week	
Cart Size Gals	**Cart Count**	**1**	
95 Gallon Cart	1	$8.30	
	2	$16.60	
	3	$24.90	
	4	$33.20	
	5	$41.50	

		Recycle Container Pickups per week		
Container Size, CY	**Container Count**	**1**	**2**	
1 CY	1	$59.74	$109.49	
	2	$119.48	$218.98	
	3	$179.22	$328.47	
	4	$238.96	$437.96	
	5	$298.70	$547.45	
2 CY	1	$61.66	$113.33	
	2	$123.32	$226.66	
	3	$184.98	$339.99	
	4	$246.64	$453.32	
	5	$308.30	$566.65	

EXHIBIT A.3.2

COMMERCIAL RECYCLE SERVICES

Monthly Rates For Commercial Recycling Service Effective 11/1/25 Through 10/31/26

		Recycle Container Pickups per week	
Container Size, CY	**Container Count**	**1**	**2**
3 CY	1	$77.50	$162.74
	2	$155.00	$325.49
	3	$232.49	$488.23
	4	$309.99	$650.98
	5	$387.49	$813.72
4 CY	1	$103.33	$216.99
	2	$206.66	$433.99
	3	$309.99	$650.98
	4	$413.32	$867.97
	5	$516.65	$1,084.97
5 CY	1	$131.43	$276.00
	2	$262.86	$552.00
	3	$394.28	$828.00
	4	$525.71	$1,104.00
	5	$657.14	$1,379.99
6 CY	1	$144.99	$304.48
	2	$289.98	$608.96
	3	$434.97	$913.44
	4	$579.96	$1,217.92
	5	$724.95	$1,522.40

EXHIBIT A.3.3

COMMERCIAL SPECIALS, EXTRAS, ON-CALL, MISCELLANEOUS

Rates Effective 11/1/25 Through 10/31/26

					Rate	Unit
Special Charges (On an unscheduled service day)						
	Trash Cart				$29.03	per Cart
	Recycle Cart				$29.03	per Cart
	Trash Container					
		1 CY			$33.27	per Service
		2 CY			$66.53	per Service
		3CY			$106.46	per Service
		4 CY			$144.72	per Service
		5 CY			$179.65	per Service
		6 CY			$216.24	per Service
	Recycle Container					
		1 CY			$19.35	per Service
		2 CY			$29.05	per Service
		3CY			$90.49	per Service
		4 CY			$123.01	per Service
		5 CY			$143.25	per Service
		6 CY			$183.81	per Service
Extra Charges (On a scheduled service Day)						
	Trash Cart				$14.52	per Cart
	Recycle Cart				$14.52	per Cart
	Trash Container					
		1 CY			$21.95	per Service
		2 CY			$43.91	per Service
		3CY			$70.25	per Service
		4 CY			$95.50	per Service
		5 CY			$118.54	per Service
		6 CY			$142.69	per Service
	Recycle Container					
		1 CY			$12.77	per Service
		2 CY			$19.16	per Service
		3CY			$59.71	per Service
		4 CY			$81.17	per Service
		5 CY			$94.52	per Service
		6 CY			$121.29	per Service
On-Call Charges (on the scheduled service day for that route area)						
	Trash Cart				$29.03	per Service
	Recycle Cart				$29.03	per Service
	Trash Container					
		1 CY			$33.27	per Service
		2 CY			$66.53	per Service
		3CY			$106.46	per Service
		4 CY			$144.72	per Service
		5 CY			$179.65	per Service
		6 CY			$216.24	per Service

EXHIBIT A.3.4

COMMERCIAL SPECIALS, EXTRAS, ON-CALL, MISCELLANEOUS

Rates Effective 11/1/25 Through 10/31/26

					Rate	Unit
	Recycle Container					
		1 CY			$19.35	per Service
		2 CY			$29.05	per Service
		3CY			$90.49	per Service
		4 CY			$123.01	per Service
		5 CY			$143.25	per Service
		6 CY			$183.81	per Service
Walk-In Service						
		Cart			$19.79	per Month
Drive-In/Long Driveway Service (Calculated from where leaving County-maintained road					$19.79	per Month + additional $15/mile after 1st mile (1-way)
Monthly Rent for On–Call Accounts						
	Cart				$5.28	per Month
	Container				$26.39	per Month
Locks and Lock Bars						
	Cart equipped with Locking Lid				$3.96	per Month
	Container unlocking service				$10.56	per Month
Deposit to Restart Service after stopped for non-payment					Computed value of three (3) times monthly service rate	
Steam Clean						
	Cart				$23.75	per Cart
	All container sizes				$85.78	per Container

EXHIBIT A.4.1

ROLLOFF SERVICES

Rates Effective 11/1/25 Through 10/31/26

Total Customer Charge is sum of Appropriate Haul Charge plus tons hauled multiplied by Transfer Station Charge per Ton

	10-CY Bin Haul Charge per Load	20-CY Bin Haul Charge per Load	30-CY Bin Haul Charge per Load	Transfer Station Charge per Ton
All Areas City of Sonora	$613.64	$818.18	$1,029.33	$83.14

Rolloff rates include 14 days on customer's site, not including day of delivery or day of removal. Per-day rental charge after 14 days on customer's site is $12.00 per day.

Roll Off Trip Charge and Monthly Rent

		Rate	Unit
Trip Charge (Assessed whenever work scheduled is not accessible)		$100.00	per Hour (time spent)
Monthly Rent (Assessed whenever a permanently placed bin is not serviced for 30 days)			
	10-20 CY Bins	$130.00	per Month
	30 CY Bins	$150.00	per Month

Unacceptable Materials Charges

		Rate	Unit
Unacceptable Materials Charges when found in Rolloff Loads;			
	Appliances	$49.49	per Each
	Tires-Small	$4.95	per Each
	Tires-Small on Rim	$9.90	per Each
	Tires-Truck	$15.84	per Each
	Tires-Truck on Rim	$19.79	per Each
	Electronic Waste (E-Waste)	$13.20	per Each

EXHIBIT A.5.1

HANDY-HAULERS AND BULKY WASTE

Rates Effective 11/1/25 Through 10/31/26

Handy-Haulers			
	Trash	Green Waste	C&D
3.5 CY	$110.85	$100.29	$121.41
5.0 CY	$217.75	$204.55	$237.54

Handy-Hauler rates include 7 days on customer's site, not including day of delivery or day of removal. Per-day rental charge after 7 days on customer's site is $12.00 per day.

Bulky Waste Charges			
		Rate	**Unit**
Bulky Waste Cleanup		$26.39	per Item
Special Materials Charges when setout with Bulky Waste Loads;			
	Appliances	$49.49	per Each
	Tires-Small	$4.95	per Each
	Tires-Small on Rim	$9.90	per Each
	Tires-Truck	$15.84	per Each
	Tires-Truck on Rim	$19.79	per Each
	Electronic Waste (E-Waste)	$13.20	per Each

EXHIBIT B

List of City Facilities

Outdoor Solid Waste, Recycling, and Green Waste receptacles at the following locations:

- All of Washington Street
- Bowling Alley Parking Lot (Stewart/Lyons)
- Farmers Market Parking Lot (Stewart/Theall)
- Intersection of Stewart Street and Mehun Street
- Coffill Park
- Fire Museum
- Grigsby Park
- Rotary Park
- Prospector Park
- City Hall (behind building)
- Two Bus Stops on Stockton Street

Cart and Bins

- City Hall (94 N. Washington Street)
- Sonora Police Department (100 South Green Street)
- Sonora Fire Department (201 S. Shepherd Street)
- Sonora Public Works Department (111 School Street)
- Sonora Opera Hall (250 S. Washington Street)

Department of Public Works

Blossom Scott
Direc

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
209.533.5601
www.tuolumnecounty.ca.gov

ADMINISTRATION
Assistant to the Department Head
Emma Hawks
209.694.2718

AIRPORTS
Airport Manager
Tonya Scheftner, P.G.
209.533.5685

BUSINESS
Agency Fiscal Officer
Doreen Ellis
209.533.5972

ENGINEERING
Blossom Scott-Heim, P.E.
209.533.5904

FACILITIES MANAGEMENT
Steve Wyhlidko
Korin Gregson
209.533.5660

FLEET SERVICES
Fleet Services Manager
Orlando Magdaleno
209.536.1622

GEOGRAPHIC INFORMATION SYSTEMS
GIS Coordinator
Madeline Amlin
209.533.6592

ROAD OPERATIONS
Superintendent of Roads and Fleet
Spencer Stobaugh
209.533.5609

SOLID WASTE
Solid Waste Director
Deborah Reagan
209.533.5588

SURVEYING
County Surveyor
Warren Smith, L.S.
209.533.5626

October 2, 2025

Melissa Eads
City Administrator
City of Sonora
94 N. Washington Street
Sonora, CA 95370

RE: County-Occupied Properties – City of Sonora

Dear Ms. Eads:

Per our discussion, please find attached a list of County-occupied properties within Sonora city limits. The list includes information on the site address as well as if the property is owned or leased by the County. It is my understanding that you will incorporate this list into your contract with Cal-Waste Recovery whereby they waive their exclusive franchise right to collect from these locations. Tuolumne County will notify the City of any changes in the property list upon purchase, sale or vacating a property within the City limits.

Please do not hesitate to reach out to me with any questions.

Respectfully,

Debbie Reagan
Solid Waste Director

cc: Roger Root, Tuolumne County
Blossom Scott-Heim, Tuolumne County

Attachment A
County-Occupied Properties
Within Sonora City Limits

Service Name	Service Address	Owned or Leased O/L
Behav Hlth - Hospital Rd	105 Hospital Rd	O
Behav Hlth - Lambert Drop-in Ctr. (Jackson St)	347 W Jackson	O
Behav Hlth - Wash St SH	1170 S Washington St	O
Fac Mgmt - Heaven For Kid Park	480 Greenley Road (next to Library)	O
Fire - Forest Rd (Ambulance-Medic10)	2 S Forest Rd	O
IT	1015 Morning Star	L
Public Defender (& Conflict Counsel) Recy	99 N Washington St	L
Transportation Council	975 Morning Star Dr, Ste A	L/partial
Admin Building Recy	2 S Green St	O
Court House	41 Yaney Ave	O
Ambulance - Palemone (Medic 10)	89 Palemone St.	L
District Attorney Recy (across street from SHS)	1 N Washington St	O
Fac Mgmt - Calaveras	9 Calaveras St	O
Francisco Building Recy	1st floor parking	O
Library - Sonora	480 Greenley Rd	O
Memorial Hall	9 N Washington St	O
Museum	158 Bradford St	O
Probation	465 S Washington St	O
Rec - Pool Sonora HS	Sonora High School (SEASONAL)	L/partial
Rec - Youth Ctr Sonora	732 Barretta St	O
Senior Center	540 Greenley Rd	O
Farm Advisor Recy	52 N Washington St	O
Sheriff - OLD Jail	Yaney/Bradford	O
TGH - Compactor Service	101 Hospital Rd	O
GEO-Probation	950 Tuolumne Street	L
Columbia Way House	136 Columbia Way	O
Washington Court	60 N. Washington	O
District Attorney	423 N. Washington	O
Facilities Management/Morgue	229 W. Jackson Street	O
Snell House A720	720 Snell	O
Snell House B728	728 Snell	O

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: October 20, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Douglas L. White, City Attorney

SUBJECT: Waive First Reading, Read by Title Only, and Introduce an Ordinance of the Sonora City Council Clarifying Ordinance No. 905; Repealing Chapter 8.30, Emergency Services; and Repealing and Replacing Chapter 2.28, Emergency Services (Reserved) of the Sonora Municipal Code

RECOMMENDATION

Waive first reading, read by title only, and introduce Ordinance No. 909 clarifying Ordinance No. 905; repealing Chapter 8.30, Emergency Services; and repealing and replacing Chapter 2.28, Emergency Services (Reserved) of the Sonora Municipal Code.

BACKGROUND

During the City of Sonora ("City") Council meeting on July 21, 2025, the City Council adopted Resolution 07-21-2025-C, which adopted the City's updated 2025 Emergency Operations Plan. The Resolution's recitals indicate that Chapter 2.28, Emergency Services, will replace Chapter 8.30, Emergency Services, of the Sonora Municipal Code.

During the same City Council meeting on July 21, 2025, the City Council adopted Ordinance No. 905. The recitals of Ordinance No. 905 state, "[T]he City Council wishes to adopt the updated Emergency Operations Plan by replacing 8.30 and adding Chapter 2.28 of the Sonora Municipal Code to reflect current standards, procedures, and organizational structures for emergency management." The proposed text for Chapter 2.28 was included as Appendix 2 in the agenda packet for the City Council meeting on July 21, 2025.

DISCUSSION

The proposed Ordinance provides clarification about the changes that Ordinance No. 905 intended for the Sonora Municipal Code. First, the proposed Ordinance repeals Chapter 8.30, Emergency Services, of the Sonora Municipal Code. Second, the proposed Ordinance repeals the current Chapter 2.28, Emergency

Services (Reserved), and replaces the current Chapter 2.28 with a new Chapter 2.28, Emergency Services. The proposed Ordinance also provides the language for the new Chapter 2.28, Emergency Services.

FISCAL IMPACT

There is no fiscal impact associated with the proposed Ordinance. Resolution 07-21-2025-C already adopted the City's updated 2025 Emergency Operations Plan, and the proposed Ordinance updates the Sonora Municipal Code to align with the City's updated 2025 Emergency Operations Plan.

ATTACHMENTS

1. Ordinance No. 909
2. Resolution 07-21-2025-C
3. Ordinance No. 905

CORE COUNCIL PRIORITIES

Public Safety and Disaster Preparedness.

ORDINANCE NO. 909

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONORA CLARIFYING ORDINANCE NO. 905; REPEALING CHAPTER 8.30, EMERGENCY SERVICES; AND REPEALING AND REPLACING CHAPTER 2.28, EMERGENCY SERVICES (RESERVED), OF THE SONORA MUNICIPAL CODE

WHEREAS, during the City of Sonora ("City") Council meeting on July 21, 2025, the City Council approved Resolution 07-21-2025-C adopting the City's updated 2025 Emergency Operations Plan; and

WHEREAS, during the City Council meeting on July 21, 2025, the City Council also adopted Ordinance No. 905; and

WHEREAS, the recitals for Ordinance No. 905 state, "[T]he City Council wishes to adopt the updated Emergency Operations Plan by replacing 8.30 and adding Chapter 2.28 of the Sonora Municipal Code to reflect current standards, procedures, and organizational structures for emergency management;" and

WHEREAS, Ordinance No. 905 does not explicitly state that Chapter 8.30 should be repealed; and

WHEREAS, this Ordinance repeals Chapter 8.30, Emergency Services, of the Sonora Municipal Code; and

WHEREAS, Ordinance No. 905 states that Chapter 2.28, Emergency Services, is "hereby added," but Chapter 2.28 already exists in the Sonora Municipal Code; and

WHEREAS, this Ordinance repeals the current Chapter 2.28, Emergency Services (Reserved), and replaces the repealed chapter with the new Chapter 2.28, Emergency Services; and

WHEREAS, the text of the new Chapter 2.28 is not included in Ordinance No. 905;

WHEREAS, this Ordinance provides the language for the new Chapter 2.28 that was not included in Ordinance No. 905.

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

SECTION 1. Chapter 8.30, Emergency Services, of Title 8, Health and Safety, of the Sonora Municipal Code, shall be repealed in its entirety.

SECTION 2. Chapter 2.28, Emergency Services (Reserved), of Title 2, Administration and Personnel, of the Sonora Municipal Code shall be repealed in its entirety and replaced to read as follows:

Chapter 2.28 Emergency Services

Sections:

2.28.010 Purposes.
2.28.020 Definitions.
2.28.030 Disaster Council Membership.
2.28.040 Disaster Council Powers and Duties.
2.28.050 Director and Assistant Director of Emergency Services.
2.28.060 Powers and Duties of the Director and Assistant Director of Emergency Services.
2.28.070 Emergency Organization.
2.28.080 Compliance with the California Emergency Services Act.
2.28.090 Emergency Operations Plan.
2.28.100 Expenditures.
2.28.110 Violations; Penalty.
2.28.120 Repeal of Conflicting Ordinances.

2.28.010 Purposes.

The declared purposes of this section are to provide for the preparation and carrying out of plans for the protection of persons and property within the City in the event of any emergency; the direction and form of the City's emergency organization; and the coordination of the emergency functions of this City with all other public agencies, corporations, organizations, and affected private persons.

2.28.020 Definitions

As used in this section, the following terms shall mean:

a. COUNCIL – Shall means the City of Sonora City Council.

b. EMERGENCY or LOCAL EMERGENCY – Shall mean the actual or threatened existence of conditions of disaster or of extreme peril to the safety of persons and property within this City caused by such conditions as air pollution, toxic release, fire, flood, storm, epidemic, riot, earthquake, cyberterrorism, or other conditions, including conditions resulting from war or imminent threat of war, but other than conditions resulting from a labor controversy, or other acts of civil unrest which are likely to be beyond the control of the services, personnel, equipment, and facilities of this City, requiring the combined forces of other political subdivisions to resolve.

c. DIRECTOR OF EMERGENCY SERVICES – Shall mean the City Administrator, and if

unavailable or unable to respond, the Director of Emergency Services will be either the Police or Fire Chief. The Director of Emergency Services reports directly to the City Council and is over the Director of the Emergency Operations Center.

d. ASSISTANT DIRECTOR OF EMERGENCY SERVICES – At the discretion of the Director of Emergency Services, an Assistant Director of Emergency Services may be appointed. The employee shall be from the Fire Chief, or the Police Chief, or Administration Departments, or other City employees as determined suitable by the Director of Emergency Services.

e. EMERGENCY SERVICES COORDINATOR – The Director of Emergency Services shall appoint an Emergency Services Coordinator to be responsible for the Emergency Operations Plan described in section 2.28.090.

f. EMERGENCY OPERATIONS CENTER – Shall mean the primary facility for directing and responding to situations of an emergency nature as described above or similar in nature, including communications and the allocations of personnel and equipment needed to respond to the situation.

g. EMERGENCY OPERATIONS CENTER DIRECTOR – Shall mean the individual responsible for the City's coordinated operational efforts to respond to the emergency situation. The Director of the Emergency Operations Center is in charge of the functional response divisions and reports to the Director of Emergency Services.

2.28.030 Disaster Council Membership

The City of Sonora Disaster Council is hereby created and shall consist of the following:

a. The Director of Emergency Services, who shall be chair.
b. The Assistant Director of Emergency Services, who shall be vice chair.
c. The Emergency Services Coordinator.
d. Such chiefs of emergency services as are provided for in a current emergency plan of this jurisdiction, adopted pursuant to this ordinance.
e. Such representatives of civic, business, labor, veterans, professional, or other organizations having an official emergency responsibility, as may be appointed by the Director of Emergency Services with the advice and consent of the governing body.

2.28.040 Disaster Council Powers and Duties

It shall be the duty of the City of Sonora Disaster Council, and it is hereby empowered, to develop and recommend for adoption by the governing body, emergency and mutual aid plans and agreements and such ordinances and resolutions and rules and regulations as are necessary to implement such plans and agreements. The Disaster Council shall meet at least once per year, upon call of the chair or, upon call of the vice chair (in the absence of the chair).

2.28.050 Director and Assistant Director of Emergency Services.

The City Administrator shall be the Director of Emergency Services, and has the discretion, in periods of declared disasters, to create and staff the position of Assistant Director of Emergency Services. The Director of Emergency Services may also, at the discretion of the City Council, staff the position of Assistant Director in non-emergency periods to continue to assist the City in emergency preparedness, as well as the recovery and reconstruction efforts following an emergency.

2.28.060 Powers and Duties of the Director and Assistant Director of Emergency Services.

a. The Director of Emergency Services is hereby empowered to:

    1. Request, within ten (10) days after the actual occurrence of a disaster if assistance will be requested, that the City Council proclaim the existence or threatened existence of a local emergency, if the City Council is in session, or to issue such proclamation if the City Council is not in session. Whenever a local emergency is proclaimed by the Director of Emergency Services, the City Council shall take action to ratify the proclamation within seven (7) days thereafter or the proclamation shall have no further force or effect. The City Council shall take action to review the need to continue the proclamation at least once every sixty (60) days until terminated.
    2. Request that the Governor proclaim a state of emergency when, in the opinion of the Director of Emergency Services, the locally available resources are inadequate to cope with the emergency situation.
    3. Supervise and direct the City emergency organization and efforts to respond to the emergency situation, as provided for in this chapter and the City's Emergency Operations Plan.
    4. Supervise and direct the cooperation between the coordination of services, resources and staff of the City's emergency organization; and resolve questions of authority and responsibility that may arise between them.
    5. Represent the City in all dealings with public or private agencies on matters pertaining to the City's preparedness planning, response, and recovery from an emergency.

b. In the event of a proclamation of a local emergency as provided in this chapter, the proclamation of a state of emergency by the Governor or the Director of the State Office of Emergency Services, or the existence of a state of war emergency, the Director of Emergency Services is hereby empowered to:

    a. Appoint the Director of Emergency Operations Center, based on available personnel and the nature of the declared emergency;
    b. Make and issue rules and regulations on matters related to the protection of life and property as affected by the emergency, or other actions that would assist in the City's

response to the situation. These actions must be approved by the City Council at the earliest practicable time, but no later than thirty (30) days, or the actions will be considered invalid;

c. Procure vital supplies, equipment and other materials and property deemed necessary for the protection of life and property; to bind the City for the fair value of such materials, and if required, commandeer those materials for public use;
d. Require the emergency services of any City officer or employee and, in the event of a proclamation of a state of emergency in Tuolumne County, or the existence of a state of war emergency, to command the aid of as many citizens of this community as deemed necessary in directing the City response efforts. Such persons shall be entitled to all privileges, benefits, and immunities as are provided by State law for registered disaster service workers;
e. Requisition of any necessary personnel, equipment, or resources from any City department or agency as deemed necessary and appropriate for the direction of the City's response efforts; and
f. Direct and implement actions as requested by the City Council, whose superseding authority remains in effect.

c. The Director of Emergency Services shall designate the order of succession to that office, to take effect in the event the Director of Emergency Services is unavailable to perform the duties of that office in the event of an emergency. The order of succession shall be approved by the City Council.

d. The Assistant Director of Emergency Services shall, if the position is staffed in periods where there is no emergency proclamation in effect, under the supervision of the Director of Emergency Services and with the assistance of emergency personnel, develop emergency plans and manage the emergency programs of this City; and shall have such other powers and duties as may be assigned by the Director of Emergency Services.

2.28.070 Emergency Organization.

All officers and employees of this City, together with those volunteers enrolled to aid them during an emergency, and all groups, organizations, and persons who may by agreement or operation of law, including persons impressed into service under the provisions of this section, charged with duties incident to the protection of life and property in this City during such emergency, shall constitute the emergency organization of the City of Sonora.

2.28.080 Compliance with the California Emergency Services Act.

This City of Sonora Disaster Council shall comply with the California Emergency Services Act.

2.28.090 Emergency Operations Plan.

The City of Sonora Emergency Services Coordinator shall be responsible for the development of the Emergency Plan, which plan shall provide for the effective mobilization of all of the resources of this jurisdiction, both public and private, to meet any condition constituting a local emergency, state of emergency, or state of war emergency; and shall provide for the organization, powers and duties, services, and staff of the emergency organization. Such a plan shall take effect upon adoption by resolution of the governing body.

2.28.100 Expenditures.

Any expenditures made in connection with emergency activities, including mutual aid activities, shall be deemed conclusively to be for the direct protection and benefit of the inhabitants and property of the City.

2.28.110 Violations; Penalty.

It shall be a misdemeanor, punishable by a fine not to exceed one thousand dollars ($1,000), or by imprisonment not to exceed six (6) months, or both, for any person, during an emergency, to:

a. Willfully obstruct, hinder, or delay any member of the emergency organization in the enforcement of any lawful rule or regulation issued pursuant to this chapter, or in the performance of any duty imposed upon him by virtue of this chapter.
b. Do any act forbidden by any lawful rule or regulation issued pursuant to this chapter, if such act is of such a nature as to give or be likely to give assistance to the enemy or imperil the lives or property of inhabitants of this city, or to prevent, hinder, or delay the defense or protection thereof.
c. Wear, carry, or display, without authority, any means of identification specified by the emergency agency of the State.

2.28.120 Repeal of Conflicting Ordinances.

It is the intent of the City Council in enacting this chapter that it shall be considered a revision and continuation of the chapter repealed by this chapter, and the status of volunteers shall not be affected by such repeal; nor shall plans and agreements, rules and regulations, or resolutions adopted pursuant to such repealed chapter be affected by such repeal until amended, modified or superseded as provided in this chapter.

SECTION 3. 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 hereby declares that it would have adopted the ordinance, and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases 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.

SECTION 5. CERTIFICATION OF COUNCIL ADOPTION AND APPROVAL. This Ordinance was introduced at a regular meeting of the City Council held on October 20, 2025, and passed and adopted as Ordinance No. 909 at a regular meeting of the City Council held on November XX, 2025, by the following vote:

AYES: _____

NOES:

_____

ABSENT OR
ABSTAIN:

_____

_____
Ann Segerstrom, Mayor, City of Sonora

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

Approved as to Form:

_____
Douglas L. White, City Attorney

Publish: The Union Democrat, Sonora
_____, 2025

RESOLUTION 07-21-2025-C

A RESOLUTION ADOPTING THE 2025 CITY OF SONORA EMERGENCY OPERATIONS PLAN AND REVISION OF THE CITY OF SONORA CITY MUNICIPAL CODE CHAPTER 2.28 - EMERGENCY SERVICES

WHEREAS, the City Council of the City of Sonora recognizes that planning for emergencies in advance can reduce potential harm to people, property, and the environment within our community from the threat of natural, human-caused, and/or technological hazards; and

WHEREAS, an emergency operations plan and its associated annexes provide the framework for emergency response and emergency management within the City of Sonora during extraordinary incidents, emergencies, or disasters; and

WHEREAS, the City of Sonora seeks to ensure the effective, coordinated, and efficient management and deployment of response resources and capabilities to address potential extraordinary incidents, emergencies, or disasters; and

WHEREAS, the City of Sonora Emergency Operations Plan is a multi-discipline, all-hazards plan that establishes a single, comprehensive framework for response and emergency management systems, defines roles and responsibilities of the City's emergency response organization, and provides triggers for implementation of this plan during disasters; and

WHEREAS, upon adoption of this plan, the City of Sonora will concurrently be adopting the provisions of the National Incident Management System (NIMS) as directed by the Homeland Security Presidential Directive-5 (HSPD-5), and the State's Standardized Emergency Management System (SEMS) as directed by the State of California Emergency Services Act; and

WHEREAS, City of Sonora Municipal Code Chapter 2.28 – Emergency Services replaces City of Sonora Municipal Code Chapter 8.30 – Emergency Services; and

WHEREAS, the revision of the City of Sonora City Municipal Code Chapter 2.28 - Emergency Services to add the statement "Compliance with the Emergency Services Act" will ensure compliance with California State Government Code 8610; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Sonora does hereby adopt the Emergency Operations Plan as an official plan for the City of Sonora, a political subdivision of the County of Tuolumne and the State of California.

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Sonora held on the 21st day of July 2025, by Council Member who moved its adoption, which motion was duly seconded by Council Member and the Resolution adopted by the following vote:

AYES: Merrill, Levine, Opie, Plummer

NOES: _____

ABSENT: Segerstrom

APPROVED:

For Ann Segerstrom, Mayor

ATTEST:

Tracy L. Skelly, City Clerk

RESOLUTION 07-21-2025-C

CITY OF SONORA ORDINANCE NO. 905

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONORA AMENDING CHAPTER 8.30, "EMERGENCY SERVICES," OF THE SONORA MUNICIPAL CODE TO UPDATE EMERGENCY SERVICES PROVISIONS AND ADOPT THE 2025 CITY OF SONORA EMERGENCY OPERATIONS PLAN

WHEREAS, the City of Sonora is committed to maintaining a comprehensive emergency management framework consistent with California's Standardized Emergency Management System (SEMS), the National Incident Management System (NIMS), and the Incident Command System (ICS); and

WHEREAS, the California Emergency Services Act (Government Code Section 8610 et seq.) authorizes cities to provide for an emergency organization and establish powers, duties, and procedures to effectively respond to emergencies and disasters; and

WHEREAS, the City of Sonora has developed the 2025 City of Sonora Emergency Operations Plan ("EOP") in compliance with best practices and guidance provided by the California Governor's Office of Emergency Services (Cal OES) and the Federal Emergency Management Agency (FEMA) Comprehensive Preparedness Guide (CPG 101); and

WHEREAS, the City's Disaster Council and Core Planning Team have reviewed and updated the EOP to enhance the City's preparedness and ensure eligibility for state and federal disaster assistance; and

WHEREAS, the City Council wishes to adopt the updated Emergency Operations Plan by replacing 8.30 and adding Chapter 2.28 of the Sonora Municipal Code to reflect current standards, procedures, and organizational structures for emergency management.

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

Section 1. Replacement of Chapter 8.30

Chapter 2.28 of the Sonora Municipal Code ("Emergency Services") is hereby added to:

1. **Update Definitions** to align with the California Emergency Services Act and incorporate references to SEMS, NIMS, and ICS.
2. **Clarify the Organization and Membership of the Disaster Council**, specifying roles for the Director of Emergency Services (City Administrator), Assistant Director (Fire Chief), Emergency Services Coordinator, and key stakeholders.
3. **Designate the City Administrator as the Director of Emergency Services**, responsible for leading emergency preparedness, response, recovery, and mitigation efforts, and adopting the order of succession for emergency leadership roles.
4. **Authorize the Director of Emergency Services** to implement the Emergency Operations Plan and, during an emergency, to issue necessary rules, regulations, and orders for the protection of life and property, subject to subsequent City Council review and ratification as required by law.
5. **Formally Adopt the 2025 City of Sonora Emergency Operations Plan**, including annexes for Alert and Warning, Evacuation, Debris Management, and other hazard-specific and functional annexes, recognizing the plan as a living document that may be amended administratively by the Emergency Services Coordinator to address changing conditions, risks, and best practices.

6. **Ensure Compliance with the California Emergency Services Act**, SEMS, NIMS, and FEMA guidance, maintaining eligibility for federal and state disaster assistance programs and grants.
7. **Reaffirm the Authority of the City Council** to review, amend, or replace the Emergency Operations Plan as needed, and require periodic review and exercises to maintain operational readiness.

Section 2. Severability

If any section, subsection, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 3. Effective Date

This ordinance shall become effective thirty (30) days following its adoption by the City Council.

Section 4. Publication

The City Clerk shall certify to the adoption of this ordinance and shall cause the same to be published and/or posted pursuant to the provisions of the Government Code of the State of California.

PASSED AND ADOPTED by the City Council of the City of Sonora on this 21st day of July 2025, by the following vote:

AYES: Merrill, Levine, Opie, Plummer

NOES: _____

ABSENT: Segerstrom

APPROVED:

Vice Mayor

For Ann Segerstrom, Mayor, City of Sonora

ATTEST:

Tracy L. Skelly

Tracy L. Skelly, City Clerk, City of Sonora

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: October 20, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Tyler Summersett, Community Development Director

SUBJECT: Consider Adoption of the 2024-2029 City of Sonora Housing Element of the City's General Plan, Including Adoption of an Initial Study/Negative Declaration in Accordance with the California Environmental Quality Act.

RECOMMENDATIONS:

Consider Adoption of Resolution No. 10-20-2025-C - Amending the City's General Plan to Approve the 2024-2029 Housing Element, Including Adoption of an Initial Study/Negative Declaration in Accordance with the California Environmental Quality Act, which Includes the Following Actions:

a. Adoption of the Initial Study and Negative Declaration as the Appropriate Level of Environmental Review in Accordance with the California Environmental Quality Act (CEQA) and Guidelines;

b. Adoption of Findings of Fact for Approval of the 2024-2029 Housing Element as Presented in the Staff Report; and,

c. Approval of the 2024-2029 Housing Element as Included in the Agenda Materials.

BACKGROUND:

State law requires housing elements to be updated at least every five years (unless otherwise extended by State law) to reflect a community's changing housing needs. A critical measure of compliance with the State Housing Element Law is the ability of a jurisdiction to accommodate its "fair share" of the regional housing needs as established in the Regional Housing Needs Plan (RHNP). The term "fair share" refers to the fair and equitable distribution of growth between cities and unincorporated areas as well as the fair and equitable diversity of different income groups within a community.

As part of the review process, the City of Sonora conducted a public open house regarding the housing element update, to gather input from the community and present the updated element. The City made a concerted effort to outreach the special-needs populations in the City throughout the housing element update process. In addition to noticing the Housing Element Update open house via the City's website, City staff invited the following community organizations to attend the outreach event: Amador Tuolumne Community Action Agency (Fair Housing Information Provider), Area 12 Agency on Aging, Disability Resources Agency for Independent Living, Mother Lode Job Training Center, Sonora Chamber of Commerce, Tuolumne County Blue Zones Project, Tuolumne County Business Council, Tuolumne County Chamber of Commerce, Tuolumne County Commission of

CITY COUNCIL AGENDA REPORT

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SERVICE, INNOVATION, INTEGRITY, COLLABORATION, RESPECT, LEADERSHIP

Aging, Tuolumne County Department of Public Health, Tuolumne County Transportation Council, and Tuolumne County Visitors Bureau.

The 2024 – 2029 Housing Element provides for the identification and analysis of existing and projected housing needs and articulates the City's official policies for the preservation, conservation, improvement, and production of housing within the City of Sonora.

The Housing Element also outlines the official City response to addressing the community's housing needs in relation to availability, adequacy, and affordability. The Housing Element is a five-year plan for the 2024-2029 planning period, which differs from other General Plan elements that are intended to govern the long-term development of the City. The Housing Element serves as an integrated part of the General Plan but is updated more frequently to ensure their relevancy and accuracy.

The Planning Commission considered the 2024-2029 Housing Element at its August 25, 2025, Planning Commission meeting. After receiving a presentation of the plan from Michael Baker Inc and CSG consultants, who prepared the plan and receiving public comment, the Planning Commission unanimously recommended that the City Council adopt the Final Draft 2024-2029, City of Sonora Housing Element as presented (**Attachment 2 –** *Final Draft 2024-2029 City of Sonora Housing Element*)**.**

The Final Draft 2024-2029 Housing Element has been reviewed by the State Department of Housing and Community Development (HCD) as being compliant with State Housing Element law contingent upon implementation of **Program 3.1** – *Ensure adequate sites to meet the RHNA are provided throughout the 7th RHNA cycle.* The Regional Housing Needs Assessment Overlay Zone is an HCD requirement for HCD Certification of the City's 2024-2029 Housing Element (See HCD's June 9, 2025, correspondence in **Attachment 3**). HCD Certification is necessary to ensure compliance with Housing Element law (Article 10.6) of the Government Code and qualifies the City to apply for and receive state funding (e.g. REAP, CalHome, CDBG, etc).

Staff had originally anticipated bringing Program 3.1 forward at the same time as the Housing Element itself, since they are related. However, the ordinance associated with this item was not properly agendized when it went to Planning Commission. As a result, the ordinance will be re-visited by Planning Commission (which did not recommend it to City Council after initial hearing) prior to returning to City Council for consideration.

DISCUSSION / ANALYSIS:

As noted in the Planning Commission Staff Report, except for Program 3.1 (page 3-148), HCD's comments are minor editorial changes that do not materially affect the draft Housing Element nor commit the City to a program, policy or objective that was not already initially proposed. Many of the programs require the City to update its zoning code to be consistent with State law. Program 3.1 requires the City to rezone the Lemke Property by June 30, 2025, to permit a by-right (i.e. without discretionary review and CEQA) use for development

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in which at least 20 percent of the units are affordable to lower income households. Program 3.1 complies with Government Code Section 65583.2 et. seq.

It should be noted that the City is not rezoning to meet the RHNA and no rezoning to residential use is necessary. However, as noted in Housing Element Program 3.1 and consistent with HCD's correspondence dated June 9, 2025, the 5th and 6th Regional Housing Needs Assessment (RHNA) candidate site(s) (Lemke) are to be rezoned to accommodate by-right housing pursuant to Government Code Section 65583.2 (c). Specifically, Program 3.1 requires the City to amend the City's Municipal Code by adding Chapter 17.21 entitled Regional Housing Needs Assessment Overlay Zone (RHNAOZ) to Title 17 of the City of Sonora Municipal Code. The Regional Housing Needs Assessment Overlay Zone (RHNAOZ) applies solely to the Lemke Property (APN: 044-430-055). The rezone to the Regional Housing Needs Assessment Overlay Zone does not authorize land uses not otherwise permitted currently in the R3 Zone, it merely provides full disclosure via zoning that a bi-right process is afforded a developer should 20 percent of the units be reserved for lower income households (50 to 80 AMI)($81,300 for a family of four). Accordingly, the Lemke Property will remain in the R3 Zone with an RHNA Overlay Zone.

FISCAL IMPACT:

Preparation of the 2024-2029 Housing Element was completed under contract with Michael Baker International in consultation with CSG Consultants. The document was prepared at the same time as the Safety Element and includes an environmental document for both projects as well as a Hazard Mitigation Plan for the City. This project is included within existing budgets and does not require any additional funding. State funding was also received to complete these projects and helped to offset the overall cost of delivering the Housing Element and the aforementioned additional plans.

EXHIBITS AND ATTACHMENTS:
Exhibit A – Planning Commission Staff Report dated August 25, 2025, with the following Attachments:

Attachment 1 – Resolution No. 10-20-2025-C – Adopting the 2024-2029 Housing Element
Attachment 2 – Final Draft 2024-2029 City of Sonora Housing Element
Attachment 3 – HCD Correspondence dated June 9, 2025
Attachment 4 – Initial Study and Negative Declaration
Attachment 5 – Comments on Initial Study and Negative Declaration
Attachment 6 – Response to Comments

CORE COUNCIL PRIORITIES:

Public Safety and Disaster Preparedness, Economic Development/Growth and General Plan

Community Development Department

PLANNING COMMISSION

Staff Report

MEETING DATE:	August 25, 2025	**GENERAL PLAN:**	City-Wide
TO:	Planning Commissioners	**ZONING:**	City-Wide
APPLICANT/ OWNER:	City of Sonora		
PROJECT:	2024-2029 City of Sonora Housing Element Update		
PROJECT DESCRIPTION:	Planning Commission recommendation to the City Council of a General Plan Amendment adopting the 2024-2029 City of Sonora Housing Element.		

RECOMMENDATION:

The Planning Commission recommends that the City Council take the following actions:

1. Adopt Resolution No. 08-25-2025 A - Amending the City's General Plan Adopting the 2024-2029 Housing Element, which includes the following actions (**Attachment 1**):

    a. Adoption of the Initial Study and Negative Declaration as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;

    b. Adoption of Findings of Fact for approval of the 2024-2029 Housing Element as presented in the Staff Report; and,

    c. Approval of the 2024-2029 Housing Element as presented in the Staff Report.

2. Introduce by Title Only and Waive full reading of Ordinance No. 908 Rezoning the Lemke Property to the Regional Housing Needs Assessment Overlay Zone District and adding Chapter 17.21 Entitled Regional Housing Needs Assessment Overlay (RHNAO) Zone District to Title 17 of the City of Sonora Municipal Code (**Attachment 4**).

BACKGROUND:

State law requires housing elements to be updated at least every five years (unless otherwise extended by State law) to reflect a community's changing housing needs. A critical measure of compliance with the State Housing Element Law is the ability of a jurisdiction to accommodate its "fair share" of the regional housing needs as established in the Regional Housing Needs Plan (RHNP). The term "fair share" refers to the fair and equitable distribution of growth between cities and

unincorporated areas as well as the fair and equitable diversity of different income groups within a community.

Public participation in the preparation of the Housing Element is required pursuant to Government Code Section 65588(c). This Housing Element was developed through the combined efforts of City staff, the City's Planning Commission, and the City Council.

As part of the review process, the City of Sonora conducted a public open house regarding the housing element update, to gather input from the community and present the updated element. The City made a concerted effort to outreach the special-needs populations in the City throughout the housing element update process. In addition to noticing the Housing Element Update open house via the City's website, City staff invited the following community organizations to attend the outreach event: Amador Tuolumne Community Action Agency (Fair Housing Information Provider), Area 12 Agency on Aging, Disability Resources Agency for Independent Living, Mother Lode Job Training Center, Sonora Chamber of Commerce, Tuolumne County Blue Zones Project, Tuolumne County Business Council, Tuolumne County Chamber of Commerce, Tuolumne County Commission of Aging, Tuolumne County Department of Public Health, Tuolumne County Transportation Council, and Tuolumne County Visitors Bureau.

The 2024 – 2029 Housing Element provides for the identification and analysis of existing and projected housing needs and articulates the City's official policies for the preservation, conservation, improvement, and production of housing within the City of Sonora.

The Housing Element also outlines the official City response to addressing the community's housing needs in relation to availability, adequacy, and affordability. The Housing Element is a five-year plan for the 2024-2029 planning period, which differs from other General Plan elements that are intended to govern the long-term development of the City. The Housing Element serves as an integrated part of the General Plan but is updated more frequently to ensure their relevancy and accuracy. Government Code Section 65583 requires a jurisdiction's Housing Element including the following components:

- A review of the previous Element's goals, policies, objectives, and programs to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;

- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs;

- A statement of goals, policies, and quantified objectives related to the maintenance, preservation, improvement, and development of housing; and

- A policy program that provides a schedule of actions that the City is undertaking or intends to undertake in implementing the policies set forth in the Housing Element.

The 2024-2029 Housing Element has been prepared in compliance with the State of California Government Code Section 65302 et. seq. and in conformance with the Housing Element Guidelines as established by the California Department of Housing and Community Development (HCD). This Housing

Element sets forth the City's overall housing objectives in the form of goals, policies, and programs and is the only General Plan Element that requires review and certification by HCD.

The California Government Code requires internal consistency among the various elements of a General Plan. Section 65300.5 of the Government Code states that the General Plan's various elements shall provide an integrated and internally consistent and compatible statement of policy. City staff have reviewed the other elements of the General Plan and have determined that this Housing Element provides consistency with the other elements of the General Plan. The City will maintain this consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the General Plan.

PROJECT DESCRIPTION:

The attached Final Draft 2024-2029 Housing Element is an amendment to the former 2018-2024 Housing Element and adoption of the 2024-2029 Housing Element (**Attachment** 2 – *2024-2029 City of Sonora Housing Element*). Overall, most of the changes in Section 3.2 include updated data provided by HCD. In general, the Planning Commission should focus most of its attention on the Housing Plan Section 3.6 since this section provides the programs and actions the City will need to implement through the 2024-2029 planning period. The following is a summary of each section in the Final Draft 2024-2029 Housing Element:

Section 3.1 – The section provides information on the purpose of the Housing Element, State requirements, and a summary of the process. Section 3.1 includes an analysis of how the Housing Element is consistent with the other elements of the City's General Plan.

Section 3.2 – This section analyzes the demographic, household, employment and housing stock statistics and trends of Sonora. It forms the basis for the City's housing goals, policies, and programs as it identifies housing issues, needs and opportunities as required by State law. Specifically, the information presented summarizes population, demographic and employment trends, household characteristics, housing overpayment analysis, housing stock characteristics, affordable and assisted housing, special housing needs, analysis of opportunities for energy conservation, and projected housing need, including the City's share of regional housing needs, progress toward Regional Housing Needs Assessment (RHNA) and documenting affordability based upon rents, sales prices, and other mechanism that ensure affordability.

Section 3.3 – This section provides an analysis of the resources and constraints that impacts the ability to meet the City's identified housing needs. One of the most critical sections is the availability of land suitable to meet future housing needs. This analysis concludes that there is sufficient land zoned for residential purposes that also has access to key infrastructures services. The development of these properties will provide adequate opportunities for the City to achieve its RHNA numbers.

Section 3.4 – This section evaluates various factors that may constrain residential development in Sonora. Land costs, construction costs, and market financing can potentially hinder production of new residential projects. Residential development constraints have been identified and categorized as either government constraints, non-governmental constraints, or environmental constraints.

Section 3.5 – This section contains an Assessment of Fair Housing (AFH) consistent with Assembly Bill (AB) 686, requiring an analysis of barriers that restrict opportunity access and a commitment to specific meaningful actions that counter discrimination and overcome patterns of segregation. The analysis includes a summary of fair housing issues, an assessment of fair housing enforcement and outreach capacity, an analysis of segregation patterns, and disparities in access to opportunities, and an identification of fair housing goals and actions.

Section 3.6 – This section includes the policies and programs for meeting the City's future housing needs. The section begins with an evaluation of the City's achievements reached during the City's 2019-2024 Housing Element planning period. These include a list of specific actions, based on adopted housing policies, programs and objectives, the City implemented since 2019. As noted previously, the Planning Commission should focus most of its attention on this chapter (Section 3.6) since this includes commitments the City will need to work towards during the next five (5) years. Most of these programs are similar to those found in the previous 2019-2024 Housing Element and reflect State law.

DISCUSSION / ANALYSIS:

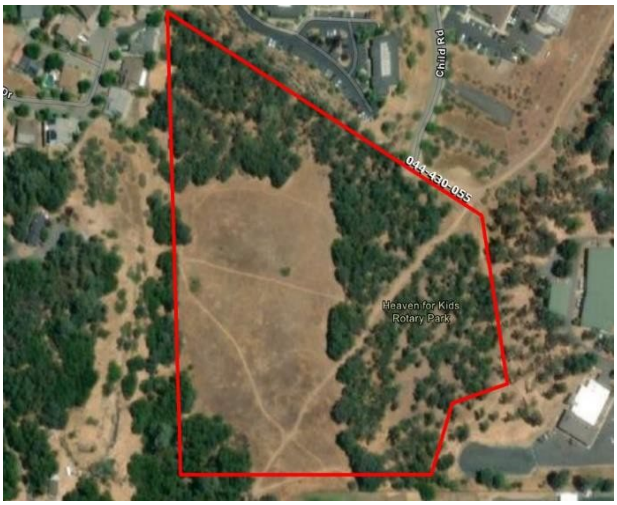
The Community Development Department received comments from HCD on the draft 2024-2029 Housing Element. The Community Development Department provided the requested revisions to HCD in response to the comments. Based upon the City's responses, HCD determined the City of Sonora's 2024-2029 Housing Element met the statutory requirements of State housing element law subject to final adoption by the City (**Attachment** 3 – *HCD Correspondence dated June 9, 2025*). Accordingly, the Final Draft of the 2024-2029 Housing Element constitutes the State Certified Housing Element in accordance with housing element law (Article 10.6 of the Government Code).

Review by HCD included twenty-two (22) specific recommendations. Each of the twenty-two (22) recommended edits are identified in the Final Draft 2024-2029 Housing Element and are summarized in the following table on Page 6. The table includes section/topic edited, corresponding page number and comment provided.

Except for Program 3.1 (page 3-148), HCD's comments are minor editorial changes that do not materially affect the draft Housing Element nor commit the City to a program, policy or objective that was not already initially proposed. Program 3.1 requires the City to rezone the Lemke Property by June 30, 2025, to permit a by-right (i.e. without discretionary review and CEQA) use for development in which at least 20 percent of the units are affordable to lower income households. Program 3.1 complies with Government Code Section 65583.2 et. seq. That is, the City is required to rezone the Lemke to allow a ministerial permit process, subject to City objective design standards, that allows an applicant to process improvement plans/building plans administratively provided 20 percent of the units are affordable to lower income households.

It should be noted, that the City is not rezoning to meet the RHNA and no rezoning to residential use is necessary. However, as noted in Housing Element Program 3.1 and consistent with HCD's correspondence dated June 9, 2025, the 5th and 6th Regional Housing Needs Assessment (RHNA) candidate site(s) (Lemke) are to be rezoned to accommodate by-right housing pursuant to Government Code Section 65583.2 (c). Specifically, Program 3,1 requires the City to amend the City's Municipal Code by adding Chapter 17.21 entitled Regional Housing Needs Assessment Overlay Zone District (RHNAOZD) to Title 17 of the City of Sonora Municipal Code. The Regional Housing Needs Assessment

Overlay Zone District (RHNAOZD) applies solely to the Lemke Property (APN: 044-430-055). The rezone to the RHNAOZD does not authorize land uses not otherwise permitted currently, it merely provides full disclosure via zoning that a bi-right process is afforded a developer should 20 percent of the units be reserved for lower income households (50 to 80 AMI)($81,300 for a family of four). Accordingly, the Lemke Property is to be rezoned to the R3 with an RHNAOZD Overlay Zone (**Attachment** 4 – *Ordinance No. 908 Regional Housing Needs Assessment Overlay Zone).*



The Lemke site (APN: 044-430-055) is 9.19 acres of a vacant, 11.05 acre parcel in the R3 zone. The R3 zone has a maximum density of 21.75 du/acre, making the zone suitable for lower-income housing. The realistic capacity of the site is 106 lower-income units. This projection is based on taking the developable portion of the site (9.19) at the average density of multi-family developments in the City (11.6 du/acre), which is slightly lower than the 13.8 du/acre of the recent projects. Based upon recent projects and average densities in the City, 11.6 is a realistic density for the site.

Though the parcel is larger than 10 acres, only 9.19 acres of the parcel are identified as the RHNA site for housing. Based on the site constraints and the topography of the area, the portion of this parcel that falls within the range of 0-15% slope and would be developable is 9.19 acres. The rest of the parcel has a slope greater than 15%. Thus, the RHNA site is effectively less than 10 acres and is appropriate for lower-income housing.

The R3 zone allows densities up to 21.75 du/acre. The state identified default density for the City of Sonora is at least 15 du/acre thus, the site meets the density standards for lower- income housing.

Program 3.1 – Update No Net Loss Inventory as necessary to maintain adequate RHNA sites. Pursuant to Government Code Section 65583.2, the City commits to amending the zoning ordinance to require by-right approval of any “reuse” 5th and 6th Cycle sites being used to meet the 7th Cycle RHNA at appropriate densities to accommodate lower-income households, if 20 percent of the units in the development are affordable to lower income households by June 30, 2025.

To comply with Government Code Section 65583.2, the City is establishing by Ordinance the Regional Housing Needs Assessment Overlay Zone District (RHNAOZD) covering those 5th and 6th cycle reused sites to allow development by-right when 20% or more of the residential units are affordable to lower income households

No.	Section/Topic	Page#	Comment
1.	3.25/Affordable and Assisted Housing	3-21	Kelso Court has been added to Table 3-19 Inventory of Publicly Assisted Rental Housing with further description provided.
2.	3.25/Affordable and Assisted Housing	3-22	Housing Preservation Options and discussion of Replacement Costs along with Table 3-20 have been added.
3.	3.2.6/Special Housing Needs Assessment Analysis	3-24	Table 3-21 Inventory of Services for Special Needs Populations and discussion of Special Population Needs is discussed.
4.	3.2.6	3-25	Extremely low-income households is defined and discussed. Table 3-22 has been added illustrating Extremely Low-Income Overcrowding Trends.
5.	3.2.6	3-34	Table 3-24 a and b has been added with discussion of Farmworkers and housing needs in Tuolumne County.
6.	3.2.7	3-36	Discussion of AB 2634 has been added for extremely low-income households.
7.	3.2.8/Public Participation	3.39	Discussion of additional stakeholder engagement has been provided outlining the additional public engagement that was provided by the City.
8.	3.3.1/Site Inventory Analysis and Zoning	3-42	Discussion has been added regarding the HCD June 9, 2025 letter regarding rezoning of the Lemke Property.
9.	3.3.1/Residential Land Inventory	3-46	Further discussion of environmental status has been provided noting that there are no environmental clean up sites that precludes housing.
10.	3.4/Constraints	3-54	Further discussion regarding updating the City's Accessory Dwelling Unit (ADU) Ordinance is provided in accordance with Program 2.4.
11.	3.4/Emergency Shelters	3-57	Further discussion of Emergency Shelters and Program 5.3 is provided consistent with State law.
12.	3.4/Development Permit Procedures	3-61	Further discussion of the City's Development Permit Procedures has been provided with specific examples to ensure that the City is processing applications timely.
13.	3.4/Site Improvements, Development Fees, and Exactions	3-63	A discussion of on and off-site improvements has been provided to illustrate that the City's improvements standards hinder development.
14.	3.4/Reasonable Accommodation Procedures	3-67	A discussion of the City's Disabled Access Appeals Board has been provided to ensure compliance with Americans with Disability Act and Program 7.2
15.	3.4.2/Non-Governmental Constraints	3-69	Further analysis of Building Valuation Data has been provided to illustrate that construction costs in the Sonora community are not a deterrent to housing construction.
16.	3.5/Public Outreach	3-75	Discussion of additional public outreach has been provided to further illustrate the public engagement provided by the City.
17.	3.5.2/Persons with Disabilities	3-93	Discussion of accessible improvements have been provided to show an increase in safety and mobility for non-motorized users in the City.
18.	3.5.2/Disproportionate Housing Needs	3-110	Further discussion of substandard housing has been provided together with Program 2.1 to pursue grant funding for New Housing Production and Housing Rehabilitation.
19.	3.5.2/Substandard Housing	3-116	Further analysis of homelessness in the City is discussed.
20.	3.5.2/Displacement	3-120	Further discussion/analysis of the City's Very High Fire Hazard Severity Zone (VHFSA) is provided noting that the VHFSA is not a constraint to the development of housing.
21.	Table 3-42 AFFH Actions Matrix	3-122	Fair Housing Issues, Contributing Factors, and Meaningful Action table has been updated.
22.	3.6.2/Housing Programs	3-148/155	Programs have been updated reflecting State law and HCD's Comments.

PUBLIC OUTREACH:

Public participation in preparation of the Housing Element is required under Government Code Section 65588(c). This Housing Element was developed through the combined efforts of City staff, the City's Planning Commission, and the City Council. The City conducted an online community survey between May 3, 2023, and May 23, 2023, garnering input from 521 respondents. The full discussion of Public Participation can be found on pages 3-37 through 3-40.

CEQA DETERMINATION:

An Initial Study and Negative Declaration (IS/ND) was prepared for the 2024-2029 Housing Element Project. Based upon the Initial Study, the City determined that preparation of an EIR to address the potential environmental impacts associated with the project consistent with CEQA Guidelines Section 15161 and 15168 was not required. The Initial Study evaluated several potential environmental effects of the proposed project. These resource categories were determined to be less than significant or have no impact based upon site and project specific impacts, including Aesthetics, Air Quality, Biological Resources, Geology/Soils, Hydrology/Water Quality, Noise, Recreation, Utilities/Service Systems, Agriculture and Forestry Resources, Cultural Resources, Land Use/Planning, Population/Housing, Wildfire, Energy, Mineral Resources, Public Services, Tribal Cultural Resources and Vehicle Miles Traveled.

Based upon the Initial Study and proposed Negative Declaration prepared for the 2024-2029 Housing Element and incorporated by reference herein, there are no substantial changes proposed by the Project or under the circumstances in which the RHNAOZD would be undertaken that would require major revisions to the City of Sonora Housing Element Initial Study or General Plan EIR.

It should be noted that rezoning of the Lemke property consistent with Housing Element Update is exempt from CEQA.

PUBLIC AND AGENCY COMMENTS:

Public Notice of Intent to Adopt a Negative Declaration and Notice of Public Hearing for the project as prepared and posted pursuant to the CEQA Guidelines and State law. The Negative Declaration was circulated through the Office of Planning & Research for a 30-day public review period commencing on period from July 11, 2025, through close of business on August 11, 2025 (**Attachment** 5 – *Initial Study/Negative Declaration*).

Comment letters on the project at in **Attachment 6** – Comments on Initial Study/Negative Declaration.

FINDINGS:

1. The City's existing Housing Element was adopted in 2019 and runs through 2024. State law requires the City to update the Housing Element for a five-year planning period.
2. On June 9, 2025, the City received comments on the draft element from the State Department of Housing and Community Development.
3. The Community Development Department modified the draft element and provided revisions to the State Department of Housing and Community Development in response to HCD's comments.

4. On June 9, 2025, the State Department of Housing and Community Development determined the City of Sonora's 2024-2029 Housing Element met the statutory requirements of State housing element law subject to rezoning and final adoption by the City.
5. The Planning Commission conducted a public hearing on the draft Housing Element on August 25, 2025, and recommended the City Council adopt the Draft 2024-2029 Housing Element to the State Department of Housing and Community Development.
6. On _____, the City Council conducted a public hearing on the draft Housing Element and associated General Plan Amendment and directed staff to submit the draft element to the State Department of Housing and Community Development.
7. On _____, the Community Development Department submitted the Draft 2024-2029 Housing Element to the State Department of Housing and Community Development.
8. The City has determined, based upon the Initial Study and Negative Declaration, that the Housing Element will not result in the need to change any land use designations in the City, or create new policies, programs or objectives that may result in a direct or indirect physical change in the environment that the project will not have a significant impact in the environment.
9. The final 2024-2029 Housing Element was prepared in compliance with California Government Code Section 65580 et. seq. and is consistent with the City's General Plan as outlined in Chapter 3.1 of the 2024-2029 Housing Element.

Attachments:

1. Resolution No. 08-25-2025 A - Adopting the 2024-2029 Housing Element
2. Final Draft 2024-2029 City of Sonora Housing Element
3. HCD Correspondence dated June 9, 2025
4. Ordinance No. 908 Rezoning the Lemke Property to the Regional Housing Needs Assessment Overlay (RHNAO) and adding Chapter 17.21 Entitled (RHNAO) Zone District to Title 17 of the City of Sonora Municipal Code
5. Initial Study and Negative Declaration
6. Comments on Initial Study/Negative Declaration

Resolution 10-20-2025-C

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONORA

ADOPTING THE 2024-2029 CITY OF SONORA HOUSING ELEMENT OF THE CITY'S GENERAL PLAN AND AN INITIAL STUDY/NEGATIVE DECLARATION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the City's 2019-2024 Housing Element was adopted in 2019, and State housing law requires the City to update the Housing Element every 5 years; and,

WHEREAS, on February 22, 2024, the City Council convened a Housing Element Update Open House meeting to introduce the public to the Housing Element update process and to initiate the public outreach process to assist in the identification of housing issues in the City; and

WHEREAS, in 2024, the City conducted additional stakeholder meetings. The additional engagement included a number of targeted stakeholder interviews focusing on lower-income households, special needs housing, and service providers; and

WHEREAS, The City of Sonora Community Development Department submitted the draft 2024-2029 Housing Element to the State Department of Housing and Community Development for its 60-day review; and

WHEREAS, The City received comments on the draft element from the State Department of Housing and Community Development; and

WHEREAS, the City revised the draft element, made the document available for public review and provided the modified Housing Element to HCD responding to their comments; and

WHEREAS, on June 9, 2025, the State Department of Housing and Community Development determined the City of Sonora's 2024-2029 Housing Element met the statutory requirements of State housing element law subject to rezoning and final adoption by the City; and

WHEREAS, the City has determined, based upon the Initial Study/Negative Declaration prepared for the 2024-2029 Housing Element that the Housing Element will not result in the need to change any land use designations in the City, or create new policies, programs or objectives that may result in a direct or indirect physical change in the environment, and that the Initial Study and Negative Declaration is the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines; and,

WHEREAS, on August 25,2025, the Planning Commission conducted a public hearing on the final Housing Element, and by a 5-0 vote, recommended the City Council adopt the Initial Study and Negative Declaration as the appropriate level of environmental review and adopt the Final Draft 2024-2029 Housing Element; and,

WHEREAS, on October 20, 2025, the City Council conducted a public hearing on the final 2024-2029, Housing Element; and

Resolution 10-20-2025-C

WHEREAS, the final 2024-2029 Housing Element was prepared in compliance with California Government Code Section 65580 et. seq., and is consistent with the City's General Plan; and

NOW, THEREFORE, BE IT RESOLVED THAT THE SONORA CITY COUNCIL HEREBY ADOPTS the 2024-2029 Housing Element attached herewith and incorporated by reference.

PASSED, APPROVED AND ADOPTED as a Resolution by the Sonora City Council at a meeting held by the City Council on the 20th day of October, 2025 by the following vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAINING: _____

Dated: _____

_____
Ann Segerstrom, Mayor, City of Sonora

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

City of Sonora
2024-2029 Housing Element

Adopted by City Council: Draft

City of Sonora

Community Development Department

94 N. Washington

Sonora, CA 95370

www.sonoraca.com

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3.1 INTRODUCTION

The 2024 - 2029 Housing Element provides for the identification and analysis of existing and projected housing needs and articulates the City's official policies for the preservation, conservation, improvement, and production of housing within the City of Sonora. The Housing Element has been prepared in compliance with the State of California Government Code Section 65302 and in conformance with the Housing Element Guidelines as established by the California Department of Housing and Community Development (HCD). This Housing Element sets forth the City's overall housing objectives in the form of goals, policies, and programs and is the only General Plan Element that requires review and certification by the State of California.

3.1.1 Purpose and Content of Housing Element

The Housing Element describes and analyzes the housing needs of Sonora residents and the issues confronted by the City. This Housing Element also outlines the official City response to addressing the community's housing needs in relation to availability, adequacy, and affordability. The Housing Element is a five-year plan for the 2024 - 2029 period, which differs from other General Plan elements that are intended to govern the long-term development of the City. The Housing Element serves as an integrated part of the General Plan, but is updated more frequently to ensure its relevancy and accuracy.

California Government Code Section 65583 requires a jurisdiction's Housing Element include the following components:

- A review of the previous Element's goals, policies, objectives, and programs to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;
- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs;
- A statement of goals, policies, and quantified objectives related to the maintenance, preservation, improvement, and development of housing; and
- A policy program that provides a schedule of actions that the City is undertaking or intends to undertake in implementing the policies set forth in the Housing Element.

3.1.2 State Requirements

State law requires housing elements to be updated at least every five years (unless otherwise extended by State law) to reflect a community's changing housing needs. A critical measure of compliance with the State Housing Element Law is the ability of a jurisdiction to accommodate its "fair share" of the regional housing needs as established in the Regional Housing Needs Plan (RHNP). The term "fair share" refers to the fair and equitable distribution of growth between cities and unincorporated areas as well as the fair and equitable diversity of different income groups within a community.

3.1.3 General Plan Consistency

The California Government Code requires internal consistency among the various elements of a General Plan. Section 65300.5 of the Government Code states that the General Plan's various elements shall provide an integrated and internally consistent and compatible statement of policy. City staff has reviewed the other elements of the

General Plan and has determined that this Housing Element provides consistency with the other elements of the General Plan. The City will maintain this consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the General Plan. The City of Sonora is not recognized as having a disadvantaged population base.

3.2 NEEDS ASSESSMENT

This section analyzes the demographic, household, employment and housing stock statistics and trends of Sonora. It forms the basis for the City's housing goals, policies and programs as it identifies housing issues, needs and opportunities as required by State law. Specifically, the information presented in this section summarizes the following:

1. Population, demographic and employment trends;
2. Household characteristics analysis;
3. Overpayment analysis;
4. Housing stock characteristics;
5. Affordable and assisted housing;
6. Special housing needs analysis;
7. Analysis of opportunities for energy conservation in residential development;
8. Projected housing need, including the City's share of the regional housing needs, progress toward Regional Housing Needs Assessment (RHNA) and documenting affordability based on rents, sales prices, or other mechanisms that ensure affordability.

The Housing Needs Assessment is completed in conformance with Housing and Community Development (HCD) guidelines. The information provided in this analysis is based on the most up-to-date data available from the following sources: Housing and Community Development (HDC) 6th Cycle Data Package; US Census; California State Department of Finance, California Employment Development Department; and the City's Community Development Department. The City of Sonora is the only incorporated area of Tuolumne County. The City and unincorporated areas of Tuolumne County make up Tuolumne County as a whole. Data for Tuolumne County as a whole relies on the sum or weighted averages of data for the City of Sonora and unincorporated Tuolumne County.

3.2.1 Population Characteristics

The type and amount of housing needed in a community are largely determined by population growth and various demographic variables. Factors such as age, occupation, and income level of the residents combine to influence the type of housing needed in a community and the affordability of housing provided.

Population Trends

The City's population has been relatively consistent throughout history in comparison to other areas of the State. During the California Gold Rush of the mid-1800s, the population of Sonora peaked at approximately 5,000 people. The population steadily decreased from the 1870s through the 1890s, until the lumber industry and the Sierra Railroad came to Sonora. This resulted in a steady population increase throughout the 1900s. In 2010, Sonora's population reached 4,903 people, where it has remained relatively consistent. The population in 2020 was 5,003 and as of 2021 the population is estimated to be 4,940.

Table 3-1, *Population Growth Trends*, compares the 2010, 2020 and 2021 populations in Tuolumne County. The City of Sonora and Tuolumne County have experienced minimal population changes (less than 1 percent) between 2010 and 2021. From 2020 to 2021, the City experienced a 1.26 percent decrease while the county experienced a small decrease (0.68 percent).

Table 3-1: Population Growth Trends

	2010	2020	2021	2010-2021 %Change	2020-2021 %Change
Sonora	4,903	5,003	4,940	+0.75	-1.26
Unincorporated Tuolumne County	50,462	50,617	50,303	-0.32	-0.62
Total Tuolumne County	55,365	55,620	55,243	-0.22	-0.68

Sources: US Census Bureau, 2010: Redistricting Data (PL 94-171). US Census Bureau, 2020: DEC Demographic and Housing Characteristics. American Community Survey (ACS), 2017-2021 5 year estimates, DP05: ACS Demographic and Housing Estimates.

Age Characteristics

Housing needs in the community are determined in part by the age characteristics of current and future residents. Each age group tends to have distinct lifestyle, family type and size, income levels, and housing preferences. As people move through each stage, housing needs and preferences also change. For instance, a higher proportion of young adults generally indicates a need for rental units and first-time homebuyer or first move-up opportunities, including condominiums, townhomes, and smaller single-family homes. Middle-aged residents are usually at the peak of their earning power and typically occupy larger homes. Senior residents are generally homeowners who have resided in their single-family homes for an extended period of time and may be in need of making home adaptation improvements to facilitate aging in place or transitioning to smaller living spaces or assisted living facilities. As a result, evaluating the age characteristics of a community is important in determining and addressing housing needs.

Table 3-2A, *Population by Age (2021)*, summarizes the age characteristics of Sonora, unincorporated Tuolumne County and Tuolumne County as a whole.

Table 3-2A: Population by Age (2021)

	Total			*Percent*		
	Sonora	Unincorporated Tuolumne	Tuolumne County	Sonora	Unincorporated Tuolumne	Tuolumne County
Total Population	4,940	50,303	55,243	100	100	100
Median Age (years)	38.3	--	48.6	--	--	--
Under 18	1,162	8,226	9,388	23.5	16.4	17.0
18 and over	3,778	42,077	45,855	76.5	83.6	83.0
21 and over	3,606	40,709	44,315	73.0	80.9	80.2
62 and over	1,355	16,273	17,628	27.4	32.3	31.9
65 years and over	1,166	13,282	14,448	23.6	26.4	26.2

Source: American Community Survey (ACS), 2017-2021 5 year estimates, DP05: ACS Demographic and Housing Estimates.

The Sonora age demographic includes 23.5 percent of the population below the age of 18 and 23.6 percent 65 years and over. Comparatively, unincorporated Tuolumne County has a 16.4 percent population below 18 years old and

26.4 percent population 65 years and over. The City of Sonora shows a much higher congregation of children under the age of 18, compared to the county at large. The distribution of senior citizens aged 65 years or older is more equally distributed between the City and unincorporated Tuolumne County.

A majority of the residents of Sonora are adults between the ages of 18 and 65; this constitutes 52.9 percent of the population. The median age for the City is 38.3 years old. Tuolumne County has a 56.8 percent population of residents between the ages of 18 and 65 years old with a median age of 48.6 years old. On average, the City has a younger population than that of the county. The City also has marginally lower percentages of adults between the ages of 18 and 65 and residents 65 and older.

Table 3-2B, *Sonora Population by Age 2010 - 2021*, summarizes the age characteristics of Sonora in 2010 and 2021, highlighting the changes in age demographics over that time period.

Table 3-2B: Sonora Population by Age 2010 - 2021

	2010	2021	Change 2010 - 2021	
Total Population	4,914	4,940	26	0.5%
Median Age (years)	43.5	38.3	-5.2	-12.0%
Under 18	834	1,162	328	39.3%
18 and over	4,080	3,778	-302	-7.4%
21 and over	3,875	3,606	-269	-6.9%
62 and over	1,172	1,355	183	15.6%
65 years and over	1,025	1,166	141	13.7%
Adults 18-65 years	3,055	2612	-443	-14.5%

Source: American Community Survey (ACS), 2010 5 year estimates, DP05: ACS Demographic and Housing Estimates.
American Community Survey (ACS), 2017-2021 5 year estimates, DP05: ACS Demographic and Housing Estimates.

From 2010 to 2021, the City of Sonora experienced very minor changes in total population of less than one percent. However, significant percentage changes are recorded for certain age demographics. Overall, the age distribution of Sonora diverged from 2010 to 2021 shown by an increase in younger populations but also senior populations, and a decrease in adults between the ages of 18 - 65 years old. Median age decreased from 43.5 years to 38.3 years old – a decrease of 12 percent, which ultimately shows the overall population has skewed younger. Additionally, the population of children under the age of 18 significantly increased by nearly 40 percent. At the same time, the population of seniors 65 years and over increased by 13.7 percent. Although adults between the ages of 18 and 65 continue to account for the largest percentage of the population, between 2010 and 2021 this group decreased by over 14 percent.

Table 3-3, *Households by Tenure and Age (2021)*, shows the distribution of households by tenure and age.

Table 3-3: Households by Tenure and Age (2021)						
	Owner Occupied			Renter Occupied		
	Sonora	Unincorporated Tuolumne	Tuolumne County	Sonora	Unincorporated Tuolumne	Tuolumne County
Householder aged 15-34	195	1,154	1,349	356	1,356	1,712
Householder aged 35-64	387	7,836	8,223	427	2,295	2,722
Householder aged 65 and over	463	7,227	7,690	269	1,138	1,407
Total	1,045	16,217	17,262	1,052	4,789	5,841

Source: American Community Survey (ACS), 2017-2021 5 year estimates, S2501: Occupancy Characteristics.

Sonora has more households living in renter occupied (51 percent) housing than owner occupied (49 percent). Comparatively, the rest of the Tuolumne County housing market is dominated by homeowners (77 percent owners compared to 23 percent renters). Compared to the County, the City of Sonora median age as reported in Table 3-2A is 38.3 whereas the median age in Tuolumne County is reported as 48.6. The age demographics in the City trend much younger compared to the County, and younger residents tend toward rental instead of homeownership. Further, the housing stock in the City of Sonora is more diverse compared to the County allowing for more rental opportunities closer to job and other economic opportunities.

Homeowners within the City trend to be older in age, with nearly 44 percent of owners documented to be 65 years or older. While the younger cohorts are more likely to be renters in Sonora, there is a number of householders aged 65 or older renting within the City (approximately 26 percent of all renters). Senior households who rent may be more susceptible to changes in the housing market. Retired residents on fixed incomes could be less likely to accommodate rent increases.

Race and Ethnicity

Understanding the racial/ethnic makeup of the City and surrounding area is useful in determining housing needs and implementing effective housing policies and programs. Table 3-4, *Race/Ethnicity (2021)*, summarizes the racial/ethnic makeup of Sonora and Tuolumne County.

Table 3-4, Race/Ethnicity (2021)				
	Total		Percent	
	Sonora	Tuolumne County	Sonora	Tuolumne County
White (non-Hispanic)	3,981	43,713	80.6%	79.1%
Asian	154	774	3.1%	1.4%
Black of African American	18	934	0.4%	1.7%
American Indian and Alaskan Native	65	597	1.3%	1.1%
Native Hawaiian and Other Pacific Islander	14	133	0.3%	0.2%
Other Races	20	304	0.4%	0.6%
Two or More Races	123	1,656	2.5%	3.0%
Hispanic or Latino (of any race)[1]	565	7,132	11.4%	12.9%
Total	4,940	55,243	100%	100%

Source: American Community Survey (ACS), 2017-2021 5 year estimates, DP05: ACS Demographic and Housing Estimates.
[1] Hispanic or Latino persons are not counted as a separate racial or ethnic category; persons who identify as Hispanic or Latino are also included in other racial or ethnic categories. Totals may vary slightly due to rounding.

The largest group in the City is the non-Hispanic White population, which accounts for 80.6 percent of the City's total population. The remainder of the City's population includes Hispanic or Latino persons (of any race) at 11.4 percent, Asian at 3.1 percent, Black or African American at 0.4 percent, American Indian and Alaskan Native at 1.3 percent, and Native Hawaiian and Other Pacific Islander at 0.3 percent. Persons identifying as Other Races account for 0.4 percent of the population, while those reporting two or more races make up 2.5 percent of the City's population.

The racial/ethnic makeup of Tuolumne County consists of White at 79.1 percent, Asian at 1.4 percent, Black or African American at 1.7 percent, American Indian and Alaskan Native at 1.1 percent, Native Hawaiian and Other Pacific Islander at 0.2 percent and Hispanic or Latino persons of any race at 12.9 percent of the population. Persons identifying as "other race" account for 0.6 percent of the population, while those reporting two or more races make up 3.0 percent of the population.

The City of Sonora racial/ethnic makeup is generally similar to Tuolumne County. The Sonora population includes a higher distribution of Asian residents, 3.1 percent of the population in Sonora compared to 1.4 percent of the population in Tuolumne County. Whereas Tuolumne County population includes a higher distribution of Black or African American residents, 1.7 percent of the population in Tuolumne County compared to 0.4 percent of the population in Sonora.

Employment Market

Employment has an important impact on housing needs. Different occupations and associated income levels determine the type and size of housing different households can afford. In addition, employment growth is a major factor affecting the demand for housing in a community.

Table 3-5, *Employment by Industry (2021)*, provides an employment profile of Sonora residents compared to Tuolumne County.

Table 3-5: Employment by Industry (2021)				
	Sonora		Tuolumne County	
Total Employed Population (16 and over)	**1,975**	**100%**	**21,541**	**100%**
Agriculture, forestry, fishing and hunting, and mining	8	0.41%	511	2.37%
Construction	141	7.14%	1,724	8.00%
Manufacturing	78	3.95%	1,148	5.33%
Wholesale trade	7	0.35%	106	0.49%
Retail trade	167	8.46%	1,676	7.78%
Transportation and warehousing and utilities	45	2.29%	1,216	5.65%
Information	35	1.77%	275	1.28%
Finance and insurance, and real estate and rental and leasing	56	2.84%	1,030	4.78%
Professional, scientific, and management and administrative	168	8.51%	2,323	10.8%
Educational services, and health care and social assistance	723	36.6%	5,081	23.6%
Arts, entertainment, and recreation and accommodation	316	16.0%	3,402	15.8%
Other services, except public administration	85	4.30%	1,195	5.55%
Public Administration	146	7.39%	1,854	8.61%

Source: American Community Survey (ACS), 2017-2021 5 year estimates, DP03: Selected Economic Characteristics.

The Sonora job market tends to be varied, with workers in a wide variety of jobs. As of 2021, educational/health/social services occupations employed the largest share of City residents (36.6 percent). These jobs typically are higher paying which would provide Sonora residents engaged in those occupations with a higher income. The next largest share of employment is arts/entertainment/recreation/accommodation at 16.0 percent of the City workforce, followed by professional/scientific/management/administrative (8.51 percent) and retail trade (8.46 percent). These categories are generally comparable with the employment distribution in Tuolumne County, with educational/health/social services, arts/entertainment/recreation/accommodation and the professional/scientific/management/administrative as the top three categories for employment. Table 3-6, *Annual Wage Profile 2021*, below provides an annual wage profile for the above-mentioned employment categories.

Table 3-6: Annual Wage Profile (2021)			
Occupational Title	**Median Annual Wage**		
	City of Sonora	**Tuolumne County**	**State of California**
Total all Occupations	**$38,003**	**$40,384**	**$46,224**
Management Occupations	$50,104	$48,150	$90,944
Business and Financial Operations	$51,000	$76,189	$76,657
Computer and Mathematical Occupations	-	$89,219	$113,177
Architecture and Engineering Occupations	$49,612	$83,600	$103,559
Life, Physical, and Social Science Occupations	-	$56,761	$81,000
Community and Social Services Occupations	$49,291	$47,525	$52,136
Legal Occupations	-	$57,188	$106,896
Educational Instruction and Library Occupations	$35,167	$49,018	$50,814
Arts, Design, Entertainment, Sports and Media	-	$13,906	$54,346
Healthcare Practitioners and Technical Occupations	$89,746	$87,188	$80,923
Healthcare Support Occupations	$21,929	$34,410	$26,587
Protective Service Occupations	$93,933	$61,771	$60,234
Food Preparation and Serving-Related Occupations	$8,875	$13,305	$19,835
Building and Grounds Cleaning and Maintenance	$33,292	$36,025	$26,930
Personal Care and Service Occupations	$14,097	$21,667	$18,612
Sales and Related Occupations	$33,393	$37,854	$34,514
Office and Administrative Support Occupations	$42,875	$33,634	$38,896
Farming, Fishing, and Forestry Occupations	-	$48,906	$24,358
Construction and Extraction Occupations	$80,880	$56,196	$42,479
Installation, Maintenance and Repair Occupations	-	$40,718	$50,751
Production Occupations	$14,857	$32,992	$36,525
Transportation Occupations	$38,179	$42,329	$41,364
Material Moving Occupations	$21,375	$22,896	$26,858

Source: American Community Survey (ACS), 2017-2021 5 year estimates, S2411: Occupation by Sex and Median Earnings in the Past 12 Months (In 2021 Inflation Adjusted Dollars) for Civilian Employed Population 16 Years and Over.

The average annual wage in Sonora for all occupations at $38,003 is slightly lower compared to that of Tuolumne County and California at $40,384 and $46,224 respectively. Certain categories of wage data in the City of Sonora are not reported, as these categories have a small number of individuals engaged with this type of work within the City. Generally, mean wages vary between the City, Tuolumne County and the State of California depending on occupation. In many cases the variances are not substantial but there are some categories with notable differences in mean annual wage. Architecture and engineering operations mean wages in Sonora are $49,612 compared to

Tuolumne County and California at $83,600 and $103,559, respectively. Protective service operations in Sonora report a relatively high average wage of $93,933, versus $61,771 in Tuolumne County and $60,234 in California. Similarly, Construction and extraction occupations report an average wage of $80,880, whereas average wages for Tuolumne County and California are significantly less at $56,196 and $42,479. Such discrepancies can likely be attributed to the smaller sample size within the City of Sonora, compared to the larger region.

An analysis of Table 3-5 shows that the category with the most jobs in Sonora is educational services, and health care and social assistance jobs. Table 3-6 identifies the mean annual wage for these job categories ranging from $35,167 to $89,746. Table 3-7, *Unemployment Rates 2023*, below reports the region's unemployment data.

Table 3-7: Unemployment Rates (2023)

Tuolumne County	4.8%
Sonora	5.0%
Jamestown	5.1%
Columbia	7.2%
Mi Wuk Village	7.0%
California	4.5%

Source: California EDD, Labor Market Information Division, May 2023.

According to the California Employment Development Department, Sonora's unemployment rate in May 2023 was 5.0 percent. The statewide unemployment rate was 4.5 percent, and the Tuolumne County unemployment rate was at 4.8 percent. While the local unemployment rate in Sonora was slightly higher compared to the state of California, it is generally on-par with local unemployment data. Unemployment rates in Sonora are lower compared to nearby unincorporated communities of Jamestown, Columbia, and Mi Wuk village.

3.2.2 Household Characteristics

There are a variety of sources for the number of households within the city of Sonora, including the US Census, California Department of Finance, California Department of Housing and Community Development and the City of Sonora Housing and Income Survey. Each source was generated on a specific date with information reflecting the status at that time, and reports a different level of detail and specific analysis. The following information and tables utilize information from this variety of housing sources to give the most inclusive analysis and information. Therefore, the number of households may differ from table to table depending on the source of the information, but each source is noted, and the information is accurate as to what that source reported.

The term "household" is defined by the US Census as any group of people occupying a housing unit, which may include related family members and unrelated people. A household can be a family, a person living alone, or unrelated persons living together. Household type and size, income level, the presence of special needs populations, and other household characteristics determine the type of housing needed by the residents. The following discussion details the various household characteristics affecting housing needs.

Household Type

Household type refers to information about the residents of housing units and how they are related. Household types are identified as either family households or non-family households. Families are comprised of married couples with or without children, as well as other family types such as male- or female-headed families where no spouse is

present (with or without children). Non-family households include householders living alone and householders not living alone. Table 3-8, *Household Characteristics 2021*, displays household types for the City of Sonora and Tuolumne County according to the 2021 Census Bureau Population Estimations based on the American Community Survey (ACS).

Table 3-8: Household Characteristics (2021)

	Sonora		Tuolumne County	
Household Type	**Number**	**Percentage**	**Number**	**Percentage**
Total Households	2,097	100%	23,103	100%
Family Households	1,029	49.1%	13,932	60.3%
Married-Couple Family Household	558	26.6%	11,143	48.2%
Other Family Household	471	22.5%	2,789	12.1%
Non-Family Households	1,068	50.9%	9,171	39.7%

Source: American Community Survey (ACS), 2017-2021 5 year estimates, S2501: Occupancy Characteristics.

As of 2021, Sonora contains 2,097 total households. Family households make up 49.1 percent and non-family households make up 50.9 percent of total households. Married couple families make up 54.2 percent of family households or 26.6 percent of total households and the other family category makes up 45.7 percent of family households or 22.5 percent of total households. The City has about ten percent less family households and ten percent more non-family households than the county. Married couple families make up nearly 80 percent of family households in the county, as opposed to the 54.2 percent married couple family households in the City. The City has a higher percentage of other family households (i.e., households where no spouse is present) than the county.

Household Size

Household size has a direct relationship to type of housing. The larger the household, the larger the house needed. Table 3-9, *Household Size by Tenure (2021)*, shows the household sizes for owner- and renter-occupied housing units in the City of Sonora and Tuolumne County.

Table 3-9: Household Size by Tenure (2021)

	Sonora			Tuolumne County		
Household Size	**Owner-Occupied**	**Renter Occupied**	**Total Units**	**Owner-Occupied**	**Renter Occupied**	**Total Units**
1-person household	299	504	803	4,942	2,647	7,589
2-person household	346	359	705	7,883	1,340	9,223
3-person household	133	108	241	1,660	957	2,617
4-person household	126	81	207	1,663	442	2,105
5-person household	112	-	112	752	326	1,078
6-person household	4	-	4	274	117	391
7 or more	25	-	25	88	12	100

Source: American Community Survey (ACS), 2017-2021 5 year estimates, B25009: Tenure by Household Size.

The most common household size in the City of Sonora is the 1-person household with 803 total units, followed by the 2-person household with 705 total units. Together, the 1- and 2-person households make up over 70 percent of housing units in the City. Of the remaining households, the pattern continues with each larger household size being less common than the one before. For 1- and 2-person households in the City, renter-occupied housing units are greater than owner-occupied units. For 4-person households and large households, households of five or more persons, owner-occupied units are more common.

Across Tuolumne County, the most common household size is the 2-person household with 9,223 total units, followed by the 1-person household with 7,589 total units. These household sizes account for nearly 73 percent of total housing units. For the remaining households in the county, each consecutively larger household size is less common than the next. The number of owner-occupied housing units is greater than the number of renter-occupied units for each household size in the county.

Household Income

Household income is potentially the most important factor affecting housing opportunity, determining a household's ability to purchase or rent housing and balance housing costs with other basic necessities. Income levels can vary considerably among households, affecting preferences for tenure, location and housing type. Median incomes for Sonora and Tuolumne County as well as surrounding counties and the State of California are shown in Table 3-10, *Median Household Income (2021)*.

Table 3-10: Median Household Income (2021)

Jurisdiction	Median Income
Sonora	$56,279
Tuolumne County	$66,846
Stanislaus County	$73,982
Calaveras County	$70,119
State of California	$84,907

Source: American Community Survey (ACS), 2017-2021 5 year estimates, S1901: Income in the Past 12 Months (In 2021 Inflation Adjusted Dollars).

Sonora has a median household income of $56,279, which is roughly 16 percent less than the median household income throughout Tuolumne County of $66,846. Surrounding counties and the State of California report higher median household incomes than either Tuolumne County or the City. Lower median household incomes throughout the City and county may indicate a need for low-cost housing in the area. Median household income is used to analyze the burden of housing overpayment, housing cost and affordability below.

Overcrowding

When housing becomes unaffordable to residents in a community overcrowding can occur. Overcrowding can lead to accelerated deterioration of the housing stock and infrastructure. For purposes of the Housing Element, a housing unit is overcrowded when occupied by more than one person per room, counting bedrooms, living, and dining rooms but excluding bathrooms and kitchens. A housing unit is considered severely overcrowded at 1.5 or more persons per room.

Overcrowding is more likely to occur when housing costs are so high relative to income, and families need to double up in a housing unit to afford rents and pay for other basic needs. Overcrowding tends to result in accelerated deterioration of homes, increased parking needs, and additional traffic. Thus, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing the quality of life in a community. Table 3-11, *Overcrowding*, shows the total number and percentage of overcrowded and severely overcrowded households in Sonora and Tuolumne County according to the 2017-2021 ACS data.

According to the 2017-2021 ACS Table B25014 data, overcrowding affects 5.4 percent of households in Sonora. In Tuolumne County, nearly 3 percent of households were overcrowded. Severe overcrowding affected 4.2 percent of households in Sonora and less than one percent of households in the county. 77.8 percent of households experiencing overcrowding in Sonora are severely overcrowded, renter-occupied households. Overcrowded owner-occupied households make up 1.2 percent of households, and none of them experience severe overcrowding. In general, the percentage of households in Sonora experiencing overcrowding, particularly severe overcrowding, is nearly twice that of the county and primarily impacts renters.

Table 3-11: Overcrowding (2021)				
	Sonora		Tuolumne County	
	Number of Households	Percent	Number of Households	Percent
Total Households	2,097	100%	23,103	100%
Owner Occupied Overcrowded (> 1 occupants per room)	25	1.2%	294	1.3%
Renter Occupied Overcrowded (> 1 occupants per room)	88	4.2%	374	1.6%
Total Overcrowded	**113**	**5.4%**	**668**	**2.9%**
Owner Occupied Severely Overcrowded (> 1.5 occupants per room)	-	-	20	<1%
Renter Occupied Severely Overcrowded (> 1.5 occupants per room)	88	4.2%	134	<1%
Total Severely Overcrowded	**88**	**4.2%**	**154**	**<1%**

Source: American Community Survey (ACS), 2017-2021 5 year estimates, S2501: Occupancy Characteristics.

3.2.3 Overpayment

Households Overpaying for Housing

Housing is generally the greatest single expense for families in Sonora. Current standards measure housing cost in relation to gross household income: households spending more than 30 percent of their income (including utilities) are generally considered to be overpaying or "cost burdened." The State and Federal governments classify household income into several groupings based upon the relationship to the Area Median Income (AMI), adjusting for household size. The State of California utilizes the following income groups:

- Extremely Low 0-30% AMI
- Very Low 31-50% AMI
- Low 51-80% AMI
- Moderate 81-120% AMI
- Above Moderate over 120% AMI

For purposes of evaluating housing affordability, housing need and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). In estimating FY 2023 median family incomes, HCD uses median family income data from the 2021 ACS. For Tuolumne County, the area median income (AMI) for each household size is included in Table 3-12, *Tuolumne County Income Limits 2021*. Income categories were determined using the AMI for each household size; the income limits identified in Table 3-12 are the upper limit of each income category.

Table 3-12: Tuolumne County Income Limits 2021							
	Household Size						
Income Category	**1 person**	**2 person**	**3 person**	**4 person**	**5 person**	**6 person**	**7 or more**
Extremely Low	$9,359	$23,804	$25,953	$34,963	$34,764	$31,424	$44,438
Very Low	$15,598	$39,674	$43,255	$58,271	$57,940	$52,373	$74,063
Low	$24,957	$63,478	$69,207	$93,234	$92,704	$83,796	$118,500
Median	**$31,196**	**$79,347**	**$86,509**	**$116,542**	**$115,880**	**$104,745**	**$148,125**
Moderate	$37,435	$95,216	$103,811	$139,850	$139,056	$125,694	$177,750

Source: American Community Survey (ACS), 2017-2021 5 year estimates, B19019: Median Household Income in the Past 12 Months (In 2021 Inflation Adjusted Dollars) by Household Size.

Based on the Tuolumne County income limits presented in Table 3-12, a formal analysis of overpayment by household size and income category is presented below. Table 3-13, *Overpayment by Income Category*, provides household characteristics, income category and overpayment data from the Office of Policy Development and Research (PD&R).

Of the total households in the City, 21.4 percent of renter households and 13.4 percent of homeowner households are overpaying on housing, as defined by spending more than 30 percent of household income on housing. There are 690 households defined as lower income within the City paying more than 30% of household income on housing, which equates to approximately 31.8 percent of households within the City. The majority of lower income households overpaying for housing are renters (455 households), compared to homeowners (225 households). Comparatively, lower income households in other parts of Tuolumne County show a similar overpayment data between renters and homeowners.

Households spending more than 50 percent of income on housing are considered to be severely overpaying. The dataset above shows a similar burden on renters compared to homeowners. There are 355 households within the City of Sonora severely overpaying on housing, approximately 16.4 percent of all households within the City. The majority of lower income households severely overpaying for housing are renters (260 households), compared to homeowners (85 households).

Housing affordability is an urgent issue in the City of Sonora, regionally and throughout the State. It is a complex issue with multiple factors including demographic factors such as, retirees with fixed incomes and increased health costs, young people burdened with student loan debt and unable to save for down payments, low wage service sector jobs, etc. From the perspective of developers and home builders, the lack of Federal or State funding and / or subsidies to support housing that low income and moderate-income families can afford make construction costs prohibitive.

Table 3-13: Overpayment by Income Category				
	Sonora		Tuolumne County	
Total Households Characteristics	**Number**	**Percent of Total Households**	**Number**	**Percent of Total Households**
Total occupied units (households)	2,170	100.0%	22,500	100.0%
Total Renter households	1,145	52.8%	6,465	28.7%
Total Owner households	1,025	47.2%	16,040	71.3%
Total lower income (0-80% of HAMFI) households	1,210	55.8%	9,235	41.0%
Lower income renters (0-80%)	830	38.2%	4,085	18.2%
Lower income owners (0-80%)	380	17.5%	5,150	22.9%
Extremely low income renters (0-30%)	360	16.6%	1,425	6.33%
Extremely low income owners (0-30%)	70	3.23%	1,810	8.04%
Lower income households paying more than 50%	355	16.4%	3,155	14.0%
Lower income renter HH severely overpaying	260	12.0%	1,465	6.51%
Lower income owner HH severely overpaying	85	3.92%	1,690	7.51%
Extremely Low Income (0-30%)	225	10.4%	2,070	9.20%
ELI Renter HH severely overpaying	200	9.22%	1,005	4.47%
ELI Owner HH severely overpaying	20	0.92%	1,065	4.73%
Income between 30%-50%	115	5.30%	710	3.16%
Income between 50% -80%	15	0.69%	375	1.67%
Lower income households paying more than 30%	690	31.8%	5,870	26.1%
Lower income renter HH overpaying	455	21.0%	2,775	12.3%
Lower income owner HH overpaying	225	10.4%	3,090	13.7%
Extremely Low Income (0-30%)	265	12.2%	2,535	11.3%
Income between 30%-50%	230	10.6%	1,545	6.87%
Income between 50% -80%	195	8.99%	1,790	7.96%
Total Households Overpaying	755	34.8%	7,720	34.3%
Total Renter Households Overpaying	465	21.4%	2,964	13.2%
Total Owner Households Overpaying	290	13.4%	4,750	21.1%

Source: Office of Policy Development and Research (PD&R), Consolidated Planning/CHAS Data, https://www.huduser.gov/portal/datasets/cp.html, accessed July 20, 2023.

Overpaying by Lower and Extremely Low Income Households

Overpaying for housing is a major issue for the extremely low- and low-income households in Sonora. Table 3-14, *Lower and Extremely Low Income Household Characteristics*, provides overpayment data on these households.

Table 3-14: Lower and Extremely Low Income Household Characteristics

	Sonora		Tuolumne County	
	Number	Percent	Number	Percent
Total Lower Income Households (0-80% of HAMFI)	1,210	55.8%	9,235	41.0%
Renters	830	38.2%	4,085	18.2%
Owners	380	17.5%	5,150	22.9%
Paying more than 30%				
Low Income Renters	455	21.0%	2,775	12.3%
Extremely Low Income Renters	240	11.1%	1,190	5.29%
Low Income Owners	225	10.4%	3,090	13.7%
Extremely Low Income Owners	20	0.92%	1,345	5.98%
Paying more than 50%				
Low Income Renters	260	12.0%	1,465	6.51%
Extremely Low Income Renters	200	9.22%	1,005	4.47%
Low Income Owners	85	3.92%	1,690	7.51%
Extremely Low Income Owners	20	0.92%	1,065	4.73%

Source: Office of Policy Development and Research (PD&R), 2015-2019 Consolidated Planning/CHAS Data, https://www.huduser.gov/portal/datasets/cp.html, accessed July 20, 2023.

Lower income households make up 55.8 percent of the households in the City. Lower income renters and lower income homeowners make up 38.2 percent and 17.5 percent of the households in the City respectively. Generally, the percent of renters overpaying and severely overpaying for housing is proportionately higher than that of homeowners. Lower income renters overpaying for housing make up 21 percent and lower income renters severely overpaying for housing accounts for 12 percent of total households in the City. Lower income homeowners overpaying for housing make up 10.4 percent and lower income homeowners severely overpaying for housing accounts for about 4 percent of total households in the City.

The percentage of extremely low income (0-30 percent AMI) households overpaying for housing in Sonora is 12 percent of total households. That 12 percent of extremely low income households overpaying for housing is primarily renters (11.1 percent of total households) with less than 1 percent of total households being extremely low income households overpaying. Extremely low income households severely overpaying accounts for just over 10 percent of total households; renters account for 9.22 percent and homeowners account for 0.92 percent.

3.2.4 Housing Stock Characteristics

This section addresses various housing characteristics and conditions that affect the well-being of Sonora residents. Housing factors evaluated include: housing stock and growth, tenure and vacancy rates, age and condition, housing costs, and affordability, among others. The following analysis contains a variety of time horizons (annual and decade). With the variations in the housing market, the growth may be averaged over a time period when the timeline is expanded to match the Census data horizons.

Housing Growth, Type and Vacancy

Housing growth and housing vacancy can be good indicators of general housing availability. Growth in housing stock can indicate an increase in demand and/or be a response to low housing stock supply. Housing growth data, coupled with population changes and vacancy rates, can be used to derive trends in housing availability and affordability. Table 3-15, *Housing Growth 2015-2023*, shows the change in number of housing units by type and change in vacancy for Sonora, Tuolumne County, and unincorporated Tuolumne County from 2015 to 2023.

Table 3-15: Housing Growth 2015-2023

	Total Units	Single	Multiple	Mobile Homes	Vacant Units	Vacancy Rate
Sonora 2023	2,524	1,544	956	24	211	8.4%
Sonora 2015	2,460	1,494	944	22	290	11.8%
Unincorporated Tuolumne County 2023	29,065	24,044	1,698	3,323	8,316	28.6%
Unincorporated Tuolumne County 2015	28,946	23,823	1,716	3,407	8,924	30.8%
Tuolumne County 2023	31,589	25,588	2,654	3,347	8,527	27%
Tuolumne County 2015	31,406	25,317	2,660	3,429	9,214	29.3%

Sources: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2015-2023.

The housing stock in Sonora increased by about 2.6 percent between 2015 and 2023. Comparatively, housing stock in unincorporated Tuolumne County and Tuolumne County as a whole increased by 0.4 percent and 0.6 percent respectively in the same time frame. Over the same period, the population of Sonora increased by 4.2 percent while the unincorporated and total population of Tuolumne County experienced negligible decreases of less than one percent. The City of Sonora has experienced housing growth at a rate that corresponds with population growth and the City has experienced a larger housing and population growth rate than the county.

As of 2023, single family detached homes were the most common housing type in the City accounting for 61 percent of the housing stock in Sonora, which is consistent with that of 2015. Multi-family structures made up approximately 38 percent of the housing stock, which is also the same as in 2015. The number of mobile homes in the City has effectively remained the same from 2015 to 2023. The City had a housing vacancy rate of 8.4 percent in 2023, which is a decrease from 11.8 percent in 2015.

The county as a whole experienced housing growth of about 0.6 percent from 2015 to 2023. That includes an overall increase in single family homes of roughly 1.1 percent and effectively no change in multi-family structures. The number of mobile homes decreased by nearly 2.4 percent from 2015 to 2023. The county experienced a similar decrease in vacancy as that of the City; the county vacancy rate dropped from 29.3 percent in 2015 to 27 percent in 2023. Although, vacancy rates have changes congruently between the City and county, the county has not experienced the same level of housing growth as the county has.

Housing Age and Condition

Housing age is an important indicator of housing condition and quality within a community. If not properly and regularly maintained, housing can deteriorate over time, discouraging reinvestment, depressing neighboring property values and eventually impacting the quality of life in a neighborhood. Thus, maintaining and improving housing quality is an important goal for the City. Table 3-16, *Year Units Built*, provides a breakdown of the housing stock by the year built for Sonora and Tuolumne County.

Table 3-16: Year Units Built

	Sonora		Tuolumne County	
Period Built	**Number of Units**	**Percent**	**Number of Units**	**Percent**
2020 or later	0	0%	17	0.05%
2010 to 2019	40	1.76%	349	1.11%
2000 to 2009	256	11.2%	2,942	9.37%
1990 to 1999	222	9.75%	4,281	13.6%
1980 to 1989	187	8.22%	7,453	23.7%
1970 to 1979	409	18.0%	7,204	22.9%
1960 to 1969	239	10.5%	3,996	12.7%
1950 to 1959	318	14.0%	2,449	7.80%
1940 to 1949	174	7.64%	942	3.00%
1939 or earlier	431	18.9%	1,780	5.67%
Total	**2,276**	**100%**	**31,413**	**100%**
30 years or older	1,758	77.2%	23,824	75.8%
50 years or older	1,162	51.1%	9,167	29.2%

Source: American Community Survey (ACS), 2017-2021 5 year estimates, B25034: Year Structure Built.

As of 2021, approximately 77 percent of housing units in Sonora were over 30 years old and 51 percent were over 50 years old. Approximately 23 percent of Sonora homes have been built since 1990. Data reported generally indicates an aging housing stock across the jurisdiction. A general rule in the housing industry is that structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain the quality. Unless properly maintained, homes older than 50 years require major renovations to remain in good working order.

As indicated in Table 3-16, *Year Units Built*, 51 percent of the housing stock is older than 50 years. Maintaining these older homes is an important part of the housing stock in Sonora. The City conducted a housing survey in 2019 and found that most of the housing stock included in the survey did not need repair; refer to Table 3-17, *Housing Condition Survey Results*, below.

Minor repairs were identified in a variety of categories for approximately 15 percent of the units. However, these are common conditions typical of an older housing stock and would not require significant rehabilitation or replacement. Housing units in need of significant rehabilitation or replacement typically accounts for only two percent of housing. Based on the 2,524 total housing units as of 2023 identified in Table 3-15, it is estimated that approximately 51 units in the City are in need of significant rehabilitation or replacement.

Table 3-17: Housing Condition Survey Results (2019) Number of Units by Housing Condition *(% of Total Units – Completed Surveys)*		
Window Condition		
No Repair Needed	487	67%
Minor Repair	134	19%
Replacement Needed	98	14%
Roof Condition		
No Repair Needed	514	72%
Minor Repair	114	16%
Replacement Needed	80	11%
Home Exterior Siding / Stucco		
No Repair Needed	426	60%
Minor Repair / Needs Re-Painting	253	36%
Replacement Needed	30	4%
Home Plumbing		
No Repair Needed	528	74%
Minor Repair	137	19%
Replacement Needed	46	6%
Home Electrical		
No Repair Needed	549	76%
Minor Repair	125	17%
Replacement Needed	42	6%
Home Walls and Ceilings		
No Repair Needed	516	72%
Needs Repainting	94	13%
Needs to be Patched / Repainted	77	11%
Needs Replacement and Painting	22	3%
Home Flooring		
No Repair Needed	503	70%
Minor Repair	201	28%
Floor Coverings Needed	2	1%
Structural Repairs Needed	8	1%

Housing Costs and Affordability

The cost of housing may cause housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of cost burden and overcrowding. As discussed previously, nearly 35 percent of the households in Sonora overpay for housing costs. This section summarizes the cost and affordability of the Sonora housing stock to residents.

Sales and Rental Survey

In 2023, there were 14 single-family residential homes for sale for an average amount of $381,107. Table 3-18, *Market Home Sales and Apartment Rates*, provides a summary of asking prices and rental rates for housing in Sonora. These listings included resale homes.

Table 3-18: Market Home Sales and Apartment Rents				
Housing Type	Bedrooms	Units Listed	Range	Average
Homes	1	0	-	-
	2	6	$289,000 - $459,000	$356,250
	3	5	$265,000 - $399,000	$314,800
	4	3	$425,000 - $634,999	$541,333
Apartments	1	1	$1,500	$1,500
	2	3	$1,850 - $2,150	$1,975
	3	2	$2,200 - $2,995	$2,597
	4	1	$2,700	$2,700

Source: Trulia.com accessed September 2023.

According to a popular real estate website, Trulia.com, the average asking price for a single-family home was $356,250 for a two-bedroom unit, $314,800 for a three-bedroom unit, and $541,333 for a four-bedroom unit.

Apartment rents vary by location as well as the quality and level of amenities available. The average asking rents for market-rate apartment units in Sonora are as follows: $1,500 for a one-bedroom unit, $1,975 for a two-bedroom unit, $2,597 for a three-bedroom unit and $2,700 for a four-bedroom unit. Based on these rents, rental housing on the market is primarily affordable to above moderate income households, as compared to the affordable housing costs later shown in Table 3-19, *Inventory of Publicly Assisted Rental Housing*.

3.2.5 Affordable and Assisted Housing

Development of Affordable At-Risk Conversions

Government assistance programs may provide affordable housing in the form of rental housing. Housing that received public assistance typically must be affordable to lower- and moderate-income households for a certain period. Government assistance programs and publicly assisted rental housing can be critical in accommodating lower- and moderate-income households; therefore, it is important to monitor, maintain and promote these programs and public assistance. This section identifies publicly assisted rental housing in Sonora, evaluates the potential of such housing to convert to market rates during a ten-year planning period (2024 - 2034), and analyzes the cost to preserve those units.

Assisted Housing Inventory

Table 3-19, *Inventory of Publicly Assisted Rental Housing*, shows the publicly assisted rental housing projects in Sonora as reported by the California Department of Housing and Community Development. A total of 260 assisted rental units are provided within 7 developments, including units assisted through a variety of federal programs. These programs include HUD Section 8 (project-based)[1], Section 515 (rural rental housing and rural cooperative housing), US Department of Agriculture housing programs, Low-Income Housing Tax Credit, and previous redevelopment set-aside funds. Assisted rental housing in Sonora is geared towards a variety of target populations

[1] This is project-based Section 8 rental assistance that is tied to the units. It is different from the tenant-based Section 8 Housing Choice Vouchers which is portable with the voucher recipients. For example, a household assisted by the project-based Section 8 program will lose the rental assistance if he/she moves out of the assisted unit. However, a Section 8 voucher recipient can take the voucher and use it to rent different housing units as long as the owners are willing to accept it.

including seniors, disabled individuals, families, and those with special needs. None of the publicly assisted rental housing are at risk of converting to market-rate units during this planning period.

The units with the closes affordability end date are the Tuolumne County MHSA units, which are funded and operated by Tuolumne County. These units are slated to expire after this planning period in 2032. The City will continue to monitor the status of at-risk units and support acquisition efforts of units at-risk of conversion through Program 1.3. The City has not received any notice from the County that these units will cease to be affordable at the 2032 date.

Additionally, the City received correspondence in July 2024 from an agency applying for LIHTC funding to rehabilitate and extend the affordability covenant of the Sonora Terrace Apartments, which expire in 2039.

Table 3-19: Inventory of Publicly Assisted Rental Housing

Name	Affordable Units	Target Population	Funding	Estimated Affordability End Year/Date
Blackberry Oaks Apartments	41	Seniors	LIHTC; USDA	2069
Greenwood Village Apartments	47	Non-Targeted	LIHTC; HUD; USDA	2059
Sierra Village Apartments	80	Family	USDA	5/17/2035
Sonora Garden Apartments	33	Family	LIHTC; USDA	2075
Sonora Terrace	46	Large Family	USDA	2039
Tuolumne County MHSA	6	Family/Individual, Special Needs	CalHFA	10/1/2032
Stewart Street Apartments	7	Non-Targeted	CDBG	2046
Kelso Court	6	Persons with Disabilities	HUD	2034
Total	**260**			

Source: California Department of Housing and Community Development, Housing Element Data Package – Sonora City, Tuolumne County – California. Tuolumne County; Watch Resources. Estimated dates based on available data.

Loss of Assisted Housing

Covenants and deed restrictions are the typical mechanisms used to maintain the affordability of publicly assisted housing, ensuring that these units are available to lower and moderate-income households in the long term. Over time, the City may face the risk of losing affordable units due to the expiration of covenants and deed restrictions. Currently, none of the publicly assisted affordable housing units will increase rent to market-rate during this planning period. However, as the housing market continues to put upward pressure on market rents, property owners are more inclined to discontinue public subsidies and convert the assisted units to market-rate housing. Upon maturity of the estimated affordability end year for assisted housing units, the City will continue to monitor assisted housing units and establish policies to preserve affordable housing.

Estimate of Replacement vs Preservation Costs

The loss of affordable rental housing reduces housing for lower-income individuals, families and households. Therefore, affordable rental housing should be preserved and/or replaced whenever possible. Typically, it is more cost-effective to preserve existing affordable housing rather than replace it with newly constructed units. As no

housing units are at risk until 2032, it is difficult to estimate preservation versus replacement costs. Additionally, it is difficult to anticipate what governmental programs will be in place and estimate replacement costs into the future. To maintain the existing affordable housing stock, the City will continue to preserve the existing assisted units and facilitate the development of new units. State Government Code Section 65863.10 requires owners of federally and state funded affordable housing projects to provide at least a twelve-month notice of contract termination or prepayment of Federal assistance to tenants and public agencies. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of project to non-profit ownership; 2) provision of rental assistance to tenants using non-federal funding sources; and 3) purchase of affordability covenants. Based on current housing trends, it is assumed to be cheaper to preserve the existing housing units than it would be to build new units.

Preservation Options

A variety of programs exist to assist cities to acquire, replace, or subsidize at-risk affordable housing units. The following summarizes financial resources available to the City of Sonora.

Replacement Costs

The California Tax Credit Allocation Committee's 2020 report provides estimates and data on the cost of building assisted units. It estimates that the average cost of an assisted unit in the State of California is $439,827.60. Table 32 summarizes the estimated replacement costs per unit using construction cost estimates from the UC Berkeley Terner Center and average unit sizes in the City of Sonora from Apartments.com. Combined, they provide an estimate for replacement costs by unit size specific to Sonora. It ranges from $184,680 for a one-bedroom unit to $695,780 for a three-bedroom unit which are largely single family homes. These replacement cost estimates use data from 2018. As such the replacement costs are likely to be higher than those shown here as costs have been steadily rising since 2018 and have not been adjusted for inflation.

Table 3-20: Replacement Cost

Unit Size	Construction Cost per Square Foot[1]	Average Square Foot/ Unit[2]	Replacement Cost per Unit
1 bedroom	$380	486	$184,680
2 bedroom	$380	990	$376,200
3 bedroom	$380	1,831	$695,780

Sources:

1 UC Berkeley Terner Center, 2020, The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California, 15. https://ternercenter.berkeley.edu/wp-content/uploads/2020/08/Hard_Construction_Costs_March_2020.pdf.

2 Apartments.com, https://www.apartments.com/sonora-ca/min-3-bedrooms/?bb=rso4muwvoOpq64iF, accessed on October 15, 2024

Transfer of Ownership

Transfer of ownership from a private owner to a nonprofit housing organization is another potential way to preserve at-risk units.

Extension of Affordability Covenant

In some cases, affordability can be preserved by providing financial incentives to the project owner to maintain the affordability of the project.

Rent Subsidy

Tenant-based subsidies could be used to preserve the affordability of housing. The Stanislaus Regional Housing Authority administers Section 8 Housing Choice Vouchers to lower-income households. These agencies could request funding form the City to provide vouchers for residents if additional sources of revenue were available.

Qualified Entities

Under Government Code Section 65863.11, owners of federally assisted projects must provide a "Notice of Opportunity to Submit an Offer to Purchase" to qualified entities that agree to preserve the long-term affordability if they should acquire at-risk projects at least one year before the sale or expiration of use restrictions. Qualified entities have first right of refusal for acquiring at-risk units. Qualified entities are nonprofit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects. The following is a list of qualified entities from HCD for Tuolumne County and the surrounding counties in the region:

- ACLC, Inc
- Eskaton Properties Inc.
- Housing Authority of the County of Stanislaus
- Modesto Redevelopment Agency
- ROEM Development Corporation
- Self-Help Enterprises
- Volunteers of American National Services

Identification of Policies to Preserve Affordable Housing

In an effort to preserve all 260 affordable housing units the City will retain Policy 1.4 and 1.6 from the 2014 Housing Element. Additionally, this Housing Element establishes the following new policies in support of unit retention.

- Policy 1.2 Continue to monitor Units At-Risk. No units are currently at risk in the City of Sonora. All units are guaranteed to remain affordable through 2028. The City will monitor annually the units that are at risk in the 2030 decade to ensure that they remain affordable.
- Policy 1.5 Work with Potential Purchasers. Establish contact with public and nonprofit agencies interested in purchasing and / or managing units at-risk in the 2028 timeframe to inform them of the status of these projects. Where feasible, provide technical assistance and support to these organizations with respect to acquisition. Consider reducing or waiving development fees associated with preservation or replacement of at-risk units. Assist property owners with grant applications for funding for mortgage refinancing, acquisition, rehabilitation and gap funding for affordable development.

Quantified Objectives

Housing Element law requires that cities establish a maximum number of units that can be converted over the planning period. During the planning period, zero rent-restricted housing units are at risk of being converted to market rate (see Table 3-19).

3.2.6 Special Housing Needs Assessment Analysis

Certain groups have greater difficulty in finding decent, affordable housing due to their unique needs and/or circumstances. Special circumstances may be related to one's household characteristics, disability, employment and income, among others. As a result, certain segments of the Sonora residents are more likely to be lower income and face housing cost burden, overcrowding, and/or other housing problems.

The State Housing Element law identifies the following "special needs" groups: senior households, disabled persons, large households, single parent headed households, families and persons in need of emergency shelter, and farmworkers. Table 3-21, *Special Needs Groups*, provides the populations of special needs groups in Sonora. The following discussions detail the housing and supportive services needs of each particular group, as well as the major programs and services available to address their needs.

Table 3-21: Special Needs Groups

Special Needs Group	Number	% of Households / Population
Total Households	**2,097**	**100%**
Extremely Low Income Households	416	19.8%
Owner-occupied Senior-Headed Households (65+)	463	22.1%
Renter-occupied Senior-Headed Households (65+)	269	12.8%
Single-Parent Households	166	7.9%
Female-headed households with children	135	6.4%
Male-headed households with children	31	1.5%
Large Households	141	6.7%
Persons with Disability including persons with developmental disabilities	995	20.2%
Unsheltered Households	77	3.7%
Farmworkers	8	>1%

Source: American Community Survey (ACS), 2017-2021 5 year estimates, DP05: Selected Social Characteristics in the United States.
American Community Survey (ACS), 2017-2021 5 year estimates, B25007: Tenure by Age of Householder.
United States Department of Housing and Urban Development, People Experiencing Homelessness, January 27, 2022.

Table 3-22 show the services currently providing support for the special needs populations in Sonora. Services and housing options for seniors include Tuolumne County Senior Center as well as Blackberry Oaks Apartments which provides 42 low-income units for persons 65 and older.

Table 3-22: Inventory of Services for Special Needs Populations

Services/Programs	Population Served	Details	# of Units
Tuolumne County Senior Center	Elderly Persons	• Variety of in-person activities • Sonora location for the Senior Lunch Program	NA
Sierra Senior Providers	Elderly Persons	• Meals on Wheels • Senior Lunch Program served	NA

Table 3-22: Inventory of Services for Special Needs Populations			
		every Monday through Friday from noon to 1:00 p.m.	
Blackberry Oaks Apartments	Elderly Persons	• Seniors 62 and older • 1 and 2 Bedroom • Low-Income units	42
Forest View Senior Apartments	Elderly Persons	• Senior 55+ • 1 and 2 Bedroom	60
Tuolumne County WATCH	Persons with Disabilities	• Supported living • Social and recreational events • Supported employment • Job training	NA
Valley Mountain Regional Center	Persons with Disabilities	• A variety of educational, medical, advocacy and supportive programs and services for individuals with development disabilities.	NA
ATCAA	Homeless	• Homeless Prevention Rental Assistance; • Homeless Rapid Re-Housing Assistance.	NA

Extremely Low Income

Extremely low income households are those earning 0 – 30 percent of the Area Median Income (AMI). Extremely low income households are a subset of very low income households and qualify as a special needs group as they have a specific need for affordable housing. Table 3-13, *Overpayment by Income Category*, established that 19.8 percent of occupied households were extremely low income based on Office of Policy Development and Research (PD&R), Consolidated Planning/CHAS Data. Based on the 2021 US Census American Community Survey, 19.8 percent of the 2,097 total households in Table 3-20, corresponds to 416 extremely low income households in the City. Extremely low income households may look to affordable housing units or smaller units to meet their housing needs. Table 3-19, *Inventory of Publicly Assisted Rental Housing*, identified 260 affordable housing units in the City of Sonora. None of those housing units will lose their affordable housing status during this housing cycle and Policies 1.2, 1.4, 1.5, and 1.6 are included to preserve affordable housing. Additionally, Section 3.3, Site Inventory Analysis and Zoning, proposes 106 units identified as affordable to low- and very low-income households. These strategies ensure housing availability for the extremely low income special needs group.

Extremely low-income households in Sonora are defined as households with income less than 30 percent of the Tuolumne County AMI. The provisions of Government Code Section 65583 (a)(1) require quantification and analysis of existing and projected housing needs of extremely low-income households. In 2021, about 11 percent of Sonora households were within the extremely low-income category.

The table below provides a summary of overcrowding rates experienced by extremely low-income households in Sonora compared to the County. An overcrowded housing unit is defined by the US Census Bureau as a housing unit occupied by more than one person per room (excluding bathrooms, kitchen, hallway, and closet space). Occupancy by more than 1.5 persons per room constitutes severe overcrowding. Overcrowding can affect public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to deterioration of the housing stock.

No extremely low income households in Sonora experience overcrowding. Overcrowding at the County level is also very low.

Table 3-23: Extremely Low-Income Overcrowding Trends

	Sonora		Tuolumne County	
	#	%	#	%
Total Extremely Low Income Households	**519**	**-**	**6,239**	**-**
Overcrowding >1 Person per Room	0	0%	140	2.2%
Overcrowding >1.5 Person per Room	0	0%	30	0.5%
Extremely Low Income Owners	**49**	**-**	**3,370**	**-**
Overcrowding >1 Person per Room	0	0%	30	0.9%
Overcrowding >1.5 Person per Room	0	0%	30	0.9%
Extremely Low Income Renters	**470**	**-**	**2,869**	**-**
Overcrowding >1 Person per Room	0	0%	110	3.8%
Overcrowding >1.5 Person per Room	0	0%	0	0%

Source: HUD CHAS data 2017 – 2021

The table below provides a summary of cost burden experienced by extremely low-income households in Sonora. Extremely low-income households in Sonora experience overpayment at a comparable rate to the County. Generally, extremely low income households in Sonora experiences cost burden at a lower rate than Countywide, with the exception of extremely low income owners. These percentages are skewed due to the very small population of extremely low income owners in Sonora. According to 2017–2021 HUD CHAS data, over 72 percent of extremely low-income households experience cost burden. The needs of extremely low-income households include housing units designed for unhoused persons, multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, and workforce housing.

Sonora is including a number of programs to address cost burden for extremely low income households. This includes Program 4.1 to Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households and Program 5.2 to waive fees for extremely low, very low- and low-income housing projects with long-term affordability covenants. Increasing affordable housing stock in the City will create opportunities for the extremely low income population to live in housing that will not be a cost burden.

Table 3-24: Extremely Low-Income Cost Burden Trends

	Sonora		Tuolumne County	
	#	%	#	%
Total Extremely Low Income Households	**213**	**-**	**2,832**	**-**
Cost Burden <30%	154	72.3%	2,459	86.8%
Cost Burden <50%	139	65.3%	2,085	73.6%
Extremely Low Income Owners	**14**	**-**	**1,464**	**-**
Cost Burden <30%	14	100%	1,325	90.5%
Cost Burden <50%	14	100%	1,095	74.8%
Extremely Low Income Renters	**199**	**-**	**1,368**	**-**
Cost Burden <30%	140	70.4%	1,134	82.9%
Cost Burden <50%	125	62.8%	990	72.4%

Source: HUD CHAS data 2017 – 2021

Senior Households

Senior households typically have special housing needs due to three primary concerns: fixed income, high health care costs, and higher likelihood of an identified disability. As shown in Table 3-20, approximately 22 percent of owner-occupied households and 13 percent of renter-occupied households in Sonora were headed by persons aged 65 and older. Because of physical and/or other limitations, senior homeowners may have difficulty performing regular home maintenance or repair activities. In addition, because many seniors have fixed or limited income, they may have difficulty in making monthly mortgage or rent payments.

Various programs can assist senior needs, including but not limited to congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For the frail elderly or those with disabilities, housing with architectural design features that accommodate disabilities and senior housing with supportive services can help to ensure continued or extended independent living. Assisted living facilities represent another housing option for seniors in Sonora. These facilities are typically for the elderly in need of daily assistance with personal and household tasks.

There are existing facilities within the City of Sonora that serve the senior population, including Blackberry Oaks Apartments with 41 affordable units specifically for those aged 65 or older. The Tuolumne County Senior Center is located on Greenley Road next to the County Library, and also provides space and resources for senior citizens.

Single-Parent Households

Single-parent households require special considerations and assistance because of their greater need for daycare, health care and other facilities. Approximately 8 percent of the Sonora households were headed by single parents in 2021; the majority of which were headed by females. Female-headed households with children often require special consideration and assistance as a result of their greater need for affordable housing, accessible daycare, health care and other supportive services. Because of their relatively lower income and higher living expenses, such households usually have more limited opportunities for finding affordable and decent housing.

Sonora was home to 135 female-headed households with children in 2021, representing 6.4 percent of households in the City. In 2021, 35.5 percent of female-headed families with children lived in poverty, compared to the 16.6 percent of all families with children below the poverty level. Domestic violence survivors with children typically comprise a sub-group of female-headed households that are especially in need.

Large Households

Large households are defined as households with five or more members residing in a housing unit. These households constitute a special need group because the supply of adequately sized, affordable housing units in a community is often limited. In order to save for other basic necessities such as food, clothing and medical care, it is common for lower income large households to reside in smaller units, resulting in overcrowding. A total of 141 large households lived in Sonora in 2021, all of which were owner-occupied housing units. Large households represented approximately 6.7 percent of households in the City.

Housing needs of large households are typically met through larger units with three or more bedrooms, which could reasonably accommodate large families without overcrowding. To address overcrowding, communities can provide incentives to facilitate the development of larger apartments and condominiums with three or more bedrooms for large households or to accommodate multiple roommates. A shortage of large rental units may also be alleviated through the provision of affordable ownership housing opportunities. Financial assistance for room additions may also help to relieve overcrowding.

Persons with Disabilities, Including Persons with Developmental Disabilities

Persons with disabilities, including persons with developmental disabilities, have special housing needs because of fixed income, the lack of accessible and affordable housing, and the higher health costs associated with disabilities. Disabilities are defined as mental, physical or health conditions that last over six months. Table 3-21 above shows a total of 995 persons with disabilities constituting 20.2 percent of the population. Table 3-25, *Disabilities Tallied*, reports persons with disabilities by disability type and age group.

Table 3-25: Disabilities Tallied

Total Disabilities Tallied	995	100%
Total Disabilities Ages 18-64	350	
Hearing Difficulty	56	5.63%
Vision Difficulty	28	2.81%
Cognitive Difficulty	164	16.48%
Ambulatory Difficulty	77	7.74%
Self- Care Difficulty	15	1.51%
Independent Living Difficulty	156	15.68%
Total Disabilities for Over Age 65	492	
Hearing Difficulty	270	27.14%
Vision Difficulty	124	12.46%
Cognitive Difficulty	263	26.43%
Ambulatory Difficulty	348	34.97%
Self- Care Difficulty	111	11.16%
Independent Living Difficulty	268	26.93%

Source: American Community Survey (ACS), 2017-2021 5 year estimates, S1810: Disability Characteristics.

An estimated 20 percent of Sonora's adult population has one or more disabilities. The majority of those reported with disabilities are aged 65 or over. Cognitive difficulty was the most common type of disability among persons aged 18 to 64, followed closely by independent living difficulty. Ambulatory difficulty (serious difficulty walking or climbing stairs) was the most common disability among persons over the age of 65. Hearing difficulty, independent living difficulty, and cognitive difficulty were also common among persons with disabilities over the age of 65.

Several factors limit the supply of housing for persons with disabilities, including persons with developmental disabilities; such factors include affordability, accessibility, location, and discrimination. The most obvious housing need for persons with disabilities including persons with developmental disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. The cost of retrofitting a home often prohibits homeownership, even for individuals or families who could otherwise afford a home. Location of housing is also an important factor for many persons with disabilities including persons with developmental disabilities, as they often rely upon public transportation.

Persons with Developmental Disabilities

Senate Bill 812 (SB 812, Ashburn, 2010) requires the City to include in its analysis of "Special Needs Groups" the needs of those with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, "developmental disability" means a disability that originates before an individual attains 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual.

It includes intellectual disability/general learning disability, cerebral palsy, epilepsy, and other types of autism. This term also includes disabling conditions found to be closely related to intellectual disabilities or to require treatment similar to that required for individuals with intellectual disabilities, but does not include other conditions that are solely physical in nature. Table 3-26, *Developmental Disabilities by Age*, shows the number persons with a developmental disability by age in Sonora.

Table 3-26: Development Disabilities by Age

Age Group	0-17	18 and over	Total
Number of Persons	102	181	283
Percent	36%	64%	100%

Source: California Department of Developmental Services, *Consumer Count by California ZIP Code and Residence Type*, December 2021.

The California Department of Developmental Services (DDS) reports a total of 283 persons with a developmental disability in the City. Of this group, 36 percent are below the age of 18 and the remaining 64 percent are 18 years or older.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled persons require a group living environment where supervision is provided. The most severely affected persons may require an institutional environment where medical aid and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult. Table 2-27, *Developmental Disabilities by Residence Type*, shows the living arrangements for persons with a developmental disability in Sonora.

Table 3-27: Developmental Disabilities by Residence Type		
	Number of Persons	Percent
Home of Parent / Guardian	179	64%
Independent / Supported Living	73	26%
Community Care Facility	26	9%
Intermediate Care Facility	0	0%
Foster/ Family Home	0	0%
Total	278	100%

Source: California Department of Developmental Services, *Consumer Count by California ZIP Code and Residence Type*, December 2021.

The California DDS identified residence types for a total of 278 persons with a developmental disability in Sonora. Roughly 26 percent have an independent or supported living arrangement, while 64 percent live in the home of a parent or guardian and 9 percent live in a community care facility.

Tuolumne County WATCH

WATCH serves developmentally disabled individuals and has clients in Tuolumne and Calaveras Counties. This organization provides work and life skills training, sheltered employment, transportation, and social activities. These services help developmentally disabled individuals to remain as independent as possible.

Valley Mountain Regional Center

The California DDS currently provides community-based services to persons with developmental disabilities and their families through a statewide system of twenty-one regional centers, four developmental centers, and two community-based facilities. The Valley Mountain Regional Center provides point of entry services for people with developmental disabilities within the counties of Amador, Calaveras, San Joaquin, Stanislaus, and Tuolumne. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

County of Tuolumne Behavioral Health Department

The County of Tuolumne Behavioral Health Department operates supportive housing for people with mental illness in a downtown location which was opened in 2012. The County Behavioral Health Department successfully utilized California Mental Health Services Act (MHSA) funding to purchase two homes in downtown Sonora to serve 6 people with mental illness. All of the beds are occupied. They provide case management and off-site services, activities and referrals.

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this group's need. Incorporating "barrier free" design in all new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with development disabilities, the City will implement programs to encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities including persons with developmental disabilities, especially persons with developmental disabilities, and funding sources designated for persons with special needs and disabilities.

Homeless

A person is considered homeless who lacks a fixed, regular, and adequate night-time residence; and an individual who has a primary nighttime residence that is:

A) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); or

B) An institution that provides a temporary residence for individuals intended to be institutionalized; or

C) A public or private place not designed for or ordinarily used as, a regular sleeping accommodation for human beings. Homeless individuals do not include individuals imprisoned or otherwise detained pursuant to an Act of the Congress or a state law (U.S. Code Section 11302).

Homeless individuals within the City include, but are not limited to: victims of domestic violence, persons with mental illness, persons suffering from addiction disorders, those with inadequate incomes, families with single heads of households, and unaccompanied minors.

The Central Sierra Continuum of Care oversaw the preparation of the Central Sierra 2022 Point-in-Time Homeless Census for Tuolumne County (as part of a multi-county effort). According to the Count, Tuolumne County has 266 homeless people both sheltered and unsheltered. Of this amount, approximately 40 percent are categorized as chronically homeless individuals. Of the three counties involved, Tuolumne County has the most homeless people reported compared to Amador (184 individuals), Calaveras (122 individuals), and Mariposa (46 individuals) Counties.

According to the Police Chief, the majority of the unsheltered homeless people counted within Tuolumne County are in the area of the City. As a regional issue, it is difficult to determine the exact amount within the City as there are homeless encampments along the city limits on both sides of the boundary. The City of Sonora Unsheltered Point-In-Time County in 2022 reports 92 unsheltered individuals, 49 of which are reported to be chronically homeless individuals.

Many individuals and families move in and out of homelessness and shelters over the course of a year. Generally, three types of facilities provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent supportive housing:

- Emergency Shelter: A facility that provides overnight shelter and fulfills a client's basic needs (such as food, clothing, and medical care) either on-site or through off-site services. The permitted length of stay can vary from one day to six months, depending upon whether the shelter is short-term or long-term.
- Transitional Housing: A residence that provides housing for up to two years. Residents of transitional housing are usually connected to rehabilitative services, including substance abuse and mental health care interventions, employment services, individual and group counseling, and life skills training.

- Permanent Supportive Housing: Permanent housing that is affordable in the community or service-enriched housing that is linked with on-going supportive services (on-site or off- site) and is designed to allow formerly homeless clients to live at the facility on an indefinite basis.

Additionally, Rapid Re-Housing programs can be utilized to provide housing relocation, stabilization services, and short- to medium-term assistance to help individuals and families experiencing homelessness move as quickly as possible into permanent or more stable housing.

The most common service needs identified (but unable to obtain) were identified as housing assistance or shelter and employment or employment training. Similarly, the top three services that would have helped prevent homelessness were identified as employment or employment training, housing assistance or shelter and legal assistance.

Table 3-28: Homeless Facilities*

Facility Type	Family Units	Family Beds	Adult Only Beds	Seasonal
Emergency Shelter	28	102	74	0
Transitional Housing	13	41	17	NA
Permanent Supportive Housing	13	35	47	NA
Rapid Rehousing	6	17	24	NA
Total	**60**	**195**	**162**	**0**

Source: Continuum of Care or HUD; CoC_HIC_State_CA_2017

*Note: Numbers are provided for the Tuolumne, Amador, Calaveras, Mariposa Counties Continuum of Care for which Tuolumne County is a participating member. Numbers represent homeless needs for the total Continuum of Care area.

Across the homeless facility types, there are 60 family units, 195 family beds, and 162 adult only beds. Emergency shelter has the most family units (46.7 percent), family beds, (52.3 percent) and adult only beds (46.7 percent). None of the facility types are seasonal.

Homeless Support Services

David Lambert Community Center/Drop-in Center

This facility provides a place for socialization for the mentally ill and other homeless individuals. The center is located at 347 W. Jackson St., Sonora.

American Red Cross

The Tuolumne County office of the American Red Cross assists residents with temporary housing, food, and clothing in response to disasters. In addition to assisting individual households, the American Red Cross has played an important role in the county in response to county disasters, in particular, wildfires.

Churches/Salvation Army/Food Pantries/Clothing/Computer

Other organizations within the City have limited funds set aside for 1-2 night motel accommodations for the homeless (e.g., St. Patrick's Church, the Salvation Army). Free community meals are provided at the St. James Episcopal Church (locally known as the Red Church), St. Patrick's Church and at a local coffee house, the Heart Rock Café. Food pantries are available in the City limits at: the Red Church, Sonora Baptist Church, and St. Patrick's Church. Clothing, linens, and toiletries are also available at these locations. Computer access is available at the David Lambert

Drop in Center in the City and at the main branch of the Tuolumne County Library in Sonora. The Salvation Army Reach program also provides auto repair, assistance with energy and utilities, minor home repairs, transit tickets and related services.

Amador-Tuolumne Community Action Agency (ATCAA)

ATCAA offices are based in the cities of Sonora (for Tuolumne County) and Jackson (for Amador County). ATCAA also works with the Calaveras-Mariposa Community Action Agency to implement programs in Calaveras County. ATCAA operates a homeless shelter in the City of Sonora. ATCAA has assisted the homeless in Sonora and Tuolumne County since 1981 and obtained its first shelter in 1984. ATCAA successfully worked with the City to acquire ownership of the existing homeless shelter and undertake shelter rehabilitation. ATCAA provides adults and children with emergency and transitional shelter in Tuolumne County, Homeless Prevention rent and utility assistance and Housing and Budget Counseling.

ATCAA provides a deposit assistance program that provides funding for individuals and families covering the necessary funds required for security deposits on rental units. The program provides an opportunity for people to enter into rental housing who are not able to afford the initial investment of a security deposit and first month rent payment.

ATCAA operates the county food bank, based in Jamestown. The food bank solicits, transports, stores and distributes emergency and supplemental foods to individuals and families. The food bank assists community church pantries with emergency food supplies. ATCAA also implements a Home Energy Assistance Program (HEAP) assisting with energy-saving home improvements such as home weatherization, appliance replacement, and providing education on reducing energy costs.

Center for a Non-Violent Community

The Center for a Non-Violent Community (CNVC, formerly known as the Mountain Women's Resource Center) provides services and resources (including shelter) to victims of domestic violence, sexual assault, and human trafficking. The City previously owned the CNVC Shelter rent free. The City recently transferred ownership of the facility to CNVC, to streamline facility operation and management. The CNVC Shelter provides 11 beds for women and children, and the stay length is 30-days. The reported average client profile is a white married woman under 30, with at least one child under the age of six, in the very low income category. CNVC offers counseling services, life skills classes, and other resources to those staying in the shelter. The principal funding sources for the shelter are the Office of Criminal Justice Planning, Community Development Block Grants, and private fundraising.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may hire migrant workers.

According to the Census American FactFinder, there were 42 people employed in agriculture, forestry, fishing and hunting, and mining occupations – less than 1 percent of the City's employed population. Given the extended distance between the City and agricultural destinations for workers, and that migrant and seasonal workers are often without private transportation; farmworker housing units should be located along primarily public transportation

routes which provide regular service to Twain Harte and higher elevations so that workers may meet with other workers to be transported to work sites by their employers. Implementation of Program 7.2 (Facilitate the Provision of the Employee Housing Act) establishes the City's strategy and implementation program removing governmental constraints to the provision of farm worker housing.

Table 3-29a: Farmworkers in Tuolumne County			
	City of Sonora	Tuolumne County	State of California
Total Employment	1,992	20,829	18,729,798
Agriculture, forestry, fishing and hunting, mining	9	498	394,937
Percent Total	**0.5%**	**2.4%**	**2.1%**

Source: US Census Bureau, American Community Survey 5-Year Data (2022), Table DP03.

Table 3-29b shows the 2012 to 2017 estimates of farmworkers for Tuolumne County, as reported in the US Department of Agriculture's Census of Agriculture. As indicated, there were an estimated 355 farmworkers in the County in 2017 which was a 33.5 percent increase of farmworkers in the County from 2012. Similarly, the number of farms employing workers increased 9.3 percent. Additionally, during the same period the number of workers working 150 days or more increased by 136 percent which indicates there are more permanent farmworkers.

Table 3-29b: Farmworker Employment by Workers in Tuolumne County						
Farm/Worker Type	**Farmworkers**		**% Change**	**Farms**		**% Change**
	2012	**2017**		**2012**	**2017**	
Farm Size						
Farms with less than 10 employees	187	187	0%	71	75	5.6%
Farms with 10 or more employees	79	168	112.7%	4	7	75.0%
Total	**266**	**355**	**33.5%**	**75**	**82**	**9.3%**
Length of Employment of Workers						
Permanent	66	156	136.4%			
Seasonal (less than 150 days)	131	199	51.9%			

Source: 2012 and 2017 Census of Agriculture, Table 7, Tuolumne County, https://www.nass.usda.gov/Quick_Stats/CDQT/chapter/2/table/7/state/CA/county/099/year/2017.

According to a 2023 study by the UC Merced Community and Labor Center, farmworkers across California are facing serious health challenges. The study suggests that farmworkers generally experience substandard housing (e.g., older homes, apartments, mobile homes, motels, garages, or other similar spaces), often requiring repairs such as new roofs, plumbing, heating and cooling systems, and termite clean-up. Poor ventilation and crowded spaces put farmworkers at increased risk for respiratory illnesses as well.

This low percentage of agricultural employment, combined with the lack of farms or farm labor housing in or near Sonora, indicates that the number of actual farm workers in Sonora is very small and, therefore, the City has no specialized housing programs targeted to this group beyond overall programs for housing affordability.

3.2.7 Regional Housing Needs

Future housing need refers to the share of the regional housing need that has been allocated to the City. The State Department of Housing and Community Development (HCD) provides a regional housing goal number. In allocating the region's future housing needs to jurisdictions, the following factors must be taken into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;
- Commuting patterns;
- Type and tenure of housing;
- Loss of units in assisted housing developments;
- Over-concentration of lower-income households; and
- Geological and topographical constraints.

The RHNP addresses housing issues that are related to future growth in the region. The RHNP allocates to each city and county a "fair share" of the region's projected housing needs by household income group. The Plan covers an 8.5-year period.

The major goal of the RHNP is to assure a fair distribution of housing among cities and counties, so that every community provides an opportunity for a mix of housing affordable to all economic segments. This share of regional housing needs is known as Regional Housing Needs Assessment (RHNA). RHNA targets are not building requirements, but goals for each community to accommodate through appropriate planning policies and land use regulations. RHNA targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period and that market forces are not inhibited in addressing the housing needs of all economic segments of a community.

The RHNA allocates future (construction) needs by each income category in a way that meets the State mandate to reduce the over-concentration of lower-income households in one community versus another community. According to the RHNP, Sonora's RHNA is a total of two (2) new units for the 2024 – 2029 period. This allocation is distributed into four income categories, as shown in Table 3-30, *Projected Needs (RHNA)*.

Table 3-30: Projected Needs (RHNA)

Jurisdiction	Very Low	Low	Moderate	Above-Moderate	Total	
City of Sonora	1	1	0	0		2
% of Total	50%	50%	0%	0%	100%	50.0%
Unincorporated Tuolumne County	1	1	0	0		2
% of Total	50%	50%	0%	0%	100%	50.0%
Tuolumne County Region Total	2	2	0	0		4

Pursuant to AB 2634, local jurisdictions are also required to project the needs of extremely low-income households (0–30% of AMI). Fifty percent of the very low-income households are presumed to qualify as extremely low-income households. However, Sonora's RHNA for very low income households is 1 unit, so there is no projection for extremely low income units.

Of the two (2) units needed, one (1) new unit is needed for very low income and one (1) for low income. This is half of the need of Tuolumne County where two (2) units are needed for very low income and two (2) for low income. This brings the total area of the City and Tuolumne County to six (6) units needed.

3.2.8 Energy Conservation and Public Participation Requirements

Opportunities for Energy Conservation

State law requires local government, in preparing a housing element, to address energy conservation measures with respect to residential developments within their jurisdiction. The City of Sonora has taken several measures to implement energy conservation programs in residential projects. The building orientation, street layout, lot design, landscaping, and street tree configuration of all residential projects are reviewed to maximize solar access and energy conservation.

Energy conservation is achieved through implementation measures on different levels. The first level includes requiring new residential development to meet applicable energy standards of Title 24 of the California Administrative Code. Building additions or alterations must also meet Title 24 standards if they increase the heated or cooled floor space of the building. Builders of these units may achieve compliance either by calculating the energy performance in a prescribed manner or by selecting from alternative component packages that prescribe a fixed method of energy compliance. The City's Building and Code Compliance Division checks all proposed residential units for design and construction compliance with Title 24 energy standards.

The level of energy conservation implementation occurs during review and approval of residential subdivisions to ensure they are designed to maximize passive or natural heating and cooling opportunities. This can be achieved by encouraging the incorporation of techniques to maximize use of solar energy. Passive cooling opportunities are listed and included in the design of lots to allow the appropriate orientation of a structure to take advantage of prevailing breezes or available shade. Passive heating opportunities include design of lots to allow structures to be aligned in an east-west direction for southern exposure. Section 66473.1 of the State Subdivision Map Act requires that the design of a subdivision for which a tentative map is required shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. Although no precise standards are given, the State Attorney General issued an opinion in 1981 that "a tentative map of a subdivision must be disapproved if it fails to meet the design requirement of Government Code Section 66473.1."

Another way to advance energy conservation is through implementation of various programs that encourage weatherization of residential structures (i.e., to improve conditions of existing structures and to decrease their energy demand). The most common techniques for increasing building efficiency are: insulation of ceilings; heating-ventilating air conditioning ducts and hot water heaters; weather stripping and caulking; thermostats at night; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications. The Department of Energy, Weatherization Assistance Program (DOE WAP) has long served as the core program for delivering energy conservation services to lower-income Californians. The Weatherization Assistance Program reduces the heating and cooling costs for lower-income families by improving the energy efficiency of their homes and ensuring their

health and safety. Among low-income households, the program focuses on those with elderly residents, individuals with disabilities, and families with children. The City will look at opportunities to help homeowners with weatherization. In addition, each new residential unit built must have solar included in the build.

Pacific Gas & Electric provides electricity to residential consumers in Tuolumne County, including the City of Sonora. PG&E also participates in several other energy assistance programs which help qualified homeowners and renters conserve energy and control costs. These include:

- The California Alternate Rates for Energy Program (CARE) provides a 20 percent monthly discount on energy rates to income qualified households, certain non-profits, facilities housing agricultural employees, homeless shelters, hospices, and other qualified non-profit group living facilities. Participants qualify through income guidelines or if enrolled in certain public assistance programs.
- The Relief for Energy Assistance through Community Help (REACH) Program is administered by the Salvation Army and provides one-time energy assistance to lower-income customers. Those who have experienced an uncontrollable or unforeseen hardship may receive an energy credit up to $500, credit amount based on the past due amount of the bill. REACH assistance may be available only once within a 12-month period, but exceptions can be made for seniors, the physically challenged, and the terminally ill.
- Family Electric Rate Assistance (FERA) provides a monthly discount of 18 percent on electric bills for income qualified households of three or more people.
- Medical-Baseline provides help if you're a customer with special energy needs related to a medical condition. Customers on life-support or other medical equipment may be eligible for additional energy at the lowest price through the Medical Baseline program. This program is not based on income.
- The Green Saver Program enables income-qualified residential customers in select communities to save 20% on their electricity bill on top of any applicable CARE or FERA discounts by subscribing to 100% solar energy. Eligibility requirements include customers who live in disadvantaged communities (DAC) and are eligible for CARE of FERA among other requirements.
- The Low-income Home Energy Assistance Program (LIHEAP) is a federal program run by the California Department of Community Services and Development (CSD) to provide heating, cooling and weatherproofing help to lower income families. This program prioritizes families who spend a large part of their income on energy, families with elderly or disabled members and families with children under age three.

Public Participation

Public participation in preparation of the Housing Element is required under Government Code Section 65588(c). This Housing Element was developed through the combined efforts of City staff, the City's Planning Commission, and the City Council. The City conducted an online community survey between May 3, 2023, and May 23, 2023, garnering input from 521 respondents. The City conducted additional, targeted stakeholder interviews in December 2024. In an effort to achieve public participation of all economic segments in the community, this survey was widely distributed through the following methods:

- Hard copy surveys available during business hours at City Hall
- Survey links on the City website and social media accounts
- Advertisement through local news sources, including the Union Democrat and MyMotherLode.com

This distribution allowed for participants to engage with survey content through preferred methods (hard copy vs. electronic) and use of different noticing techniques garnered attention from a variety of community members. As the population of Sonora is at approximately 5,000 individuals, approximately 10 percent of the City was represented in these survey findings. The City also conducted an online survey for City employees in May 2023 and performed stakeholder interviews collecting input as part of a strategic planning effort.

The community survey collected data on resident's occupancy characteristics as well as City housing, development, infrastructure, population growth, homelessness and perception of City operations and services. About 36 percent of respondents said they live in the incorporated City of Sonora, and 49.9 percent of respondents said they own a home in the City of Sonora. A majority of survey respondents (58 percent) said that they either "agree" or "strongly agree" with the statement that vacant properties downtown should be a top priority. Similarly, a majority (60.6 percent) indicated that they either "agree" or "strongly agree" with the statement that the City needs to make homelessness a top priority. Roughly 30 percent of respondents said they were either "very dissatisfied" or "dissatisfied" with community housing programs. About 48 percent of respondents indicated that they were "very concerned" about housing challenges and the impact on the City.

The employee survey collected information from 30 City employees; information was primarily related to their experience working for the City but also asked about certain challenges in the community including housing and homelessness. Over 53 percent of surveyed employees responded that they were "very concerned" with the challenge of homelessness in the City of Sonora. Homelessness was also listed among the biggest challenges in the community by employees surveyed. Stakeholder interviews also revealed homelessness and, to a lesser extent, vacant properties as priorities. Results of the community survey, employee survey, and stakeholder interviews were discussed at a strategic planning workshop held on July 9th, 2023.

This Housing Element was published for public review on February 13, 2024, until March 14, 2024. Notice of the public review period was published via the City's website and comment card handouts; documentation of this outreach process is included in Appendix A.

To present the draft Housing Element Update to the public, the City hosted an open house at City Hall on February 22nd, 2024 from 5:00 PM to 7:00 PM. The purpose of this outreach event was to discuss proposed housing policies and programs as presented in the updated Housing Element. This open house was noticed to the public via the City's website, and City staff distributed invitations to participate to the following agencies:

- Amador Tuolumne Community Action Agency (Fair Housing Information Provider)
- Area 12 Agency on Aging
- Disability Resources Agency for Independent Living
- Mother Lode Job Training Center
- Sonora Chamber of Commerce
- Tuolumne County Blue Zones Project
- Tuolumne County Business Council
- Tuolumne County Chamber of Commerce
- Tuolumne County Commission on Aging
- Tuolumne County Department of Public Health
- Tuolumne County Transportation Council
- Tuolumne County Visitors Bureau

The outreach event was facilitated open-house style, with a series of boards available for the public to review and comment. City staff and CSG Consultants were available during the outreach event to answer questions or provide further information/context about the housing element update. A total of eight individuals attended the open house; documentation of the open house sign-in sheet is included in Appendix A. Comment cards were available at the open house for interested parties to provide feedback on the Housing Element, however none were returned to City staff at the end of the outreach process.

One comment letter was received electronically on February 20, 2024, relating to the Housing Element Update. This letter was co-signed by the following local organizations: Tuolumne County Business Council, Tuolumne County Association of Realtors, Tuolumne County Building Industry and Tuolumne County Chamber of Commerce. A representative from the Tuolumne County Building Industry also attended the February 20, 2024 City Council meeting, where comments outlined in the letter were read into the public comment session. The letter received was dated October 2023 and was addressed to the Tuolumne County Board of Supervisors. Many comments included are specific to the regional housing element update prepared by Tuolumne County; those relevant to the City of Sonora were considered for this Housing Element Update process. Several programs relate to concerns found in this comment letter, including:

- PROGRAM 2.3: Support Infill Development to Facilitate Housing Development Across all Income Categories
- PROGRAM 2.4: Expedite Planning Review of Accessory Dwelling Units (ADUs)
- PROGRAM 5.2: Continue to Waive or Reduce Certain Fees for Extremely Low, Very Low- and Low-Income Housing Projects

The City conducted additional stakeholder engagement in 2024.The additional engagement included a number of targeted stakeholder interviews focusing on lower-income households, special needs households, and service providers. Stakeholders provided feedback on affordable housing issues and needs in the City.

The City reached out to 5 individuals and organizations who represent a diverse range of agencies and interest groups to participate in stakeholder interviews regarding housing needs and issues in Sonora. The interviews were conducted on the following dates:

- December 2, 2024 at 2:30 PM
- December 2, 2024 at 3:30 PM
- December 10, 2024 at 2:30 PM

Stakeholders included representatives from Area 12 Agency On Aging, a social services organization in Tuolumne County, the Amador Tuolumne Community Action Agency, and local representatives from Habitat for Humanity. These interviews influenced the development of the following programs, based on discussion on priorities with the local stakeholders. The stakeholder interviews discussed a variety of topics, and the following key themes were identified. The identified programs were influenced by the noted public comment:

- Need for funding to rehabilitate substandard housing stock (Program 2.1, pursue grant funding for housing rehabilitation)
- Lack of community support for multifamily or lower-income housing (Program6.1, increased outreach goals)

- High cost of housing construction (Program 2.1, pursue grant funding for new housing production to offset high construction costs, Program 5.2, fee waivers for lower income projects to offset high construction costs, Expanded constraints analysis)
- Lack of middle-income / workforce housing (Program 2.3, support infill development, Program 2.4, encourage affordable ADU development, Program 4.1, assist in the development of moderate-income housing, Program 2.2, employee down-payment assistance)

The participants had varying perspectives informed by their involvement and familiarity with Sonora, but lack of housing at a variety of income levels and financial support for rehabilitating substandard housing stock were the issues mentioned the most.

Several programs may create opportunities for more housing across all income levels, as well as assist in funding housing rehabilitation, including:

- Program 2.3: Support Infill Development to Facilitate Housing Development Across all Income Categories
- Program 2.4: Expedite Planning Review of Accessory Dwelling Units (ADUs)
- Program 4.1: Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households
- Program 2.1: Pursue Grant Funding for New Housing Production and Housing Rehabilitation

The City will actively engage the community in the progress of the Housing Element implementation, including specifically working with developers, service providers and other community interests to accomplish the various implementing programs.

3.3 SITE INVENTORY ANALYSIS AND ZONING

3.3.1 Residential Land Inventory

This residential site inventory identifies parcels suitable for residential use, to meet the RHNA allocation. Staff utilized a recent aerial photo, the parcel inventory form the 2014 Housing Element, and staff knowledge to create an updated map and table with up-to-date vacant land which can accommodate residential development. All parcels are located in developed areas within the City with access to water and sewer service.

RHNP Requirement

California General Plan law requires that a community provide a fair share of sites to allow for and facilitate production of the regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify "adequate sites." As defined under California Government Code Section 65583(c)(1), adequate sites are those with appropriate zoning and development standards, with services and facilities to encourage and provide for the development of a variety of housing for all income levels.

Under the Regional Housing Needs Plan (RHNP), Sonora has been assigned a housing need target or its share of regional housing needs. This housing target refers to the City's share of new housing needed to accommodate population and employment growth in the region. As discussed previously, State law requires each community to play a role in meeting the region's housing needs. As such, the City of Sonora housing production goals between 2024 and 2029 is to establish two (2) units. Table 3-31, *Capacity to Meet RHNA Requirement*, shows the RHNA requirement of two units and incorporates the unit capacity of the available vacant sites the proposed for development.

State Housing Law requires jurisdictions to identify zones that accommodate housing needs of lower-income households. The law allows jurisdictions to rely on default densities to demonstrate zoning that encourages lower-income housing development. The R-3 Zone allows for multi-family dwelling units with no maximum density and the General Plan Land Use Designation has a maximum density of 21.75 dwelling units per acre, are both consistent with the default density under State Housing Law for Sonora that allows a minimum of 15 units per acre to accommodate the housing needs of lower-income households.

Ability to Meet the RHNA

The City has adequate land with appropriately densities to meet its RHNA. The City is identifying two sites (Lemke and Cuesta Heights) that are available for housing development to meet the RNA. Using the minimum density for these sites, the City could achieve a surplus of 152 units beyond the RHNA requirement, as shown in the table below. Additional detail on both sites is provided below to further detail for how Sonora will provide adequate residential site capacity within the community to accommodate its share of regional housing needs during the planning period.

As shown in Table 3-31, the City has adequate sites with appropriate densities to meet the current Regional Housing Needs Assessment (RHNA) requirements. State law (SB 1019) requires the City to zone an adequate number of sites that permit multi-family residential uses without a conditional use permit to meet its housing need for very-low and low income households. Multifamily units are permitted by right in the R-3 district. Likewise, state law (Government Code 65583.2(c)(3)) requires sufficient vacant land for lower-income households. The site included in theinventory

is large enough to accommodate 154 units, far in excess of the City's RNHA allocation of two (2) new units. In total the City has sufficient vacant property that once developed would result in units across all income categories beyond this cycle's requirement. Thus, the City is not rezoning to meet the RHNA and no rezoning to residential use is necessary. However, as noted in Housing Element Program 3.1 and consistent with HCD's correspondence dated June 9, 2025, the 5th and 6th Regional Housing Needs Assessment (RHNA) candidate site(s) are to be rezoned to accommodate by-right housing pursuant to Government Code Section 65583.2 (c). Specifically, Program 3,1 requires the City to amend the City's Municipal Code by adding Chapter 17.21 entitled Regional Housing Needs Assessment Overlay Zone District (RHNAOZD) to Title 17 of the City of Sonora Municipal Code. The Regional Housing Needs Assessment Overlay Zone District (RHNAOZD) applies solely to the Lemke Property (APN: 044-430-055) as described herein.

There is a substantial amount of undeveloped land in Sonora; however not all land has access to appropriate infrastructure for residential development. As part of this Housing Element update, the City identified two sites designated for residential development; refer to Exhibit 3-3, *Opportunity Sites*, for the location of both sites. Both sites have access to water and sewer.

Table 3-31: Capacity to Meet RHNA Requirement

	Very Low	Low	Moderate	Above Moderate	Total
RHNA Requirement	1	1	0	0	2
RHNA Sites					
Lemke	53	53	0	0	106
Cuesta Heights	0	0	24	24	48
Total Capacity	**53**	**53**	**24**	**24**	**154**
Surplus	*52*	*52*	*24*	*24*	*152*

Table 3-32, *Available Vacant Sites for Residential Development*, lists both sites and identifies the zoning, acreage, and unit potential (number of units that can be accommodated) to establish an available sites inventory demonstrating that assigned RHNA numbers can be accommodated. The two sites have a total capacity for 154 units, including 106 lower income units, 24 moderate, and 24 above moderate units. The sites were chosen due to their zoning, size, capacity for development, vacant uses, and the ability to provide infrastructure. Existing zoning is listed in Table 3-32, below. No rezoning is proposed for either site, except in accordance with Government Code Section 65583.2 (c) as described above.

Recent Multi-Family Project Densities

To project the realistic unit potential for the multi-family site (Lemke), a review of a recently proposed multi-family housing development was conducted. The City has received two recent project applications for multi-family housing. One project on Snell Street includes 44 units on approximately 4 net developable acres. This 19-acre parcel contains mainly areas of steep slopes (greater than 30%) and thus the project is proposed on the net developable portion. The project has a net density of approximately 11 du/acre. The second project on Oregon Street is a mixed-use commercial and residential project on a total of 0.72 acres. The project includes 12 residential units of a density of 16.7 du/acre. Calculating the average density of the two recent projects yields a density of 13.8 du/acre, which establishes a trend for recent development that can be used on the RHNA site.

Table 3-32: Available Vacant Sites for Residential Development						
Site Name	APN	Existing Zoning/ General Plan	Approx. Acreage	Maximum Density	Unit Potential	Affordability
Lemke	044-430-055	R3/HDR	11.05**	21.75 du/acre	106	Low / Very Low
Cuesta Heights	035-070-055	R1/SFR	21.78	7.2 du/acre	48	Moderate / Above Moderate

*** Based on the site constraints and the topography of the area, the portion of this parcel that falls within the range of 0-15% slope and would be developable is 9.19 acres.*

Lemke (044-430-055)

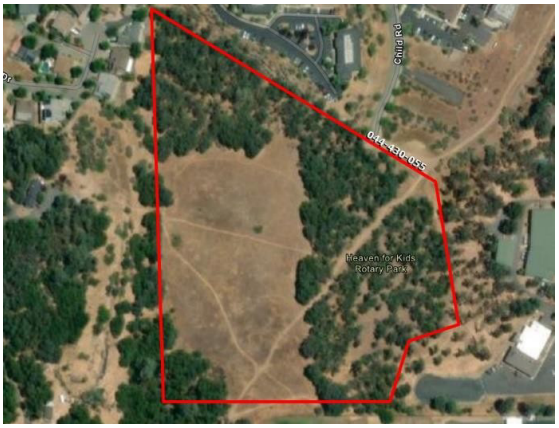
The Lemke site is 9.19 acres of a vacant, 11.05 acre parcel in the R3 zone. The R3 zone has a maximum density of 21.75 du/acre, making the zone suitable for lower-income housing. The realistic capacity of the site is 106 lower-income units. This projection is based on taking the developable portion of the site (9.19) at the average density of multi-family developments in the City (11.6 du/acre), which is slightly lower than the 13.8 du/acre of the recent projects. Based on recent projects and average densities in the City, 11.6 is a realistic density for the site.

Though the parcel is larger than 10 acres, only 9.19 acres of the parcel are identified as the RHNA site for housing. Based on the site constraints and the topography of the area, the portion of this parcel that falls within the range of 0-15% slope and would be developable is 9.19 acres. The rest of the parcel has a slope greater than 15%. Thus, the RHNA site is effectively less than 10 acres and is appropriate for lower-income housing.

The R3 zone allows densities up to 21.75 du/acre. The state identified default density for the City of Sonora is at least 15 du/acre thus, the site meets the density standards for lower-income housing.

The City has previously met and discussed this site with a developer. Project alternatives were identified would allow a multi-family project. Further, this is part of a limited number of sites within the City with easy access to both sewer and water. The site is within one-half mile of existing services in the City include the Tuolumne County library, Tuolumne County senior center, healthcare services, a park and playground, and Sonora Elementary School.

Exhibit 3-1: Lemke Opportunity Site



Cuesta Heights

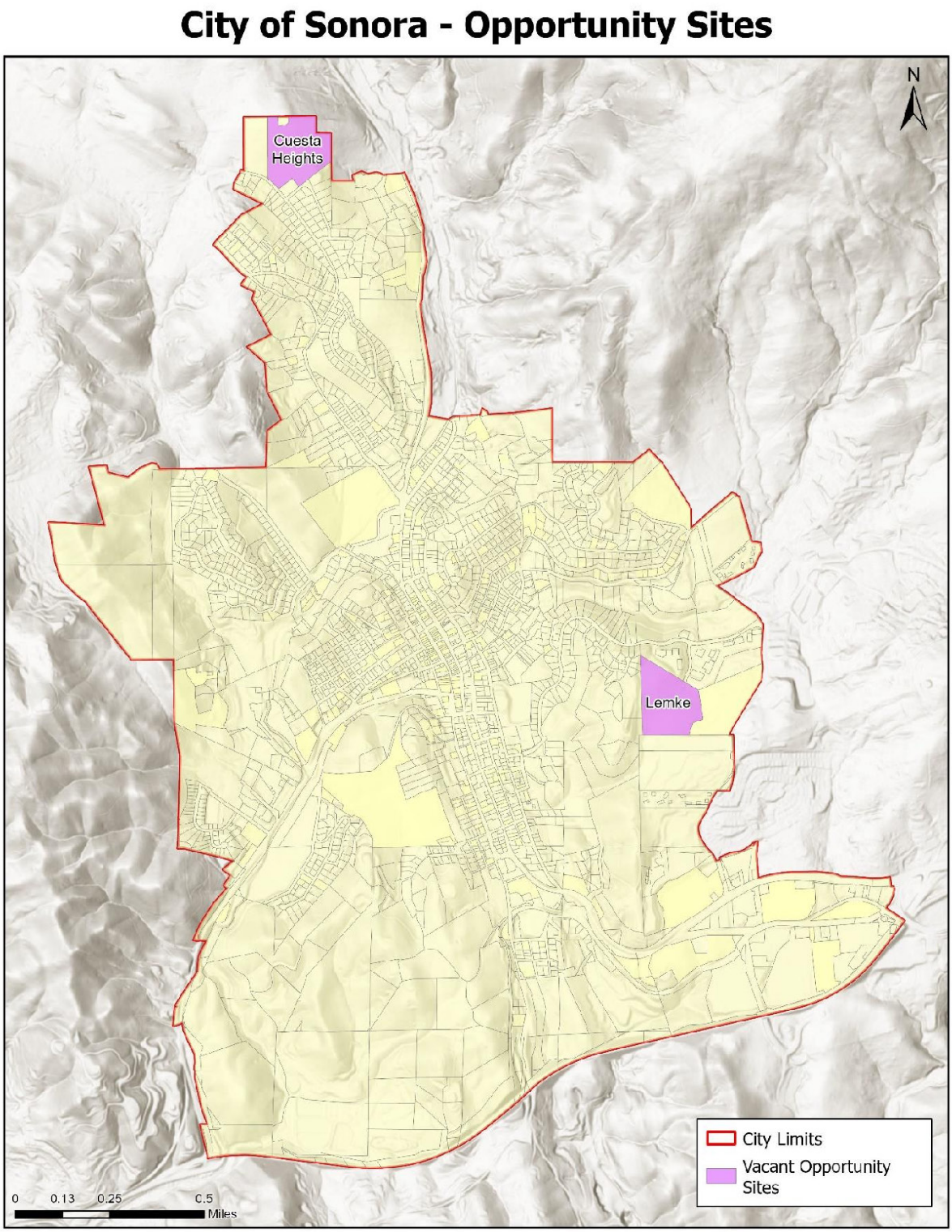
The Cuesta Heights site is a 21.78 vacant parcel in the R1 zone. The R1 zone allows densities up to 7.2 du/acre. The projected capacity for the site is 24 moderate and 24 above moderate income units. This is a density of approximately 2.8 du/acre, which is reasonable given the site size, slope, and single-family zoning. It is below the maximum density of the zone as it takes into consideration site-specific constraints.

Note that this site is not needed to meet the RHNA, as the City was not assigned any units in the moderate or above moderate income categories. This site is being identified as an additional opportunity for housing development in the City beyond the assigned RHNA.

Exhibit 3-2: Cuesta Heights Opportunity Site



Exhibit 3-3: Opportunity Sites



Availability and Adequacy of Public Services and Infrastructure

Infrastructure necessary to support future development is in place within the City of Sonora. All vacant land designated for single-family, medium-high, or high-density residential use is served by sewer and water lines, streets, storm drains, telephone, electrical lines, or they can be extended to serve the properties. Many parcels in the City still rely on septic systems, and the sites in the inventory were selected in part because of their ability to access existing sewer lines.

To ensure the availability and adequacy of public facilities and services for future development, the City, along with other providers of public services, will continue to carry out regular infrastructure improvements and upgrading.

Environmental Constraints

There are no known environmental constraints on either parcel that would preclude the development of housing. The sites inventory analysis takes into account any environmental constraints such as habitat, noise hazards, easements, airport compatibility, Williamson Act contracts, environmental overlays, property conditions and steep slopes. Any environmental constraints that would lower the potential yield have already been accounted for in the site/unit capacity analysis through a reduction of the developable acreage of the site. The sites are all appropriate and regular in shape. There are no environmental cleanup sites on any of the RHNA sites per the California Department of Toxic Substances Control's EnviroStor database. Neither site is in a flood hazard zone.

The vast majority of the City is located in a Very High Fire Hazard Severity Zone (VHFHSZ). As such, both sites are located in a VHFHSZ. Thus, the City is familiar with managing development across the jurisdiction that mitigates wildfire risk to the greatest extent feasible. The location of the sites in the VHFHSZ will not preclude or pose a constraint to the development of housing. The City has adopted the California Building Code, including the California Fire Code, which includes most recent standards to mitigate wildfire risk. The City's Municipal Code Section 14.01.170 prohibits any public nuisance that creates a fire hazard within the community, including the accumulation of grass, stubble, brush, litter, or other flammable material that endangers public safety. The City's Fire Chief and code enforcement staff has the authority to enforce this ordinance. In addition, the City's Hillside Preservation Ordinance also includes provisions applicable to mitigate wildfire hazards to development by allowing for flexible design solutions, such as:

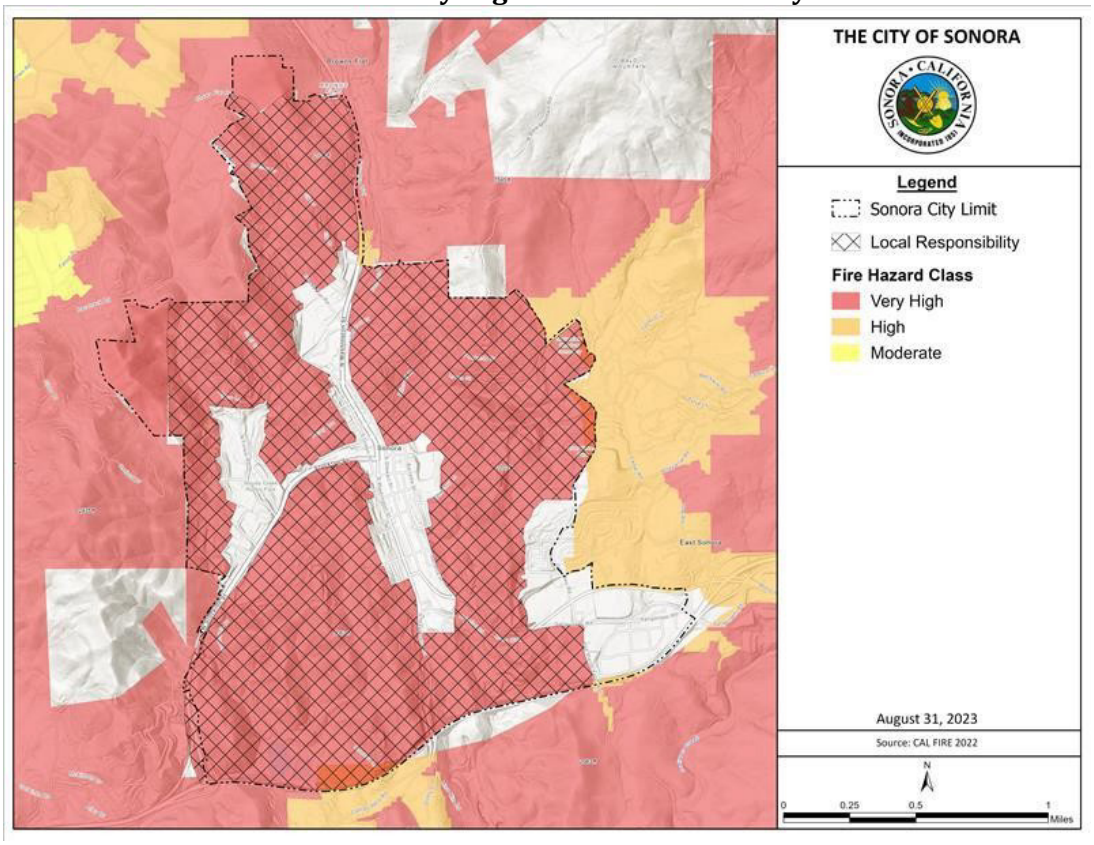
- Clustering structures where clustering results in reduced roadway surfacing and/or increased vegetation retention and open spaces.
- Concentrating development on hillsides and preserving the hilltop.
- Clustering structures in existing clearings to reduce vegetation removal.
- Preserving seventy-five percent or more of the on-site vegetation.

Accessory Dwelling Units

The City is not utilizing accessory dwelling unit (ADU) trends to meet the RHNA. Any ADU production would be providing for additional housing beyond the RHNA.

The City sees development of about 1 – 2 ADUs throughout the City annually, for an estimated projection of between 5 – 10 ADUs throughout the planning period. Program 2.4 is included to encourage and increase ADU development throughout the City.

Exhibit 3-4: Very High Fire Hazard Severity Zone



CEQA: Likely Level of Environmental Review Required for Each Vacant Parcel

Sites located within the City of Sonora would likely be subject to an exemption, negative declaration or mitigated negative declaration. Additionally, affordable housing projects may be exempt from CEQA. Both sites are located within the VHFHSZ, and neither site is located within any FEMA mapped flood zones. None of the vacant parcels are subject to pending litigation on environmental grounds that could impact the availability for development over the next eight years.

3.3.2 No Non-Vacant Sites

Government Code Section 65583.2 (g) (2) states that housing elements relying on non-vacant sites for more than 50 percent of their lower-income RHNA units must demonstrate that the existing uses of these sites do not impede additional residential development.

The site inventory does not include any non-vacant sites. One hundred percent of the RHNA will be met on vacant sites. All sites in the inventory are vacant, as shown above.

3.3.3 Financial Resources For Housing

Sonora has access to a variety of existing and potential funding sources available for housing activities. These include programs from local, State, federal and private resources. The following section describes the primary housing

funding sources available to the City of Sonora for housing production, rehabilitation, or preservation including HUD CDBG funds, and the Section 8 Housing Choice Vouchers program.

Housing And Urban Development (HUD)/Community Development Block Grant (CDBG) Funds

The HUD CDBG program provides funds for a range of community development activities. The program is flexible in that the funds can be used for a range of activities. The eligible activities include, but are not limited to: acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistance, and also clearance activities.

The City will have to submit a competitive grant application to the State Department of Housing and Community Development (HCD) for CDBG funding through the Small Cities program.

Section 8 Housing Choice Voucher Program

The Section 8 Housing Choice Voucher Program is a federal program that provides rental assistance to very low-income persons in need of affordable housing. The program offers a voucher to income-qualified tenants that pays the difference between the payment standard (an exception to fair market rent) and what a tenant can afford to pay (e.g., 30 percent of their income). A voucher allows a tenant to choose housing that may cost above the payment standard, with the tenant paying the extra cost.

Habitat For Humanity

Habitat for Humanity is a non-profit, faith-based private, non-governmental organization dedicated to building affordable housing and rehabilitating homes for lower-income families. Habitat for Humanity builds and repairs homes with partner families and the help of volunteers. Homes are sold to partner families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the homes. Government agencies or individuals usually donate land for new homes.

No Place Like Home

The No Place Like Home (NPLH) program funds permanent supportive housing development for persons in need of mental health services who are either experiencing homelessness or chronic homelessness or are at risk of chronic homelessness. Counties with or without a housing development sponsor are eligible applicants and counties must commit to provide mental health services and to help coordinate access to other community services. Available funds include competitive and noncompetitive allocations. The noncompetitive allocation is based on the county's homeless population with a minimum allocation of $500,000 per county. For a competitive allocation, counties compete for funding among counties or similar size. Tuolumne County would compete for funds with other small counties (population less than 200,000).

HOME Investment Partnerships Program

The HOME program provides assistance to create and retain affordable housing. Eligible entities include cities, counties, developers, and nonprofit Community Housing Development Organizations (CHDO). The program would provide grants to cities and counties and low-interest loans to developers and nonprofit CHDOs. Eligible activities

include rehabilitation, new construction, and payment and rental assistance for multifamily projects and single-family projects. Eligible activities must benefit low-income renters, homebuyers or homeowners.

3.4 CONSTRAINTS

Various factors can constrain residential development in a community. Land costs, construction costs, and market financing can potentially hinder the production of new residential projects. Residential development constraints have been identified and categorized as either governmental constraints, non-governmental constraints, or environmental constraints and analyzed below. Although many factors limiting housing production are market driven, jurisdictions have some control in instituting policies and programs to address the residential development constraints or limiting factors.

3.4.1 Governmental Constraints

Local policies and regulations can impact the price and availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees, and exactions, permit processing procedures, and various other issues may present constraints to the maintenance, development and improvement of housing. This section discusses potential governmental constraints in Sonora.

Land Use Controls

The Land Use Element of Sonora's General Plan sets forth City policies for guiding local residential development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses. These policies are implemented through several types of ordinances, including the Zoning Ordinance and Subdivision Ordinance. Zoning regulations establish the amount and distribution of land uses within the City, while the Subdivision Ordinance regulates the division and improvement of land. The Land Use Element identifies eight residential specific land use categories as outlined in Table 3-33, *Land Use Categories Permitting Residential Use*, below. Corresponding zoning districts and densities are applied. The City of Sonora does not have an inclusionary provision in the Zoning Ordinance for low income housing.

Table 3-33: Land Use Categories Permitting Residential Use

General Plan Designation	Zoning District	Density
Estate Residential - ER	Agricultural/Residential - AR Residential Estate - RE	1 unit / acre
Single-Family Residential - SFR	Single-Family Residential - R-1	7.26 units / acre (1 unit / 6,000 sq.ft.)
Medium Density Residential - MDR	Limited Multifamily Residential - R-2	10.9 units / acre (1 unit / 4,000 sq.ft.)
High Density Residential - HDR	Multifamily Residential - R-3	21.8 units / acre (1 unit / 2,000 sq.ft.)
Historic Mixed Use - HMU	Single-Family Residential - R-1	7.26 units / acre (1 unit / 6,000 sq.ft.)
Historic Mixed Density Residential - HMR	Limited Multifamily Residential - R-2	10.9 units / acre (1 unit / 4,000 sq.ft.)
	Multifamily Residential - R-3	21.8 units / acre (1 unit / 2,000 sq.ft.)
Mixed Use - MU	Planned Development - PD	Varies
Commercial	Commercial	No limit on the number of units above the ground floor

Both the Historic Mixed Use (HMU) and Historic Mixed Density Residential (HMR) General Plan Designations are intended to preserve historic character in portions of the City with large concentrations of structures aged 50 years or older. Historic Mixed Use designation is primarily applicable in the City's historic core, with development dating back to the City's founding in the late 1800s. Historic Mixed Density Residential is applied to areas outside of the City's designated historic core and used primarily for residential purposes.

These designations allow for a broad range of land uses that are compatible with maintaining the integrity of individual structures, landscapes, and overall neighborhood characteristics. The maximum land use density for both HMU and HMR is listed as 21.75 dwelling units per acre. There is no additional historic design review or standards residential development must demonstrate compliance within this designation. The intent of both districts is not to create additional review or standards, but build in flexibility for parking, landscaping, and setbacks while allowing for adaptive re-use of historic structures.

Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. The Ordinance sets forth specific residential development standards, which are summarized in Table 3-34, *Parking Zoning Requirements*, and Table 3-35, *Residential Development Standards*, below.

Generally, development standards can limit the number of units that may be constructed on a particular piece of property. These include density, minimum lot and unit sizes, height, and open space requirements. By limiting the number of units that could be constructed, the per unit land costs would necessarily be higher and, all other factors being equal, result in higher development costs that could impact housing affordability.

Table 3-34: Parking Zoning Requirements

Residential Use Type	Parking Requirements
Single Family (AR, RE, R-1) **Limited Multi Family (2 – 4 units) (R-2)**	Two stalls per Dwelling Unit
Multifamily Dwelling with (5+ units) (R-3)	1.5 stalls per Dwelling Unit for studio, 1- and 2- bedroom units 2 stalls per unit for 3- or More Bedrooms, no guest parking is required
Roominghouse, Boardinghouse, Motel, Hotel	One stall for Each Unit

Parking requirements may be met through a variety of options, including garages, carports, single stalls, or tandem stalls. Carports meeting standards as outlined in Section 17.40.080 qualify for reduced setbacks if specific criteria are met. Flexibility in methods and approaches to parking limits governmental constraints related to this topical area. The 1.5 stalls per dwelling unit for a studio can pose a potential constraint to housing development by increasing development costs and reducing the potential land available for project amenities or additional units. Program 5.3 will reduce the parking requirement for studios in Sonora.

Enforcing off-street parking standards are critical for public health and safety in the City of Sonora, considering the majority of the City is located in a Very High Fire Hazard Severity Zone. Many residential roadways in Sonora were established in the 1800s, and are narrow due to constraints with the local topography. On-street parking in specific

areas can substantially limit ingress/egress in residential neighborhoods, by constraining narrow roads even further. To ensure adequate ingress/egress in the case of emergency, along with adequate emergency vehicle access, enforcing off-street parking standards will remain relevant for the City into the future. This issue is discussed further under non-governmental constraints, as related to City topography and natural hazard threats (primarily wildfire).

Overall, development standards in Sonora are comparable to similar communities. To facilitate affordable housing development, the City offers a variety of incentives, including reduction/waiver of parking requirements. Specifically, for apartment units that are affordable to lower income households, the requirement for two spaces per unit and visitor parking is waived at the request of the applicant. Pursuant to State Density Bonus law (SB 1818), projects meeting the requirements of Municipal Code Chapter 17.56, Density Bonuses or Other Incentives, are eligible to receive density increases, use of State parking standards, and may also receive additional regulatoryconcessions.

The state legislature passed density bonus laws in 2018 and 2021. The Town will incorporate these provisions by amending the zoning ordinance to update density bonuses to meet current state requirements Assembly Bill (AB) 2345, Senate Bill (SB) 1763, and SB 1227 with Program 5.3.

Table 3-35: Residential Development Standards

Zoning District	Maximum Building Height	Minimum Lot Area	Minimum Lot Width	Setbacks (ft); Front, Side, Rear,	Maximum Lot Coverage
AR	35ft/2 stories	5 acres	150 feet	50, 20, 50	None
RE	35ft/2 stories	1 acre	100 feet	20, 10, 30	35%
R-1	35ft/2 stories	6,000 sq.ft.	60 feet	10, 10% or 10 ft, 20	35%
R-2	35ft/2 stories	5,000 sq.ft.	50 feet	10, 10% or 10 ft, 15	50%
R-3	35ft, higher with conditional use permit	6,000 sq.ft.	60 feet	10, 5, 10, +5 ft for additional stories over 2 stories	50%
PD	Varies	Varies	Varies	Varies	Varies

Note: Multifamily residential is also allowed in the CO-Tourist and Administrative zone and the C-Commercial zone.
PD: The underlining combining district regulations apply.

Minimum setback regulations for R-2 and R-3 zones are less restrictive for residential development, providing potential for more units on a parcel. Maximum building height is standardized across all residential zones, but can be increased beyond 35 feet in height within the R-3 zone with a conditional use permit following a finding of necessity and desirability from the planning commission. The 2 story height limit in the R-3 zone may present a constraint to multifamily residential development to achieve the maximum density. Program 5.3 will amend the zoning ordinance to increase the maximum stories to 3 to remove potential constraints to achieving the maximum densities. Residential zones have various requirements for minimum lot size, ranging from 5 acres to 6,000 square feet. Minimum lot sizes were established due to topographic constraints and lack of urban facilities and services in parts of the City. The City has approved smaller or adjusted lot sizes through the planned development process, refer to flexibility in development standards below.

The cumulative effect of residential development standards is not likely to constrain the ability of developers to achieve maximum densities on site development.

Flexibility in Development Standards

The City offers various mechanisms to provide relief from development standards that are typically required of all residential projects under the Zoning Ordinance. These mechanisms include the Density Bonus, Planned Development (PD) Zone, nonconforming uses, and variances.

Density Bonuses and Other Incentives: To facilitate the development of housing for lower- and moderate-income households, the City offers the Density Increase Incentive Program (Municipal Code Section 17.56). The City may offer a density increase over the otherwise maximum allowable residential density of a location. Additional incentives may also be provided, including the use of federal and State funds when available. SB 1818 and SB 435 changed the State Density Bonus Law to allow a bonus of up to 35 percent and other incentives at the request of applicants who restrict a portion of proposed units for lower- or moderate-income households consistent with State law. The Density Bonus ordinance does not include allowances beyond state law.

Planned Development or PD Zone / Mixed Use Areas: The PD zone was adopted in order to provide for the efficient and economical use of existing buildings, structures, and land. It is intended that the PD zone be combined with other districts to allow for flexibility in the enforcement of land use regulations. Various land uses may be combined in a planned development zone, including combinations of residential, commercial, industrial, utility, institutional, education, cultural, recreational, and other uses. The practical (i.e., likely) density of development on multi-family residential land (or land designated Planned Development used for multi-family residential developments) in the City of Sonora can be estimated to be: 13.7 dwelling units per acre. In general, older apartment complexes have higher densities (11-81 du/acre) and more recent apartment complexes have lower densities (10-13 du/acre). Older apartment complexes tend to have relatively narrow ingress and egress that may present constraints under current safety standards. Older complexes may also have on-street parking—another potential constraint. Therefore, the most likely yield is projected to be somewhat lower than 13.7 dwelling units per acre, or 11.6 dwelling units per acre (based on those projects most recently approved). Based on calculations for single-family residential yields and these high-density multi-family yields, medium-density multi-family yields are expected to be approximately 7.7 dwelling units per acre.

The General Plan Land Use Element also has a designation for Mixed Use. This designation was developed to encourage development which creates a diverse, walkable, compact, and vibrant project with integrated design compatible with the physical characteristics of the property. Because Sonora is located in a rural area and has a diverse topography, this land use designation provides for a greater range of development and density with a reduction in lot area, setbacks, lot width and an increase in lot coverage and building height. The current implementing district for this designation is the Planned Development or PD Zone.

Nonconforming Use: A legal, nonconforming use or structure is one that was once established with permits but would no longer be allowed and could not be replaced under current zoning regulations. The Sonora Municipal Code, Section 17.58, includes exceptions for the reconstruction, restoration and repair of legal conforming residential uses, so long as such structures can continue to provide safe housing.

Variances: The Planning Commission may approve variances from the strict application of zoning regulations. The purpose of a variance is to enable property owners to achieve reasonable use of property, if the property is unable to comply with zoning standards due to unique property conditions (such as size, shape, topography, location, or surroundings). Variances are only issued for projects that would normally be allowable within the zoning district and are subject to conditions that do not create special privileges for the subject property.

Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. This includes single-family homes, multi-family housing, second units, mobile homes, emergency shelters and transitional housing, among others. Table 3-36, *Housing Types Permitted by Zone*, below summarizes the various housing types permitted within the City's zoning districts. Besides single-family homes, the City provides for various other housing types to meet the special needs of the community, including persons earning lower income, seniors, the disabled, the homeless, and agricultural workers, among others.

Table 3-36: Housing Types Permitted by Zone	
Single-family, including manufactured homes**	AR, RE, R-1, R-2, R-3, PD, CO
Secondary Unit	AR, RE, R-1, R-2, R-3, PD
Single Room Occupancy Units	CO, R-2, R-3, PD
Mobile Home Parks	C, PD
Child Care Facilities 7+ persons*	C, CG, CO
Duplexes	R-2, R-3, PD
Apartments	R-2, R-3, CO, C, PD
Rest Home, Convalescent Home, Senior Housing Facilities	CO, C, CG, R-3, PD
Emergency Shelters and Transitional Housing	R-3, C

***Community Care Facilities and Transition Housing are permitted in the same areas as other similar residential uses.*

**Family Daycare Homes are permitted uses within single-family residences in all zoning districts in accordance with Sonora Municipal Code Section 17.63.040.*

Single Family Homes

Single family homes are permitted within all residential zones. As discussed below, manufactured homes are likewise permitted in all zones that allow single family homes and are permitted as single family homes.

Accessory Dwelling Units

Accessory Dwelling Units (ADUs) are a permitted use in all zoning districts that allow single-family and multi-family dwelling residential, subject to compliance with the development standards of the underlying zoning district for the primary dwelling units. There are significant opportunities for both attached and detached ADUs, and junior ADUs by right throughout the community. The City adopted an ADU ordinance on October 3, 2022. The ordinance repealed the previous Chapter 17.55 "Second Dwelling Units on Residential Parcels" in its entirety, and replaced with a Chapter 17.55, Accessory Dwelling Units. The City is committed to updating the ordinance as necessary. Per correspondence with HCD, the department will send over a review of the City's ADU Ordinance with areas of noncompliance. As a part of Program 2.4, the City will respond to HCD and revise its ADU as necessary within six months of receipt of comments from HCD.

Mobile Home Parks

Mobile homes offer an affordable housing option to many low- and moderate- income households. According to the State Department of Finance (2023), less than 1 percent of Sonora's housing stock consists of mobile homes. Mobile home parks are permitted in the CO and C zones, subject to the following criteria:

- A minimum of 3 acres

- Minimum area of 3,000 square feet per mobile home site, exclusive of the roadway
- One community open space of a minimum 200 square feet per mobile home site
- Mobile home should be set back a minimum of 5 feet from the interior roadway
- Solid wall or fence six feet high on project boundaries
- No structure within 6 feet of the mobile home
- Roadway and public utilities provided to the mobile home sites.

Manufactured Housing/Mobile Homes

Manufactured housing units/mobile homes are permitted within all single-family residential districts and should comply with all of the following criteria:

- Only be used as a single-family residence
- Subject to provisions of zoning applicable to a residential structure
- Attach to a permanent perimeter foundation system
- Minimum width of twenty feet
- Compatibility with the architectural design of two-thirds of conventional homes within two hundred feet:
    - Pitched roof
    - Eave overhangs
    - Roofing material
    - Siding material
    - Number of stories

Community Care Facilities

Sections 5115 and 5116 of the California Welfare and Institutions Code declare that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer disabled persons is a residential use for the purpose of zoning. A State-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones.

The City of Sonora does not currently define group quarters (or group homes for the disabled) nor does it specify zoning districts for the location of these facilities, including group homes for seven or more people. Currently, the City does not distinguish between these uses and other residential uses in residential districts. Further, the City specifically permits “rest homes, convalescent homes, tri-level senior communities, senior housing facilities” within the R-3, CO, C, and CG zones. The City will continue to comply with State law with regard to group homes and State licensed community care facilities and group home residency among unrelated persons.

Multifamily Housing

According to the State Department of Finance (2023), multi-family housing made up approximately 37 percent of the existing housing stock in Sonora. The Zoning Ordinance expressly permits multifamily residential in the R-2, R-3, CO, C and PD zones. Multifamily units are also allowed above the ground floor in the downtown area. The downtown area consists of the area designated as the Historic Area which is all property between Elkin Street, Church Street, Stewart Street and Green Street. This area includes the historic multi-story buildings facing North Washington Street. The Zoning Ordinance allows for an unlimited number of units above the ground level. Many of the existing

structures in this area have space on the second floor for residential units that is used for office space or is currently vacant. Approximately 75 buildings are located within this Historic Area that could have residential units on the upper floor.

New multi-family residential projects require a site plan review. Applications for a site plan review would be submitted to the Community Development Department along with a site plan fee of $2,372. The Community Development Director would then schedule the site plan for consideration by the City Planning Commission at a public hearing. The commission may approve, approve with conditions, or disapprove the site plan. Disapproved plans may be resubmitted after revision within one year. Appeals to the Planning Commission's decision may be submitted to the Community Development Department. Single family residences, accessory dwelling units, and construction of a duplex, triplex, or other multi-family structure of three or fewer units on a parcel zoned for that use are exempt from a site plan review. However, site plan reviews are required for any new commercial or industrial buildings and expansions of any existing commercial or industrial building. Therefore, unlike in many other cities, the public meeting and public review process for development projects is a common occurrence and does not bring undue focus to multi-family projects.

Additionally, multi-family residential projects in the downtown area are subject to a design review process. Applications for design review approval are submitted to the Community Development Department along with a fee of $805. The application, along with copies of exterior elevations and other design elements, would be reviewed by the Planning Commission. Appeals to the Planning Commission's decision may be filed in writing, along with the one hundred dollar appeals fee, to the community development department. The City's site plan and design review (where applicable) processes do not change the density of a project that would be allowed, but instead focus on the integration of the project with historic context of the overall City to ensure that new projects fit within the aesthetics of the community. Given the City's success in providing multi-family housing, development standards and permit processing procedures are not unduly onerous or serve to constrain multi-family housing development.

Farmworker Housing

Despite the limited number of farmworkers in the City and surrounding area, the City allows employee housing, including housing for farmworkers, consistent with Health and Safety Code Section 17021.5 and 17021.6. The City has no agricultural only land use designation. Correspondingly, the Zoning Ordinance does not expressly address housing for agricultural workers. According to the Housing Survey, 2.3 percent of Sonora residents were employed in agriculture, forestry, fishing and hunting, and mining. The majority of farmworkers in Tuolumne County are employed in reforestation after timber harvesting. Reforestation activities generally occur in the county's higher elevations (above 3,000 feet) and are often seasonal. As a result, the demand for farm worker housing for those employed in reforestation activities is normally greatest at elevations of 3,000 feet and above.

In contrast, many of the county's non-forest agricultural crops can be found below 3,000 feet, but not necessarily within the City limits. Therefore, the primary emphasis on farm worker housing in the City of Sonora is focused on the provision of housing for farm workers employed in the production of non-forest crops and farm commodities (e.g., grapes, apples, turkeys). Within the City limits, households associated with agricultural workers are most likely to have large households. The City does provide opportunities for multifamily housing and a variety of housing types for the larger family households.

Emergency Shelters

California Health and Safety Code Section 50801 defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay." The City's Zoning Ordinance permits emergency shelters ministerially by right in the C zone and R-3 zone. Currently, there is approximately 22 acres of vacant land available in the R-3 zone (6 parcels), 11 acres of which include the Lemke Opportunity Site; additional vacant land within the R-3 zone is distributed throughout the City along several public transportation routes (Highway 49 and Greenley Rd) and near the Adventist Health Center for convenient access. There is approximately 2.2 acres of vacant land available in the C zone (2 parcels) also located along public transportation routes (Mono Way) and Adventist Health Center. This vacant land is more than adequate to meet the community's need for emergency shelters, including the 2022 PITC of 92 persons. These facilities would be located in areas with access to supportive health, welfare, social, employment, and transportation services.

To ensure compliance with State law, Program 5.3 is included to review current development standards for emergency shelters and process a Code amendment to ensure that permit processing, development, and management standards for emergency shelters are objective and encourage and facilitate the development of, or conversion to, emergency shelters, and are subject to the same development and management standards applicable to residential or commercial development within the same zone except for those standards prescribed by Government Code section 65583 (a)(4)(A).

AB 139 (2019) revised State law regarding parking standards for emergency shelters. To ensure that City development standards and procedures continue to provide adequate sites for emergency shelters, Program 5.3 includes a Zoning Code amendment to revise definition and parking requirements for emergency shelters to comply with Government Code Section 65583.

Low-Barrier Navigation Centers, Transitional and Supportive Housing

AB101 requires that Low-Barrier Navigation Centers (LBNC) are a use by right and permitted in a ministerial process when located in areas zoned for mixed use and nonresidential zones permitting multifamily uses. To be considered a Low-Barrier Navigation Center, projects must meet the following thresholds:

- Provide access to permanent housing.
- Use of coordinated entry system.
- Use of a Housing First according to the Welfare and Institutions Code Section 8255 (Government Code Section 65662).

An LBNC is defined as a Housing First, low barrier, temporary, service-enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing. Low barrier includes best practices to reduce barriers to entry, such as allowing partners, pets, storage of personal items, and privacy. (Gov. Code, § 65660.). Jurisdictions are required to notify applicants of Low-Barrier Navigation Centers whether the application is complete within 30 days of receipt. Within 60 days of receipt of a completed application, the local jurisdiction shall act upon its review of the application.

The City of Sonora does not currently explicitly allow LBNCs in any zone. Although this does not prevent their development, it could discourage or prove difficult to submit an application. The City will implement Program 5.3 to

amend its Zoning Ordinance to explicitly allow the development of LBNCs, by right, in residential use and mixed-use zones, as well as nonresidential zones permitting multifamily uses.

Supportive housing means housing with no limit on length of stay, as set forth in Government Code Sections 65582 and 65650, and SB 2 and SB 745, that is occupied by low-income individuals who will receive, as part of their residency, supportive services designed to assist the individual in retaining housing, improving health, or enhancing other life functions. The target population includes homeless families, homeless youth, and persons with disabilities. According to the City's Zoning Ordinance, transitional and supportive housing are considered residential uses and are subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

AB 2162 requires affordable housing projects with supportive housing components to be permitted through a ministerial process when located in areas zoned for multi-family and mixed use, including nonresidential zones permitting multifamily uses. To qualify, all units within the affordable housing project must be affordable, and at least 25 percent of units must be supportive housing.

The City does not currently explicitly allow transitional and supportive housing in any zone but allows for transient residential use in the C and R-3 zone with a Transient Use Permit. The City has added Program 5.3 which will amend its Zoning Ordinance pursuant to Government Code Section 65651 to allow supportive housing by-right in zones where multifamily and mixed uses are permitted.

Single Room Occupancy Units (SROs)

An SRO unit is a one-room unit intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although an SRO unit is not required to have a kitchen or bathroom, many SROs have one or the other. This housing type, along with the Transitional and Supportive Housing and multifamily units, address the housing needs of extremely low-income households. Even prior to AB2634, Sonora has a long history of providing SROs thorough the use of roominghouses and boardinghouses which are permitted in the Limited Multifamily Residential (2), Multifamily Residential (R3) and Tourist and Administrative (CO) zones. While SRO units are not specifically defined or explicitly listed as permitted uses or unit types in the City's Zoning Code, Sonora does not have a minimum unit size. Program 7.1 in the Housing Plan includes a commitment to explicitly allow SRO units as well as developing definitions and standards for SROs.

Transient Use Ordinance

The City of Sonora allows for the transient use of either rooms or whole units. The City currently has 19 transient use permits. At this time there is not a limitation on the number of permits that are issued. Some of the permits are for individual rooms within a shared house and others are for the entire unit. At this time, the City does not see this as having a negative impact on available housing due to the low number of units. However, the City will continue to monitor the permits and reevaluate if the number of permit requests increase substantially.

Locally Adopted Ordinances

The City does not have locally adopted ordinances such as inclusionary or affordable ordinances that impact the cost or supply of housing. The City does have a Transient Use Ordinance that regulates the use and distribution of short-

term rental properties. Regulations include operator responsibilities, health/safety considerations (smoke/carbon monoxide alarms, fire extinguishers, trash collection, and similar) along with an inspection schedule.

Short-term rentals are not seen as a constraint to development in Sonora. Short-term rentals are prohibited for all ADUs within the City, to maximize housing supply for long-term renters. The City has fewer than twenty Transient Use Permits active at the time of this writing, which represents less than 0.01 percent of the City's total housing stock.

Development Permit Procedures

Development review and permit processing are necessary steps to ensure residential development and construction proceeds in an orderly manner. The processing time needed to obtain development permits and required approvals is commonly cited as a contributor to the high cost of housing. The City review process is typically as follows:

1. Application Submittal.
2. Application is routed to the Community Development Department. Additional routing is done for Public Works Department, Fire Department, Police Department, and other outside agency preliminary comments, depending on the scope of the project.
3. The Community Development Department provides the applicant with an application status letter commenting on the completeness of the application within 30 days of application submittal.
    a. Letter will identify if the application is complete or what items are required to determine a complete application.
    b. Resubmittal in response to the completeness letter will re-start the 30-day review process cycle.
4. If necessary, Design Review occurs.
5. California Environmental Quality Act Review. Environmental Review can be initiated during the application review process.
    a. CEQA Exemptions/Consistency Analysis requires 1 – 5 months.
    b. Negative/Mitigated Negative Declarations (ND/MND) require 6 – 9 months.
    c. Environmental Impact Reports (EIR) require 9 – 12 months to process, including public review and response to comments.
6. Planning Commission hearing is scheduled based on the level of environmental review needed, consistent with requirements under CEQA.
7. City Council (if required) public hearing is scheduled 30 – 45 days after the Planning Commission public hearing.

For multi-family projects and planned development projects which plan to vary the regulations, a hearing before the Planning Commission or City Council is required. Staff meets with the applicant to discuss the staff recommendation and schedule the public hearing. The City of Sonora's fees are nominal and do not create an obstacle to development. Projects that have been determined to have potential environmental impacts (i.e., not exempt from the California Environmental Quality Act (CEQA) will not be scheduled for a public hearing until after the appropriate environmental document has been prepared, circulated for public review, and finalized. The applicant or a designated representative must be present at any hearing to explain requests and to answer questions. A favorable decision frequently includes conditions of approval that are necessary to carry out the provisions and intent of the Zoning Ordinance.

If an application included a tentative subdivision or parcel map that was approved during the public hearing process, the applicant can submit the final map, grading plans, and final improvement plans to the Engineering Division for plan check. The Engineering Division reviews the plans for compliance with City engineering standards and to ensure that all relevant Planning Commission or City Council conditions imposed on the project have been included. The map and plans are also routed to other appropriate departments such as fire and utility agencies for review and comment as applicable.

After the public hearing for a building project, the applicant's architect and/or engineer can submit working drawings to the Community Development Department for plan check. The Community Development Department is responsible for routing the plans to other appropriate departments for review and comment. Developers are permitted to submit building plans to the Community Development Department prior to the public hearing; however, they do so at their own risk as the reviewing body may reject the proposal or require revisions to the plan set.

Once the necessary permits have been obtained from the Community Development Department and construction commences, the staff is responsible to inspect the development for the following:

- Compliance with conditions of approval imposed by the City Council and Commission;
- Compliance with the Zoning Ordinance;
- Compliance of architectural detail, materials and colors as approved;
- Compliance with requirements for screening of mechanical equipment, outdoor lighting fixtures, landscape completion, parking requirements and signage; and
- Compliance with environmental mitigation imposed on the project.

When the permitted work is complete, the applicant requests a final inspection from the Community Development Department. A staff planner will visit the project to ensure that all Planning provisions have been completed. A similar Fire Department and Engineering Division inspection may also be required. Once completed, final clearance for issuance of a Certificate of Occupancy is given.

As indicated in Table 3-37, *Development Review Process*, the planning processing time is approximately four to six months for apartments. These are reasonable timeframes, especially compared to communities where it could take years to process and approve multi-family developments. Sonora's development permit procedures are necessary to ensure proposed projects meet the City's established standards and regulations and do not unduly constrain or delay the development of housing.

Table 3-37: Development Review Process

Entitlement	Processing Time	Discretionary or Ministerial
General Plan Amendment	2-3 months	Discretionary
Zone Change	2 months	Discretionary
Tentative Subdivision Map	2-6 months	Discretionary
Site Development Permit	2-5 months	Discretionary
Final Subdivision Map	2 months	Ministerial
Design Review Permit	1 month	Discretionary
Conditional Use Permit	1-3 months	Discretionary
Plan Check / Building Permit	1-3 days	Ministerial

A Site Plan approved by the Commission shall expire and become null and void one year after the date of approval unless the authorized use is carried out, a building permit has been issued for the use by the date of expiration, or an extension has been issued by the city.

Analysis of time periods between planning approvals and an application for a building permit show that the period varies greatly depending on a variety of powerful external influences and circumstances beyond the control of the city. These include:

- Preparation of detailed site and building construction plans;
- Whether the applicant intends to develop the property themselves or must market the entitled property for sale to a builder;
- The cost and availability of construction materials and labor;
- The need to obtain permits from other regulatory agencies;
- The ability to obtain project and construction financing; and
- Changes in market conditions.

Time periods typically range from 3 months to two years, and sometimes longer, depending on the size and complexity of the project and the external factors. These external, non-governmental factors determine the time between project approval and requests for construction permits. There is no evidence or suggestion that Sonora's processes create an unreasonable or significant hindrance on the construction of the city's share of the RHNA.

Examples of Permit Processing Timeline

The following are examples of permit processing timeline of residential development projects that have received planning entitlements. The examples range from 77 to 223 days from submittal to approval, averaging 150 days, illustrating the relatively quick timeline for approval of housing.

16 S. Poplar: Duplex (**223 days**)

1. Application submitted December 8, 2022
2. Application deemed complete and fees paid, permit # B22-0115 December 13, 2022
3. Received Plan Check comments #1 on January 9, 2023
4. Revised Plans received on January 23, 2023
5. Submitted for Plan check review on January 25, 2023
6. Received Plan Check comments #2 on February 1, 2023
7. Revised Plans received on February 6, 2023
8. Received Plan Check Approval February 17, 2023
9. Applicant notified that Permit ready to be issued on March 16, 2023
10. Permit issued on July 19, 2023

576 Maple Street: ADU (77 days)

1. Application submitted for ADU conversion on June 3, 2024
2. Request for plans in digital format June 10, 2024
3. Received digital plans and send out for review to Tuolumne Utilities District on June 24, 2024
4. Comments received from Tuolumne Utilities District and City on July 11, 2024
5. Revised plans received by City on July 30, 2024
6. Permit issued on August 19, 2024

Findings of Approval

The City includes findings of approval for zone changes, site development permits, and design review. The findings are utilized to ensure compliance with City standards. Typical findings of approval from recent projects include the following:

- The use is consistent with the City of Sonora General Plan;
- The project has been reviewed in compliance with CEQA;
- The project is consistent with the objectives, policies, general land uses and programs specified in the General Plan;
- The project is compatible with, and physically suited for, the uses authorized in, and the regulations prescribed for, the proposed zoning district in which the real property is located;
- The use is consistent with Title 17 of the Sonora Municipal Code and with the purposes of the zone in which it is located;
- The site is adequate in size and shape to accommodate the proposed uses;
- The proposed changes reflect the traditional architectural characteristics of the community and is consistent with the applicable design standards in the General Plan and Sonora Municipal Code (applicable to projects located in the Historic District)

Typical approval findings for permitting do not pose an additional constraint on development.

SB35

SB35 provides provisions for streamlining projects based on a jurisdiction's progress towards its RHNA goal and timely submittal of the Housing Element Annual Progress Report. Sonora has timely submitted their Housing Element Annual Reports, however, there has been a very limited number of housing units built in the last decade. When jurisdictions have insufficient progress toward their above moderate income RHNA, these jurisdictions are subject to the streamlined ministerial approval process (SB35, Chapter 366, Statutes of 2017, streamlining) for proposed developments with at least 10 percent affordability. However, since the majority of the City of Sonora is within the Very High Fire Risk Area as designated by the State, only the very small portion of the City (primarily the already developed Downtown core) is eligible for this streamlining.

Site Improvements, Development Fees, and Exactions

For large subdivisions, the City requires the construction of reasonable on- and off-site improvements as permitted by the Subdivision Map Act. Typical improvements required of a developer include:

- Grading and improvement of public and private streets including surfacing, curbs, gutters, sidewalks, street lighting, street name signs, and necessary barricades or traffic safety devices;
- Storm drainage and flood control facilities within and outside of the subdivision (when necessary) to carry storm runoff both tributary to and originating within the subdivision;
- A public sewage system that meets public sewer system standards;
- A water supply system providing an adequate supply of potable water to each lot and fire hydrant within the subdivision;
- Fire hydrants and connections of the type and at locations specified by the Fire Department; and
- Public utility distribution facilities including gas, electric, telephone and cable television necessary to serve each lot in the subdivision.

Specific standards for design and improvements of subdivisions must be in accordance with the applicable sections of the General Plan, Specific Plans, Zoning Ordinance, Subdivision Ordinance, other requirements of the City Engineer and each applicable utility provider.

Although requirements for on- and off-site improvements do add to the overall cost of development, they are necessary to ensure provision of vital infrastructure services to residents. The City's on- and off-site requirements are found in Section 16.04.040 of the Municipal Code. The following are minimum requirements for streets that shall be upgraded or constructed to serve proposed subdivisions. Reasonable additional on-site and/or off-site public improvements and dedications may be required depending on the development project. The City's on- and off-site requirements are typical of development standards and do not add significant and unnecessary cost to project development.

Typical sections of various classes of streets (local, collector or arterial) shall be in accordance with the standard drawings entitled "Typical Street Sections" which are adopted by resolution of the city council and maintained by the city engineer. Minor deviations from said "Typical Street Sections" may be approved by the city engineer.

1. The basis for requirements for street and roadway widths and design shall be the topography of the land and density of development in terms of the proposed number of dwellings to be served by said street or roadway on an ultimate basis. Reduced right-of-way width shall, in all cases, be sufficient to accommodate utility facilities within the right-of- way.
2. Improvements required for subdivisions which abut upon public streets or highways shall be installed within the half of an existing street adjacent to the subdivision boundary. Substandard existing improvements shall be removed and replaced as directed by the city engineer. Where such existing street has not previously been paved, required street width shall be as determined by the city engineer.
3. No highway or street shall have a grade of more than twelve percent, except for short stretches where the topography makes it impractical to keep within such grade.
4. Street name signs which meet the approval of the city engineer shall be installed at every intersection within the boundaries of the subdivision and may be required off-site adjacent to access routes serving the subdivision.
5. Traffic control signs as required by the city engineer and/or Caltrans may be required to be installed on or off of the project site.
6. Street lighting shall be required and shall be installed in accordance with design specifications which shall be part of the subdivision improvement plans and/or agreement approved by the city engineer.
7. If an existing or proposed state highway or county road abuts or crosses a proposed subdivision, the subdivider shall secure all pertinent road data and specifications and permits from Caltrans or the county

department of transportation and engineering services and shall provide that the design of the proposed subdivision is compatible with the use of such state highway or county road.

8. The design of a proposed subdivision shall include such bridges as are necessary for efficient internal circulation of traffic within the proposed subdivision.
9. The subdivider shall offer for dedication all rights-of-way for streets or portions of streets as necessary at the time the final map or parcel map is filed for approval.

Off-site improvements are applicable for large scale subdivisions. Typical off-site improvements ensure the provision and improvement of necessary infrastructure to ensure the project. They are minimal in nature and necessary for project implementation. Off-site improvements include the installation of sewer, water, and storm drain lines. The installation of curbs, gutters, sidewalks, and landscaping/tree removal may also be required for the proposed subdivision.

In addition to improvements and dedication of public land, residential developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by State law. In general, these development fees can be a constraint to the maintenance, improvement, and development of housing because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City.

The City's development impact fees are summarized in Table 3-38, *Development and Mitigation Fees*. These fees are levied to offset the cost of serving new development with parks, roadways, drainage, and public facilities. Certain fees are set by regional agencies and are beyond the control of the City. Table 3-39, *Sonora City Planning Fees*, summarized the planning fees the City of Sonora charges for the processing of development projects. The City has adopted a three year implementation plan for full cost recovery.

All fees, zoning, and development standards are available on the City's website. The City complies with all transparency requirements for posting such information, including AB 1483.

The City's fees are evaluated annually and adjusted as necessary to reflect the costs of services, consistent with State law. The City recognizes the financial impact of development fees on affordable housing development. As available, affordable housing funds from various federal, state and local funding sources may be used to reduce or offset fees and assist in the construction and/or acquisition/rehabilitation of affordable housing.

Table 3-38: Development and Mitigation Fees				
Name of Fee	**Single-Family Residential**	**Multi-Family Residential/unit**	**Mobile Home**	**Second Unit**
TUD Water	$1,465.00	$1,268.00	$1,465.00	$1,268.00
TUD Sewer	$3,800.00	$3,068.00	$3,800.00	$3,068.00
County Services Impact Mitigation Fee	$988.06	$988.06	$988.06	$988.06
Traffic Impact Mitigation Fee	$3,724.00	$2,697.00	$3,724.00	$2,697.00
Encroachment Permit	$100.00	$100.00	$100.00	$0.00
Building Permit	$3,564.00	$2,858.00	$2,000.00	$2,300.00
School Fee*	$5,640.00	$2,008.00	$2,008.00	$4,512.00**
Total	$18,264.06	$12,056.06	$13,644.06	$12,647.06

Based on $300,000 valuation

**School fees are $3.20 per square foot and are collected by the School District*

***Based on 1,200 square feet second unit*

Table 3-39: Sonora City Planning Fees	
Fee Name	**Current Fee (2023)**
General Plan Amendment (Text)	$1,705
General Plan Amendment (Map)	$2,057
Zoning Amendment	$1,898
Planned Development (PD)	$2,980
Planned Development Review	$2,374
Conditional Use Permit	$2,149
Variance	$2,057
Site Plan	$2,372
Design Review	$805
Development Agreement	$5,175, plus cost of City Attorney and City Engineer
Landscape Plan Review	$600 plus Landscape Arch. fee
Tentative Parcel Map (4 parcels or less)	$2,615 - 2 lots $2,665 - 3 lots $2,880 - 4 lots
Tentative Subdivision Map	$4,547
Vesting Tentative Subdivision Map	$5,517
Final Map (Parcel)	$1,094
Final Map (Subdivision)	$1,433
Boundary Line Adjustment (Lot Line Adjustment)	$1,423
California Environmental Quality Act (CEQA)	Consultant charge, plus 10% fee

Building permit fees already are adjusted for the size of the home. Based on these factors, permit fees and mitigation fees in the City are not considered a constraint to the development of housing for all income levels.

Building Codes and Enforcement

The California Building Codes establish standards and require inspections at various stages of construction to ensure code compliance and minimum health and safety standards.

The City's Community Development Department carries out code enforcement and inspection activities as a means to preserve and maintain the livability and quality of neighborhoods. City staff investigates violations of property maintenance standards as defined in the Municipal Code as well as other complaints. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties which are required to be brought up to current code standards, the intent of the codes is to provide structurally sound and safe housing.

Housing for Persons with Disabilities Including Persons with Developmental Disabilities

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in local zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

Building Code and Enforcement

The City enforces the 2019 California Green Building Codes, which is based on the International Building Codes and other model codes (electrical, plumbing, mechanical, etc.). The City Community Development Division and the Fire Department are responsible for enforcing regulations governing the maintenance of all buildings and property. Due to the City's minimal staffing levels, code enforcement is primarily complaint-based with the exception of fire hazards, which City staff proactively identifies any fire hazard conditions within the City.

The City's building code requires new multi-family residential construction to comply with FHAA, which specifies that ground floor dwelling units in new developments must be adaptable to the physically disabled. The requirements include: 1) adaptive design features for the interior of the units; 2) accessible public use and common use areas; and 3) sufficiently wider doors to allow wheelchair access.

There are no local amendments to the adopted building code. Revised editions of the organizational regulatory codes are automatically adopted by the city on January 1, following the date which the state of California Department of Housing and Community Development, Building Standards Commission and state Fire Marshal's office adopts said regulatory code.

Reasonable Accommodation Procedures

Pursuant to the FHAA, a disabled person or representative may request reasonable accommodation relating to the various land use, zoning, or building codes, rules, and policies, practices, and/or procedures. For rehabilitation projects, such as installation of ramps or interior modifications, the City processes these requests for reasonable accommodation over the counter. No special review is required and therefore, will not constrain the rehabilitation of housing. Some projects require modifications to development standards to accommodate persons with disabilities including persons with developmental disabilities. The City reviews requests for reasonable accommodation at the staff level, according to adopted policy. All requests to City staff are handled according to adopted policy and every individual who seeks guidance, help or service from staff are treated equally, equitably,

and expeditiously as a small team can deliver Often requests are processed within one week. Furthermore, the City provides zoning flexibility for rehabilitation of existing nonconforming housing. Some requests for reasonable accommodation may be processed under these provisions. Making reasonable accommodation is printed on all City Council agendas, and City hall is ADA accessible. Staff strives to deliver gold standard service over the phone and in person.

The City will continue to place literature regarding the extent of and procedures for requesting reasonable accommodation at public counters. The City will also continue to monitor its development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing for persons with disabilities including persons with developmental disabilities. When constraints are identified, the City will work to mitigate or eliminate such constraints.

The City has created a Disabled Access Appeals Board to hear appeals to actions taken by the city and to provide reasonable interpretations of the California Access Laws, procedures are set forth in Section 15.08.280 of the municipal code. However, the City has not developed procedures for reasonable accommodation requests with respect to zoning, permit processing, and building laws. While the City complies with the intent of reasonable accommodation requirements, as a part of the Housing Element implementation, the City will establish a codified reasonable accommodation procedure and standards to better facilitate objective review and approval of any future accommodation requests (Program 7.2).

Zoning Ordinance

The enforcement of the Sonora Zoning Ordinance complies with the Lanterman Developmental Disabilities Services Act in addressing community residential care facilities for persons with disabilities including persons with developmental disabilities. Community care facilities serving six or fewer residents are permitted by right in all residential zones. However, the Zoning Ordinance will be revised to specifically list this as a permitted use.

Definition of Family

Local governments may restrict access to housing for households failing to qualify as a “family” by definition specified in the Zoning Code. A restrictive definition of “family” that limits the number of and/or differentiates between related and unrelated individuals living together may illegally limit the development/siting of group homes for persons with disabilities (including persons with developmental disabilities) but not for housing families that are similarly sized or situated.[2] The City of Sonora will amend its Zoning Ordinance to amend the definition of “family” as part of Program 7.5 (Remove ”Family" Definitions and Qualifiers in Zoning Code).

[2] California court cases (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981, etc.) have ruled an ordinance as invalid if it defines a “Family” as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.

Conclusion

The amendments to the City's Zoning Ordinance related to persons with disabilities including persons with developmental disabilities and the removal of the definition of family would enable the policies to be less restrictive to the development of housing.

Programs which Reduce Government Constraints

- Program 7.3 Facilitate the Provision of Farm Working Housing
- Program 7.5 Remove "Family" Definitions and Qualifiers in Zoning Code

3.4.2 Non-Governmental Constraints

Requests to Develop Below the Anticipated Density

Requests to develop housing at densities below those anticipated in the Housing Element act as a potential constraint to housing development. Over the last housing cycle, the City received 0 requests to develop below densities.

Development Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, there is wide variation within each construction type, depending on the size of unit and the number and quality of amenities provided, such as fireplaces, swimming pools, and interior fixtures among others.

One indicator of construction costs is Building Valuation Data, compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national and do not account for regional differences, nor include the price of the land upon which the building is built. The Building Valuation Data, dated August 2022, reports the national average for development costs per square foot for apartments and single-family homes as follows:

- Residential Multifamily: $149.80 to $223.61 per square foot
- Residential One- and Two-Family Dwelling: $167.37 to $211.77 per square foot
- Residential Care/Assisted Living Facilities: $189.67 to $264.93 per square foot

California building costs tend to be higher than national levels.

Land costs in Sonora are generally less than in other parts of the State. Data gathered from Trulia.com in September 2023 indicates that land in Sonora ranges from $29,000 for 0.23 acres to $165,000 for 0.33 acres (Table 3-40, *2023 Land Costs)*. Generally, land costs can vary wildly in Sonora and can be affected by a range of factors. For example, the 0.33 acre lot for $165,000 includes permitted floorplans with a building pad already constructed, and easily accessible utility hook-ups (water/sewer) in the street. Other lots listed below include non-entitled raw land, with varying levels of utility accessibility.

Table 3-40: 2023 Land Costs

Lot Size (ac)	Listing Price
0.23 acre	$29,000
0.31 acre	$35,000
0.33 acre	$165,000
0.35 acre	$49,000
0.60 acres	$60,000
0.34 acre	$97,000
0.70 acre	$29,500
0.23 acre	$30,000
0.18 acre	$30,000
0.18 acre	$30,000

Source: Trulia.com, September 2023

Mortgage And Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race of the refinancing, whether financed at market rate or with government assistance.

Table 3-41, *Home Loans in Tuolumne County*, summarizes the disposition of loan applications submitted to financial institutions for home purchase, refinance, and home improvement loans within Tuolumne County in 2022. Included is information on loans for home improvements, home purchase and refinancing. It is noted that the three census tracts reported in the table below include land outside of the Sonora city boundary. Components of the data reported by the HMDA includes mortgage and rehabilitation data financing occurring outside of the City of Sonora.

Table 3-41: Home Loans in Tuolumne County*

Loan Purpose	Property Type	Number
Home Improvement	1-4 family dwelling	31
Home Purchase	1-4 family dwelling	163
Refinancing	1-4 family dwelling	61

Source: Home Mortgage Disclosure Act (HMDA) data 2022

**Census Tracts that include the city limits of Sonora*

In 2022, a total of 163 households applied for loans to purchase homes in Tuolumne County within the Census Tracts where Sonora is located. To be eligible for government backed loans such as FHA and VA loans, residents must meet the established income standards and the home prices must not exceed a certain limit. The data was provided on the Census Tract level and was unavailable at the more specific City level so some of these households could be located outside of the city limits of Sonora.

A total of 31 households applied for home improvement loans in 2022. Home improvement loans are less common as the loan is unsecured, and thus are considered riskier to lenders. To address potential private market lending constraints and expand home improvement opportunities, the City of Sonora offers and / or participates in a variety of programs. Such programs assist lower and moderate income residents by increasing access to favorable loan terms to improve their homes.

3.4.3 Environmental Constraints

A community's environmental setting affects the feasibility and cost of developing housing. Environmental issues range from the availability of water and preservation of oak trees to the suitability of land for development due to potential exposure to seismic, flooding, wildfire and other hazards. This section summarizes these potential constraints in Sonora. Refer to the Safety Element and Open Space, Conservation and Recreation Element of the General Plan for more detailed analyses and mitigating policies that address environmental issues or hazards within the Sonora area.

Water Supply

Tuolumne Utilities District (TUD) provides potable water to the City of Sonora. Water service in the City of Sonora is provided by TUD; a copy of this Housing Element was provided to TUD for their review and comment. TUD maintains three water storage and treatment facilities within or adjacent to the City limits:

- Greenley Road water tank adjacent to Sonora Hills – 2.7 million gallons storage
- Sonora Water Treatment Plant water storage tanks on Bald Mountain Road - Storage capacity 2 million with potential expansion to 3 million gallons
- Sonora Reservoir at the end of Reservoir Road – 60,000 gallons

TUD obtains more than 95 percent of potable water as surface water through the South Fork of the Stanislaus River from a 1983 purchase agreement with PG&E. Sonora's water supply travels from Lyons Reservoir, fed by the Stanislaus River, to Phoenix Lake which is the nearest water storage body serving Sonora. From Phoenix Lake, water travels to TUD's Sonora Water Treatment Plant (located within the Sonora City Limits) by underground pipe. Between Lyons Reservoir and Phoenix Lake, water is transported by numerous miles of ditch. Annual water supply is dependent upon natural flow of the South Fork of the Stanislaus River, which yields 100,000± acre feet including 24,000± acre feet of combined storage in Strawberry (Pinecrest) and Lyons Reservoirs. Historically, the amount of water supplied through the system has been more than twice the amount of water consumed.

Groundwater provides approximately 5 percent of domestic or treated water annually. Limited use of recycled water is purchased by private landowners for irrigating 700± acres of farm and pastureland. Per TUD, available water supplies for new development are currently dependent upon when water is requested. Presently, there is a sufficient volume of water available to supply existing needs for the City of Sonora.

The Public Facilities and Services Element includes policies to facilitate water conservation to help maintain adequate water supply for the community.

Sewer Capacity

TUD provides public sewer service to the majority of the City. TUD operates a sewer treatment plant in the southwestern corner of the City adjacent to City-owned property. The facility currently provides service to 23,000± people with a design capacity of 2.6 million gallons per day (mgd). The average dry weather flow at the facility is approximately 1.7 mgd. The plant produces secondary treated and disinfected effluent is discharged to a large storage reservoir, Quartz Reservoir, prior to distribution for reclamation by agricultural end-users.

Private septic systems are regulated through the Tuolumne County Environmental Health Department and are of limited distribution. Private systems are concentrated southwest of J.S. West and Symons and near the northern City limits with limited numbers scattered in areas outside the public sewer service areas. Thin soils and porous rock (e.g., limestone) are two identified hazards associated with failed septic systems within the City's sphere of influence. However, age has been the primary reason for septic system failure within the City according to the Tuolumne County Environmental Health Department. Most of these older failing systems have been replaced with public sewer service from TUD.

Topography

Topography in the foothills restricts the overall density of housing units that can be accommodated both physically and economically. Within the City limits, slopes vary from 0 percent to in excess of 30 percent. To address this issue, the City of Sonora has adopted a Hillside Preservation Ordinance that includes slope/density requirements and flexible standards for hillside development. Topography also provides challenges for sidewalk construction and meeting grade requirements for wheelchair accessibility.

In addition, the General Plan has assigned land use designations to lands based on topography. Specifically, land with fewer topographic constraints were designated for higher density development or as Mixed Use to allow for increasing densities on portions of the site with gentle topography and limiting density on the steepest slopes while achieving an overall density of at least 15 dwelling units per acre.

Landscape Requirements

Sonora's oak woodlands are an important part of the City's heritage and constitute a valuable natural resource within the community. The oak woodlands provide habitat for wildlife, contribute to the City's beauty and varied scenery, provide shade in parks as well as in developed areas, and enrich soils and protect watersheds and streams from erosion. To address the decline of oak woodlands due to urbanization, the City adopted landscaping requirements that strives to balance preservation with the social benefits of private property ownership and development. The City's regulations, offer incentives for tree preservation, and provide feasible alternatives and options to removal where practicable, consistent with the Sonora General Plan Conservation and Open Space and Recreation Elements of the Sonora General Plan.

Seismic Safety

The Sonora area is subject to moderate to strong ground shaking from large earthquakes on active faults in the Mono Lake and the Coast Ranges/San Francisco Bay area. The City is located within the Foothills Fault Zone, and could produce stronger ground shaking due to the close proximity to Sonora. The Foothills Fault Zone is considered potentially seismically active. Historically, seismic activity in the San Joaquin Valley has been slight in comparison to the rest of California. Throughout recorded history, no major movement has occurred. Earthquakes felt locally are from seismic disturbances to the west of the valley and include the San Andreas, Calaveras, and Hayward faults.

Flooding

Flood threats exist within the Sonora area on occasion. Perennial streams flowing through the Sonora area, including Sonora Creek, Woods Creek and several ditches, do not ordinarily carry large volumes of water. During major rain events, flooding becomes a serious concern, particularly within the mapped 100-year flood zone. The City requires new development to detain drainage to maintain peak flow runoff at pre-development levels. Detention can be provided either on or off-site, provided it can be demonstrated that the detention facility will effectively meet City adopted goals and policies with respect to drainage.

Wildfire and Fire Protection

According to the California Department of Forestry and Fire Protection (CalFire), the majority of the City is located within a very high fire hazard severity zone. Areas where homes are located near dense vegetation and forest land (also known as the Urban-Wildland Interface) are known to have higher risks from wildfires. Fire danger is especially high in the summer months in these areas, and vulnerability is increased during strong wind events. Several wildland fires have occurred within Tuolumne County in recent years. While the Rim Fire in 2013 occurred outside of the City boundaries, the City was impacted by the heavy smoke and the loss of tourism revenue.

Residential sites within the Very High Fire Hazard Severity Zone are known to contribute additional costs for design and building clearance to be fire safe. The Sonora Fire Department and TUD are responsible for reviewing all development proposals within the City to ensure the proper sizing of infrastructure, provision of adequate access

for firefighting equipment, and identification of fire hazard areas. The City encourages the restriction of construction of new buildings within 100 feet of designated fire hazard areas unless fuel modification measures are included in the design.

ISO Rating

The Insurance Services Office (ISO) is an independent organization that serves insurance companies, fire departments, insurance regulators, and others by providing information about risk. ISO's Public Protection Classification (PPC) service gauges the quality of local fire departments by collecting information on a community's public fire protection and then analyzing the data using a Fire Suppression Rating Schedule (FSRS). ISO then assigns a PPC from 1 to 10. Class 1 represents the best public protection and Class 10 indicates no recognized protection. The Sonora Fire Department currently has an ISO Public Protection Classification rating of 4.

3.5 AFFIRMATIVELY FURTHERING FAIR HOUSING

3.5.1 Introduction

All General Plan Housing Elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with Assembly Bill (AB) 686, requiring an analysis of barriers that restrict opportunity access and a commitment to specific meaningful actions that counter discrimination and overcome patterns of segregation. The Affirmatively Furthering Fair Housing (AFFH) analysis includes a summary of fair housing issues, an assessment of fair housing enforcement and outreach capacity, an analysis of segregation patterns and disparities in access to opportunities, and an identification of fair housing goals and actions.

This requirement must:

- Include a program that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes (applies to housing elements beginning January 1, 2019).
- Assess fair housing that includes summary of fair housing issues, an analysis of available federal, state, and local data, and local knowledge to identify contributing factors to fair housing issues.
- Prepare the housing element land inventory and identification of sites through the lens of Affirmatively Furthering Fair Housing.

In accordance with AB 686, the City has completed the following AFFH outreach and analysis, below. Much of the fair housing analysis is based on data provided at the census tract level. The City of Sonora includes three census tracts in Tuolumne County; Census Tract 11, Census Tract 12, and Census Tract 41 comprise the City. All three of these census tracts extend beyond the boundary of the City and include portions of the surrounding unincorporated areas of Tuolumne County. As a result, demographic information for these tracts includes not only the City of Sonora, but also reflects neighboring communities.

Public Outreach

As part of the public review process, the City of Sonora conducted a public open house regarding the housing element update, in order to gather input from the community and present the updated element. The City made a concerted effort to outreach to the special-needs population in the City throughout the housing element update process. In addition to noticing the Housing Element Update open house via the City's website, City staff invited the following community organizations to attend the outreach event:

- Amador Tuolumne Community Action Agency (Fair Housing Information Provider)
- Area 12 Agency on Aging
- Disability Resources Agency for Independent Living
- Mother Lode Job Training Center
- Sonora Chamber of Commerce
- Tuolumne County Blue Zones Project
- Tuolumne County Business Council
- Tuolumne County Chamber of Commerce
- Tuolumne County Commission on Aging
- Tuolumne County Department of Public Health

- Tuolumne County Transportation Council
- Tuolumne County Visitors Bureau

The outreach event was facilitated open-house style, with a series of boards available for the public to review and comment. City staff and CSG Consultants were available during the outreach event to answer questions or provide further information/context about the housing element update. A total of eight individuals attended the open house; documentation of the open house sign in sheet is included in Appendix A. Comment cards were available at the open house for interested parties to provide feedback on the Housing Element, however none were returned to City staff at the end of the outreach process.

One comment letter was received electronically on February 20, 2024, relating to the Housing Element Update. This letter was co-signed by the following local organizations: Tuolumne County Business Council, Tuolumne County Association of Realtors, Tuolumne County Building Industry and Tuolumne County Chamber of Commerce. A representative from the Tuolumne County Building Industry also attended the February 20, 2024, City Council meeting where comments outlined in the letter were read into the public comment session. The letter received was dated October 2023 and was addressed to the Tuolumne County Board of Supervisors. Many comments included are specific to the regional housing element update prepared by Tuolumne County; those relevant to the City of Sonora were considered for this Housing Element Update process. Several programs relate to concerns found in this comment letter, including:

- PROGRAM 2.3: Support Infill Development to Facilitate Housing Development Across all Income Categories
- PROGRAM 2.4: Expedite Planning Review of Accessory Dwelling Units (ADUs)
- PROGRAM 5.2: Continue to Waive or Reduce Certain Fees for Extremely Low, Very Low- and Low-Income Housing Projects

The City conducted a housing survey in 2019 and found that most of the housing stock included in the survey did not need repair. Survey results indicated that 51 percent of the housing stock is older than 50 years. Maintaining these older homes is an important part of the housing stock in Sonora. Several programs relate to concerns found in the community survey, including:

- PROGRAM 1.2: Pursue Projects Promoting Neighborhood Improvements in Conjunction with Housing Rehabilitation and New Construction
- PROGRAM 1.4: Coordinate with the Amador-Tuolumne Community Action Agency (ATCAA) to Promote Energy Conservation for Housing Rehabilitation Projects
- PROGRAM 1.7: Support the Reduction of Contamination Hazards in Older Buildings
- PROGRAM 1.8: Energy Efficient Programs and Weatherization

The City reached out to 5 individuals and organizations who represent a diverse range of agencies and interest groups to participate in stakeholder interviews regarding housing needs and issues in Sonora. The interviews were conducted on the following dates:

- December 2, 2024 at 2:30 PM
- December 2, 2024 at 3:30 PM
- December 10, 2024 at 2:30 PM

Stakeholders included representatives from Area 12 Agency On Aging, a social services organization in Tuolumne County, the Amador Tuolumne Community Action Agency, and local representatives from Habitat for Humanity. These interviews influenced the development of the following programs, based on discussion on priorities with the local stakeholders. The stakeholder interviews discussed a variety of topics, and the following key themes were identified. The identified programs were influenced by the noted public comment:

- Need for funding to rehabilitate substandard housing stock (Program 2.1, pursue grant funding for housing rehabilitation)
- Lack of community support for multifamily or lower-income housing (Program 6.1, increased outreach goals)
- High cost of housing construction (Program 2.1, pursue grant funding for new housing production to offset high construction costs, Program 5.2, fee waivers for lower income projects to offset high construction costs, Expanded constraints analysis)
- Lack of middle-income / workforce housing (Program 2.3, support infill development, Program 2.4, encourage affordable ADU development, Program 4.1, assist in the development of moderate-income housing, Program 2.2, employee down-payment assistance)

The participants had varying perspectives informed by their involvement and familiarity with Sonora, but lack of housing at a variety of income levels and financial support for rehabilitating substandard housing stock were the issues mentioned the most.

Several programs were revised or incorporated based on the consideration of stakeholder comments. These programs may create opportunities for more housing across all income levels, as well as assist in funding housing rehabilitation, including:

- Program 2.3: Support Infill Development to Facilitate Housing Development Across all Income Categories
- Program 2.4: Expedite Planning Review of Accessory Dwelling Units (ADUs)
- Program 4.1: Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households
- Program 2.1: Pursue Grant Funding for New Housing Production and Housing Rehabilitation

City Overview

Sonora is the county seat of Tuolumne County, and many of the County's services are based in Sonora. The City is located in the Sierra Nevada Foothills, 50 miles west of Yosemite National Park. Much of the fair housing analysis is based upon census data provided at the census tract level. Sonora has a total of three census tracts. Exhibit 3-5 displays the census tracts in the City and the RHNA sites within those census tracts; however, all of the census tracts are not solely in Sonora and have portions in neighboring jurisdictions. As a result, demographic information for these census tracts reflects neighboring communities, as well as Sonora.

Most of the census tracts in Sonora contain housing and a significant amount of open space, with the majority of the City being zoned for single-family neighborhoods or Agriculture. The Affirmatively Furthering Fair Housing (AFFH) section also considers the effects that the selected RHNA sites may have on fair housing.

Exhibit 3-5: Census Tracts and RHNA Sites

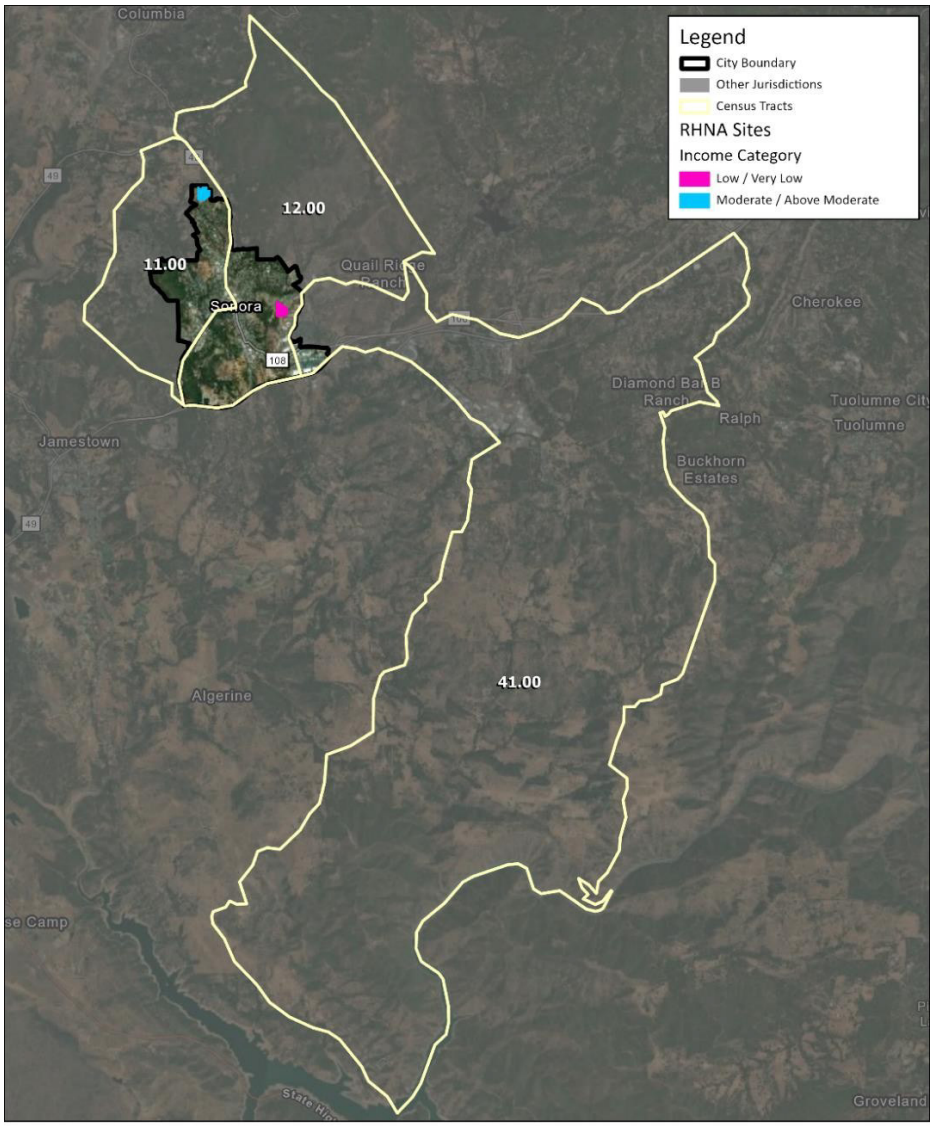


Table 3-42: Comparison of Fair Housing with Respect to Location						
	Census Tract 11		Census Tract 12		Census Tract 41	
RHNA Units	48	31%	106	69%	0	0%
Low	0		106		0	
Moderate/Above Moderate	48		0		0	
Total HH	1,627		1,590		1,108	
Total Population	1,346		1,048		1,160	
TCAC Composite Category	Moderate Resource		Low Resource		High Resource	
Median Income	$77,269		$42,378		$83,400	
% with Disability	21.3%		22.1%		20.6%	
% of Children in FHH	13.9%		23.6%		28.0%	
CES Percentile	35.2%		56.8%		47.7%	
% Non-White	20.3%		22.0%		14.3%	
R/ECAP Present	No		No		No	

Fair Housing Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights and provide outreach and education to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

Federal Fair Housing Laws prohibit housing discrimination based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, or genetic information. California's Fair Housing Laws also prohibit discrimination in housing based on occupation, age, or protected characteristic; method of financing; or the intended occupancy by lower or moderate income people.

- To the best of its knowledge, based on information provided to the City, the City Attorney determined that the City is in substantial compliance with all of the following: California Fair Employment and Housing Act (FEHA) (Part 2.8 (commencing with section 12900) of Division 3 of Title 2);
- California Government Code sections 8899.50, 65008, and 11135;
- Civil Code section 51 (the Unruh Civil Rights Act); and
- FEHA regulations in California Code of Regulations, title 2, sections 12005-12271
- Density Bonus Law (Gov. Code, § 65915.)
- Housing Accountability Act (Gov. Code, § 65589.5.)
- No-Net-Loss Law (Gov. Code, § 65863)Density Bonus Law
- Least Cost Zoning Law (Gov. Code, § 65913.1)
- Excessive subdivision standards (Gov. Code, § 65913.2.)
- Limits on growth controls (Gov. Code, § 65302.8.)
- Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)

Any legal matters and litigation in the City since the beginning of the 6th Cycle have not been related to fair housing.

The City of Sonora encourages fair housing through housing sales and rentals. The City also has an in house Fair Housing Coordinator, who residents may contact in cases of discrimination or violation of fair housing law. The

Coordinator will provide information, counseling, and referral to the appropriate agency. Residents may also seek information by contacting the Amador-Tuolumne Community Action Agency. Specific data on the number and nature of fair housing issues annually is unavailable at this time.

The Department of Housing and Urban Development's Office of Fair Housing and Equal Opportunity (FHEO) enforces fair housing by investigating complaints of housing discrimination. From 2013-2022 there were 12 fair housing inquiries and 1 fair housing case filed with FHEO on behalf of the City of Sonora. Inquiries can be based on multiple identities. Five (5) inquiries referenced disability concerns, one (1) inquired on retaliation, one (1) inquired on sex-based discrimination, and the remaining 7 were found to have no identity-based inquiries. The one case was on the basis of sex. To the best of its knowledge, based on information provided to the City, the City Attorney determined that there are no outstanding lawsuits or complaints regarding fair housing in the City.

3.5.2 Affirmatively Furthering Fair Housing Assessment

Integration and Segregation

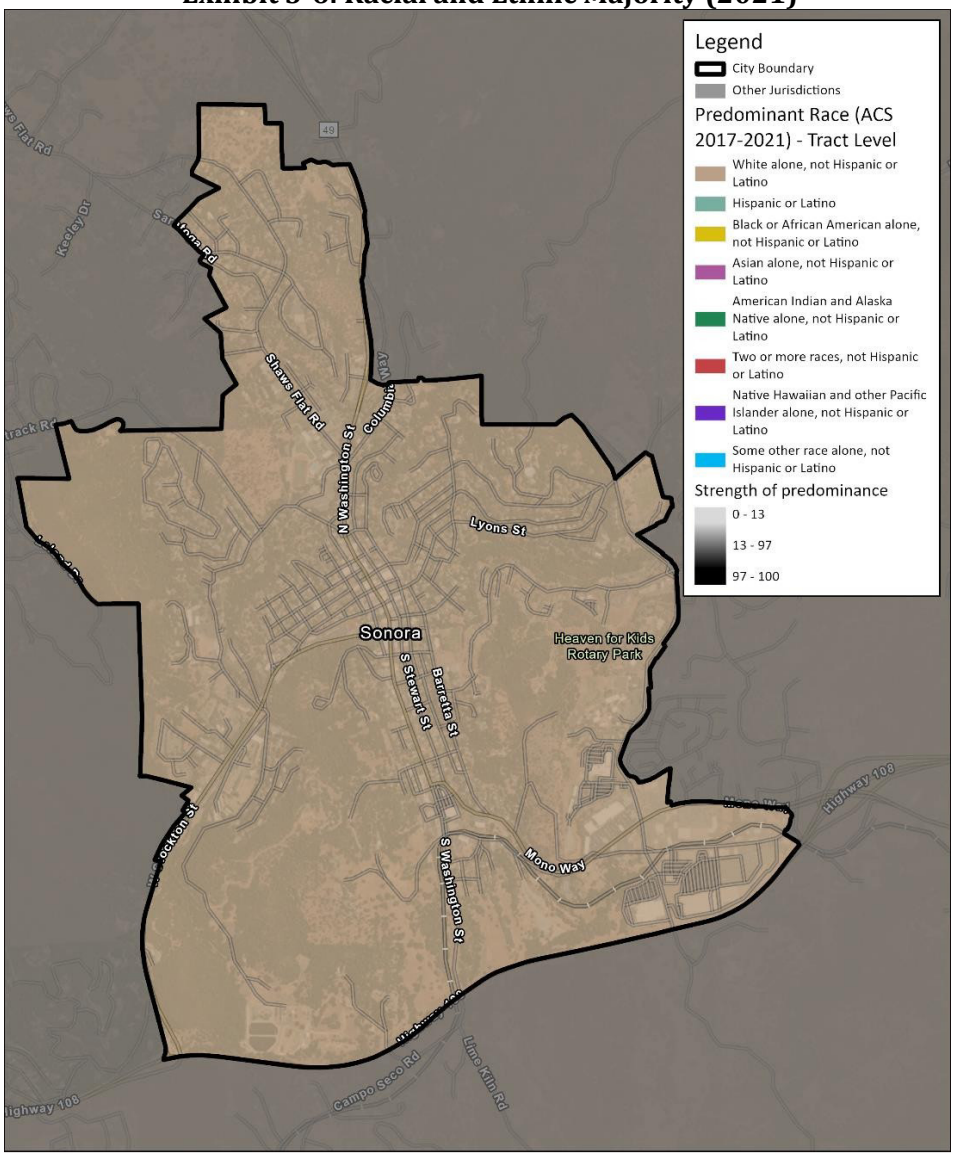
Race and Ethnicity

Exhibit 3-6 shows the racial and ethnic majority by census tract in the City of Sonora. As illustrated, the entire City has a sizeable (10-50%) White majority. This trend extends beyond the City boundaries. Sonora has comparable racial trends to the County as a whole. Regionally, there is a significant amount of open space and forestry, which affect trends in the area. The City has a slightly smaller Hispanic population (8.5 percent) in comparison to the County (12.9 percent). Sonora has a slightly higher non-Hispanic White population (84.2 percent) than the County (79.2 percent).

The racial and ethnic makeup of a jurisdiction is critical in analyzing housing demand and determining fair housing needs, as there is typically a nexus between racial/ethnic composition and other housing characteristics such as household size, mobility, and locational preferences. The City's ethnic makeup is relatively similar between tracts with no strong concentrations within the City. The racial/ethnic composition for all census tracts within the City is predominantly White alone, not Hispanic or Latino. This racial/ethnic group accounts for 81.1 percent of Census Tract 11, 80.6 percent of Census Tract 12 and 88.1 percent of Census Tract 41. There are no areas of non-White concentration within the City. Both the Cuesta and Lemke Opportunity sites are located outside of identified Areas of Non-White Concentration. As shown in Exhibit 6 there is a very little variation in the concentration of the non-white population in the City.

While less than 16 percent of the population in Sonora is non-White, About 20 percent of the County is non-White, so the proportions are comparable to the region as a whole. The cities directly surrounding Sonora also have a similar ethnic makeup to Sonora. As shown in Exhibit 3-7, there is little differentiation between racial and ethnic makeup between tracts, placement of RHNA sites in certain areas is unlikely to cause any further patterns of segregation as they follow the current patterns of the City acreage. The two sites are not in any areas that have a concentrated non-White population.

Exhibit 3-6: Racial and Ethnic Majority (2021)



Racial and Ethnic Majority, 2021

Exhibit 3-7: Percentage of the Population that is Non-White (2020)

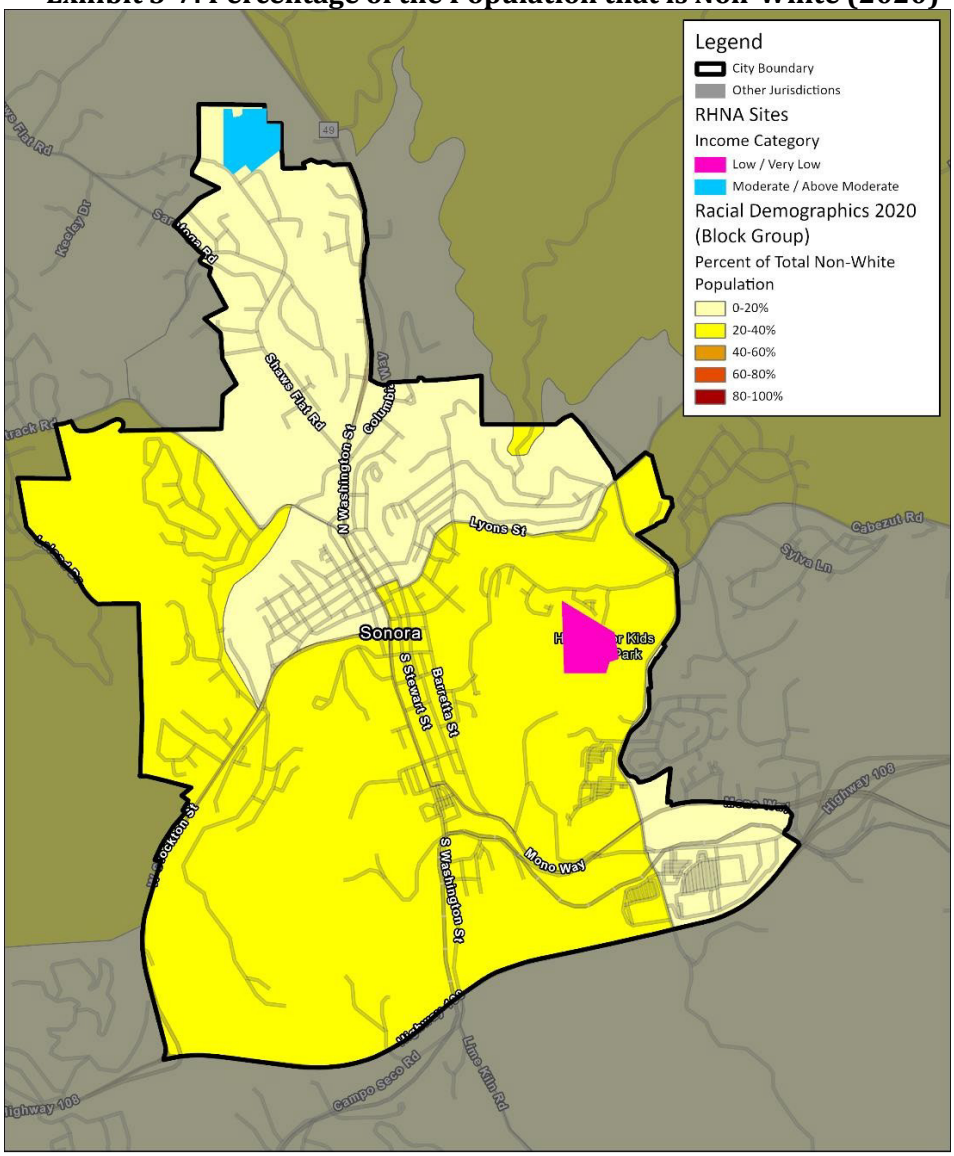
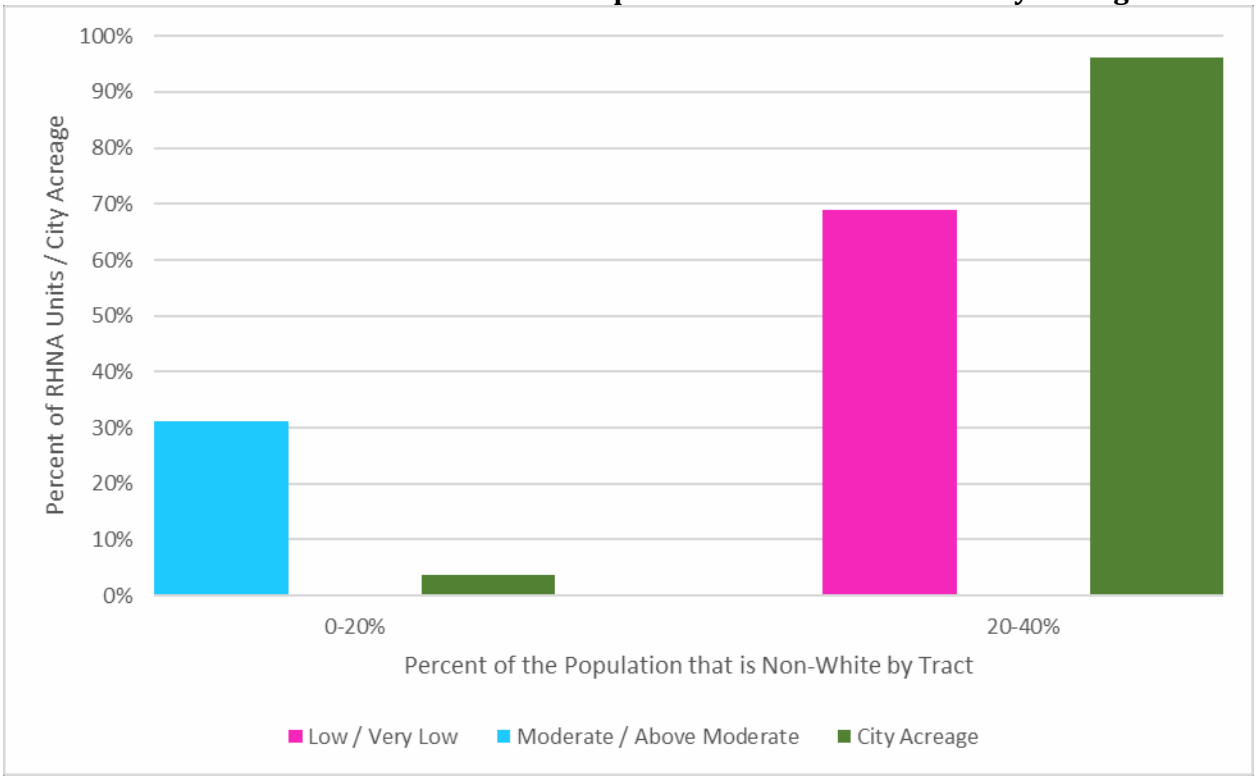


Exhibit 3-8: Percent Non-White Comparison of RHNA Units and City Acreage



Dissimilarity Index – Race and Ethnicity

Segregation is defined by the census as the spatial distributions of different groups among units in a metropolitan area. Segregation can be quantified by using the dissimilarity index. The dissimilarity index measures the distribution of two groups in a city and assigns a score between 1 and 100. The level of segregation is determined by assessing what percentage of residents of a census block would have to move for each block to have the exact same population of said group. A score of zero (0) reflects a fully integrated environment; a score of 100 (or 100%) reflects full segregation. Therefore, a higher dissimilarity index indicates higher concentrations of the indicated ethnic groups in areas of the City, when compared to the White population distribution. A lower dissimilarity index implies higher integration, and a more even distribution of each ethnicity when compared to the White population. The formula for this calculation is provided by the HCD AFFH Guidance Document.

The categories for the dissimilarity index on a scale of 1-100 are as follows:

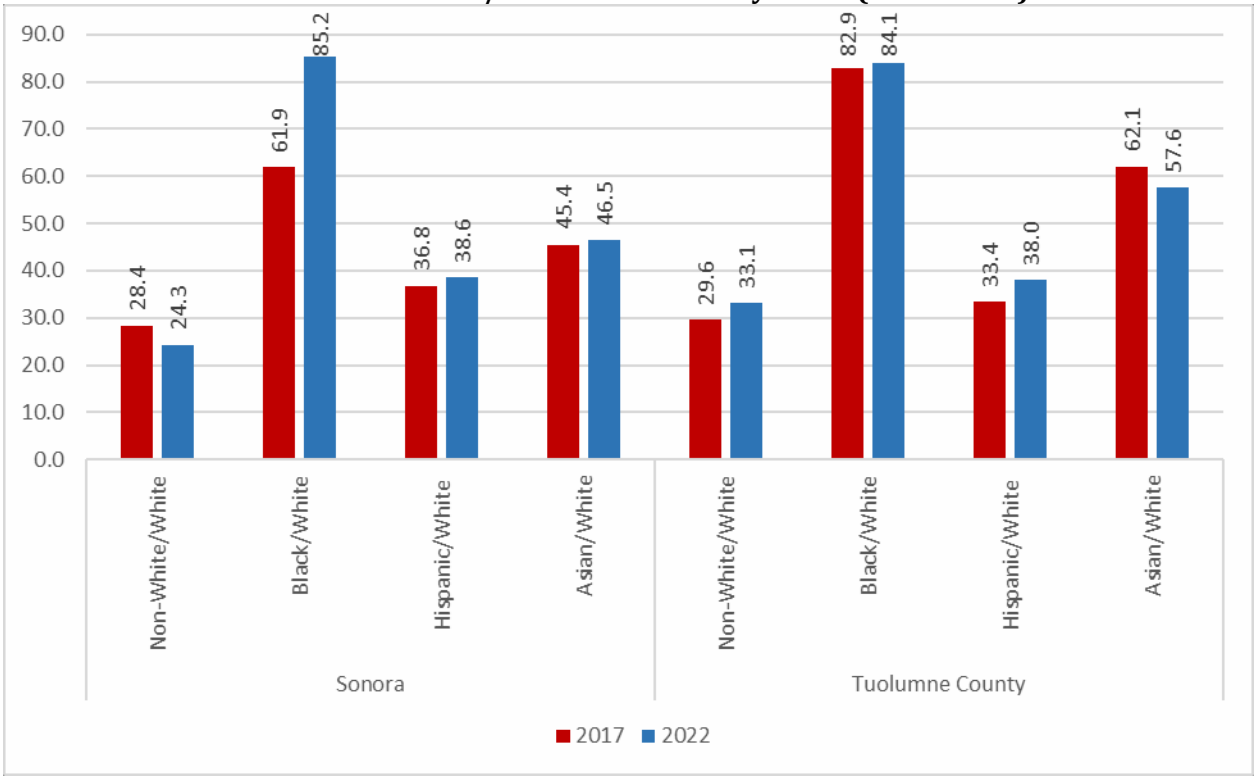
- <30: Low Segregation
- 30 – 60: Moderate Segregation
- >60: High Segregation

Ethnic and racial composition of an area is useful in analyzing housing demand and related fair housing concerns, as these factors illustrate the relationship with other characteristics such as household size, locational preferences, and mobility.

Exhibit 3-9 provides the dissimilarity index values in Sonora, indicating the level of segregation between White residents and residents who are non-White, Black, Hispanic, or Asian. In 2022, there was low segregation between the Non-White and White populations, moderate segregation between the Hispanic and White, and Asian/Pacific Islander and White populations, and high segregation between Black and White populations. A low dissimilarity index of 24.3 in the exhibit below means that 24.3 percent of Sonora's Non-White or White residents would need to move to a different census block to create balanced integration between Non-White and White residents. Levels of segregation have remained relatively consistent since 2017. The dissimilarity indices for each of the non-White populations are likely heavily skewed due to the very small populations for each ethnic group.

The County has moderate levels of segregation between Non-White and White, Hispanic and White, and Asian and White populations, and high segregation between Black and White populations. Segregation is more prevalent countywide than in the City of Sonora.

Exhibit 3-9: Racial/Ethnic Dissimilarity Index (2017-2022)



Income

The dissimilarity index can also be used to calculate income segregation, using the same scale as above. In the City of Sonora, the dissimilarity index for income is 4.4, with indicates very low segregation. In Tuolumne County as a whole, the dissimilarity index for income is 9.9, which is also very low.

Identifying low to moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines an LMI area as a Census tract or block group where over 51 percent of the households are LMI (based on HUD income definition of up to 80 percent of the area median income (AMI).

Exhibit 3-10 and 3-11 show the distribution of RHNA units by low to moderate income population. Exhibit 3-10 shows the percentage of RHNA units compared to the percent of each tract that is in the low- to moderate-income category. As shown, the entire City is within the same range of percent low to moderate income population (25 to 50%). Therefore, the RHNA site distribution is unlikely to exacerbate or create any conditions of segregation.

Exhibit 3-11 shows the percentage of RHNA units compared to the percent of each tract that is in the low- to moderate-income category. There are no areas within the City where more than 50 percent of the population is in the low- to moderate-income population. The County as a whole follows this correlation, with every tract in the County having 25 to 50 percent of the population in the low to moderate income range. The median income for the City of Sonora is $60,492, and the County median income is $70,432. 100 percent of RHNA units fall in areas where 25 to 50 percent of the population is Low to Moderate income, as the entire City acreage falls into the 25 to 50 percent category. Local stakeholders noted a lack of housing stock for a variety of income levels, including lower-income housing and middle-income workforce housing.

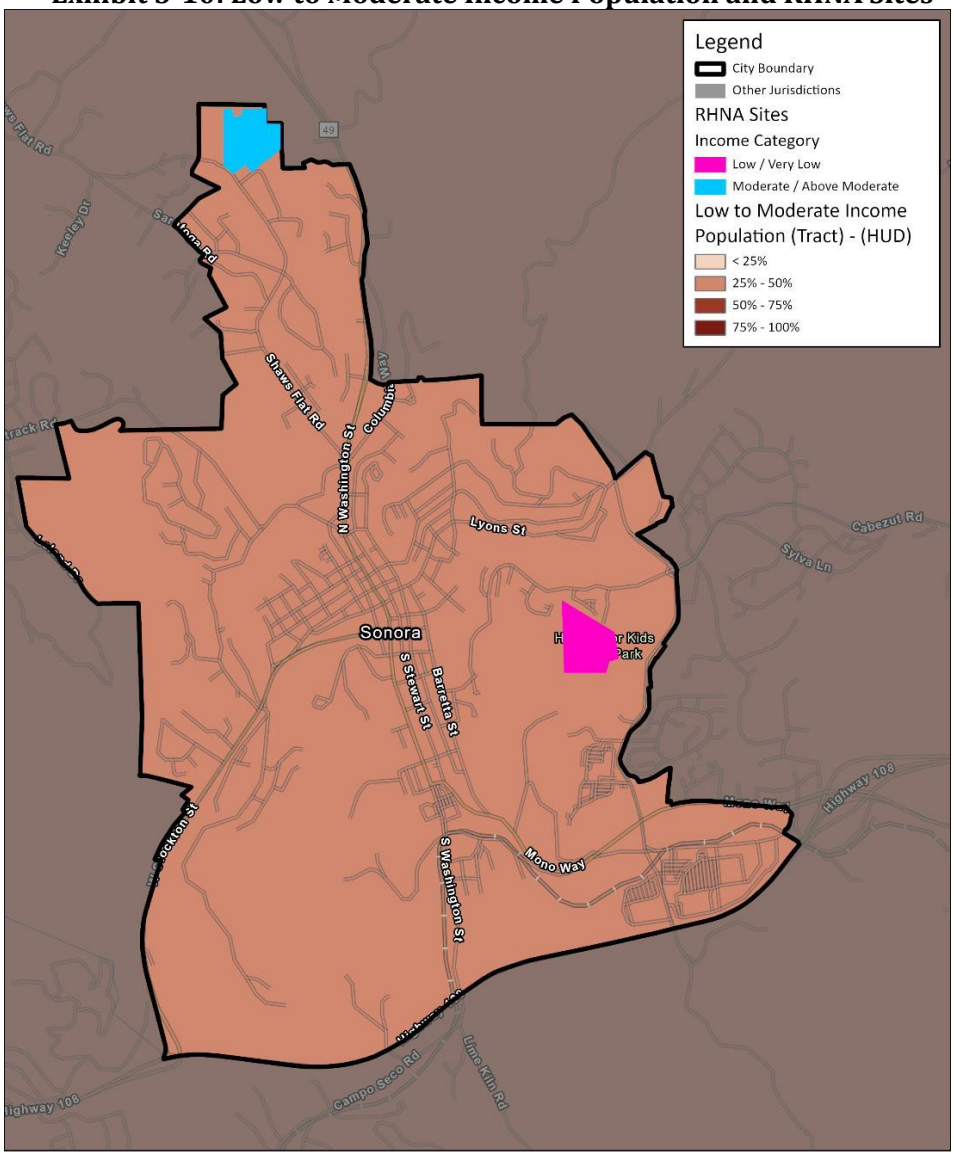
Several programs may create opportunities for more affordable housing, including:

- PROGRAM 2.3: Support Infill Development to Facilitate Housing Development Across all Income Categories
- PROGRAM 2.4: Expedite Planning Review of Accessory Dwelling Units (ADUs)
- PROGRAM 4.1: Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households

The City will also continue to work with the county to encourage waiving the Tuolumne County Services Impact Mitigation Fee for extremely low, very low- and low-income housing projects with long-term affordability covenants.

Exhibit 3-12 shows the number of households with income levels similar to the income ranges provided by HCD Income Limits. The extremely low income category has the largest percentage of the population, while the very low-income category has the smallest population. The remaining income categories have a more comparable distribution.

Exhibit 3-10: Low to Moderate Income Population and RHNA Sites



Low to Moderate Income Population, 2011-2015 and RHNA Sites

Exhibit 3-11: Low to Moderate Income Population Comparison of RHNA Units and City Acreage

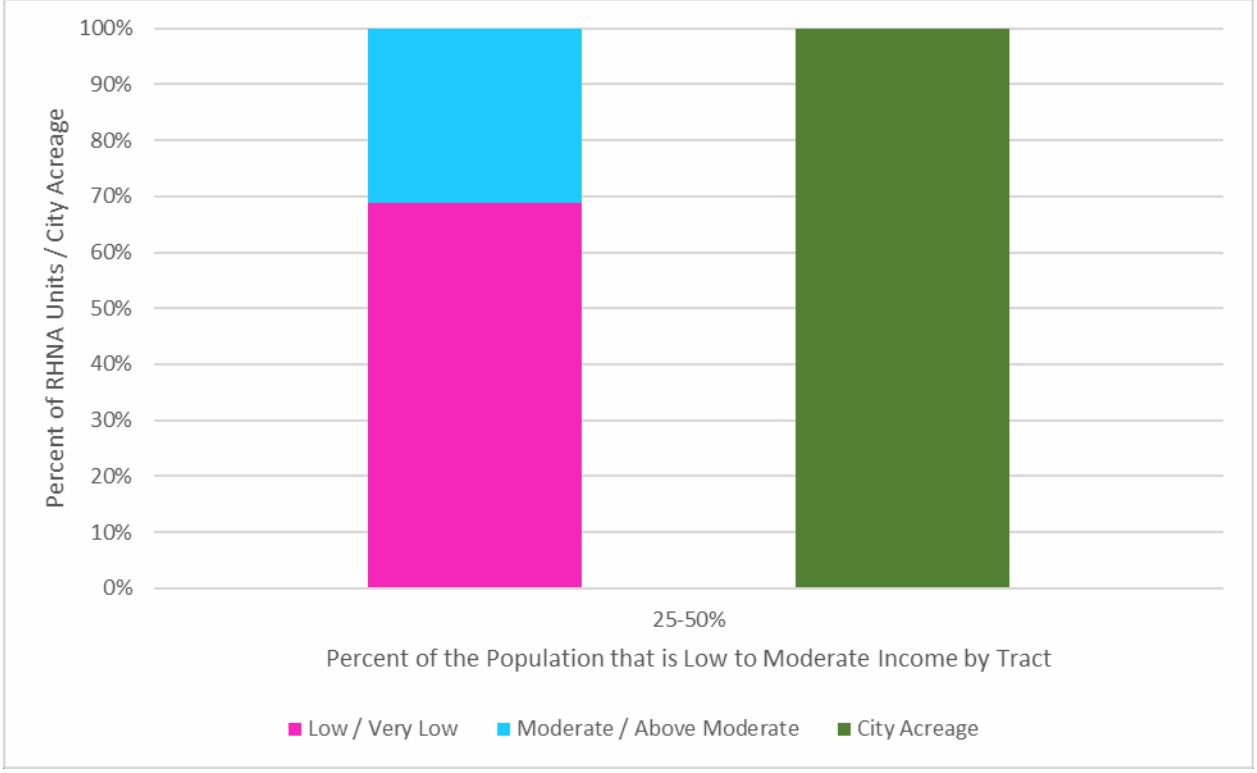


Exhibit 3-12: Households per Income Level, 2022



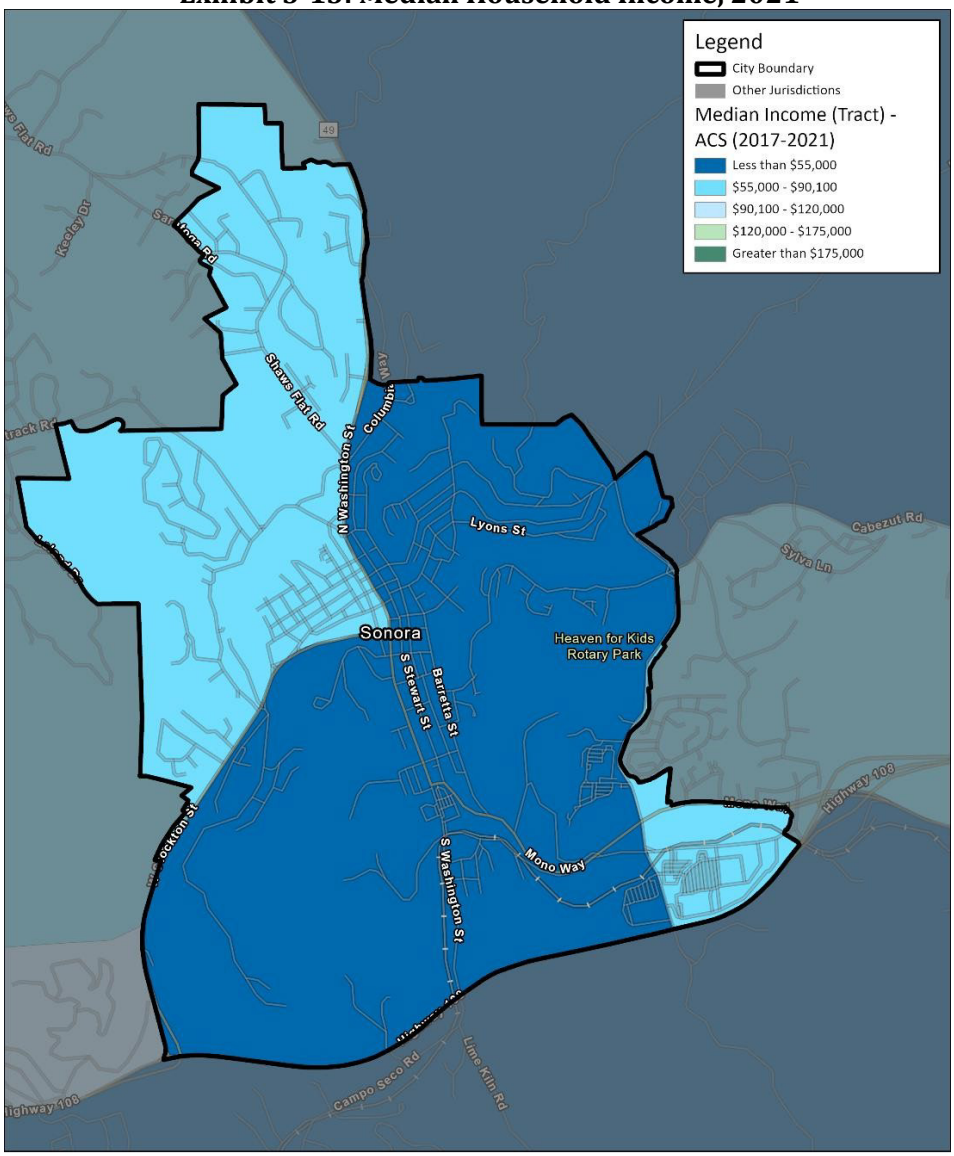
According to US Census 2022 American Community Survey estimates, the median household income for Sonora was $60,492. This is lower than the Tuolumne County median household income of $70,432.

Exhibit 3-13 shows median household income by census tract. In Sonora, there are not distinct areas with concentrations of higher median incomes. The central area of the City has a slightly lower median income than the northwest area of the City. This is likely due to the large amounts of open space surrounding the City, whose data is included in the tracts.

Several programs may create opportunities for more3-18, including:

- PROGRAM 2.3: Support Infill Development to Facilitate Housing Development Across all Income Categories
- PROGRAM 2.4: Expedite Planning Review of Accessory Dwelling Units (ADUs)
- PROGRAM 4.1: Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households

Exhibit 3-13: Median Household Income, 2021



Poverty Status

Poverty is defined by incomes falling below the annually defined thresholds for family size by the US Census. There is a strong nexus between income level and fair, affordable housing. Effective fair housing considers low-income households and households below the poverty level. Exhibit 3-14 depicts the percentage of population whose income in the past 12 months is below poverty level.

Based on the 2017-2021 American Community Survey data, Census Tract 11 and Census Tract 41 have less than 10 percent of the population below the poverty level and Census Tract 12 shows a poverty status for between 10 and 20 percent of the population. Census Tract 41 has the lowest poverty status of 4.9 percent, followed by Tract 11 with 8.2 percent and Tract 12 with 19.8 percent. Upon further research, Census Tract 12 is also shown to have a high population of seniors aged 65 or older. As senior citizens are more likely to be retired or live on fixed incomes, higher poverty rates are often associated with this age group.

According to the American Community Survey ACS 5-Year Estimates (Table S1701, 2022), approximately 20 percent of the Sonora population experienced poverty in the past twelve months. Based on the distribution maps provided by the AFFH data viewer above, this population is somewhat concentrated in Census Tract 12 but is distributed in the other two census tracts as well. The Lemke Opportunity Site is located within Census Tract 12, projected to provide affordability at the low/very low level – a demonstrated need within this census tract.

Exhibit 3-14: Poverty Status (2010-2014 and 2017-2021)

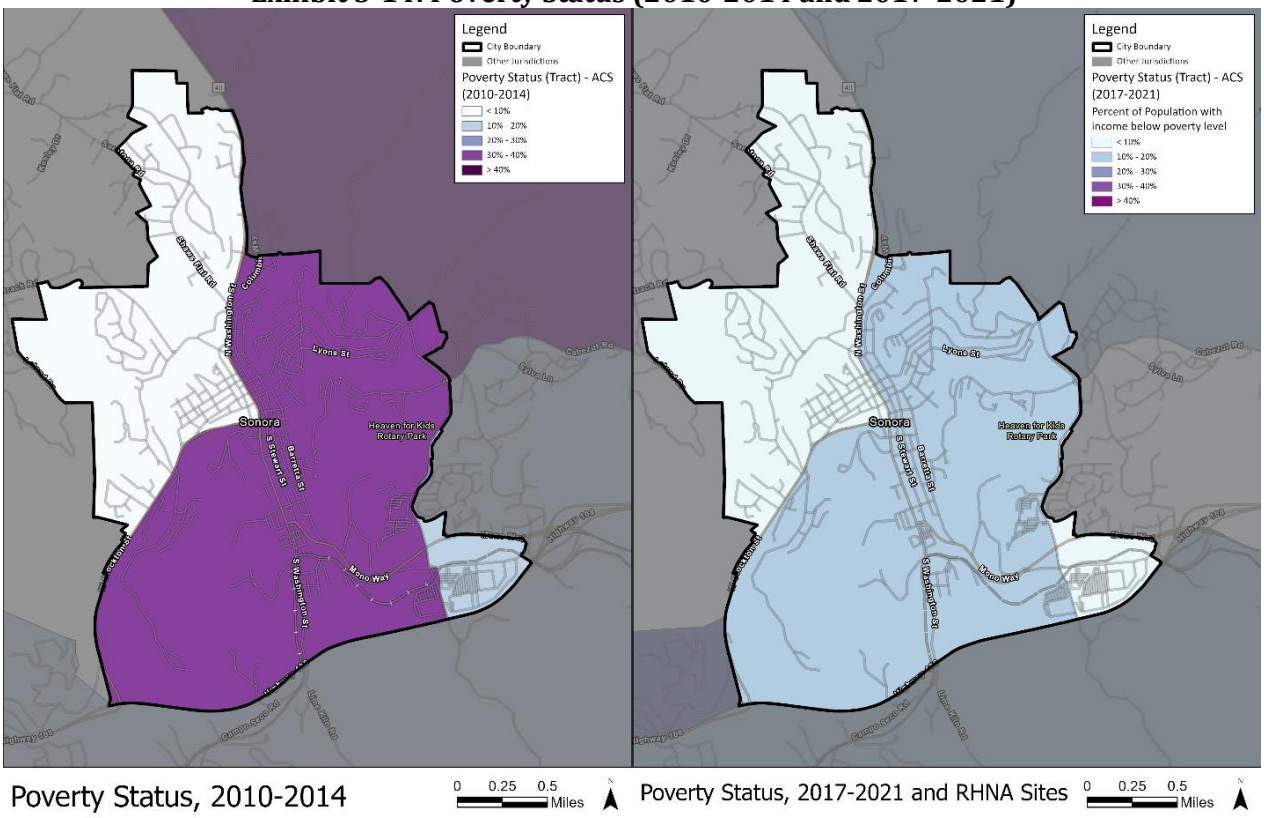
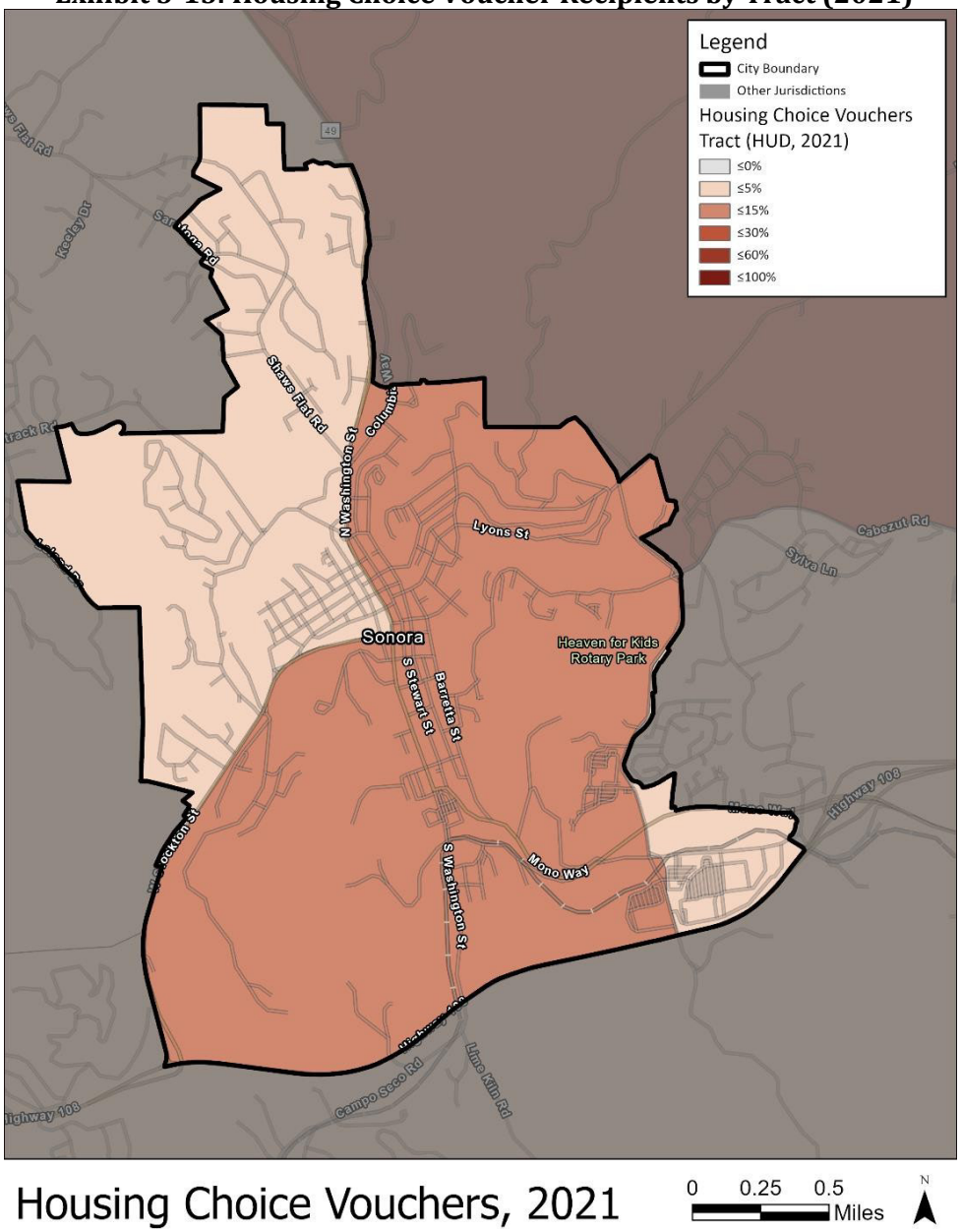


Exhibit 3-15 shows housing choice voucher (HCV) recipients by tract in the City. The HCV program is a 100 percent federally funded rental subsidy for low-income households living in privately owned rental units. HCV recipients are

most concentrated in the central area of the City. The Stanislaus County Housing Authority administers the HCV program in Tuolumne County. Tracts in the northwestern City have low levels of HCV recipients. Concentrations of HCV recipients generally correlate with concentrations of overpaying renters.

Exhibit 3-15: Housing Choice Voucher Recipients by Tract (2021)



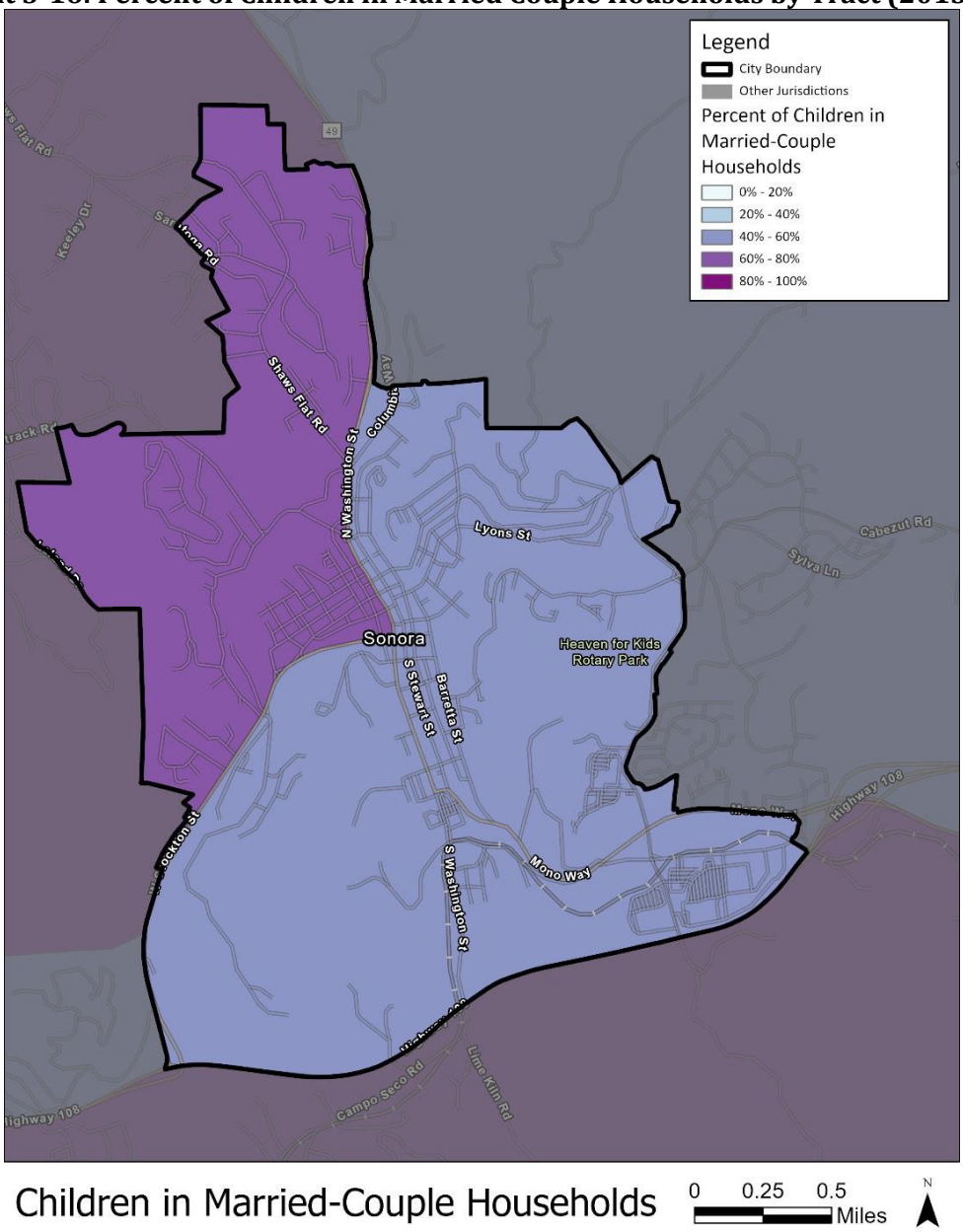
Familial Status

Under the Fair Housing Act, housing providers may not discriminate because of familial status. Familial status covers the following: the presence of children under the age of 18, pregnant persons, and any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children, evicting families once a child joins the family (e.g.,

through birth, adoption, or custody), or requiring families with children to live on specific floors or in specific buildings or areas. Single-parent households are also protected by fair housing law.

As shown in Exhibit 3-16, the tracts with the highest concentrations of children living in married-couple households are primarily in northwestern Sonora, where incomes are generally higher. In Sonora, 20.9 percent of households are married-couple households with children present, compared to 21.9 percent countywide. RHNA sites are not expected to impact fair housing concerns based on familial status.

Exhibit 3-16: Percent of Children in Married Couple Households by Tract (2015-2019)



Consistent with Exhibit 3-16, Exhibit 3-17 illustrates that more children in the central area of Sonora live in single-parent female-headed households compared to the northwest area of the City. In 2022, 197 households, or 20.1

percent of the total households in Sonora, were female-headed households with children, which is about 13 percent higher than in the County, at 6.8 percent.

As shown in Exhibit 3-18, about 68 percent of RHNA units are located in tracts where 20-40 percent of children are living in female-headed households with no spouse. A comparable 64 percent of the City's land area falls to the same designation. For this reason, RHNA sites are not expected to impact fair housing concerns based on familial status.

Exhibit 3-17: Percent of Children in Female-Headed Households and RHNA Sites by Tract (2017-2021)

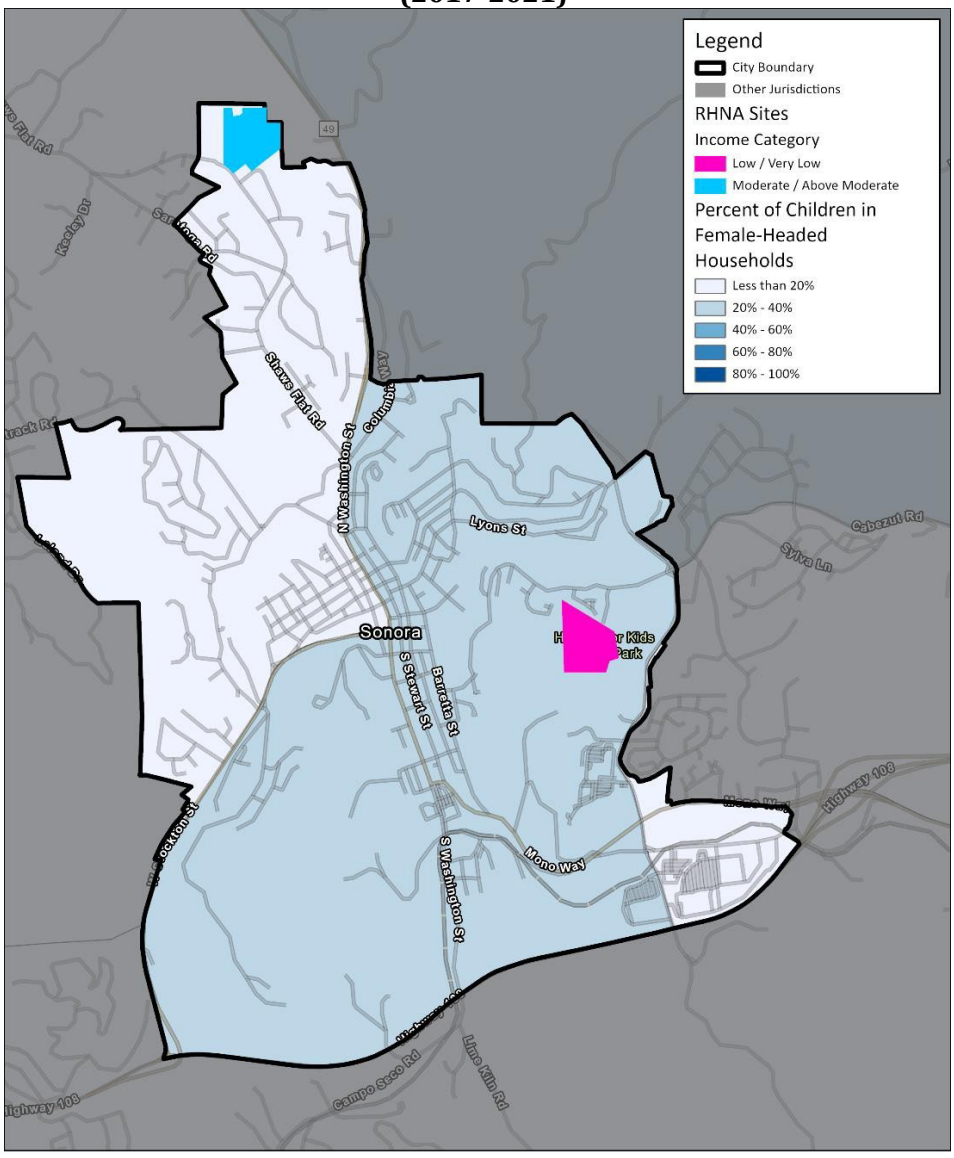
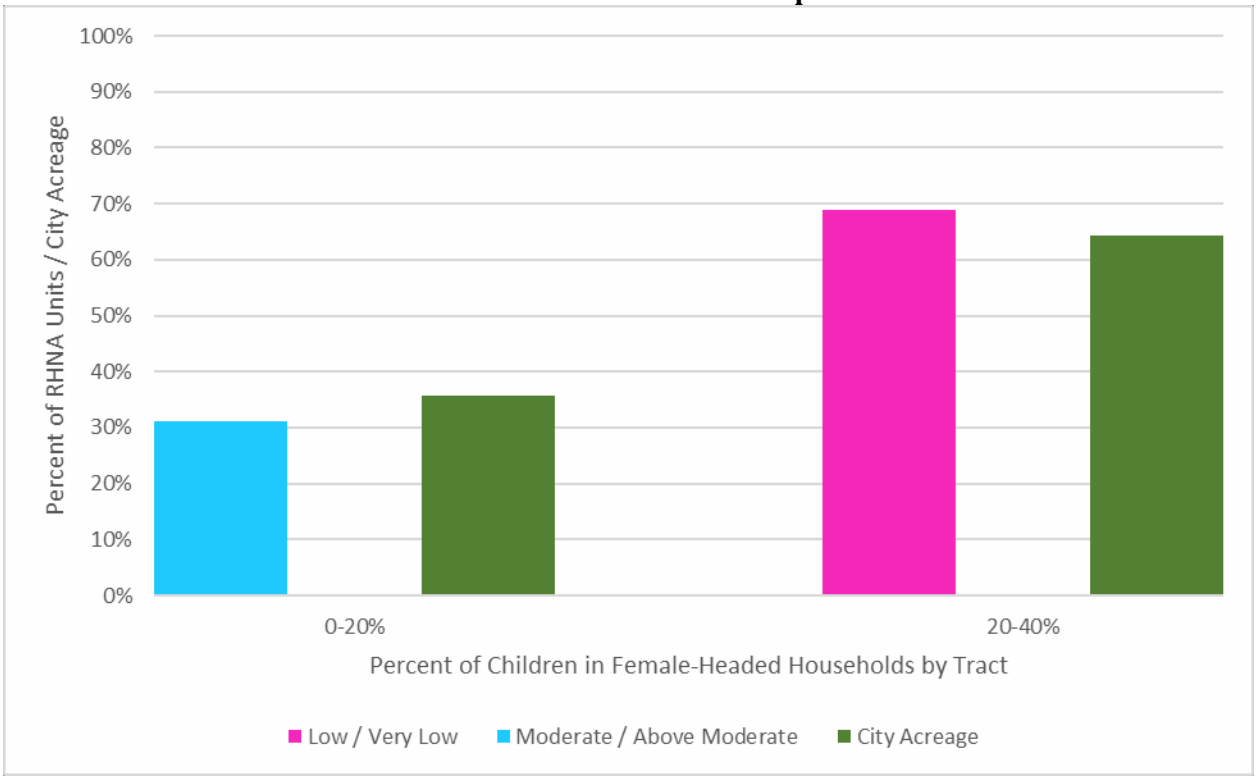


Exhibit 3-18: Female Headed Households Comparison of RHNA Units



Persons with Disabilities

The US Census Bureau provides information on the number of persons with disabilities of varying types and degrees. According to the US Census Bureau, a person is considered to have a disability if they have difficulty performing certain functions or difficulty with certain social roles. Affordability of appropriate housing and access, both within the home and to/from the home site, are the primary challenges for persons with disabilities. Access often requires specially designed dwelling units. Additionally, housing locations near public facilities and public transit are important for these special needs group. The 2022 American Community Survey estimates that 23.9 percent of Sonora and 21.3 percent of Tuolumne County has a disability.

The types of disabilities included in the Census are:

- Hearing difficulty: deaf or has serious difficulty hearing
- Vision difficulty: blind or has serious difficulty seeing even with glasses
- Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions
- Ambulatory difficulty: has serious difficulty walking or climbing stairs
- Self-care difficulty: has difficulty dressing or bathing
- Independent living difficulty: has difficulty doing errands alone, such as visiting a doctor's office or shopping

The City planned and initiated transit, pedestrian and bicycle improvements at Stockton and Washington Streets to enhance accessibility in downtown Sonora. Included in this work effort is installing new bus stops and ADA complaint crosswalks and sidewalks to establish a public transit hub. Implementation of these improvements increase the safety and mobility of non-motorized users, and enhances access to services in Sonora's commercial core.

Exhibit 3-19 shows an estimate of the number of Sonora residents with disabilities by type of disability and age group. The most prevalent types of disability are ambulatory, cognitive, and independent living difficulty. Note that individuals may have more than one type of disability.

Ambulatory issues are the highest reported disability countywide. A large population with walking difficulty creates a need for single-story housing, elevators, transit access, wheelchair access, larger homes for live-in help, and proximity to health facilities. For many in need of live-in help or living assistance, accessory dwelling units (ADUs) may serve as a caregiver unit. Several programs serve the needs of the disabled population:

- PROGRAM 2.4: Expedite Planning Review of Accessory Dwelling Units (ADUs)
- PROGRAM 6.1: Provide Housing Assistance Information and Fair Housing Outreach
- PROGRAM 7.3: Fair Housing Act

Exhibit 3-19: Disability Characteristics by Age Group, Sonora (2022)

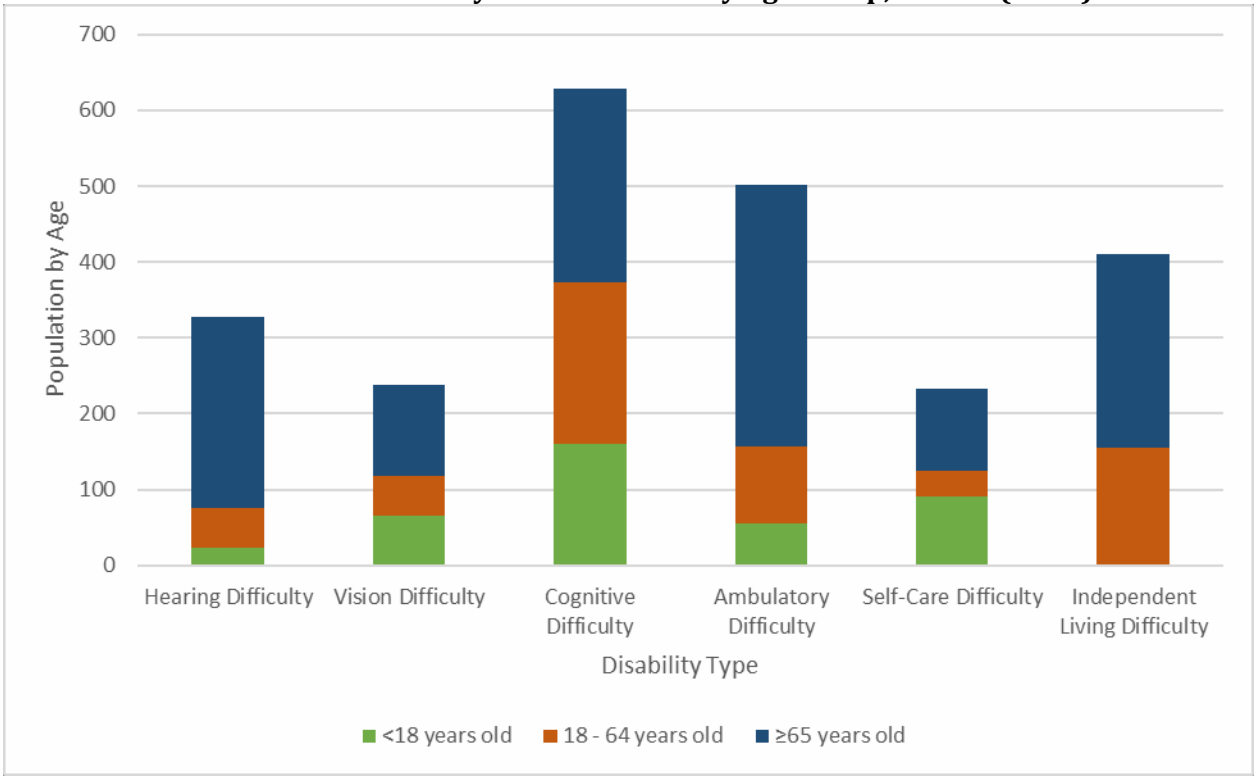
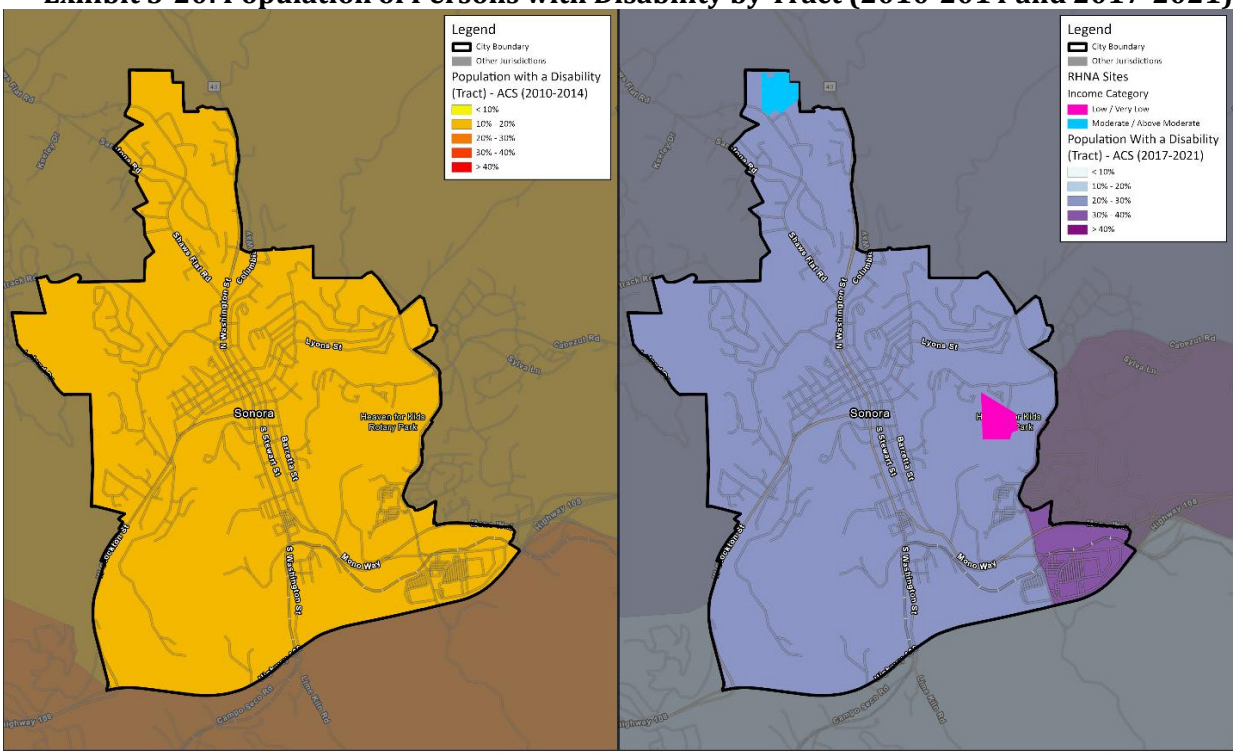


Exhibit 3-20 shows the population of persons with disabilities by tract in the City. There is no clear pattern to the current areas with higher concentrations of the population with a disability. Health care facilities are evenly distributed throughout the City.

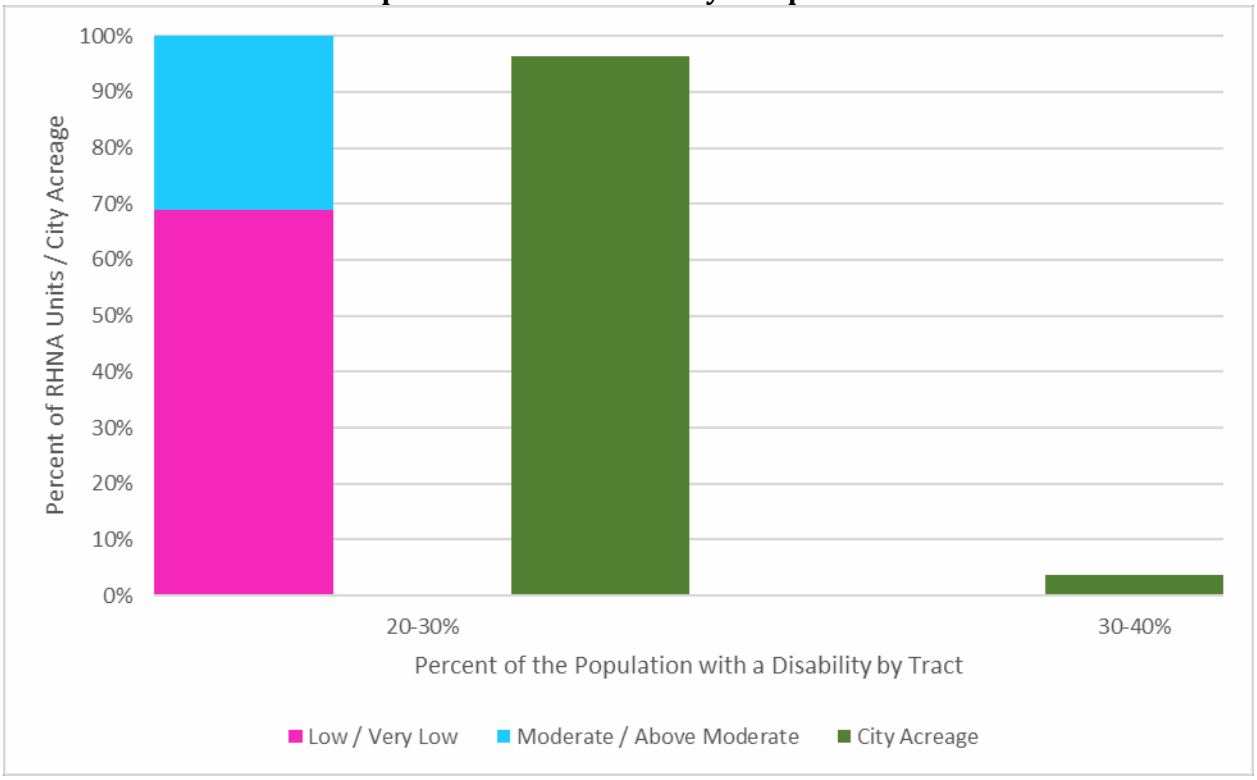
Exhibit 3-20: Population of Persons with Disability by Tract (2010-2014 and 2017-2021)



Population with a Disability, 2010-2014

Population with a Disability, 2017-2021

Exhibit 3-21: Population with a Disability Comparison of RHNA Units



Findings

The AFFH data generally indicates racial and economic trends do not vary in the City of Sonora. There are no census tracts of non-white concentration, and poverty status is not significantly concentrated within one census tract. The City is including a number of programs to address the results of the integration and segregation analysis, listed below:

- PROGRAM 2.4: Expedite Planning Review of Accessory Dwelling Units (ADUs)
- PROGRAM 6.1: Provide Housing Assistance Information and Fair Housing Outreach
- PROGRAM 7.3: Fair Housing Act

Racially Concentrated Areas of Affluence and/or Poverty

R/ECAPs

HUD defines R/ECAPs as areas where the percentage of the population that is non-White is over 50 percent and the percentage of households with incomes below the poverty line is over 40 percent. Alternatively, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. There are no R/ECAPs in Sonora or anywhere within 45 miles of the City. RHNA sites selection is not anticipated to result in the creation or exacerbation of R/ECAP conditions.

The City regularly identifies Capital Improvement Projects for implementation within the community. A recent example is the Stockton-Washington Transit Project, using a Caltrans Grant and General Fund to construct bus

terminal improvements within Downtown Sonora. Included in this project were ADA sidewalk approaches, bus stops on each side of Stockton west of Green Street, and sidewalk improvements along Stockton Road between the intersection and bus stops. The total budget for this project was $3.6 million.

At the time of this writing, the City is working with a consultant to prepare the FY 24/25 capital improvement plan, where additional neighborhood investments would be identified. In addition, the City is in the process of adopting a Local Hazard Mitigation Plan that identifies several capital improvement projects eligible for FEMA grant mechanisms for future investment in the City.

Exhibit 3-22: R/ECAPs in the City and Vicinity

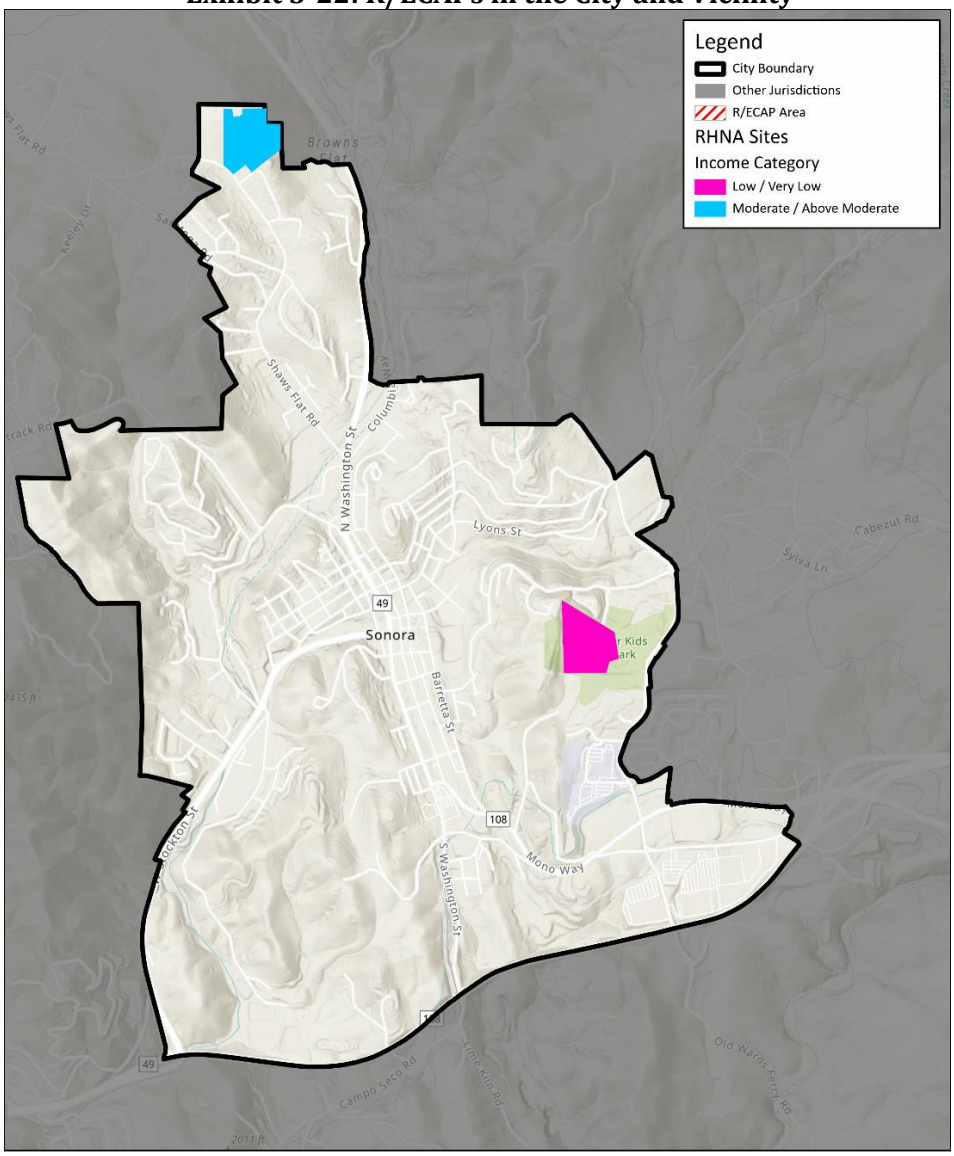
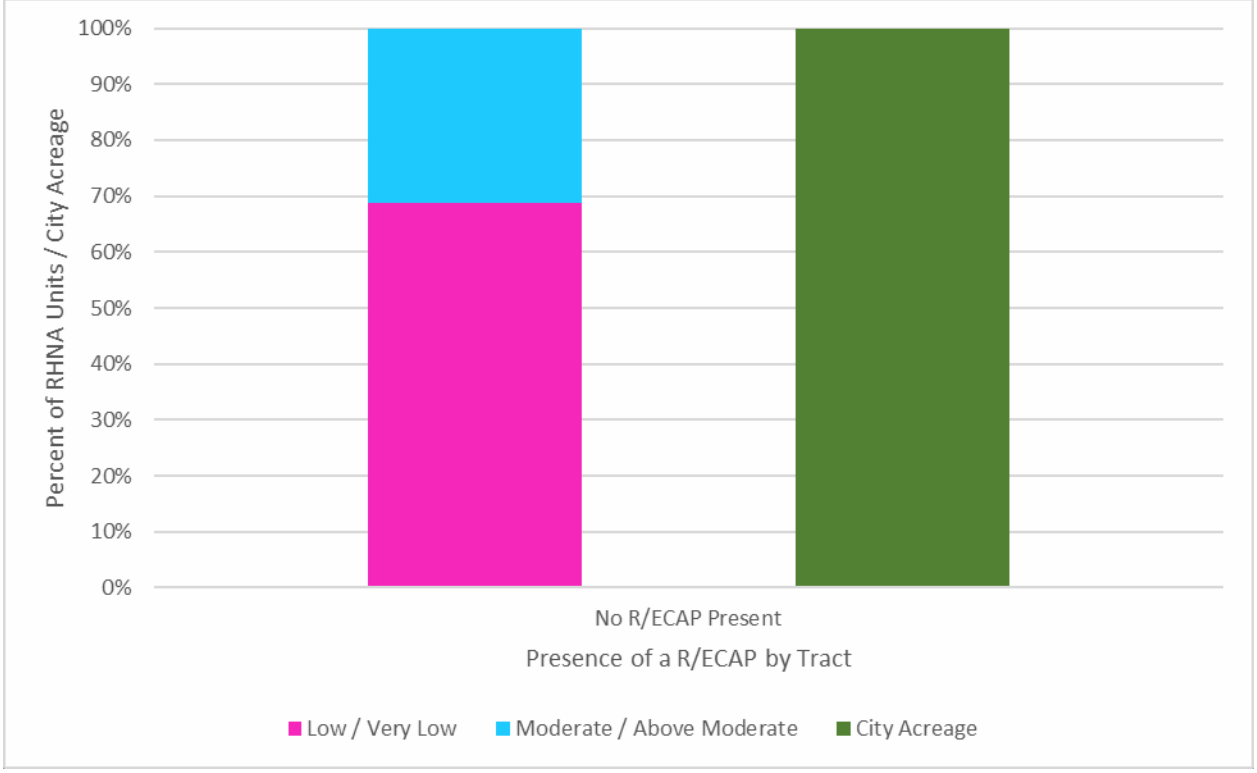


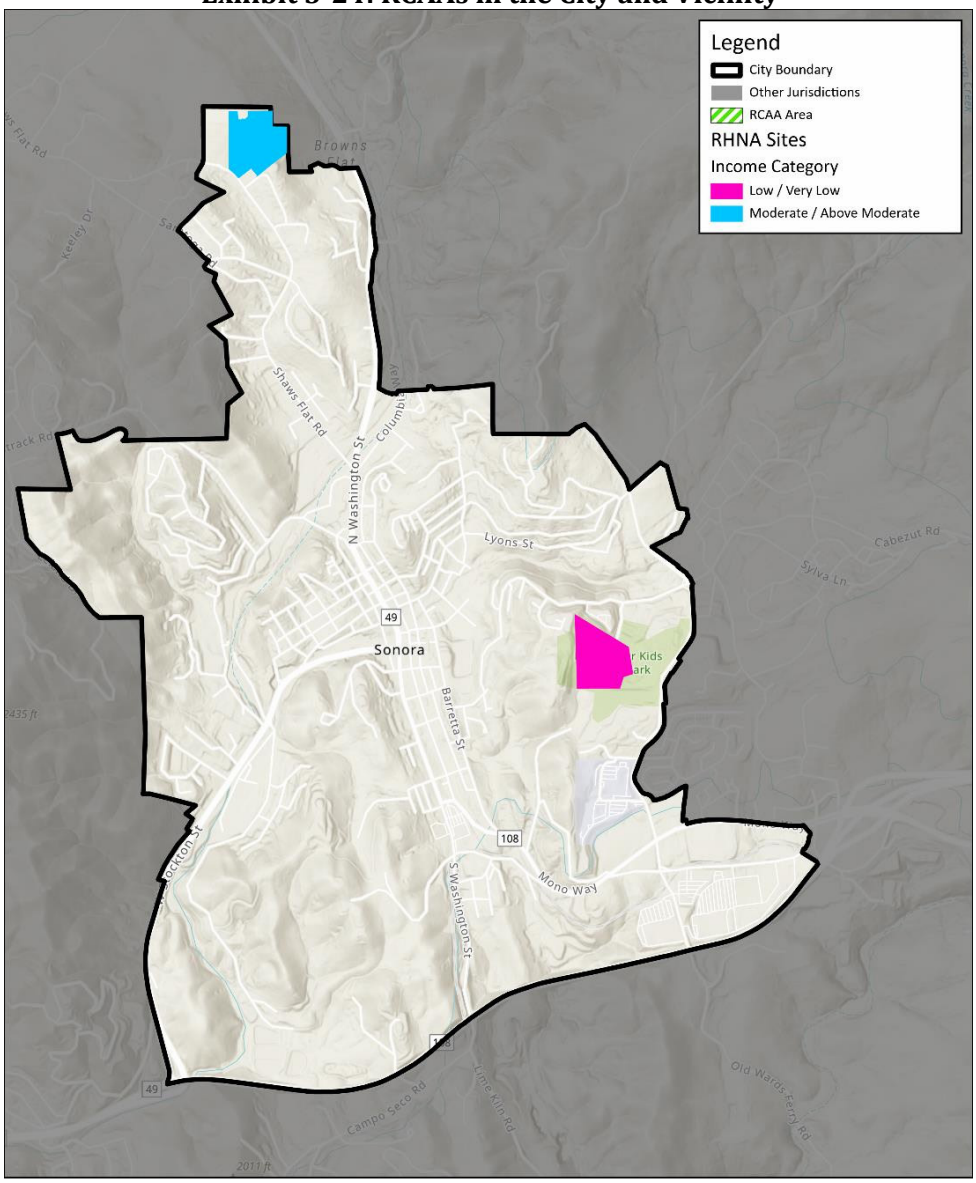
Exhibit 3-23: Presence of a R/ECAP Comparison of RHNA Units



Racially or Ethnically Concentrated Areas of Affluence (RCAAs)

HUD defines Racially Concentrated Areas of Affluence (RCAAs) as areas where the percentage of the White population in a tract is over 1.25 times the average percentage of the White population in the given Council of Government (COG) region and the median income is 1.5 times higher than the COG or State AMI, whichever is lower. At the time of this analysis, there are no RCAAs in Sonora.

Exhibit 3-24: RCAAs in the City and Vicinity



Disparities in Access to Opportunities

TCAC Block Group Opportunity Designations

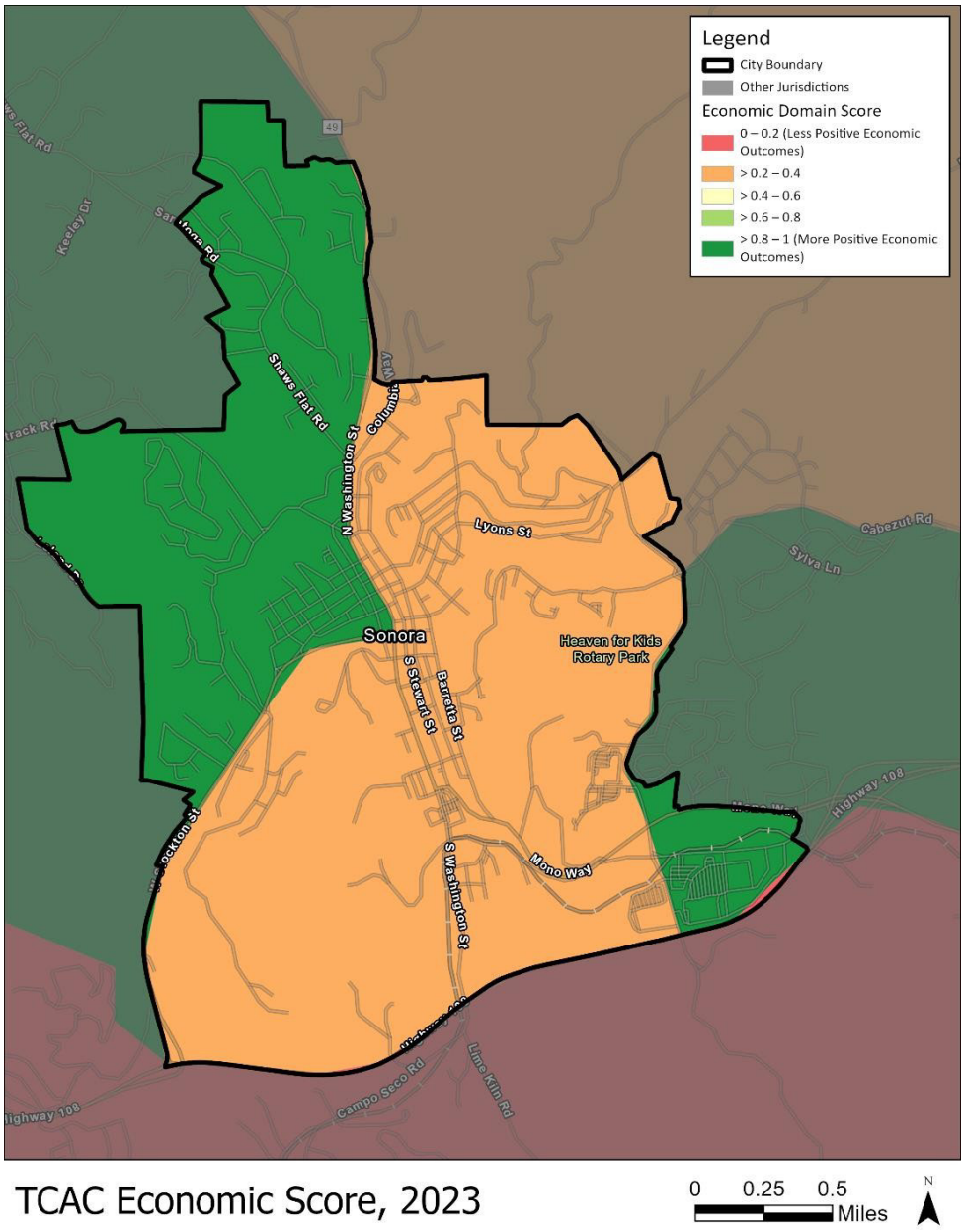
The California Tax Credit Allocation Committee's (TCAC) Opportunity Area scores can be used to analyze disparities in access to opportunities. This tool was prepared by TCAC and HCD to identify areas statewide whose economic, educational, and environmental characteristics support positive outcomes for low-income families. Opportunity maps are updated annually and provide a separate economic score, environmental score, and educational score. Each score is compiled using several indicators, and the composite map combines all three designations to provide a single score for each block group.

The top 20 percent of overall scores in a county are labeled as highest resource and the next 20 percent of scores are labeled as high resource. Any areas that are considered segregated and that have at least 30 percent of the population living below the federal poverty line are labeled as an area of High Segregation and Poverty. There are no areas of High Segregation and Poverty identified in the City.

Economic Indicators

Exhibit 3-25 shows the TCAC economic scores for Sonora by census tract. The economic indicators used include poverty, adult education, employment, job proximity, and median home value. Census Tract 11 and Census Tract 41 both show economic scores between 0.8 and 1 indicating more positive economic outcomes. Census Tract 12 has an economic score between 0.2 and 0.4 leaning towards less positive economic outcomes.

Exhibit 3-25: TCAC Economic Score

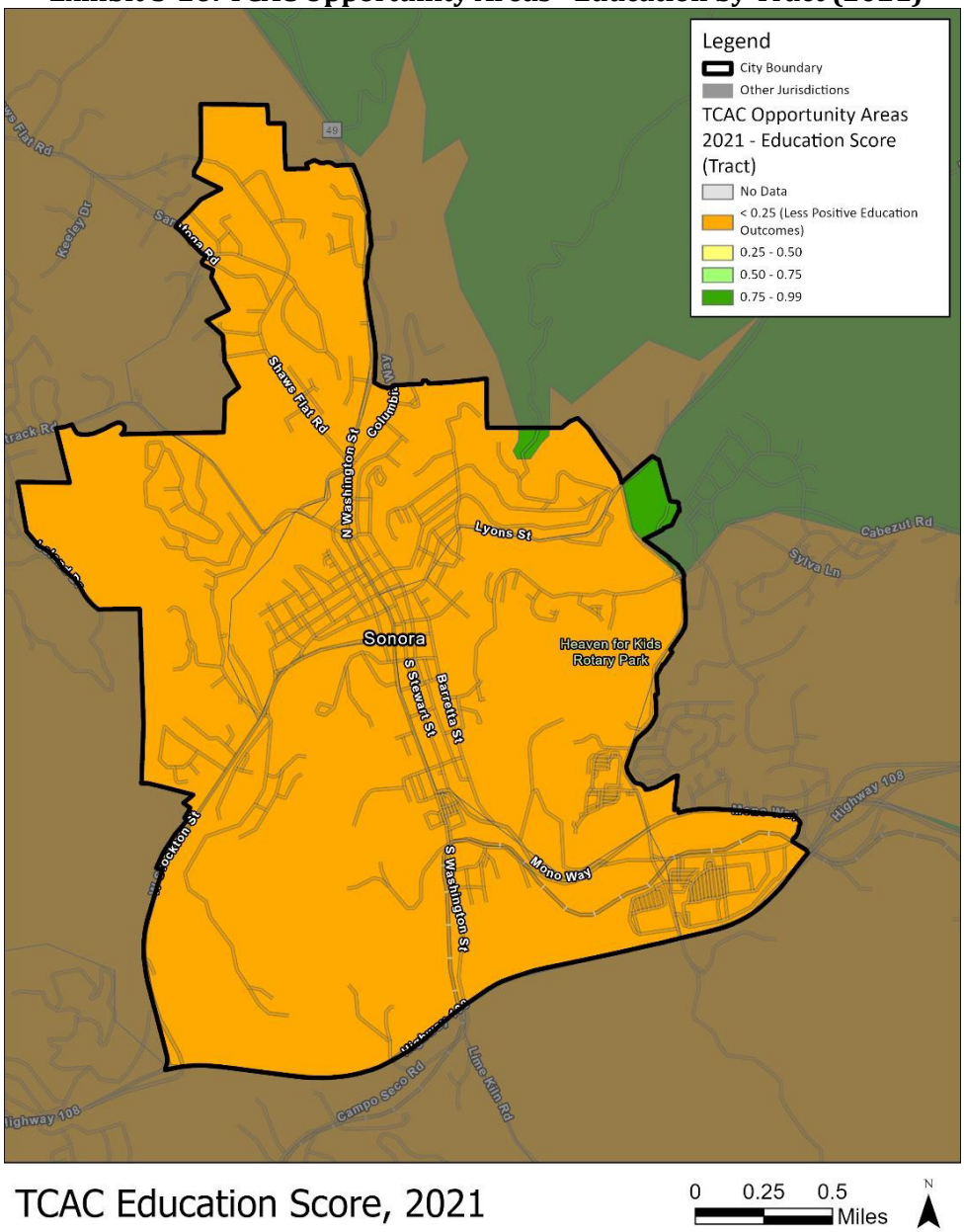


Education Indicators

Education indicators include math and reading proficiencies of fourth graders, high school graduation rates, and the student poverty rate. There 6 school districts serving residents of Sonora. This includes 16 elementary schools, 13 middle schools, and 12 high schools. Greatschools.org is a nonprofit organization that rates schools across the country. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is "below average," 5-6 is "average," and 7-10 is "above average." The schools in Sonora range from below average to above average, with scores between 2 and 7. School scores are on average

slightly higher in the northern and western areas of the City. As shown in Exhibit 3-26, tracts in Sonora have generally no variation in economic opportunity resource scores within the City.

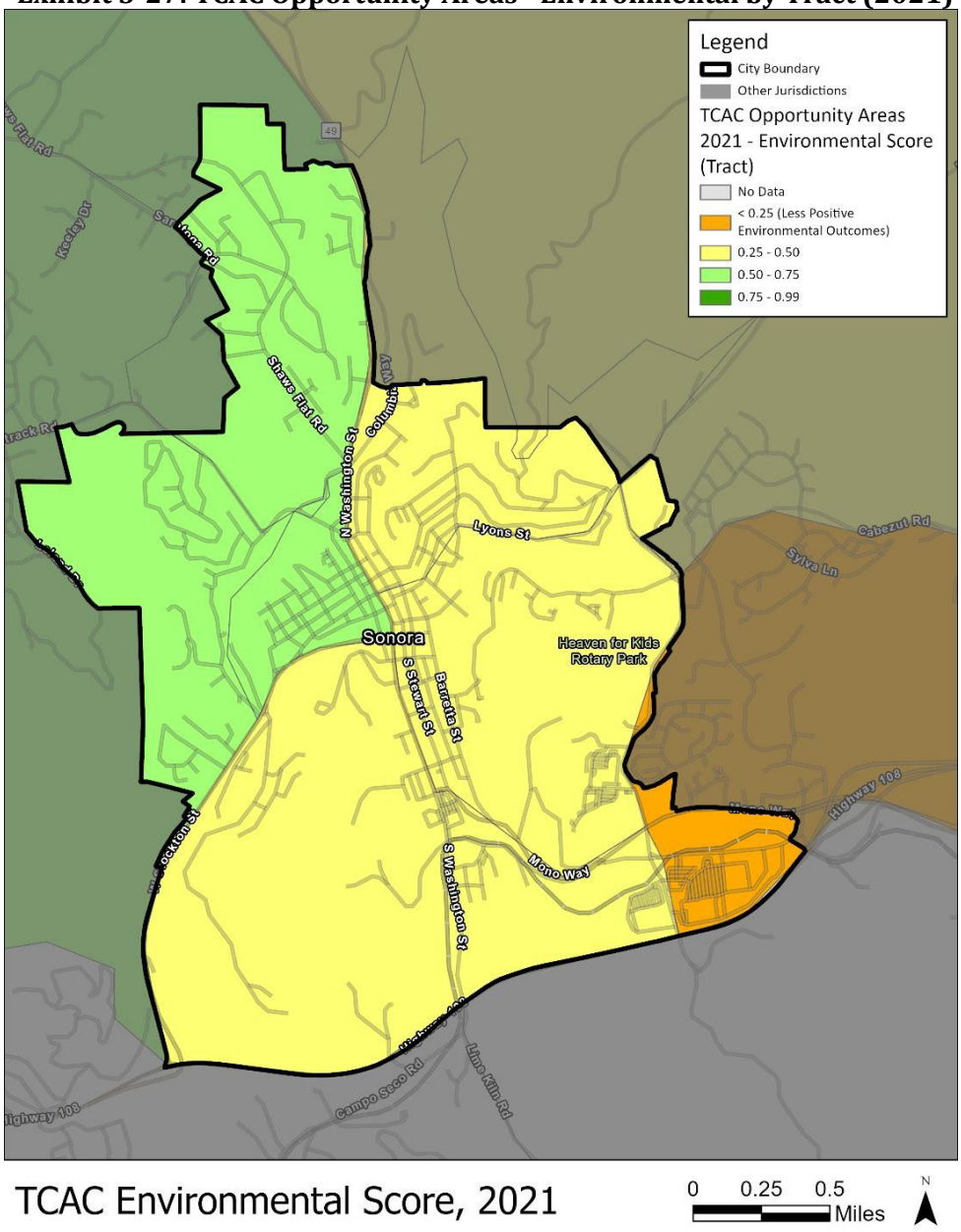
Exhibit 3-26: TCAC Opportunity Areas - Education by Tract (2021)



Environmental Indicators

The environmental domain utilizes CalEnviroScreen (CES) 3.0 pollution indicators and values. As shown in Exhibit 3-27, the majority of the tracts have scores between 0.25 and 0.75, indicating there are average environmental scores throughout the City. Ozone and lead are amongst the highest scoring pollutants in the area.

Exhibit 3-27: TCAC Opportunity Areas - Environmental by Tract (2021)



TCAC Composite Score

Exhibit 3-28 displays the 2023 TCAC composite score for the City. There is high variation in resource categories within the City, with moderate resource areas in the northwest, low resource areas in the central City, and high resource areas in the southeast. The areas with lower opportunity scores have a generally lower median income and more cases of poverty. Program 2.4, Expedite Planning Review of Accessory Dwelling Units, would allow for lower income housing in higher resource areas.

Exhibit 3-28 displays the TCAC Composite Scores and Resource Category for each census tract in the City. The resource categories across the City range from low resource to high resource. Census Tract 11 is categorized as

moderate resource, Census Tract 12 is categorized as low resource and Census Tract 41 is categorized as high resource. As noted above, there are no areas in the City identified as an area of High Segregation and Poverty.

Exhibit 3-28: TCAC Composite Score

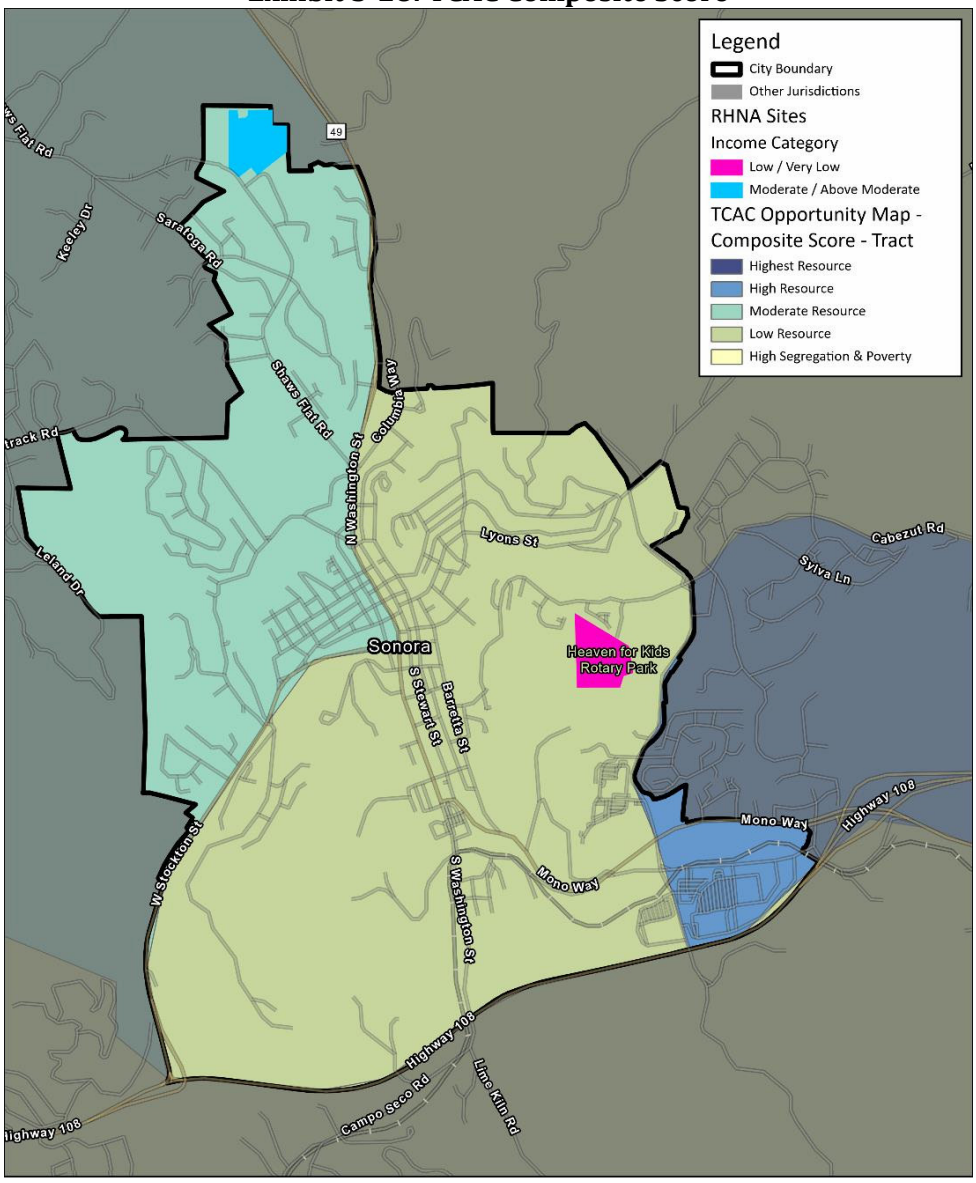


Table 3-43, *TCAC Opportunity Characteristics*, shows the individual domain scores of each census tract including the economic, environmental, and education scores, as well as the composite index score and resource category.

Table 3-43: TCAC Opportunity Characteristics			
	Census Tract 11	Census Tract 12	Census Tract 41
Economic Domain Score	1.00	0.33	0.89
Education Domain Score	0.11	0.22	0.67
Environmental Domain Score	0.44	0.22	0.11
Opportunity Score	3.00	2.00	4.00
Opportunity Category	Moderate Resource	Low Resource	High Resource

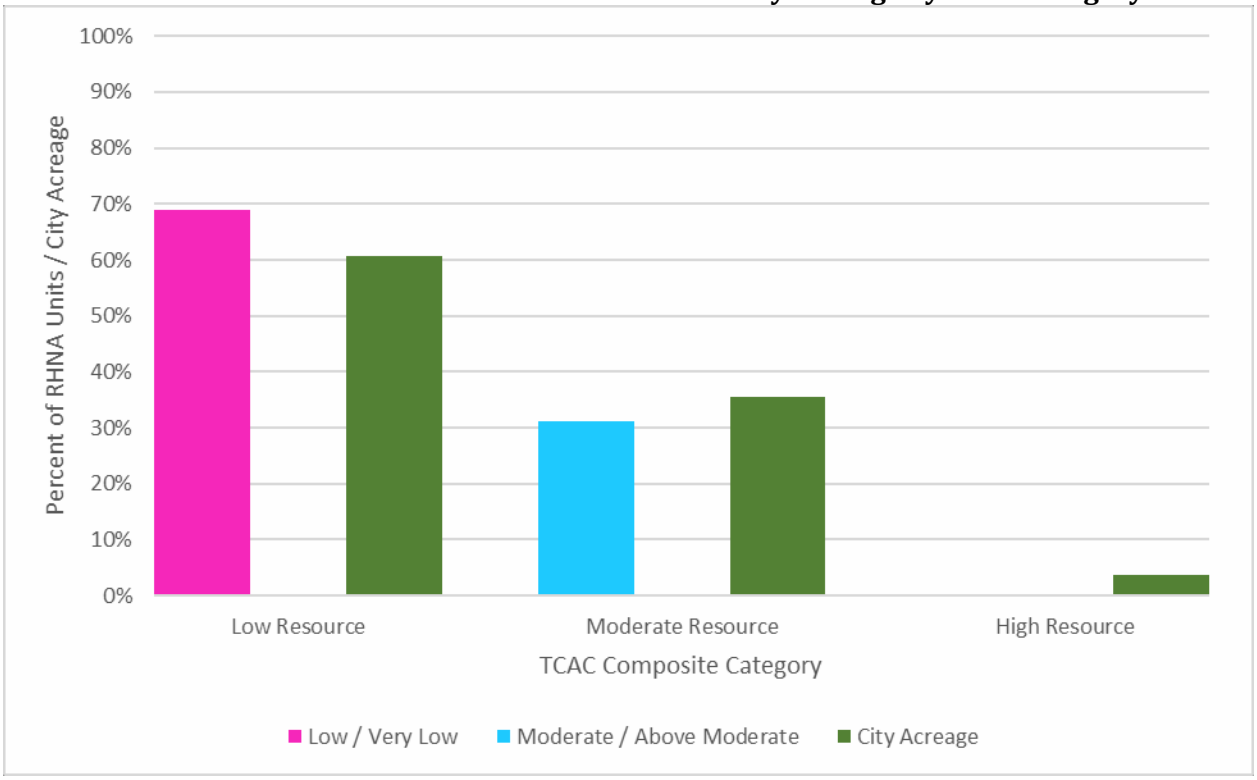
Source: California Department of Housing and Community Development, AFFH 2.0 Data Viewer, accessed September 14, 2023.

Opportunity scores for each tract are representative of respective economic, education and environmental domain scores. The census tracts that make up the City have opportunity categories that range from low resource to high resource. Census Tract 41 is listed as high resource, but this census tract consists of the smallest geographic footprint within the City of Sonora. The majority of the City is included in Census Tract 11 and 12, listed as moderate resource and low resource respectively.

The Lemke Opportunity Site is located within a low resource census tract (Census Tract 12) and the Cuesta Opportunity Site is located within a moderate resource census tract (Census Tract 11). Census Tract 11 reports the highest economic domain score in the City. Education and Environmental Domain Scores for both Census Tract 11 and 12 are similar in nature. Both census tracts represent land uses and populations outside of the City of Sonora boundaries, and thus opportunity characteristics for each tract is likely influenced to varying degrees by the conditions of surrounding unincorporated areas. As the majority of the City is categorized as either moderate or low opportunity, the distribution of opportunity sites does not exacerbate any fair housing issues.

As shown in Exhibit 3-29, the RHNA units are distributed with a relatively same proportion as the City makeup as a whole. As there is high variation in the City, distributing RHNA units across the opportunity categories is unlikely to exacerbate any conditions or make any negative changes to the resource designation.

Exhibit 3-29: Distribution of RHNA Units and City Acreage by TCAC Category



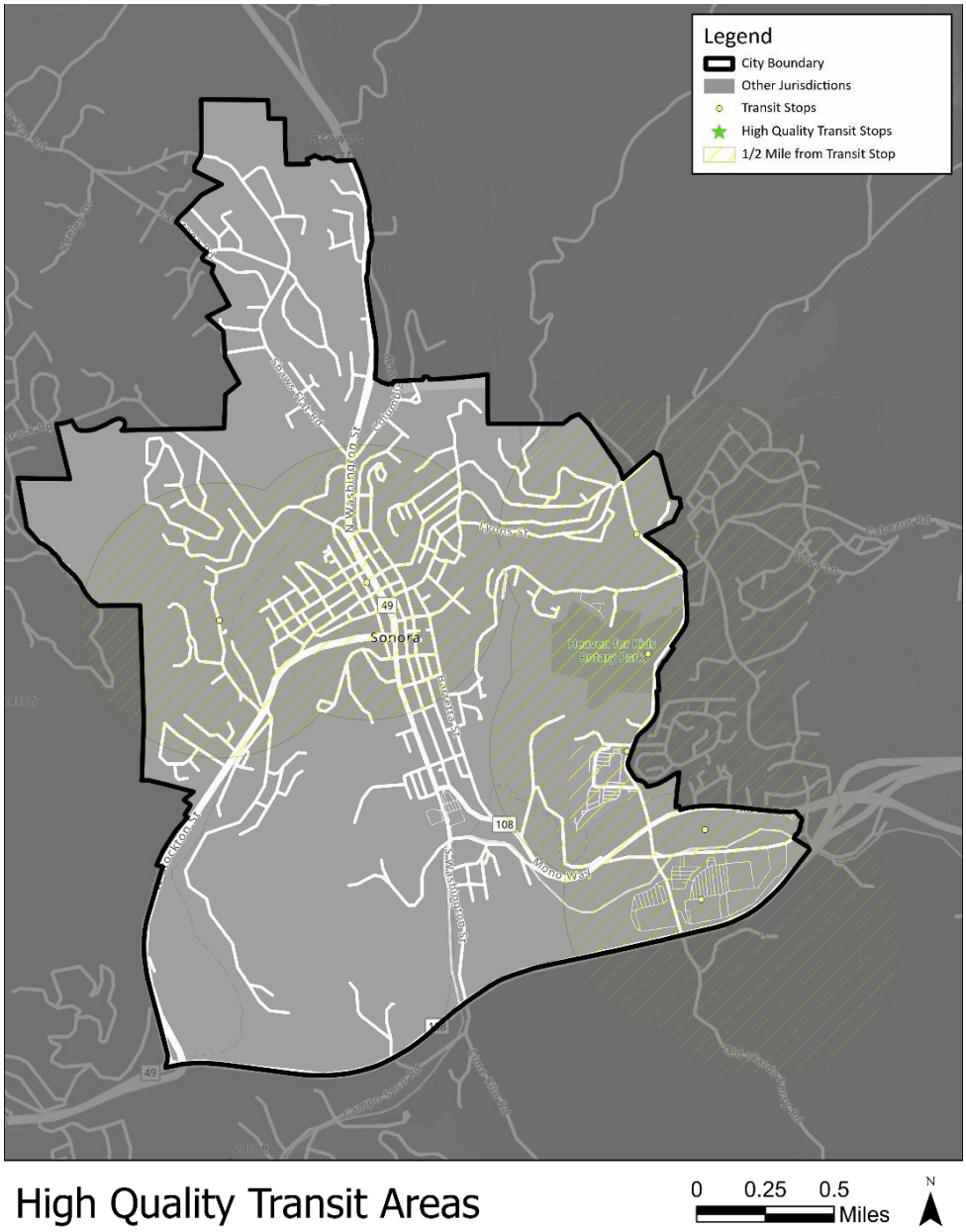
Access to Transportation

Access to adequate transportation and a variety of transit options provide opportunities to residents and is an important factor when considering fair housing. Caltrans defines the term "High Quality Transit Stops" as a transit stop or corridor with 15-minute or less service frequency during peak commute hours. "High Quality Transit Areas" are within one-half mile of a "High Quality Transit Stop." This definition does not factor in ridership frequency or the physical structure/nature of the transit stop. In addition, this definition does not consider investments in public transportation infrastructure or safety.

Per the Caltrans definition, the AFFH data viewer reports no "High Quality Transit Stops" or "High Quality Transit Areas" within the City of Sonora or the greater Tuolumne County. As a small city with approximately 5,000 residents, the level of transit frequency (every 15-minutes or earlier) to qualify as a "High Quality" is essentially prohibitive to any transit stop in the community or region receiving this definition.

Several transit stops are located within the City, as mapped below. The City completed a $2.6 million dollar project to install new bus stops, crosswalks and sidewalks in Downtown Sonora on Stockton Road at Green Street and Washington Street. Tuolumne County Transit Agency (TCTA) provides service at bus stops within the City of Sonora through Route 1 – the Sonora Loop. This line includes 10 transit stops within or near the City, and additional transit stops can be made by request through TCTA's on-demand service. Areas within a half mile of these transit stops are considered transit stop areas. Exhibit 3-30, *Transit Stops*, show these transit stops and surrounding transit stope areas throughout the City.

Exhibit 3-30: Transit Stops



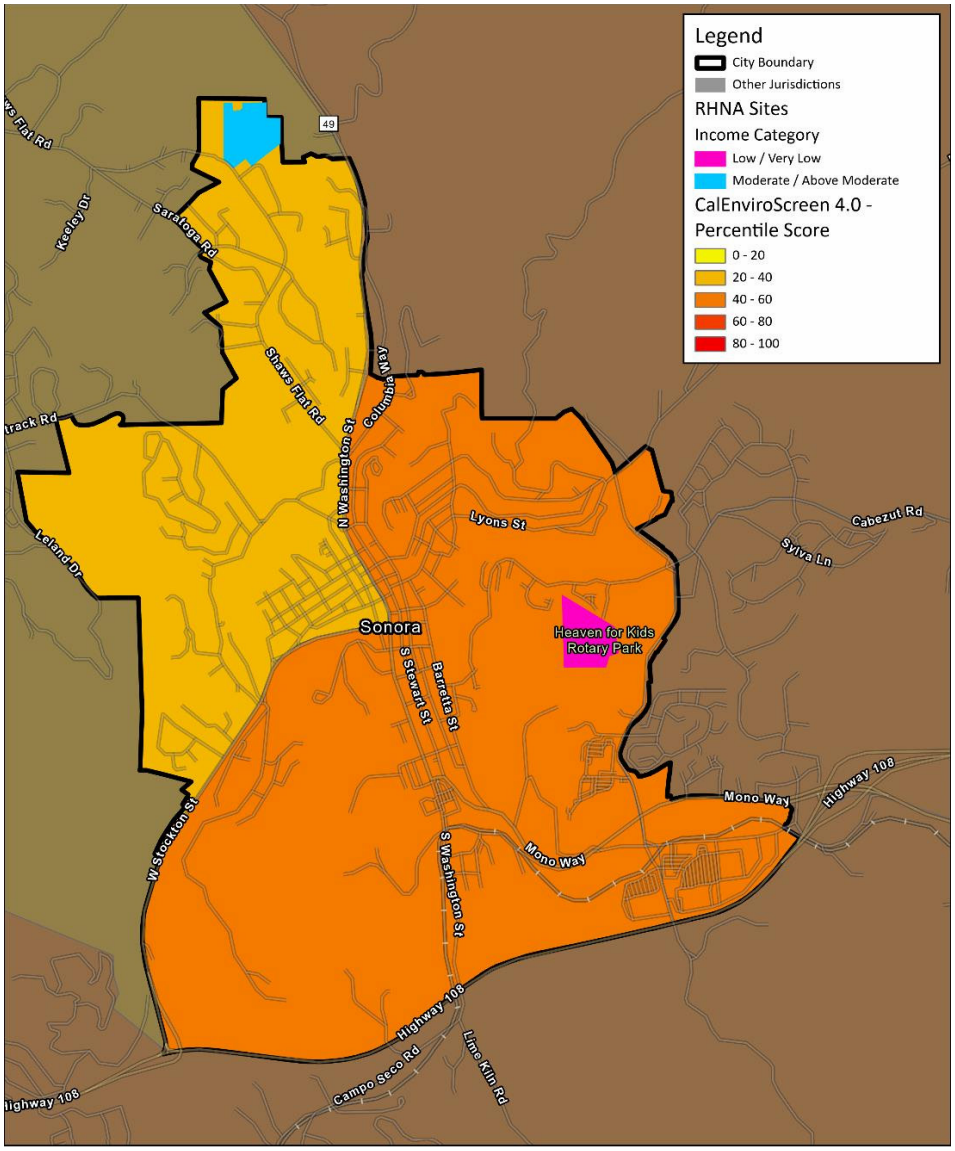
The majority of the City's developed and urbanized areas are within a transit stop area. In addition, the Lemke Opportunity Site is mapped within a transit stop area for service along Route 1 – Sonora Loop. While residential areas in northern portions of the City are not included in a transit stop area, TCTA offers Dial-Your-Ride services, Rides for All Program (free us fairs) and volunteer driver programs (TRIP) to accommodate unmet transit needs within the county.

CalEnviroScreen 4.0

CalEnviroScreen 4.0 is a tool that identifies communities in California affected by pollutants and polluting factors such as ozone, particulate matter, drinking water contaminants, pesticide use, lead, toxins, diesel particulates, traffic

density, cleanup sites, groundwater threats, hazardous waste, solid waste, and impaired water bodies. This database also measures population health and socioeconomic factors such as cardiovascular disease, asthma rates, educational attainment, poverty, linguistic isolation, and more. A higher score indicates disadvantageous environmental and/or economic outcomes, while a lower score indicates positive environmental and/or economic outcomes. CalEnviroScreen data also informs the TCAC environmental opportunity scores discussed in previous sections. Exhibit 3-31, *CalEnviroScreen 4.0*, shows the environmental composite score categories for census tracts within the City.

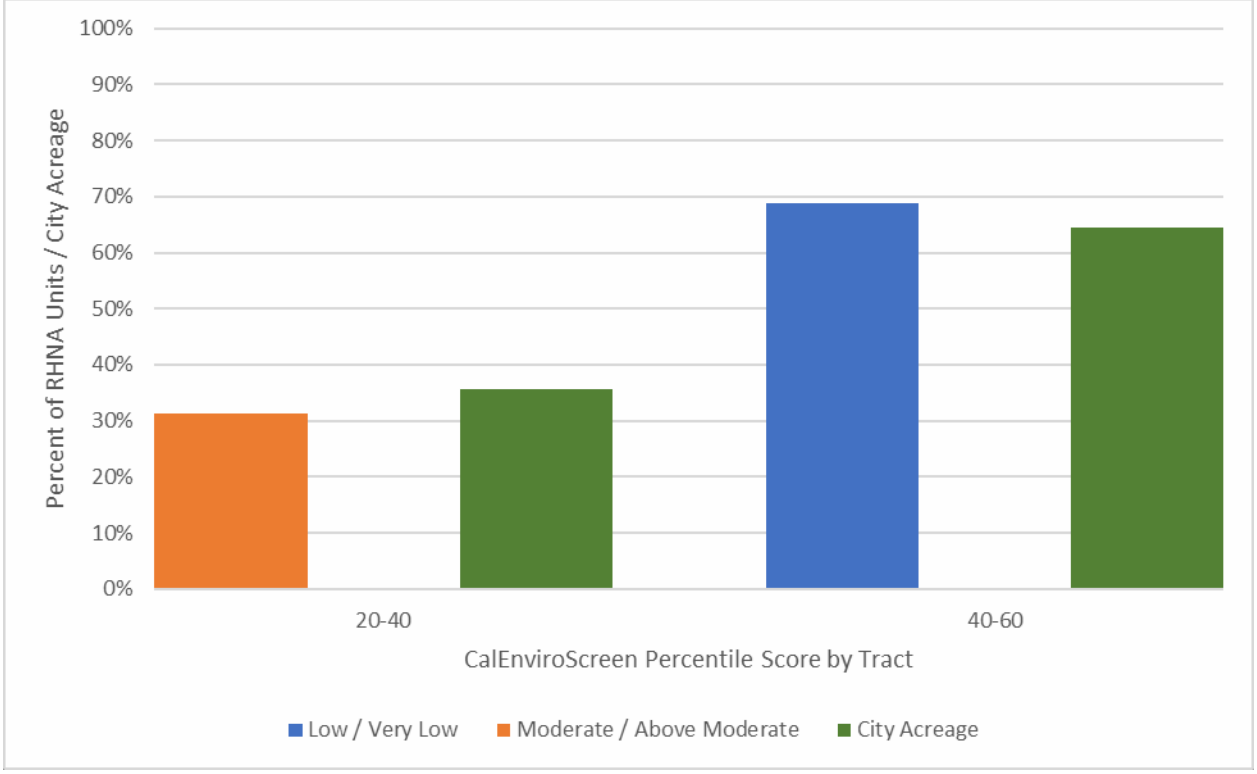
Exhibit 3-31: CalEnviroScreen 4.0



CalEnviroScreen 4.0 Percentile Score and RHNA Sites

Census Tract 11 has a CalEnviroScreen composite score percentile of 35.20 indicating relatively low pollutant impacts and generally positive environmental outcomes. Census Tract 12 and Census Tract 41 both have CalEnviroScreen composite score percentiles in the 40 to 60 range; Tract 12 has a score 56.82 and Tract 41 has a score of 47.73 indicating average environmental impacts. These percentile scores indicate about average or better than average environmental and economic outcomes for each census tract within the City.

Exhibit 3-32: Distribution of RHNA Units and City Acreage by CalEnviroScreen 4.0 Percentile Score



Findings

There is high variation in resource categories within the City, with moderate resource areas in the northwest, low resource areas in the central City, and high resource areas in the southeast. The areas with lower opportunity scores have a generally lower median income and more cases of poverty.

A similar pattern is shown in the CalEnviroScreen percentiles, with improved in the northwest area compared to central Sonora. The RHNA units are distributed with a relatively same proportion as the City makeup as a whole. As such, distributing RHNA units across the opportunity categories is unlikely to exacerbate any conditions or make any negative changes to the resource designation..

Disproportionate Housing Needs

Substandard Housing

The AFFH Rule Guidebook defines disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when

compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (Code of Federal Regulations). The analysis is completed by assessing cost burden, overcrowding, and substandard housing. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Tuolumne County.

Disproportionate housing needs are determined by finding trends in housing problems in the population by race, household size, or household age. A housing unit is considered substandard or having a housing problem if it has one or more of the following housing conditions:

- Housing unit lacks complete kitchen facilities
- Housing unit lacks complete plumbing facilities
- Household is cost burdened
- Housing unit is overcrowded

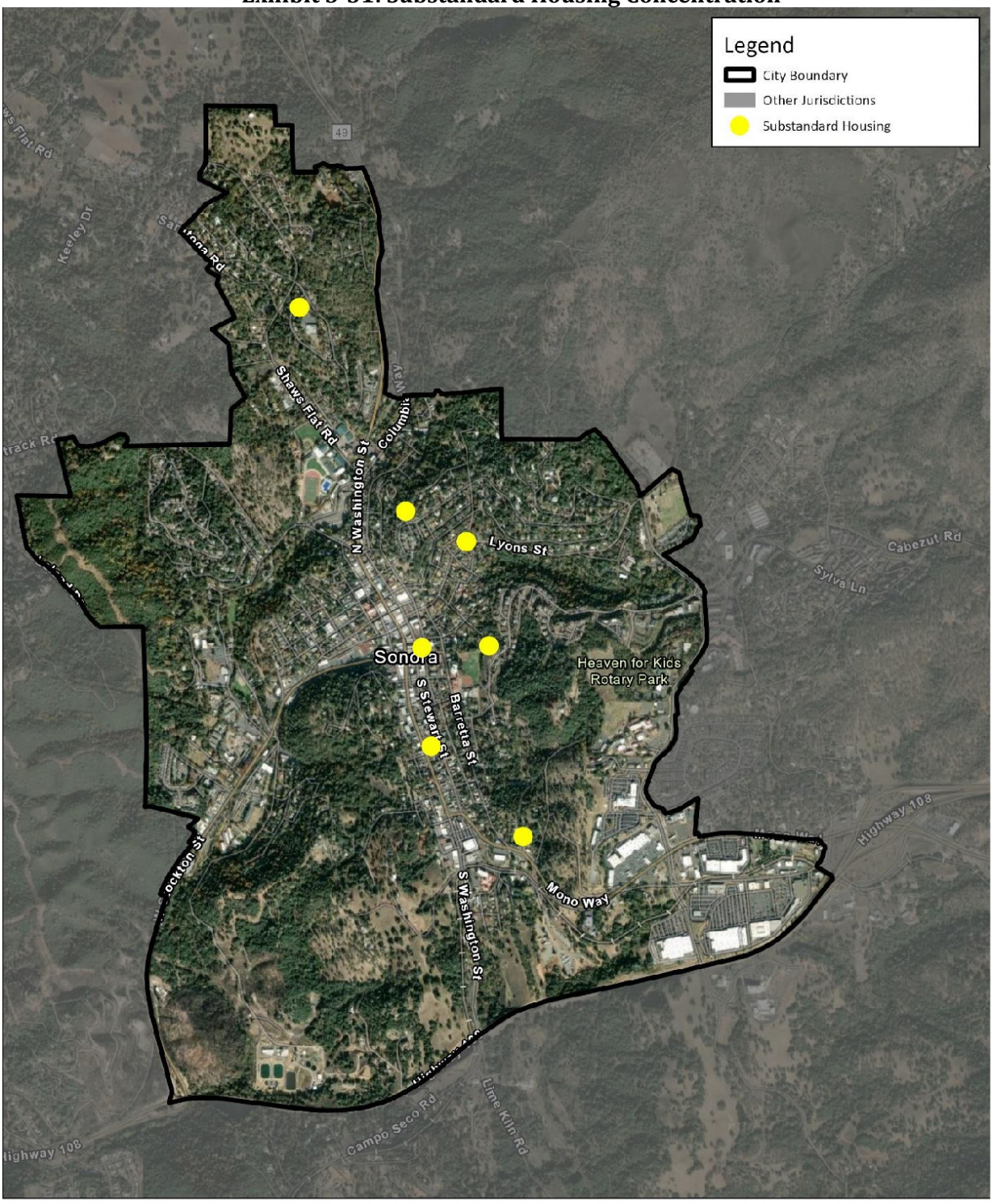
Large and elderly households are often more likely to experience housing problems. A large household is a household with three or more children, but is also often calculated as a household with five or more people. An elderly household is calculated as any household with a person over 62 years of age.

According to local officials, substandard housing is concentrated in the central area of the City . These neighborhoods are also on average of lower median income and have a higher proportion of the elderly population. This may be indicative of fixed incomes or older housing stock in need of repair. The City's Code Enforcement Department has a current case load of 7 sites where a property demonstrates extensive dilapidation requiring significant repairs to be safe and habitable, as shown in the figure below. Based on code enforcement trends and age of housing stock, the City estimates that more homes may need significant repair or replacement over the next eight years.

The City conducted a housing survey in 2019 and found that most of the housing stock included in the survey did not need repair. Survey results indicated that 51 percent of the housing stock is older than 50 years. Maintaining these older homes is an important part of the housing stock in Sonora. The City is including Program 1.5 to conduct regular code enforcement inspections to ensure health and safety. As staffing allows, code enforcement inspections will be identified on both a proactive and reactive basis.

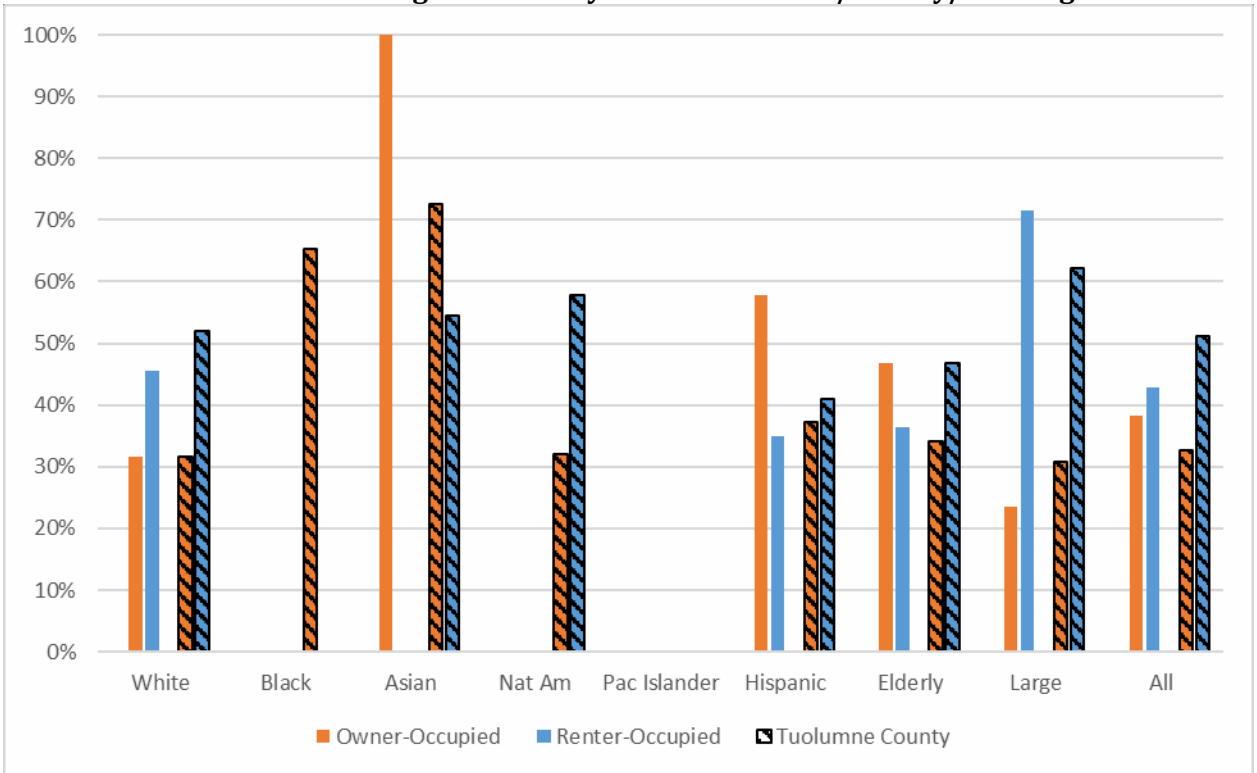
Local stakeholders noted a lack of funding for rehabilitating substandard housing stock in the City. The City is including Program 2.1 to pursue Grant Funding for New Housing Production and Housing Rehabilitation.

Exhibit 3-31: Substandard Housing Concentration



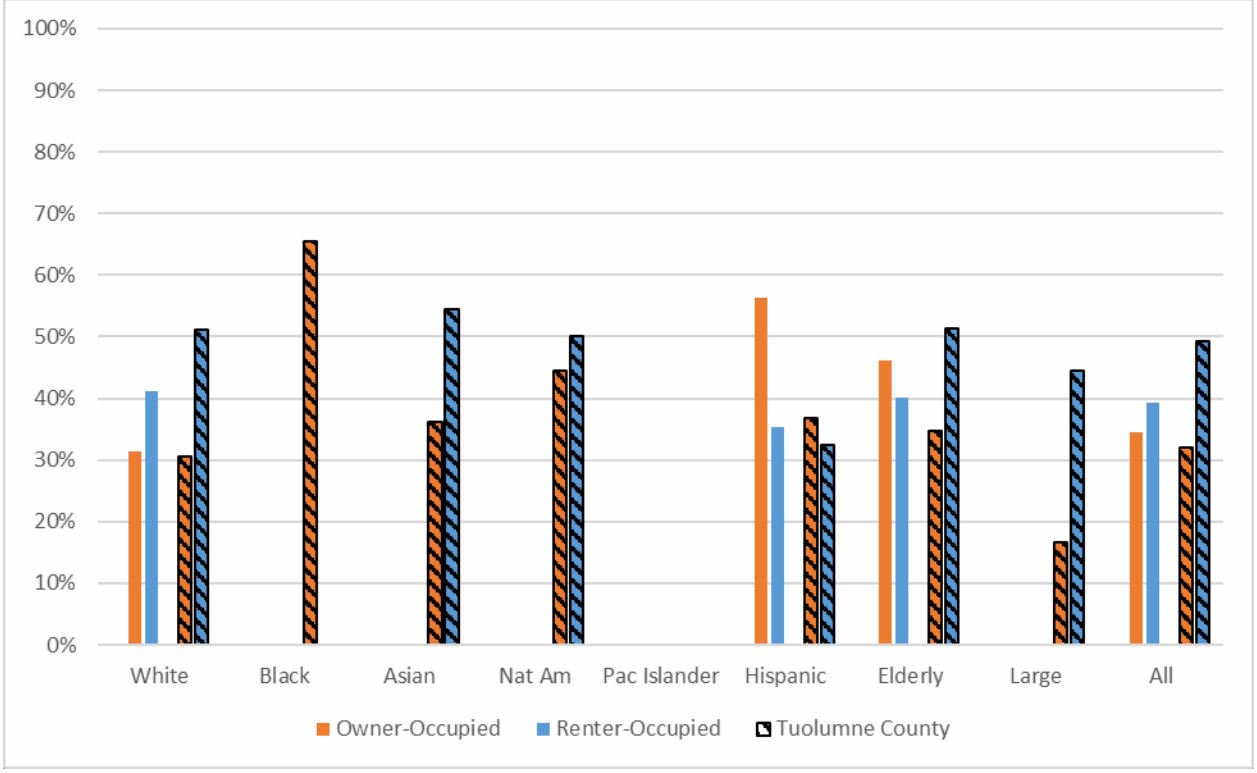
Asian and Hispanic owners, and large household renters experience high rates of housing problems, over 50 percent, while less than 35 percent of large household and White owners experience housing problems. The 0 percent rates shown for Black, Asian, Native American, and Pacific Islander households is due to a lack of the noted population in the City. Rates of housing problems are relatively comparable for each group at the County and City level, with housing problems being more prevalent for owners in Sonora, and more prevalent for renters in Tuolumne County as a whole.

Exhibit 3-33: Housing Problems by Tenure and Race/Elderly/Housing Size



Cost burden is when a household spends more than 30 percent of its monthly income on housing costs such as rent, mortgage, or utilities. Large households have more costs to support more people, and may experience cost burden or a lack of excess funds to amend housing problems. Elderly households may be on a fixed income, which affects excess funds necessary for maintenance in an older home bought before retirement.

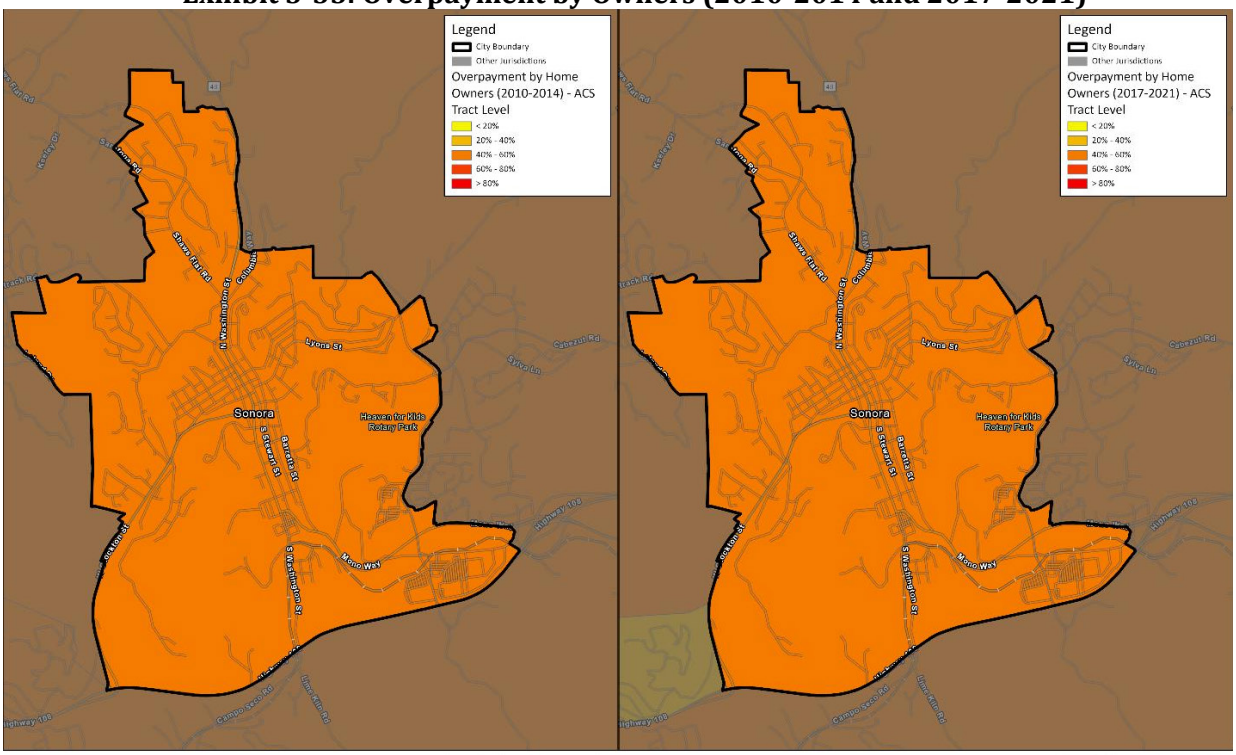
Exhibit 3-34: Cost Burden by Tenure and Race/Elderly/Housing Size



Cost-burdened owners and renters by tract are compared using the 2010-2014 and 2017-2021 ACS data in Exhibit 3-35 and Exhibit 3-36. Tracts throughout the City remained at the same rate of overpayment for owners since 2010. Rates of overpayment for renters has decreased throughout the majority of the City. Overpayment for renters is slightly higher in central Sonora, where there is also slightly lower median incomes and slightly higher rates of poverty.

Overpayment in the City occurs at the same rate to the County, with 37 percent of households experiencing a cost burden both in the City and Countywide. In most cases, renters have significantly higher rates of overpayment than owners.

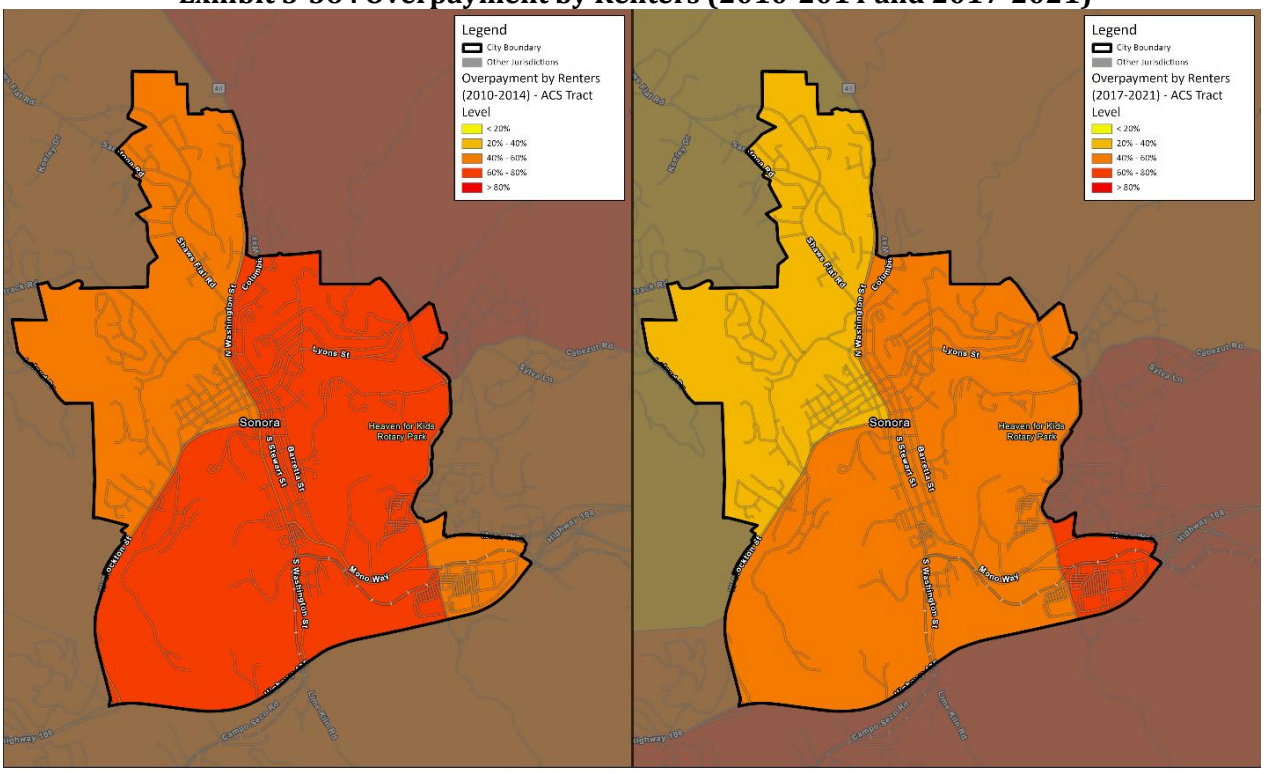
Exhibit 3-35: Overpayment by Owners (2010-2014 and 2017-2021)



Overpayment by Owners, 2010-2014 0 0.25 0.5 Miles N

Overpayment by Owners, 2017-2021 0 0.25 0.5 Miles N

Exhibit 3-36 : Overpayment by Renters (2010-2014 and 2017-2021)



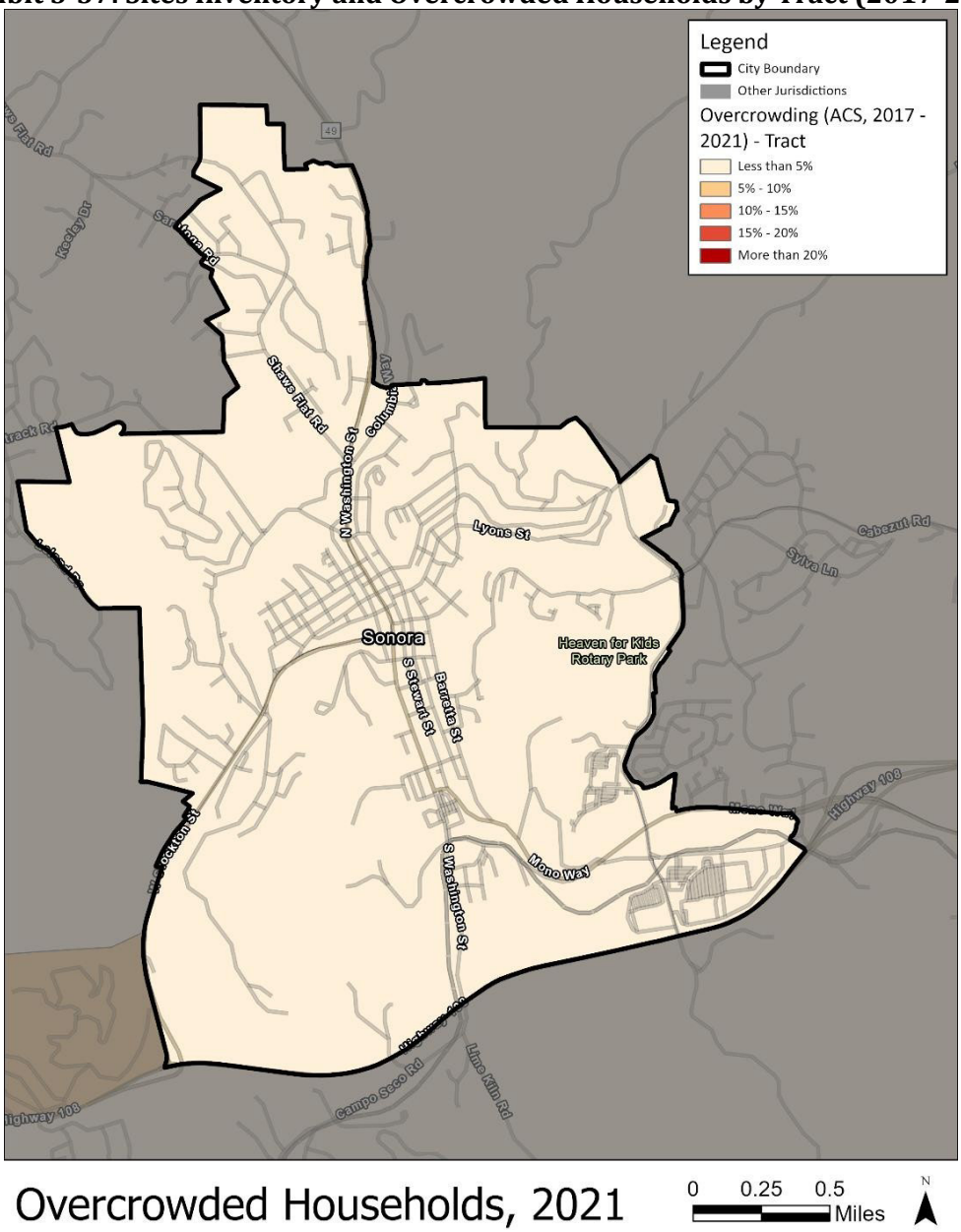
Overpayment by Renters, 2010-2014 0 0.25 0.5 Miles N

Overpayment by Renters, 2017-2021 0 0.25 0.5 Miles N

Overcrowding

A household is considered overcrowded when there is more than one person per room, including living and dining rooms but excluding bathrooms and kitchens. Overcrowding can affect public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to deterioration of the housing stock. Additionally, overcrowding can indicate that a community does not have an adequate supply of affordable housing and/or variety of suitable housing units to meet the needs of the community. In Sonora, overcrowding is low throughout the City.

Exhibit 3-37: Sites Inventory and Overcrowded Households by Tract (2017-2021)



Overcrowding is slightly more prevalent in Sonora (3.7%) than in the County as a whole (2.5%). Overcrowding is comparable between renters than owners both in the City and regionwide.

Table 3-44: Overcrowding by Tenure							
Jurisdiction	Persons / Room	Owners		Renters		Total	
		Overcrowded Households	% of Total Population	Overcrowded Households	% of Total Population	Overcrowded Households	% of Total Population
Sonora	1.01 to 1.50	120	1.9%	30	0.5%	150	2.4%
	>1.50	0	0%	75	1.2%	75	1.2%
	Total Overcrowded	120	1.9%	105	1.7%	225	3.7%
Tuolumne County	1.01 to 1.50	668	1.0%	815	1.2%	1,483	2.2%
	>1.50	45	0.1%	165	0.2%	210	0.3%
	Total Overcrowded	713	1.0%	980	1.4%	1,693	2.5%

Homelessness

A person is considered homeless who lacks a fixed, regular, and adequate night-time residence; and an individual who has a primary nighttime residence that is:

A) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); or

B) An institution that provides a temporary residence for individuals intended to be institutionalized; or

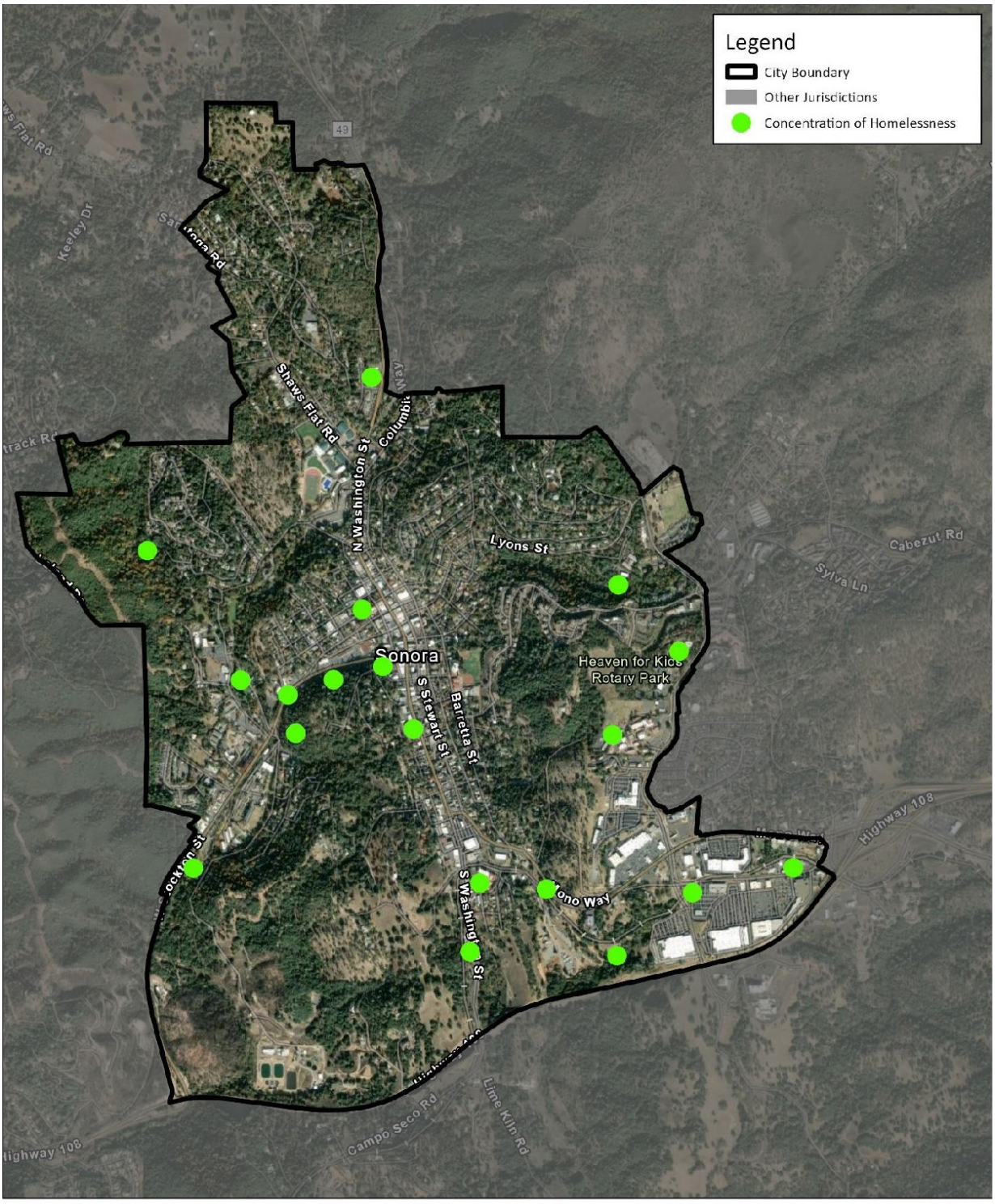
C) A public or private place not designed for or ordinarily used as, a regular sleeping accommodation for human beings. Homeless individuals do not include individuals imprisoned or otherwise detained pursuant to an Act of the Congress or a state law (U.S. Code Section 11302).

Homeless individuals within the City include, but are not limited to: victims of domestic violence, persons with mental illness, persons suffering from addiction disorders, those with inadequate incomes, families with single-heads of households, and unaccompanied minors.

In Sonora, there is a higher concentration of people experiencing homelessness in the central area of the City, but homelessness is present throughout all areas, as shown in the figure below. These areas are in close proximity to transit stops and supportive services. The City is including Program 7.1 to maintain existing shelters and facilitate the provision of transitional shelters or housing, supportive housing, emergency and homeless shelters, and single room occupancy units.

Both residents and City employees that were surveyed indicated homelessness as a top priority for the City to address in the 7th Cycle.

Exhibit 3-37: Concentrations of Homelessness



Concentrations of Homelessness

The Central Sierra Continuum of Care oversaw the preparation of the Central Sierra 2022 Point-in-Time Homeless Census for Tuolumne County (as part of a multi-county effort). According to the Count, Tuolumne County has 266 homeless people both sheltered and unsheltered. Of this amount, approximately 40 percent are categorized as chronically homeless individuals. Of the three counties involved, Tuolumne County has the most homeless people reported compared to Amador (184 individuals), Calaveras (122 individuals), and Mariposa (46 individuals) Counties.

According to the Police Chief, the majority of the unsheltered homeless people counted within Tuolumne County are in the area of the City. As a regional issue, it is difficult to determine the exact amount within the City as there are homeless encampments along the city limits on both sides of the boundary. The City of Sonora Unsheltered Point-In-Time County in 2022 reports 92 unsheltered individuals, 49 of which are reported to be chronically homeless individuals.

Many individuals and families move in and out of homelessness and shelters over the course of a year. Generally, three types of facilities provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent supportive housing:

- Emergency Shelter: A facility that provides overnight shelter and fulfills a client's basic needs (such as food, clothing, and medical care) either on-site or through off-site services. The permitted length of stay can vary from one day to six months, depending upon whether the shelter is short-term or long-term.
- Transitional Housing: A residence that provides housing for up to two years. Residents of transitional housing are usually connected to rehabilitative services, including substance abuse and mental health care interventions, employment services, individual and group counseling, and life skills training.
- Permanent Supportive Housing: Permanent housing that is affordable in the community or service-enriched housing that is linked with on-going supportive services (on-site or off- site) and is designed to allow formerly homeless clients to live at the facility on an indefinite basis.

Additionally, Rapid Re-Housing programs can be utilized to provide housing relocation, stabilization services, and short- to medium-term assistance to help individuals and families experiencing homelessness move as quickly as possible into permanent or more stable housing.

The most common service needs identified (but unable to obtain) were identified as housing assistance or shelter and employment or employment training. Similarly, the top three services that would have helped prevent homelessness were identified as employment or employment training, housing assistance or shelter and legal assistance.

Table 3-45: Homeless Facilities*

Facility Type	Family Units	Family Beds	Adult Only Beds	Seasonal
Emergency Shelter	28	102	74	0
Transitional Housing	13	41	17	NA
Permanent Supportive Housing	13	35	47	NA
Rapid Rehousing	6	17	24	NA
Total	**60**	**195**	**162**	**0**

Source: Continuum of Care or HUD; CoC_HIC_State_CA_2017

*Note: Numbers are provided for the Tuolumne, Amador, Calaveras, Mariposa Counties Continuum of Care for which Tuolumne County is a participating member. Numbers represent homeless needs for the total Continuum of Care area.

Across the homeless facility types, there are 60 family units, 195 family beds, and 162 adult only beds. Emergency shelter has the most family units (46.7 percent), family beds, (52.3 percent) and adult only beds (46.7 percent). None of the facility types are seasonal.

Homeless Support Services

David Lambert Community Center/Drop-in Center: This facility provides a place for socialization for the mentally ill and other homeless individuals. The center is located at 347 W. Jackson St., Sonora.

American Red Cross*:* The Tuolumne County office of the American Red Cross assists residents with temporary housing, food, and clothing in response to disasters. In addition to assisting individual households, the American Red Cross has played an important role in the county in response to county disasters, in particular, wildfires.

Churches/Salvation Army/Food Pantries/Clothing/Computer*:* Other organizations within the City have limited funds set aside for 1-2 night motel accommodations for the homeless (e.g., St. Patrick's Church, the Salvation Army). Free community meals are provided at the St. James Episcopal Church (locally known as the Red Church), St. Patrick's Church and at a local coffee house, the Heart Rock Café. Food pantries are available in the City limits at: the Red Church, Sonora Baptist Church, and St. Patrick's Church. Clothing, linens, and toiletries are also available at these locations. Computer access is available at the David Lambert Drop in Center in the City and at the main branch of the Tuolumne County Library in Sonora. The Salvation Army Reach program also provides auto repair, assistance with energy and utilities, minor home repairs, transit tickets and related services.

Amador-Tuolumne Community Action Agency (ATCAA): ATCAA offices are based in the cities of Sonora (for Tuolumne County) and Jackson (for Amador County). ATCAA also works with the Calaveras-Mariposa Community Action Agency to implement programs in Calaveras County. ATCAA operates a homeless shelter in the City of Sonora. ATCAA has assisted the homeless in Sonora and Tuolumne County since 1981 and obtained its first shelter in 1984. ATCAA successfully worked with the City to acquire ownership of the existing homeless shelter and undertake shelter rehabilitation. ATCAA provides adults and children with emergency and transitional shelter in Tuolumne County, Homeless Prevention rent and utility assistance and Housing and Budget Counseling.

ATCAA provides a deposit assistance program that provides funding for individuals and families covering the necessary funds required for security deposits on rental units. The program provides an opportunity for people to enter into rental housing who are not able to afford the initial investment of a security deposit and first month rent payment.

ATCAA operates the county food bank, based in Jamestown. The food bank solicits, transports, stores and distributes emergency and supplemental foods to individuals and families. The food bank assists community church pantries with emergency food supplies. ATCAA also implements a Home Energy Assistance Program (HEAP) assisting with energy-saving home improvements such as home weatherization, appliance replacement, and providing education on reducing energy costs.

Center for a Non-Violent Community*:* The Center for a Non-Violent Community (CNVC, formerly known as the Mountain Women's Resource Center) provides services and resources (including shelter) to victims of domestic violence, sexual assault, and human trafficking. The City previously owned the CNVC Shelter rent free. The City recently transferred ownership of the facility to CNVC, to streamline facility operation and management. The CNVC Shelter provides 11 beds for women and children, and the stay length is 30-days. The reported average client profile is a white married woman under 30, with at least one child under the age of six, in the very low income category.

CNVC offers counseling services, life skills classes, and other resources to those staying in the shelter. The principal funding sources for the shelter are the Office of Criminal Justice Planning, Community Development Block Grants, and private fundraising.

Displacement

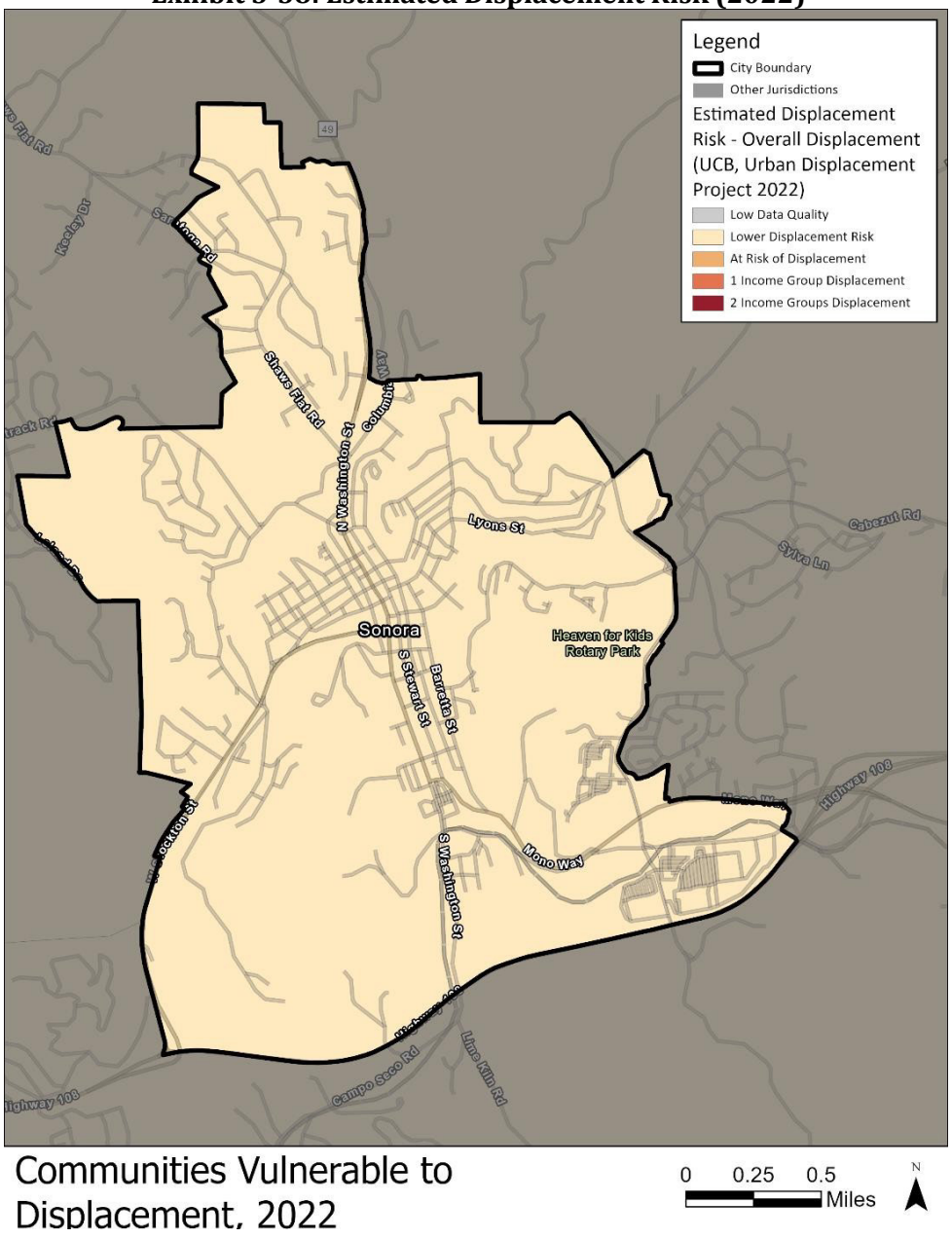
The Urban Displacement Project at the University of California, Berkeley, developed a map of "sensitive communities" where residents may be particularly vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Sensitive communities are defined based on the following set of criteria:

- The share of very low-income residents is above 20 percent.
- The census tract must also meet two of the following criteria:
    - The share of renters is above 40 percent.
    - The share of people of color is above 50 percent.
        - The share of very low-income households (50 percent AMI or below) that are severely rent burdened is above the county median.
        - The census tract, or areas in close proximity, have been experiencing displacement pressures. Displacement pressure is defined as:
            - The percentage change in rent in a selected census tract, divided by county median rent increases OR
            - Median rent in a selected census tract, minus median rent for all surrounding tracts, divided by median rent for all tracts in county (rent gap).

The majority of Sonora is located within CalFire's designated Very High Fire Hazard Severity Zone. Residential development is allowed in fire hazard zones if appropriate mitigation measures are incorporated into the development, such as appropriate construction methods, adequate water supply for fire suppression, access for fire apparatus, and fuel modification zones. For this reason, the Fire Hazard designation is not anticipated to lead to resident displacement. The VHFSZ designation does not pose a constraint to development. For developments in high fire hazard zones, both the Fire Department and the Public Works Department will review the project and place Conditions the Approval on the project to ensure that there are no significant negative impacts – Fire will require a Fuel Modification Plan and if necessary Public Works may require additional CEQA analyses and mitigation. Fire Hazard zones are subject to the City's Fire Codes.

Exhibit 3-38 shows the areas vulnerable to displacement as identified by the Urban Displacement Project. All tracts in the City have been identified to have low displacement risk.

Exhibit 3-38: Estimated Displacement Risk (2022)



Findings

Overall, the City of Sonora experiences housing problems and cost burden at a comparable rate to the region as a whole. Overcrowding is slightly more prevalent in the City of Sonora compared to Tuolumne County. Programs to continue homelessness support and displacement prevention in the City include:

- PROGRAM 4.1: Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households

- PROGRAM 7.1: Maintain Existing Shelters and Facilitate the Provision of Transitional Shelters or Housing, Supportive Housing, Emergency and Homeless Shelters

3.5.3 Conclusion

The AFFH data generally indicates racially and economically homogenous community in the City of Sonora. No Racially Concentrated Areas of Affluence or Racially Concentrated Areas of Poverty are located within the City. There are no census tracts of non-white concentration, and poverty status is not significantly concentrated within one census tract. While TCAC Opportunity Categories vary amongst census tracts (Census Tract 12 – Low Resource, Census Tract 11 – Moderate Resource, and Census Tract 41 – High Resource), this may be because of land uses outside of the City jurisdiction. As previously discussed, all three census tracts listed above include varying amounts of land outside of the City of Sonora. For example, Census Tract 41 includes a small portion of the City of Sonora, and the unincorporated community of Standard. Land uses in Standard includes significant industrial, construction and storage business, and thus enhancing the Economic Domain Score to 0.89. Comparatively, land outside of the City boundary but within Census Tract 12 primarily includes rural residential uses and is sparsely developed. Here, the Economic Domain Score is 0.33 – even though this census tract includes downtown Sonora and other major commercial corridors within the City.

AB 686 requires cities to prepare a site inventory "to identify sites throughout the community consistent with… its duty to affirmatory further fair housing." The City of Sonora received an extraordinarily small RHNA allocation of two (2) units, and has identified two vacant sites with development capacity far beyond this allocation. As the majority of the City is located within Census Tract 11 and Census Tract 12, one vacant site was selected within each census tract. The Cuesta Opportunity Site in Census Tract 11 is located at the northernmost portion of the City. The Lemke Opportunity Site in Census Tract 12 is located toward the eastern portion of the City. Through the data analysis outlined above, no major segregation or disparities in access to opportunity were uncovered relating to each census tract. Locating one opportunity site per census tract allows for equitable distribution of opportunity, access, and resources within the City.

Fair Housing Issues, Contributing Factors, and Meaningful Action

The table below displays the identified fair housing issues, contributing factors, relative priority, and meaningful actions drawn from the analysis of fair housing. Higher priority is given to factors that limit fair housing choice and/or negatively impact fair housing, per Government Code Section 65583(c)(10)(A)(iv).

The table below provides a detailed overview of actions included in Housing Element Programs that are aimed at affirmatively furthering fair housing. The table separates the actions by their identified fair housing issue and priority level. It provides an overview of each specific commitment, timeline, a geographic targeting, and metric for each program.

Table 3-46: Contributing Factors

Identified Fair Housing Issue	Contributing Factor	Action	Priority
Outreach and Enforcement	• Lack of widely publicized housing information	• Program 1.3 • Program 1.7 • Program 1.8 • Program 6.1	High

Integration and Segregation	• Concentrated racial demographics	• Program 2.3 • Program 2.4 • Program 4.1	Moderate
Disproportionate Housing Needs	• Lack of affordable or any multifamily housing/diverse housing stock • Aging housing stock • Insufficient supply of assisted and market-rate affordable housing	• Program 1.3 • Program 2.3 • Program 2.4 • Program 4.1 • Program 5.2 • Program 7.1	High
Access to Opportunity	• Lack of affordable or any multifamily housing/diverse housing stock • Local land use practices	• Program 1.2	Low

Table 3-47: AFFH Actions Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2024 – 2029 Metric
Fair Housing Outreach and Enforcement				
Program 1.3	Continue to remain apprised of the California Housing Partnership's list of Affordable Housing At-Risk of Conversion prepared by the California Coalition for Rural Housing. Notify the agency or agencies established in the following program when at-risk units are identified within the City limits. Post the City's inventory of at-risk units on the City's website and provide a link from the City's website to the California Housing Partnership's website. In addition, assist and support agencies qualified to acquire at-risk units (and maintain these units as affordable housing) through letters of support or similar actions or by providing funding assistance for the acquisition of at-risk units should such funding be available. The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority, and other affordable housing opportunities in the City. The	Ongoing	Citywide	Provide a reliable and accessible source of information to organizations interested in the purchase and maintenance of at-risk housing for low-to-moderate income households. No net loss of affordable units.

Table 3-47: AFFH Actions Matrix				
Program	**Specific Commitment**	**Timeline**	**Geographic Targeting**	**2024 – 2029 Metric**
	income groups and to provide city support for those efforts.			
Program 1.7	Support the reduction of contamination hazards (e.g., lead-based paint, asbestos) during the rehabilitation of older buildings by providing information at the public counter regarding sources of contamination.	Ongoing	Citywide	Provide safe housing options in older homes by working with community groups such as the Blue Zones Project, Commission on Aging, ATCAA and other community faces organizations to share information about Housing assistance programs
Program 1.8	Pursue implementing the following program: i. Implement the California Green Building Code or establish a similar program for reuse or recycling of construction and demolition materials. ii. Encourage safe sustainability practices through the collection of rainwater and the use of grey water systems in order to reduce the impact on the environment and promote water conservation. Post information on the website concerning grey water and rainwater design and permit procedures. iii. Encourage local agencies' individual and collaborative efforts to improve in-home energy conservation and weatherization. Promote the distribution of information on methods and alternatives for	Ongoing	Lower Opportunity or Lower Income Areas	Provide information regarding energy efficient programs and weatherization, and funding assistance for those programs to a minimum of 50 households in the planning period. Print 100 brochures for staff to present and display at City Hall (Community Development counter) and the Senior Center.

Table 3-47: AFFH Actions Matrix				
Program	**Specific Commitment**	**Timeline**	**Geographic Targeting**	**2024 – 2029 Metric**
	iii. Encourage local agencies' individual and collaborative efforts to improve in-home energy conservation and weatherization. Promote the distribution of information on methods and alternatives for improving in-home energy conservation and weatherization.			
Program 6.1	Facilitate the exchange/consolidation of the housing assistance information through further development of the City's website and providing hardcopies of educational materials at the City's Community Development department. Expand upon and continue to update the City's Housing webpage with links and contact information to the region's housing assistance organizations. Continue published materials and resource referral information for renters on the following subjects: housing discrimination, landlord-tenant relations, access to legal aid services for housing complaints, information on housing advocacy programs and similar information. Continue to make materials available at the Community Development counter, Senior Center, and relevant community events. The Community Development Department shall be the primary contact for referring tenants and potential tenants to the appropriate agencies. The City shall continue partnership with the Amador-Tuolumne Community Action Agency as a fair housing provider.	Ongoing	Citywide	Provide a "one-stop" information source for affordable housing information for City residents. Print 100 brochures for staff to present and display at City Hall (Community Development counter), Senior Center and relevant community events. Provide information to 10 households annually.
Integration and Segregation				
Program 2.3	The City will support housing opportunities near the City's Commercial Center, including infill development on vacant residential and	Ongoing Proactively reach out to property owners or potential	Citywide	Support the development of housing for all income

Table 3-47: AFFH Actions Matrix				
Program	**Specific Commitment**	**Timeline**	**Geographic Targeting**	**2024 – 2029 Metric**
	commercial zoned property. Rehabilitate deteriorating buildings, encourage mixed use development, and encourage residential units above commercial establishments in appropriately zoned districts throughout the City. The City will work with applicants to take advantage of shared parking opportunities and to provide credit for shared parking for mixed-use projects. In addition, due to Sonora's location in the Fire Hazard Severity Zone, adequate parking must be considered. The City will identify and share information on infill and re-use sites on the City's website and provide information on the inventory at the City's Community Development Department to promote and encourage infill development.	applicants at least twice during the planning period, with the first time by Q4 2026.		categories in appropriately zoned locations served by adequate public services. Establish three new residential units above existing commercial uses within the historic commercial district. Receipt of one new commercial development application including on-site housing.
Program 2.4	Pursuant to California Government Code Section 65583(c)(7), the Housing Element must include programs to incentivize and specifically facilitate ADU construction for lower-income households. To comply with this and encourage development of ADUs in Sonora, the City will: • The City will encourage housing developers to utilize pre-development review to aid in permit streamlining in the review of final project plans. • The City will not impose any impact fee on ADU development less than 750 square feet. Any impact fees charged for an ADU of 750 square feet or more shall be charged proportionally in relation to the square footage of the primary dwelling unit. The City will not impose JADU impact fees if previous impact fees under the existing residential footprint were already applied.	Ongoing	Citywide	Support the development of housing across all income categories. Increase the number of individuals with access to information relating to ADUs by printing 100 brochures for staff to present and display at City Hall (Community Development counter) and the Senior Center. Permit at least two new ADU annually in the City.

Table 3-47: AFFH Actions Matrix				
Program	**Specific Commitment**	**Timeline**	**Geographic Targeting**	**2024 – 2029 Metric**
	determine that additional revisions are necessary to comply with state law, the City will revise its ADU ordinance within six months of receipt of comments.			
Program 4.1	Review active City Housing Programs annually to help ensure that there is no unintended bias towards applicants and that the affordable units are not concentrated in lower-income areas and/or areas of minority concentration. Reduce community opposition to high-density affordable housing complexes through the provision of smaller (e.g., duplex, triplex) infill projects in appropriately zoned districts.	Ongoing	High Opportunity or High Income areas	Support the provisioning of workforce housing and housing for all income levels (extremely low-, very low-, low-, and moderate-) with equitable access to resources and services in the City. Support the development of 2 lower-income housing units.
Disproportionate Housing Needs				
Program 1.3	Continue to remain apprised of the California Housing Partnership's list of Affordable Housing At-Risk of Conversion prepared by the California Coalition for Rural Housing. Notify the agency or agencies established in the following program when at-risk units are identified within the City limits. The City will comply with all noticing requirements pursuant to Government Code 65863.10. Post the City's inventory of at-risk units on the City's website and provide a link from the City's website to the California Housing Partnership's website. In addition, assist and support agencies qualified to acquire at-risk units (and maintain these units as affordable housing) through letters of support or similar actions or by providing funding assistance for the acquisition of at-risk units should such funding be available.	Ongoing	Citywide	Provide a reliable and accessible source of information to organizations interested in the purchase and maintenance of at-risk housing for low-to-moderate income households. No net loss of affordable units.

Table 3-47: AFFH Actions Matrix				
Program	**Specific Commitment**	**Timeline**	**Geographic Targeting**	**2024 – 2029 Metric**
	inventory of at-risk units on the City's website and provide a link from the City's website to the California Housing Partnership's website. In addition, assist and support agencies qualified to acquire at-risk units (and maintain these units as affordable housing) through letters of support or similar actions or by providing funding assistance for the acquisition of at-risk units should such funding be available. The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority, and other affordable housing opportunities in the City. The ultimate goal of this program is to provide a reliable and accessible source of information to organizations interested in the purchase and maintenance of at-risk housing for target income groups and to provide city support for those efforts.			moderate income households. No net loss of affordable units.
Program 2.3	The City will support housing opportunities near the City's Commercial Center, including infill development on vacant residential and commercial zoned property. Rehabilitate deteriorating buildings, encourage mixed use development, and encourage residential units above commercial establishments in appropriately zoned districts throughout the City. The City will work with applicants to take advantage of shared parking opportunities and to provide credit for shared parking for mixed-use projects. In addition, due to Sonora's location in the Fire Hazard Severity Zone, adequate parking must be considered.	Ongoing; Proactively reach out to property owners or potential applicants at least twice during the planning period, with the first time by Q4 2026.	Citywide	Support the development of housing for all income categories in appropriately zoned locations served by adequate public services. Establish three new residential units above existing commercial uses within the historic commercial district. Receipt

Table 3-47: AFFH Actions Matrix				
Program	**Specific Commitment**	**Timeline**	**Geographic Targeting**	**2024 – 2029 Metric**
	The City will identify and share information on infill and re-use sites on the City's website and provide information on the inventory at the City's Community Development Department to promote and encourage infill development.			of one new commercial development application including on-site housing.
Program 2.4	Pursuant to California Government Code Section 65583(c)(7), the Housing Element must include programs to incentivize and specifically facilitate ADU construction for lower-income households. To comply with this and encourage development of ADUs in Sonora, the City will: • The City will encourage housing developers to utilize pre-development review to aid in permit streamlining in the review of final project plans. • The City will not impose any impact fee on ADU development less than 750 square feet. Any impact fees charged for an ADU of 750 square feet or more shall be charged proportionally in relation to the square footage of the primary dwelling unit. The City will not impose JADU impact fees if previous impact fees under the existing residential footprint were already applied. • The City will develop handouts for ADU-expeditated pre-planning review available on the website and at the Community Development counter. The City will update its ADU ordinance to comply with state law, and based on correspondence received from HCD. The City will work in collaboration with the California Department of Housing and Community Development on its updated ADU ordinance to ensure it is compliant with applicable state law. Should HCD determine that additional revisions are necessary to comply with	Ongoing	Citywide	Support the development of housing across all income categories. Increase the number of individuals with access to information relating to ADUs by printing 100 brochures for staff to present and display at City Hall (Community Development counter) and the Senior Center. Permit at least two new ADU annually in the City. Revisions to the ADU Ordinance by Q1 2026. Any further revisions of ADU ordinance within six months for receiving comments from HCD.

Table 3-47: AFFH Actions Matrix				
Program	**Specific Commitment**	**Timeline**	**Geographic Targeting**	**2024 – 2029 Metric**
	state law, the City will revise its ADU ordinance within six months of receipt of comments.			
Program 4.1	Review active City Housing Programs annually to help ensure that there is no unintended bias towards applicants and that the affordable units are not concentrated in lower-income areas and/or areas of minority concentration. Reduce community opposition to high-density affordable housing complexes through the provision of smaller (e.g., duplex, triplex) infill projects in appropriately zoned districts.	Ongoing	High Opportunity and High Income Areas	Support the provisioning of workforce housing and housing for all income levels (extremely low-, very low-, low-, and moderate-) with equitable access to resources and services in the City. Support the development of 2 lower-income housing units.
Program 5.2	Continue to work with the county to encourage waiving the Tuolumne County Services Impact Mitigation Fee for extremely low, very low- and low-income housing projects with long-term affordability covenants.	Ongoing	Citywide	Reduce development costs for providing affordable housing.
Program 7.1	Continue coordination with the Amador-Tuolumne Community Action Agency, the Mountain Women's Resource Center, and other responsible agencies to maintain the existing emergency shelter, transitional shelter, and homeless shelter within the City limits. Facilitate the provision of emergency and homeless shelters, transitional shelters or housing and supportive housing within the City through implementation of the following programs: i. Support the efforts of the Amador-Tuolumne Community Action Agency and the Central Sierra Continuum of Care to support supportive housing facilities for	Adopt ordinance revisions by December 2026; Ongoing	Citywide	Continue to provide housing for those in need and eliminate the necessity for discretionary entitlements within the specified zoning districts for proposals for emergency and homeless shelters, transitional shelters or housing and supportive housing.

Table 3-47: AFFH Actions Matrix				
Program	**Specific Commitment**	**Timeline**	**Geographic Targeting**	**2024 – 2029 Metric**
	people with developmental disabilities in Tuolumne County. ii. Require all Special Housing Needs facilities to Register with the City (without the payment of registration fees in accordance with state law), providing: iii. If the landowner of record is not the designated emergency contact, the name of an emergency contact individual (or individuals) that can be reached 24 hours a day, 7 days a week shall be provided to the City. The City shall make contact information available to emergency response agencies (e.g., police and fire). iv. Evidence of compliance with all required state licensing requirements. v. Details related to facility capacity to be included in ongoing updates of the City's Housing Element and Housing Needs assessments. vi. Conditionally Permit Emergency and Homeless Shelters (R-2, RE): Amend Chapters 17.14 and 17.18 and Section 17.60.030 of the Sonora Municipal Code to allow emergency and homeless shelters in the Medium Density Residential (R-2),			

Table 3-47: AFFH Actions Matrix				
Program	**Specific Commitment**	**Timeline**	**Geographic Targeting**	**2024 – 2029 Metric**
	and Residential Estate (RE) zoning districts upon the granting of a conditional use permit. Clarify that these uses are subject only to the same standards including any state licensing requirements, that apply within the respective Residential (R-2 or RE) zones and any applicable combining district for other similar uses. vii. Emergency Shelter Standards in the C-3 and R-3 Zone: Amend Chapter 17 of the Municipal Code to ensure that emergency shelters are subject to the same standards as other uses in the underlying zones and ensure that parking levels are based on staff levels only. Add a definition of Emergency Shelters. viii. Single Room Occupancy Units: Amend the Zoning Code to explicitly define SROs and create recommended standards for SROs so developers can include them in projects.			
New Housing Choices And Affordability In Relatively Higher Opportunity Or Income Areas				
Program 1.2	Continue to pursue projects promoting neighborhood improvements in conjunction with housing rehabilitation and new construction (e.g., upgrading storm drains; replacement of curbs, gutters and sidewalks and similar projects). Specifically, maintain and/or earmark funds including, but not limited to the following projects: i. Main Drain Phase I storm drain replacement & enhancements, including earmarking $2.5 million in grant funding to	Ongoing; the City will pursue funding and improvements annually in conjunction with the Capital Improvements Plan and CDBG funding allocation.	Lower Opportunity or Lower Income Areas	Leverage proposed projects to improve the City's infrastructure and facilitate connectivity between residential and commercial areas for all types of housing. Finalize

Table 3-47: AFFH Actions Matrix				
Program	**Specific Commitment**	**Timeline**	**Geographic Targeting**	**2024 – 2029 Metric**
	initiate improvements. Per the 2024 – 2029 Capital Improvements Plan, Tiers 1 and 2 of the project are slated to be completed from 2024 – 2028. ii. Implement the Stockton-Washington Transit Project (earmarking $2 million in Caltrans Grant Funding) to create pedestrian/bicycle path enhancements in areas linking high density residential developments to shopping, schools and other high-use locations (generally within ¼ mile of each other); iii. Neighborhood cleanup/beautification projects iv. Snell Road Reconstruction & Drainage Improvement v. Vision Sonora/Blue Zone Pedestrian Projects vi. Farmers Market Sidewalk Repair Project vii. Hospital Road Reconstruction viii. City-wide road repaving and reconstruction program			implementation of Stockton-Washington Transit Project, and identify grant funding mechanisms for Main Drain storm drain improvements.
Displacement Prevention				
Program 7.1	Continue coordination with the Amador-Tuolumne Community Action Agency, the Mountain Women's Resource Center, and other responsible agencies to maintain the existing emergency shelter, transitional shelter, and homeless shelter within the City limits. Facilitate the provision of emergency and homeless shelters, transitional shelters or housing and supportive housing	Adopt ordinance revisions by December 2026; Ongoing	Citywide	Continue to provide housing for those in need and eliminate the necessity for discretionary entitlements within the specified zoning districts for proposals for

Table 3-47: AFFH Actions Matrix				
Program	**Specific Commitment**	**Timeline**	**Geographic Targeting**	**2024 – 2029 Metric**
	within the City through implementation of the following programs: ix. Support the efforts of the Amador-Tuolumne Community Action Agency and the Central Sierra Continuum of Care to support supportive housing facilities for people with developmental disabilities in Tuolumne County. x. Require all Special Housing Needs facilities to Register with the City (without the payment of registration fees in accordance with state law), providing: a. If the landowner of record is not the designated emergency contact, the name of an emergency contact individual (or individuals) that can be reached 24 hours a day, 7 days a week shall be provided to the City. The City shall make contact information available to emergency response agencies (e.g., police and fire). b. Evidence of compliance with all required state licensing requirements. c. Details related to facility capacity to be included in ongoing updates of the City's Housing Element and Housing Needs assessments.			emergency and homeless shelters, transitional shelters or housing and supportive housing.

Table 3-47: AFFH Actions Matrix				
Program	**Specific Commitment**	**Timeline**	**Geographic Targeting**	**2024 – 2029 Metric**
	Conditionally Permit Emergency and Homeless Shelters (R-2, RE): Amend Chapters 17.14 and 17.18 and Section 17.60.030 of the Sonora Municipal Code to allow emergency and homeless shelters in the Medium Density Residential (R-2), and Residential Estate (RE) zoning districts upon the granting of a conditional use permit. Clarify that these uses are subject only to the same standards including any state licensing requirements, that apply within the respective Residential (R-2 or RE) zones and any applicable combining district for other similar uses. Emergency Shelter Standards in the C-3 and R-3 Zone: Amend Chapter 17 of the Municipal Code to ensure that emergency shelters are subject to the same standards as other uses in the underlying zones and ensure that parking levels are based on staff levels only. Add a definition of Emergency Shelters. Single Room Occupancy Units: Amend the Zoning Code to explicitly define SROs and create recommended standards for SROs so developers can include them in projects.			
Housing Mobility				
Program 2.3	The City will support housing opportunities near the City's Commercial Center, including infill development on vacant residential and commercial zoned property. Rehabilitate deteriorating buildings, encourage mixed use development, and encourage residential units above commercial establishments in appropriately zoned districts throughout the City. The City will work with applicants to take advantage of shared parking opportunities and to provide credit for shared parking for	Ongoing; Proactively reach out to property owners or potential applicants at least twice during the planning period, with the	Citywide	Support the development of housing for all income categories in appropriately zoned locations served by adequate public services. Establish three new residential units above existing

Table 3-47: AFFH Actions Matrix				
Program	**Specific Commitment**	**Timeline**	**Geographic Targeting**	**2024 – 2029 Metric**
	mixed-use projects. In addition, due to Sonora's location in the Fire Hazard Severity Zone, adequate parking must be considered. The City will identify and share information on infill and re-use sites on the City's website and provide information on the inventory at the City's Community Development Department to promote and encourage infill development.	first time by Q4 2026.		commercial uses within the historic commercial district. Receipt of one new commercial development application including on-site housing.
Program 2.4	Pursuant to California Government Code Section 65583(c)(7), the Housing Element must include programs to incentivize and specifically facilitate ADU construction for lower-income households. To comply with this and encourage development of ADUs in Sonora, the City will: • The City will encourage housing developers to utilize pre-development review to aid in permit streamlining in the review of final project plans. • The City will not impose any impact fee on ADU development less than 750 square feet. Any impact fees charged for an ADU of 750 square feet or more shall be charged proportionally in relation to the square footage of the primary dwelling unit. The City will not impose JADU impact fees if previous impact fees under the existing residential footprint were already applied. • The City will develop handouts for ADU-expeditated pre-planning review available on the website and at the Community Development counter. The City will update its ADU ordinance to comply with state law, and based on correspondence received from HCD.	Ongoing	Citywide	Support the development of housing across all income categories. Increase the number of individuals with access to information relating to ADUs by printing 100 brochures for staff to present and display at City Hall (Community Development counter) and the Senior Center. Permit at least two new ADU annually in the City. Revisions to the ADU Ordinance by Q1 2026. Any further revisions of ADU ordinance within six months for receiving comments from HCD.

Table 3-47: AFFH Actions Matrix				
Program	**Specific Commitment**	**Timeline**	**Geographic Targeting**	**2024 – 2029 Metric**
	The City will work in collaboration with the California Department of Housing and Community Development on its updated ADU ordinance to ensure it is compliant with applicable state law. Should HCD determine that additional revisions are necessary to comply with state law, the City will revise its ADU ordinance within six months of receipt of comments.			

3.6 HOUSING PLAN

This section of the Housing Element contains objectives and policies the City will implement to address a number of important housing-related issues. The section also contains quantified objectives for housing construction, rehabilitation, and the preservation of affordable housing, with a five-year program of actions that:

- Conserves and improves the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action;
- Assists in the preservation of housing developments for lower-income households;
- Assists in the development of adequate housing to meet the needs of lower- and moderate-income households;
- Provides regulatory concessions and incentives and uses available local, state, and federal financial resources to support the development of affordable housing;
- Identifies adequate sites with appropriate zoning, development standards, services and facilities to encourage the development of a variety of housing types for all income levels;
- Addresses and, where appropriate and legally possible, removes governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities including persons with developmental disabilities;
- Promotes regional cooperation to expand housing opportunities and services to lower and moderate income households, including extremely low income households and the homeless; and
- Encourages housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The Community Development Department staff regularly reviews Housing Element programs, objectives, and progress towards accommodating the City's share of the regional housing need. An annual implementation report will be prepared and provided to the California Office of Planning and Research and California Department of Housing and Community Development. Depending on funding availability, the City will consider modifications to Housing Element programs as necessary and appropriate to implement General Plan goals and policies.

This 2024 – 2029 Housing Plan builds upon the City's experience in implementing the previous Housing Element. Existing housing programs were evaluated for progress, continued appropriateness, and modified, as necessary, for the new planning period. New housing programs have been added to respond to new issues and concerns, changing needs, and updated laws. This evaluation of existing housing programs is presented in Appendix B.

3.6.1 Housing Goals and Policies

The following Housing Element goals and policies have been developed in response to the community's identified housing needs.

Housing Conservation

GOAL 1 Maintain and improve the quality of existing housing and residential neighborhoods in Sonora.

Policy 1.1 Promote increased awareness of the importance of housing and property maintenance to preserve the City's existing housing stock and engage the community to participate in neighborhood preservation activities.

Policy 1.2 Continue to monitor Affordable Units At-Risk of Converting to Market Rate. No units are currently at risk in the City of Sonora. All units are guaranteed to remain affordable through 2035. The City will monitor the units that are at risk beyond 2035 to ensure that they remain affordable.

Policy 1.3 Increase the City's Code Enforcement activities to inspecting and identifying health and safety violations in residential structures.

Policy 1.4 Work with for-profit owners and non-profit housing corporations to develop strategies to maintain the affordability of at-risk housing units. Assist property owners with grant applications for funding for mortgage refinancing, acquisition, rehabilitation and fap funding for affordable development.

Policy 1.5 Work with Potential Purchasers. Establish contact with public and nonprofit agencies interested in purchasing and / or managing units at-risk in the 2035 timeframe to inform them of the status of these projects. Where feasible, provide technical assistance and support to these organizations with respect to acquisition. Consider reducing or waiving development fees associated with preservation or replacement of at-risk units. Assist property owners with grant applications for funding for mortgage refinancing, acquisition, rehabilitation, and gap funding for affordable development.

Policy 1.6 Preserve the existing stock of affordable housing through City regulations and other forms of assistance.

Housing Production

The City of Sonora encourages the production of a diversity of housing types to meet the needs of all segments of the community. Housing diversity is important to ensure that all households, regardless of age, income level, and household type, have the opportunity to find housing suited to their need and lifestyle. New construction is a major source of housing for prospective homeowners and renters. The following goals and policies support the expansion of housing opportunities in Sonora.

GOAL 2 Facilitate the provision of a range of housing types to meet the diverse needs of thecommunity.

Policy 2.1 Provide quality housing opportunities for current and future residents with a diverse supply of housing stock.

Policy 2.2 Provide expanded housing opportunities for the community's workforce.

Policy 2.3 Encourage both the private and public sectors to produce or assist in the production of housing, with particular emphasis on workforce and rental housing.

Policy 2.4 Facilitate the provision of accessory dwelling units as a means of providing affordable rental housing opportunities in existing neighborhoods.

Policy 2.5 Encourage diversity of unit size and number of bedrooms within housing developments to expand rental opportunities for seniors, large families, and all family types.

Policy 2.6 Facilitate the development of senior housing by working with senior housing providers to identify adequate sites and assist in the acquisition of funds for senior housing. Consider reducing or waiving development fees.

Provision of Adequate Housing Sites

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes, and prices. The City's General Plan and Zoning Ordinance determine where housing may be located, thereby affecting the supply of land available for residential development.

GOAL 3 Provide adequate housing sites through appropriate land use and zoning designations.

Policy 3.1 Identify vacant parcels and provide to interested developers. Encourage new development to provide housing that is available to all segments of the community.

Policy 3.2 Ensure new residential projects are developed at densities consistent with the density ranges established for each residential district in the Land Use Element.

Policy 3.3 Facilitate the development of multi-family housing on vacant parcels designated for medium-high and high density residential uses.

Policy 3.4 Consider walkability and distance to transportation nodes and public facilities (such as schools or other government services) when determining whether land is suitable for multi-family housing development.

Future Annexation for Future Housing Cycles – Expanding the City's Footprint

The majority of the City's three square miles are primarily built-out. To maintain adequate supply of land suitable for future residential development, the City will evaluate annexation opportunities to expand the jurisdiction. While the City will not require annexation to accommodate RHNA within this planning cycle, the City may require annexation to prepare for growth in future cycles. Thus, the City proactively will consider the suitability of future annexations within the Sphere of Influence.

GOAL 4 Provide adequate housing sites through strategic annexations within the Sphere of Influence (SOI).

Policy 4.1 The City will pursue land annexation of land within its Sphere of Influence (SOI) to maintain an adequate supply of residential land.

Policy 4.2 Assign pre-zoning designations to areas outside of the City limits prior to annexation into the City.

Removal of Governmental Constraints

State law requires that housing elements address, and when appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. The City will continue to monitor its development process and zoning regulations to identify and remove constraints to the development of housing, including housing for families, seniors, and persons with special needs.

GOAL 5 Mitigate or remove potential governmental constraints to housing production and affordability.

Policy 5.1 Provide regulatory and/or financial incentives, where appropriate, to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards.

Policy 5.2 Periodically review City regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and/or construction to assess their impact on housing costs, and revise as appropriate.

Regional Coordination

The City coordinates with Tuolumne County to resolve housing problems and issues facing Sonora, that are primarily regional in nature. Homelessness and limited supply of and funding for affordable housing are examples of major housing issues that should be addressed at the regional level.

GOAL 6 Continue to coordinate with Tuolumne County, along with other surrounding jurisdictions, to address regional housing issues, including the supply of affordable housing and homelessness.

Policy 6.1 Continue to coordinate with surrounding jurisdictions in the provision of housing assistance and related services to lower and moderate income households, homeless persons, and other persons with special needs.

Policy 6.2 In conjunction with surrounding jurisdictions, actively pursue State, Federal, and other funding sources for homelessness and affordable housing activities.

Equal Housing Opportunity

The City seeks to promote housing opportunities for all persons in Sonora, regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, physical or mental disability, sexual orientation, or source of income. In order to make adequate provision for the housing needs of all segments of the community, the City must also ensure equal and fair housing opportunities are available to all residents.

GOAL 7 Promote equal opportunity for all residents to reside in the housing of their choice.

Policy 7.1 Support the enforcement of fair housing laws prohibiting arbitrary discrimination in the building, financing, selling, or renting of housing on the basis of race, color, ancestry, national origin, gender, religion, marital status, family status, physical or mental disability, or other arbitrary factors.

Policy 7.2 Support organizations that offer fair housing and mediation services to Sonora residents.

Policy 7.3 Promote housing that meets the special needs of the homeless, seniors, large families, and persons with disabilities including persons with developmental disabilities.

Policy 7.4 Implement state and federal requirements for persons with disabilities in new residential developments.

3.6.2 Housing Programs

The goals and policies outlined in the prior section address Sonora's identified housing needs and are implemented through a series of housing programs primarily under the responsibility of the City's Community Development Department in coordination with other responsible agencies. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. The housing programs presented on the following pages include existing programs as well as various revised and new programs that have been added to address the City's unmet housing needs.

GOAL 1 Maintain and improve the quality of existing housing and residential neighborhoods in Sonora.

PROGRAM 1.1 **Continue to Apply the State Historic Building Code for Qualified Buildings**

Continue to apply the State Historic Building Code for qualified historic buildings listed in the City's historical inventory (Marvin, et. Al., 2003, as may be amended) unless a health or safety hazard would result consistent with the provisions of Health & Safety Code Section 17922(d). Refer to the State Historic Building Code for guidance, where pertinent.

Responsible Entity: Community Development Department

Funding Sources: General Fund

Timeframe: Ongoing

Program Goal: Utilize the State Historic Building Code as a mechanism for facilitating rehabilitation of qualified historic buildings to maintain housing stock.

PROGRAM 1.2 **Pursue Projects Promoting Neighborhood Improvements in Conjunction with Housing Rehabilitation and New Construction**

Continue to pursue projects promoting neighborhood improvements in conjunction with housing rehabilitation and new construction (e.g., upgrading storm drains; replacement of curbs, gutters and sidewalks and similar projects). Specifically, maintain and/or earmark funds including, but not limited to the following projects:

i. Main Drain Phase I storm drain replacement & enhancements, including earmarking $2.5 million in grant funding to initiate improvements. Per the 2024 – 2029 Capital Improvements Plan, Tiers 1 and 2 of the project are slated to be completed from 2024 – 2028.
ii. Implement the Stockton-Washington Transit Project (earmarking $2 million in Caltrans Grant Funding) to create pedestrian/bicycle path enhancements in areas linking high density residential developments to shopping, schools and other high-use locations (generally within ¼ mile of each other);
iii. Neighborhood cleanup/beautification projects
iv. Snell Road Reconstruction & Drainage Improvement
v. Vision Sonora/Blue Zone Pedestrian Projects
vi. Farmers Market Sidewalk Repair Project
vii. Hospital Road Reconstruction

viii. City-wide road repaving and reconstruction program

Responsible Entity: Community Development Department and City Engineer

Funding Sources: General Fund, CDBG, and State Transportation Funds

Timeframe: Ongoing; the City will pursue funding and improvements annually in conjunction with the Capital Improvements Plan and CDBG funding allocation.

Program Goal: Leverage proposed projects to improve the City's infrastructure and facilitate connectivity between residential and commercial areas for all types of housing. Finalize implementation of Stockton-Washington Transit Project, and identify grant funding mechanisms for Main Drain storm drain improvements. Complete 1-2 projects from the Capital Improvements Plan by the end of the planning period.

Geographic Targeting: Lower Opportunity or Lower Income Areas

AFFH Themes: New Housing Choices And Affordability In Relatively Higher Opportunity Or Income Areas

PROGRAM 1.3 **Monitor the Status of At-Risk Units, and Inform Agencies Able to Pursue Purchase and Support Acquisition Efforts**

Continue to remain apprised of the California Housing Partnership's list of Affordable Housing At-Risk of Conversion prepared by the California Coalition for Rural Housing. Notify the agency or agencies established in the following program when at-risk units are identified within the City limits. The City will comply with all noticing requirements pursuant to Government Code 65863.10. Post the City's inventory of at-risk units on the City's website and provide a link from the City's website to the California Housing Partnership's website.

In addition, assist and support agencies qualified to acquire at-risk units (and maintain these units as affordable housing) through letters of support or similar actions or by providing funding assistance for the acquisition of at-risk units should such funding be available.

The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority, and other affordable housing opportunities in the City. The ultimate goal of this program is to provide a reliable and accessible source of information to organizations interested in the purchase and maintenance of at-risk housing for target income groups and to provide city support for those efforts.

Responsible Entity: Community Development Department

Funding Sources: General Fund

Timeframe: Ongoing

Program Goal: Provide a reliable and accessible source of information to organizations interested in the purchase and maintenance of at-risk housing for low-to-moderate income households. No net loss of affordable units.

AFFH Themes: Outreach and Enforcement, Disproportionate Housing Needs

PROGRAM 1.4 **Coordinate with the Amador-Tuolumne Community Action Agency (ATCAA) to Promote Energy Conservation for Housing Rehabilitation Projects**

In coordination with ATCAA, encourage qualifying homeowners or renters to apply for free energy audits and home weatherization through programs conducted in partnership with local service agencies through implementation of the following programs:

i. Continue to provide information at the public counter regarding the availability of energy-conservation programs available through ATCAA
ii. Add information on the City's website regarding available weatherization programs, contacts for the programs or a link to the ATCAA web page describing weatherization programs

Responsible Entity: Community Development Department

Funding Sources: General Fund

Timeframe: Ongoing

Program Goal: Increase the number of individuals with access to information regarding weatherization programs and funding assistance for those programs. Print 100 brochures for staff to present and display at City Hall (Community Development counter) and the Senior Center. Outreach to 100 households over the planning period.

Geographic Targeting: Lower Opportunity or Lower Income Areas

PROGRAM 1.5 Enforce State and Local Regulations to Ensure Health and Safety

The City will conduct regular code enforcement inspections to ensure health and safety. As staffing allows, code enforcement inspections will be identified on both a proactive and reactive basis.

Responsible Entity: Community Development Department and Building Department

Funding Sources: General Fund

Timeframe: Ongoing

Program Goal: Support health, safety, and the maintenance of housing stock in the City.

PROGRAM 1.6 Enforce State Energy Efficiency Standards for Residential Buildings

Continue to enforce state energy efficiency standards for residential buildings in compliance with the provisions of Government Code Title 24, Part 6.

Responsible Entity: Community Development Department

Funding Sources: General Fund

Timeframe: Ongoing

Program Goal: Reduce home heating and cooling costs.

PROGRAM 1.7 Support the Reduction of Contamination Hazards in Older Buildings

Support the reduction of contamination hazards (e.g., lead-based paint, asbestos) during the rehabilitation of older buildings by providing information at the public counter regarding sources of contamination.

Responsible Entity: Community Development Department

Funding Sources: General Fund

Timeframe: Ongoing

Program Goal: Provide safe housing options in older homes by working with community groups such as the Blue Zones Project, Commission on Aging, ATCAA and other community faces organizations to share information about Housing assistance programs.

AFFH Themes: Outreach and Enforcement

PROGRAM 1.8 Energy Efficient Programs and Weatherization

Pursue implementing the following program:

i. Implement the California Green Building Code or establish a similar program for reuse or recycling of construction and demolition materials.
ii. Encourage safe sustainability practices through the collection of rainwater and the use of grey water systems in order to reduce the impact on the environment and promote water conservation. Post information on the website concerning grey water and rainwater design and permit procedures.
iii. Encourage local agencies' individual and collaborative efforts to improve in-home energy conservation and weatherization. Promote the distribution of information on methods and alternatives for improving in-home energy conservation and weatherization.

Responsible Entity: Community Development Department, TUD, PG&E

Funding Sources: General Fund

Timeframe: Ongoing

Program Goal: Provide information regarding energy efficient programs and weatherization, and funding assistance for those programs to a minimum of 50 households in the

planning period. Print 100 brochures for staff to present and display at City Hall (Community Development counter) and the Senior Center.

Geographic Targeting: Lower Opportunity or Lower Income Areas

AFFH Themes: Outreach and Enforcement

PROGRAM 1.9 Flood Hazards and Flood Management Analysis

Continue to analyze and implement programs in the General Plan Conservation and Open Space Element and Safety Element in addressing flood hazards and flood management in compliance with Government Code Section 65302 and consistent with the City's floodplain management ordinance (Sonora Municipal Code Chapter 15.36). Review the Land Use Element of the General Plan for those areas subject to flooding as identified by floodplain mapping prepared by the Federal Emergency Management Agency (FEMA) or the State Department of Water Resources. Continue to review the Housing Element for consistency with the Conservation and Open Space Element, Safety Element, Land Use Element, and the City's floodplain management ordinance relative to flood hazard and flood management in conjunction with any changes to those elements or ordinance. Continue to identify alternative sites for target income group housing should existing target sites be identified as subject to threats from flooding.

Responsible Entity: Community Development Department, Administration (in cooperation with Police Department, Fire Department, Emergency Response Agencies)

Funding Sources: General Fund

Timeframe: Ongoing

Program Goal: Continued implementation of flood and floodplain management regulations and policies.

GOAL 2 Facilitate the provision of a range of housing types to meet the diverse needs of the community.

PROGRAM 2.1 Pursue Grant Funding for New Housing Production and Housing Rehabilitation

Continue to pursue grant funding for housing production and housing rehabilitation. Current conditions within the City indicate that the following programs will receive high priority for funding:

i. Preservation of At-Risk Housing
ii. Housing Rehabilitation Assistance
iii. Infrastructure Improvements in support of new housing

During the planning period, the City will identify grant programs that will further the Housing Element's goals and pursue at least two housing grants in coordination with developers, non-profit housing cooperations, and other entities, as applicable. The grants pursued by the City may include the following State and Federal grant programs.

- Affordable Housing and Sustainable Communities Program (AHSC)
- California Housing Finance Agency direct lending programs

- California Housing Finance Agency Housing Enabled by Local Partnership (HELP)
- California Multifamily Housing Program (MHP)
- CalHome Program
- Community Development Block Grant Program (CDBG)
- Federal Department of Housing and Urban Development Program – Section 221(d), Section 202, and Section 811
- Federal Home Loan Bank – Affordable Housing Program (AHP)
- Home Investment Partnerships Program (HOME)
- Local Housing Trust Fund (LHTF) Program
- Low-Income Housing Tax Credits
- Infill Infrastructure Grant Program
- Prohousing Incentive Pilot (PIP) Program

The City is pursuing rehabilitation of a City-owned single-family home located at 290 South Stewart Street. Once rehabilitation is complete, the house will be deed restricted and rented at 40 – 80% of the area median income. The City will pursue funding sources for the rehabilitation of this home.

Responsible Entity: Community Development Department

Funding Sources: TBD

Timeframe: Ongoing; Review funding sources annually and apply for at least two grants during the planning period.

Geographic Targeting: Lower Opportunity or Lower Income Areas

Program Goal: Obtain two housing grants to assist with the program. Complete rehabilitation of the City-owned single family home at 290 South Stewart Street.

PROGRAM 2.2 Continue to Provide the City Employee Down Payment Assistance Program

Continue to offer City employees down-payment assistance for the purchase of a primary residence, to facilitate improved jobs to housing ratios.

Responsible Entity: Community Development Department

Funding Sources: General Fund

Timeframe: Ongoing

Program Goal: Assist in achieving an appropriate jobs/housing balance, and assist one household during the planning period.

PROGRAM 2.3 Support Infill Development to Facilitate Housing Development Across all Income Categories

The City will support housing opportunities near the City's Commercial Center, including infill development on vacant residential and commercial zoned property. Rehabilitate deteriorating buildings, encourage

mixed use development, and encourage residential units above commercial establishments in appropriately zoned districts throughout the City. The City will work with applicants to take advantage of shared parking opportunities and to provide credit for shared parking for mixed-use projects. In addition, due to Sonora's location in the Fire Hazard Severity Zone, adequate parking must be considered.

The City will identify and share information on infill and re-use sites on the City's website and provide information on the inventory at the City's Community Development Department to promote and encourage infill development.

Responsible Entity: Community Development Department

Funding Sources: General Fund

Timeframe: Ongoing; Proactively reach out to property owners or potential applicants at least twice during the planning period, with the first time by Q4 2026.

Program Goal: Support the development of housing for all income categories in appropriately zoned locations served by adequate public services. Establish three new residential units above existing commercial uses within the historic commercial district. Receipt of one new commercial development application including on-site housing.

AFFH Themes: Integration and Segregation, Disproportionate Housing Needs, Housing Mobility

PROGRAM 2.4 Expedite Planning Review of Accessory Dwelling Units (ADUs) and Ordinance Update

Pursuant to California Government Code Section 65583(c)(7), the Housing Element must include programs to incentivize and specifically facilitate ADU construction for lower-income households. To comply with this and encourage development of ADUs in Sonora, the City will:

- The City will encourage housing developers to utilize pre-development review to aid in permit streamlining in the review of final project plans.
- The City will not impose any impact fee on ADU development less than 750 square feet. Any impact fees charged for an ADU of 750 square feet or more shall be charged proportionally in relation to the square footage of the primary dwelling unit. The City will not impose JADU impact fees if previous impact fees under the existing residential footprint were already applied.
- The City will develop handouts for ADU-expeditated pre-planning review available on the website and at the Community Development counter.

The City will update its ADU ordinance to comply with state law, and based on correspondence received from HCD. The City will work in collaboration with the California Department of Housing and Community Development on its updated ADU ordinance to ensure it is compliant with applicable state law. Should HCD determine that additional revisions are necessary to comply with state law, the City will revise its ADU ordinance within six months of receipt of comments.

Responsible Entity: Community Development Department

Funding Sources: General Fund

Timeframe: Complete handouts by December 2024.

Program Goal: Support the development of housing across all income categories. Increase the number of individuals with access to information relating to ADUs by printing 100 brochures for staff to present and display at City Hall (Community Development counter) and the Senior Center. Permit at least two new ADU annually in the City.

Revisions to the ADU Ordinance by Q1 2026. Any further revisions of ADU ordinance within six months for receiving comments from HCD.

AFFH Themes: Integration and Segregation, Disproportionate Housing Needs, Housing Mobility

PROGRAM 2.5 Incentives and Assistance for Lower-Income and Special Needs Housing

The City will provide a set of incentives for and technical assistance to developers for housing projects that are affordable or for special needs households. Special needs households includes all types of special needs households including persons with disabilities, persons experiencing homelessness, female-headed households, senior housing, transitional youth housing, or any other identified special need housing type not listed.

Specifically, the City will do the following:

- Expedite the processing and approval of projects with units specifically set aside for lower-income or special needs households.
- Annually contact developers of all special needs and lower income housing to assist in development where feasible by hosting a bi-annual (every other year) roundtable, or comparable outreach, to developers to provide information on the City's regulations regarding housing development, opportunities and sites available for development, and the City's development incentives.

Responsible Entity: Community Development Department

Funding Sources: General Fund

Timeframe: Bi-annual outreach to affordable and special needs housing developers.

Program Goal: Support the development of housing across all special needs groups categories and expedited review for affordable and special needs housing projects. Contact developers and offer technical assistance at least once annually.

Geographic Targeting: Lower Opportunity or Lower Income Areas

GOAL 3 Provide adequate sites to meet the future housing needs of the City.

PROGRAM 3.1 Ensure adequate sites to meet the RHNA are provided throughout the 7th RHNA cycle

The City will ensure that adequate sites to meet the RHNA are provided throughout the 7th Cycle. As detailed in the Sites Inventory Analysis, the City has adequately zoned land to meet the RHNA and does not need to rezone for residential use.

However, as noted in Housing Element Program 3.1 and consistent with HCD's correspondence dated June 9, 2025, the 5th and 6th Regional Housing Needs Assessment (RHNA) candidate site(s) are to be rezoned to accommodate by-right housing pursuant to Government Code Section 65583.2 (c). Specifically, Program 3,1 requires the City to amend the City's Municipal Code by adding Chapter 17.21 entitled Regional Housing

Needs Assessment Overlay Zone District (RHNAOZD) to Title 17 of the City of Sonora Municipal Code. The Regional Housing Needs Assessment Overlay Zone District (RHNAOZD) applies solely to the Lemke Property (APN: 044-430-055) as described herein.

To ensure the City monitors its compliance with SB 166 (No Net Loss), the City will track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting the remaining RHNA.

The City is including two reused sites from the 6th Cycle in the inventory to meet the RHNA. The statutory requirements of Government Code sections 65583.2(h) and (i), require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower-income households on sites being used to meet the 6th Cycle RHNA that are "reuse sites" previously identified in the 4th and 5th cycles Housing Element. The City will implement the Surplus Lands Act to annually review city-owned parcels and provide affordable housing developers the first priority for designated surplus lands as applicable per Government Code section 54227.

Responsible Entity: Community Development Department

Funding Sources: General Fund

Timeframe: Ongoing; update No Net Loss Inventory as necessary to maintain adequate RHNA sites. Pursuant to Government Code Section 65583.2, amend the zoning ordinance to require by-right approval of any "reuse" 5th and 6th Cycle sites being used to meet the 7th Cycle RHNA, at appropriate densities to accommodate lower-income households, if 20 percent of the units in the development are affordable to lower income households by June 30, 2025.

Program Goal: Provide adequate sites to accommodate the City's entire RHNA (2). No net loss of capacity below the unmet RHNA requirement during the planning period.

PROGRAM 3.2 Maintain an inventory of vacant parcels within the City of Sonora

The City will maintain and update a map of vacant parcels zoned R-2, R-3 and CO within the City of Sonora. Vacant sites identified in this inventory may be utilized in future Housing Elements. This map will be available for developers at the Community Development public counter and the City's website.

Responsible Entity: Community Development Department

Funding Sources: General Fund

Timeframe: Ongoing

Program Goal: Maintain, update, and evaluate the map of vacant parcels in the City.

GOAL 4 Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of the regional housing needs.

PROGRAM 4.1 Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households

Review active City Housing Programs annually to help ensure that there is no unintended bias towards applicants and that the affordable units are not concentrated in lower-income areas and/or areas of minority concentration. Reduce community opposition to high-density affordable housing complexes through the provision of smaller (e.g., duplex, triplex) infill projects in appropriately zoned districts.

Responsible Entity: Community Development Department

Funding Sources: General Fund

Timeframe: Ongoing

Program Goal: Support the provisioning of workforce housing and housing for all income levels (extremely low-, very low-, low-, and moderate-) with equitable access to resources and services in the City. Support the development of 2 lower-income housing units.

Geographic Targeting: High Opportunity or High Income Areas

AFFH Themes: Integration and Segregation, Disproportionate Housing Needs

GOAL 5 Mitigate or remove potential governmental constraints to housing production and affordability.

PROGRAM 5.1 Develop Standards for On and Off-Site Improvements for all Types of Housing Units

Consistent with health and safety, continue to provide flexible standards for on- and off-site improvements for all types of housing projects by developing objective design and development standards and circulating that information by sharing handouts at the Community Development Department's front counter and on the City's website.

Responsible Entity: Community Development Department and City Engineer

Funding Sources: General Fund, CDBG Planning/Technical Assistance Grant

Timeframe: Ongoing

Program Goal: Expedite review and permitting process.

PROGRAM 5.2 Continue to Waive or Reduce Certain Fees for Extremely Low, Very Low- and Low-Income Housing Projects

Continue to work with the county to encourage waiving the Tuolumne County Services Impact Mitigation Fee for extremely low, very low- and low-income housing projects with long-term affordability covenants.

Responsible Entity: Community Development Department

Funding Sources: Not Applicable

Timeframe: Ongoing

Program Goal: Reduce development costs for providing affordable housing.

AFFH Themes: Disproportionate Housing Needs

PROGRAM 5.3 Zoning Code Amendments

To ensure both compliance with state law and the removal of governmental constraints to housing, the City will make the following revisions to its zoning code. Revisions will ensure compliance with Government Code Sections 65583(a), 65651, and 65660.

- Revise Chapter 17.42.06 to reduce the required parking for studios from 1.5 to 1 per unit.
- Revise Chapter 17.56 to comply with current state density bonus law.
- Revise Chapter 17.20 to increase the maximum number of stories in the R3 zone from 2 to 3.
- Revise Chapter 17 ensure compliance with state emergency shelter law (see Program 7.1).
- Add specific definitions of Low Barrier Navigation Centers, Emergency Shelters, Transitional Housing ,and Supportive Housing.
- Revise the Zoning Code to allow supportive housing and LBNCs by-right in all zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, to ensure consistency with procedurals and requirements as provided in Government Code Sections 65662 and 65664.
- Revise the zoning code to allow transitional and supportive housing in all zones allowing residential uses subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.
- Revise Zoning Code and Permit Procedures to ensure compliance with all provisions of Government Code section 65651 regarding allowing supportive housing as a use by-right in all multifamily and mixed-use zones.

Responsible Entity: Community Development Department

Funding Sources: General Fund

Timeframe: By Q3 2026

Program Goal: Compliance with state law and reduction of constraints to housing development.

GOAL 6 Continue to coordinate with Tuolumne County, along with other surrounding jurisdictions, to address regional housing issues, including the supply of affordable housing and homelessness.

PROGRAM 6.1 Provide Housing Assistance Information and Fair Housing Outreach

Facilitate the exchange/consolidation of the housing assistance information through further development of the City's website and providing hardcopies of educational materials at the City's Community Development department.

Expand upon and continue to update the City's Housing webpage with links and contact information to the region's housing assistance organizations. Continue published materials and resource referral information

for renters on the following subjects: housing discrimination, landlord-tenant relations, access to legal aid services for housing complaints, information on housing advocacy programs and similar information. Continue to make materials available at the Community Development counter, Senior Center, and relevant community events.

The Community Development Department shall be the primary contact for referring tenants and potential tenants to the appropriate agencies. The City shall continue partnership with the Amador-Tuolumne Community Action Agency as a fair housing provider.

Responsible Entity: Community Development Department

Funding Sources: General Fund

Timeframe: Ongoing

Program Goal: Provide a "one-stop" information source for affordable housing information for City residents. Print 100 brochures for staff to present and display at City Hall (Community Development counter), Senior Center and relevant community events. Provide information to 10 households annually.

AFFH Themes: Outreach and Enforcement

GOAL 7 Promote equal opportunity for all residents to reside in the housing of their choice.

PROGRAM 7.1 Maintain Existing Shelters and Facilitate the Provision of Transitional Shelters or Housing, Supportive Housing, Emergency and Homeless Shelters, and Single Room Occupancy Units

Continue coordination with the Amador-Tuolumne Community Action Agency, the Mountain Women's Resource Center, and other responsible agencies to maintain the existing emergency shelter, transitional shelter, and homeless shelter within the City limits. Facilitate the provision of emergency and homeless shelters, transitional shelters or housing and supportive housing within the City through implementation of the following programs:

i. Support the efforts of the Amador-Tuolumne Community Action Agency and the Central Sierra Continuum of Care to support supportive housing facilities for people with developmental disabilities in Tuolumne County.
ii. Require all Special Housing Needs facilities to Register with the City (without the payment of registration fees in accordance with state law), providing:
    a. If the landowner of record is not the designated emergency contact, the name of an emergency contact individual (or individuals) that can be reached 24 hours a day, 7 days a week shall be provided to the City. The City shall make contact information available to emergency response agencies (e.g., police and fire).
    b. Evidence of compliance with all required state licensing requirements.
    c. Details related to facility capacity to be included in ongoing updates of the City's Housing Element and Housing Needs assessments.
iii. Conditionally Permit Emergency and Homeless Shelters (R-2, RE): Amend Chapters 17.14 and 17.18 and Section 17.60.030 of the Sonora Municipal Code to allow emergency and homeless

shelters in the Medium Density Residential (R-2), and Residential Estate (RE) zoning districts upon the granting of a conditional use permit. Clarify that these uses are subject only to the same standards including any state licensing requirements, that apply within the respective Residential (R-2 or RE) zones and any applicable combining district for other similar uses.

iv. Emergency Shelter Standards in the C-3 and R-3 Zone: Amend Chapter 17 of the Municipal Code to ensure that emergency shelters are subject to the same standards as other uses in the underlying zones and ensure that parking levels are based on staff levels only. Add a definition of Emergency Shelters.

v. Single Room Occupancy Units: Amend the Zoning Code to explicitly define SROs and create recommended standards for SROs so developers can include them in projects.

Responsible Entity: Community Development Department

Funding Sources: Facility Lessee and General Fund

Timeframe: Adopt ordinance revisions by December 2026; Ongoing

Program Goal: Continue to provide housing for those in need and eliminate the necessity for discretionary entitlements within the specified zoning districts for proposals for emergency and homeless shelters, transitional shelters or housing and supportive housing.

AFFH Themes: Disproportionate Housing Needs, Displacement Prevention

PROGRAM 7.2 Facilitate the Provision of the Employee Housing Act

The City shall review its zoning code to determine whether updates to zoning are needed to comply with the Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). The Act calls for the zoning ordinance to treat employee housing (including farmworker housing) that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The zoning ordinance must also treat employee housing of no more than 12 units or 36 beds as an agricultural use in the same zone (Section 17021.6) in zones where agricultural uses are permitted.

Responsible Entity: Community Development Department

Funding Sources: General Fund

Timeframe: Present draft ordinance to the Sonora Planning Commission by December 2026

Program Goal: Revise zoning code for consistency with State laws by December 2026.

PROGRAM 7.3 Fair Housing Act and Reasonable Accommodations Procedure

Ensure that the disabled have adequate access to housing. Continue to enforce the provisions of the federal and State Fair Housing Act for households with special needs by ensuring that construction meets the accessibility requirements of the FHA through installation of accessibility modifications in handicapped-adaptable units, to the extent that such modified units are in demand for households with special needs.

Seek grant funding to administer disability/accessibility improvements that facilitate aging-in-place within the community.

The City will update the Municipal Code to include objective standards for evaluating a reasonable accommodation request.

Responsible Entity: Community Development Department

Funding Sources: General Fund

Timeframe: Ongoing; Establish reasonable accommodation procedure by December 2027

Program Goal: Ensure equal housing opportunities for the disabled. Apply for one grant to fund

PROGRAM 7.4 Water and Wastewater Service Priorities for Target Income Groups

Continue to submit the City's Housing Element and Regional Housing Needs Assessment allocation requirements for target and non-target income groups to the Tuolumne Utilities District (TUD) in compliance with Government Code Section 65589.7 and keep apprised of TUD's policies and procedures for granting priority to proposed developments with housing for target income groups and prohibiting denial or conditioning of approvals or reducing the amount of service for developments with housing for target income groups unless specific written findings are made.

The City will provide a copy of the Housing Element to area water and sewer providers upon adoption, in compliance with SB 1087.

Responsible Entity: TUD, City Council, Community Development Department

Funding Sources: General Fund

Timeframe: Ongoing; provide a copy of the Hosing Element to water and sewer providers upon adoption.

PROGRAM 7.5 Remove "Family" Definitions and Qualifiers in Zoning Code

Local governments may restrict access to housing for households that do not qualify as a "family" by common definitions included in Zoning Codes. The City will evaluate the Zoning Code to eliminate restrictive definitions of "family" that limits the number of and/or differentiates between related and unrelated individuals living together. The City will also evaluate definitions that may limit the development and/or siting of group homes for persons with disabilities (including persons with developmental disabilities), but not for housing families that are similarly sized or situated.

Responsible Entity: Community Development Department

Funding Sources: General Fund

Timeframe: Review and evaluate current zoning code by December 2024.

Program Goal: Revise zoning code for consistency with State laws by December 2024.

3.6.3 Quantified Objectives

Housing Element law requires that quantified objectives be developed with regard to new construction, rehabilitation, conservation, and preservation activities that will occur during the Housing Element cycle. These objectives are shown below.

- The construction objective represents the City's RHNA two (2) units, one for very low income households and one for low income households.
- The rehabilitation objective represents the goal of lower and moderate income housing units to be preserved through preservation efforts including Programs 1.2, 1.4, 1.7, and 2.1.
- The conservation/preservation objective (260) represents the conservation of existing affordable housing unit in the City during the planning period (2024 – 2029).

Table 3-48: City of Sonora Quantified Housing Goals

	Extremely Low-Income	Very Low-Income	Low-Income	Moderate Income	Above Moderate-Income	Total
New Construction	1	1	-	-	-	**2**
Rehabilitation			20			**20**
Conservation/ Preservation				260		**260**
					TOTAL UNITS	**282**

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June 9, 2025

Tyler Summersett, Director
Community Development Department
City of Sonora
94 North Washington Street
Sonora, CA 95370

Dear Tyler Summersett:

RE: City of Sonora's 7th Cycle (2024-2029) Revised Draft Housing Element

Thank you for submitting the City of Sonora's (City) revised draft housing element received for review on June 5, 2025. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element meets the statutory requirements that were described in HCD's March 10, 2025 review. This finding, among other items, is based on completion of Program 3.1 (Adequate Sites), to make prior identified sites available, by June 30, 2025 (see below for more information). The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq) when rezoning is completed and the element is adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), as the City did not adopt a compliant housing element within 120 days of the statutory deadline (June 30, 2024), Program 3.1 (Adequate Sites), to make prior identifies sites available, must be completed no later than one year from the statutory deadline pursuant to Government Code sections 65583, subdivision (c) and 65583.2, subdivision (c). Please be aware, if the City does not complete rezoning (Program 3.1 – Adequate Sites) by June 30, 2025, the element cannot be found in substantial compliance until rezones are completed.

As a reminder, the City's 7th cycle housing element was due June 30, 2024. As of today, the City has not completed the housing element process for the 6th cycle. The City's 6th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to adopt and submit to HCD to regain housing element compliance.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at https://www.hcd.ca.gov/planning-and-community-development/housing-elements for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Land Use and Climate Innovation: https://www.lci.ca.gov/planning/general-plan/guidelines.html.

HCD appreciates the efforts of the housing element update team during the update and review. HCD looks forward to receiving the City's adopted housing element and welcomes the opportunity to provide technical assistance during the rezoning process. If you have any questions or need additional technical assistance, please contact Emily Hovda, of our staff, at Emily.Hovda@hcd.ca.gov.

Sincerely,

Paul McDougall
Senior Program Manager

DRAFT

Prepared for:

City of Sonora
94 Washington Street
Sonora, California 95370
Contact: Tyler Summersett

2024-2029 Housing Element Update and Safety Element Update

Initial Study/Negative Declaration

Prepared by:

CSG CONSULTANTS
3707 W. Garden Grove Boulevard,
Suite 100
Orange, California 92868
Contact: Glenn Lajoie, AICP

JULY 2025

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TABLES

Table 2-1 Summary of Ability to Meet RHNA 10
Table 2-2 RHNAOZD Site 10

Acronyms and Abbreviations

Acronym/Abbreviation	Definition
AB 52	Assembly Bill 52
BMP	Best Management Practices
HCD	California Department of Housing and Community Development
HEU	Housing Element Update
IS	Initial Study
LHMP	Local Hazard Mitigation Plan
MS4 Permit	Municipal Separate Storm Sewer System Permit
ND	Negative Declaration
NPDES	National Pollutant Discharge Elimination System
PG&E	Pacific Gas and Electric Company
RHNA	Regional Housing Needs Allocation
RHNP	Regional Housing Needs Plan
SB 18	Senate Bill 18
SEU	Safety Element Update
SFD	Sonora Fire Department
SR 49	State Highway/Route 49
SR 108	State Highway/Route 108
SWPPP	Stormwater Pollution Prevention Plan
TUD	Tuolumne Utilities District
UWMP	2020 TUD Urban Water Management Plan
VHFHSZ	Very High Fire Hazard Severity Zone

1 Introduction and Purpose

1.1 Project Overview

The City of Sonora (Lead Agency) is proposing updates to both the Housing Element and Safety Element of the City's General Plan ("project"), to align with recently enacted State laws. The City previously updated the Safety Element in 2020 as part of its comprehensive General Plan Update 2020. The Housing Element was previously updated in 2019. The proposed project includes the Seventh Cycle, 2024-2029 Housing Element Update of the General Plan and an update to the City's Safety Element to address various hazards the City has faced, including wildfires, floods, and severe weather. The Housing Element and Safety Element Updates are policy updates only, and no specific development is proposed at this time.

1.2 Statutory Authority Requirements

In accordance with the California Environmental Quality Act of 1970, as amended (California Public Resources Code, Section 21000-21177) and pursuant to the State CEQA Guidelines (Title 14, California Code of Regulations [CCR], Chapter 3, Section 15063), the City, acting in the capacity of the Lead Agency, is required to undertake the preparation of an Initial Study (IS) to determine if the project would have significant environmental impacts. The environmental document is intended as informational, undertaken to provide an environmental basis for subsequent discretionary actions on the project. The resulting documentation is not, however, a policy document and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approval would be required.

The environmental documentation and supporting analysis will be subject to a public review period. During this review, public comments on the documentation should be addressed to the City. Following the review of any comments received pertaining to the CEQA review, the City will consider these comments as part of the project's environmental review and determination. The comments will be included in the IS document for consideration by the City of Sonora's Planning Commission and City Council.

1.3 Purpose of the Initial Study

The purpose of the IS is to: (1) identify environmental impacts; (2) provide the Lead Agency with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), Mitigated Negative Declaration (MND) or Negative Declaration (ND); (3) enable a Lead Agency or Applicant to modify a project, mitigating potential adverse impacts before an EIR is prepared; (4) facilitate an environmental assessment early in the design of a project; (5) provide documentation of the factual basis for the finding in an MND or ND that a project would not have a significant environmental effect; (6) eliminate needless EIRs; (7) determine whether a previously prepared EIR could be used for a project; and (8) assist in the preparation of an EIR, if required, by focusing the EIR on the effects determined to be significant, identifying the effects determined not to be significant, and explaining the reasons for determining that potentially significant effects would not be significant.

Section 15063 of the State CEQA Guidelines identifies specific disclosure requirements for inclusion in an IS. Pursuant to those requirements, an IS must include the following: (1) a description of the project, including the location of the project; (2) an identification of the environmental setting; (3) an identification of environmental effects by use of a checklist; (4) a discussion of ways to mitigate significant effects identified, if any; (5) an examination of a project's compatibility with existing zoning, plans, and other applicable land use controls; and (6) the name of the person or persons who prepared or participated in the preparation of the IS.

1.4 California Environmental Quality Act Compliance

In accordance with CEQA and the State CEQA Guidelines, this IS has been prepared for the proposed project and its associated discretionary approvals. The IS indicates that the project would not have any significant or potentially significant environmental impacts, and therefore, the project requires preparation of an Initial Study/Negative Declaration (IS/ND).

The IS/ND serves as the environmental document that presents the analysis of project impacts on each of the environmental topic areas in the CEQA Environmental Checklist provided in Section 3.0. This document will serve to inform City decision makers, representatives of affected trustee and responsible agencies, and other interested parties of the potential environmental effects that may occur with approval and implementation of the proposed project.

1.5 California Environmental Quality Act Review and Comment

This IS/ND has been submitted to potentially affected agencies and individuals. Notices of the availability of the IS/ND for review and comment, as well as the environmental documentation, are available on the City of Sonora's website (https://sonoraca.com/category/city-of-sonora-public-notices/) for review.

A 30-day public review period has been established for the IS/ND in accordance with Section 15073 of the State CEQA Guidelines. During review of the IS/ND, affected public agencies and the interested public should focus on the document's adequacy in identifying and analyzing the potential environmental impacts. Comments on the IS/ND and the analysis contained herein must be received by 5:00 PM on August 12, 2025, and should be addressed to:

City of Sonora
Tyler Summersett
Community Development Director
94 North Washington Street
Sonora, CA 95370
tsummersett@sonoraca.org
1.209.532.3508

Following receipt and evaluation of comments from agencies, organizations, and/or individuals, the City will determine whether any substantial new environmental issues have been raised. If so, further documentation – such as an EIR or an IS/MND – may be required. If not, the project and the environmental documentation are tentatively scheduled to be submitted to the Sonora Planning Commission and City Council for consideration.

1.6 Organization of the Initial Study

The IS/ND is organized into sections, as described below:

- **Section 1.0: Introduction and Purpose**. This section provides an introduction, project summary, and overview of the conclusions in the IS/ND.
- **Section 2.0: Project Description.** This section provides a brief description of the project location and relevant background information. This section provides a description of the proposed project and necessary discretionary approvals.
- **Section 3.0: Environmental Checklist.** The completed Environmental Checklist Form from the State CEQA Guidelines provides an overview of the potential impacts that may or may not result from project implementation. The Environmental Checklist Form also includes "mandatory findings of significance", as required by CEQA. The analysis concludes the significance of impacts and standard conditions, regulatory requirements, and mitigation measures to reduce potentially significant impacts.
- **Section 4.0: References.** This section identifies the references used to prepare the IS/ND and lists the preparers of the document.

2 Project Description

1. **Project Title:**

   City of Sonora 2024-2029 Housing Element Update and Safety Element Update

2. **Lead Agency name and address:**

   City of Sonora
   Community Development Department, Planning Division
   94 North Washington Street
   Sonora, CA 95370

3. **Contact person and phone number:**

   Tyler Summersett, Community Development Director
   tsummersett@sonoraca.org
   1.209.532.3508

4. **Project location:**

   Citywide; Sonora is located in Tuolumne County, in the Sierra Nevada foothills.

5. **Project sponsor's name and address:**

   City of Sonora
   94 North Washington Street
   Sonora, CA 95370

6. **General Plan Designation:**

   Citywide. Under the existing General Plan, the project area consists of a range of land use designations including Commercial, Estate Residential, Heavy Commercial, High Density Residential, Historic Mixed Density Residential, Historic Mixed Use, Light Manufacturing, Medium Density Residential, Mixed Use, Public/Quasi Public, Park/Recreation/Resource/Open Space, and Single Family Residential.

7. **Zoning:**

   Citywide. The project area consists of a range of zoning designations, including Residential Estates, Single Family Residential, Limited Multi-Family Residential, Multi-Family Residential, PD Limited Multi-Family Residential Combining, PD Multi-Family Residential Combining, Tourist and Administrative, Commercial, General Commercial, Limited Manufacturing, Agricultural/Residential, Planned Development Combining Zone, PD Commercial Combining, and Open Space. In order to receive certification of the City's 2024-2029 Housing Element by the California Department of Housing and Community Development (HCD), the 5th and 6th Regional Housing Needs Assessment (RHNA) candidate site(s) are to be rezoned to accommodate by-right housing pursuant to Government Code Section 65583.2 (c). Specifically, Program 3.1 requires the City to amend the City's Municipal Code by adding Chapter 17.21, entitled Regional Housing Needs Assessment Overlay Zone District (RHNAOZD), to Title 17 of the City of Sonora Municipal Code. The RHNAOZD applies to the Lemke property (APN: 044-430-055), which is zoned R3 (maximum density of 21.75 du/acre). As an overlay zone, the RHNAOZD would layer on top of the base R3 zoning regulations, leaving in place the option to develop under the base zoning, but providing the opportunity to develop the property through a ministerial by-right approval process should an applicant propose 20 percent low-income deed restricted affordable housing.

8. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

   Consultation with California Native American tribes is addressed in Section 3.18, Tribal Cultural Resources.

2.1 Project Location and Setting

The City of Sonora is in the western portion of Tuolumne County, California, covering approximately 3.18 square miles within the Sierra Nevada foothills. The City boundary extends to the Town of Browns Flat to the north and State Highway 108 (SR 108) to the south. The City is surrounded by unincorporated Tuolumne County. The communities of Columbia and Springfield are located to the north, East Sonora to the east, and Jamestown to the west; refer to Exhibit 1, Regional Location. The nearest highways to the City are SR 108, at the southern boundary of the City, and SR 49, which runs from the western portion of the City, through the City's historical center, and is the primary access through the Downtown area; refer to Exhibit 2, Local Vicinity.

2.2 Project Background

The City is updating the General Plan Housing and Safety Elements in order to align them with other General Plan Elements, as required by State law, including the Land Use, Circulation, Conservation and Open Space, Noise, Public Facilities and Services, Air Quality, Cultural Resources, Economics, Community Identify, and Parks and Recreation Elements. Both updates strive to align with recently enacted State laws and meet State requirements. The Safety Element Update is intended to adopt new climate change and wildfire mitigation strategies that will help the City better prepare for possible new and more severe climate scenarios.

Housing Element Update

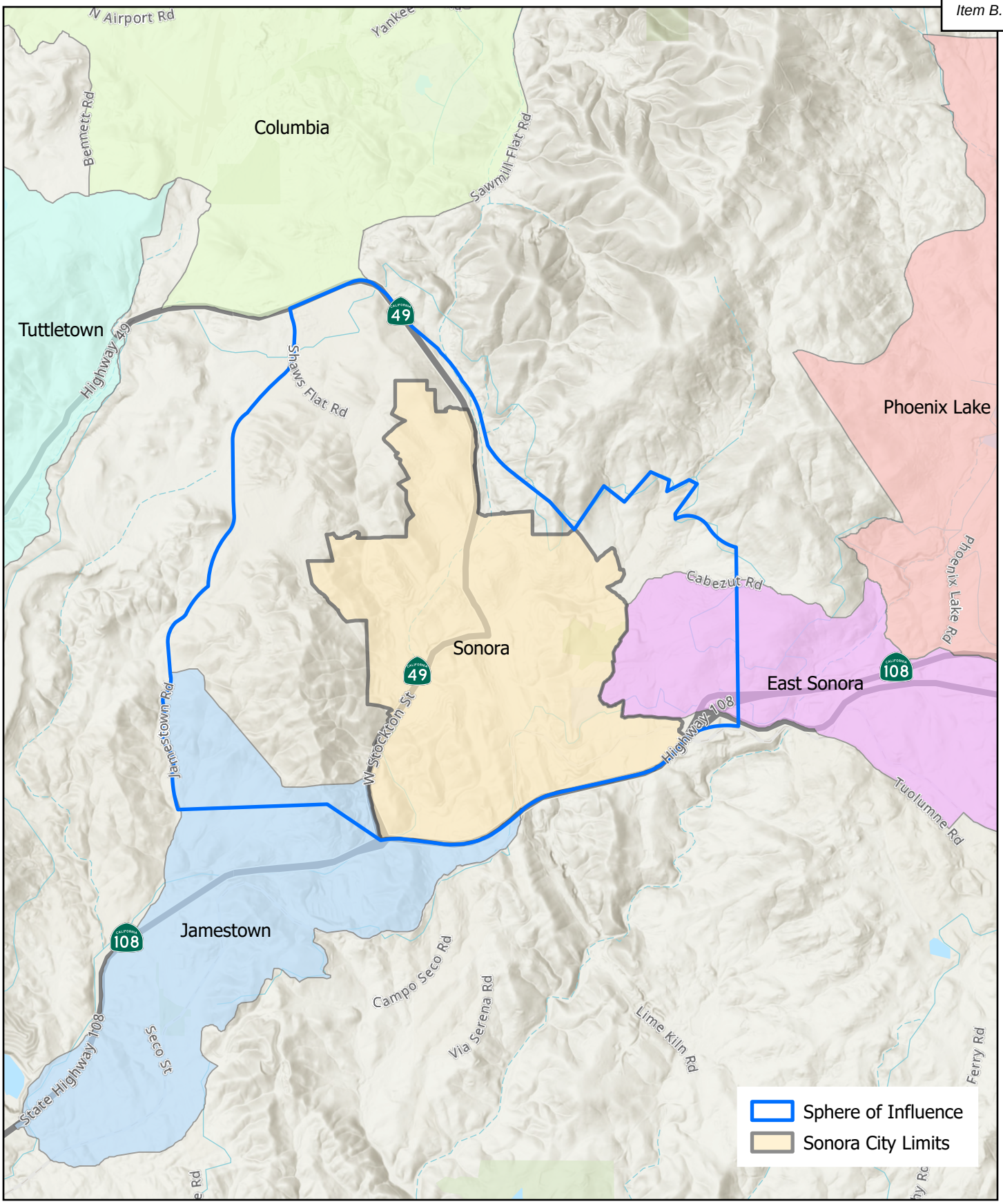
The 2020 Census indicates a citywide population of 5,003, which is estimated to have decreased to 4,940 people in 2021. The City is the only incorporated area in Tuolumne County, and therefore the largest city in the area. The City is proposing to adopt the Housing Element for the Seventh Cycle planning period from 2024 to 2029. The proposed Housing Element Update (HEU) is available on the City's website through this link: Sonora Community Development Department. The Housing Element, which is part of the City's General Plan, is a policy document designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe and affordable housing within the community. California Government Code Section 65580 states the following regarding the importance of creating housing elements:

> *The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.*

Per State law, the housing element has two main purposes:

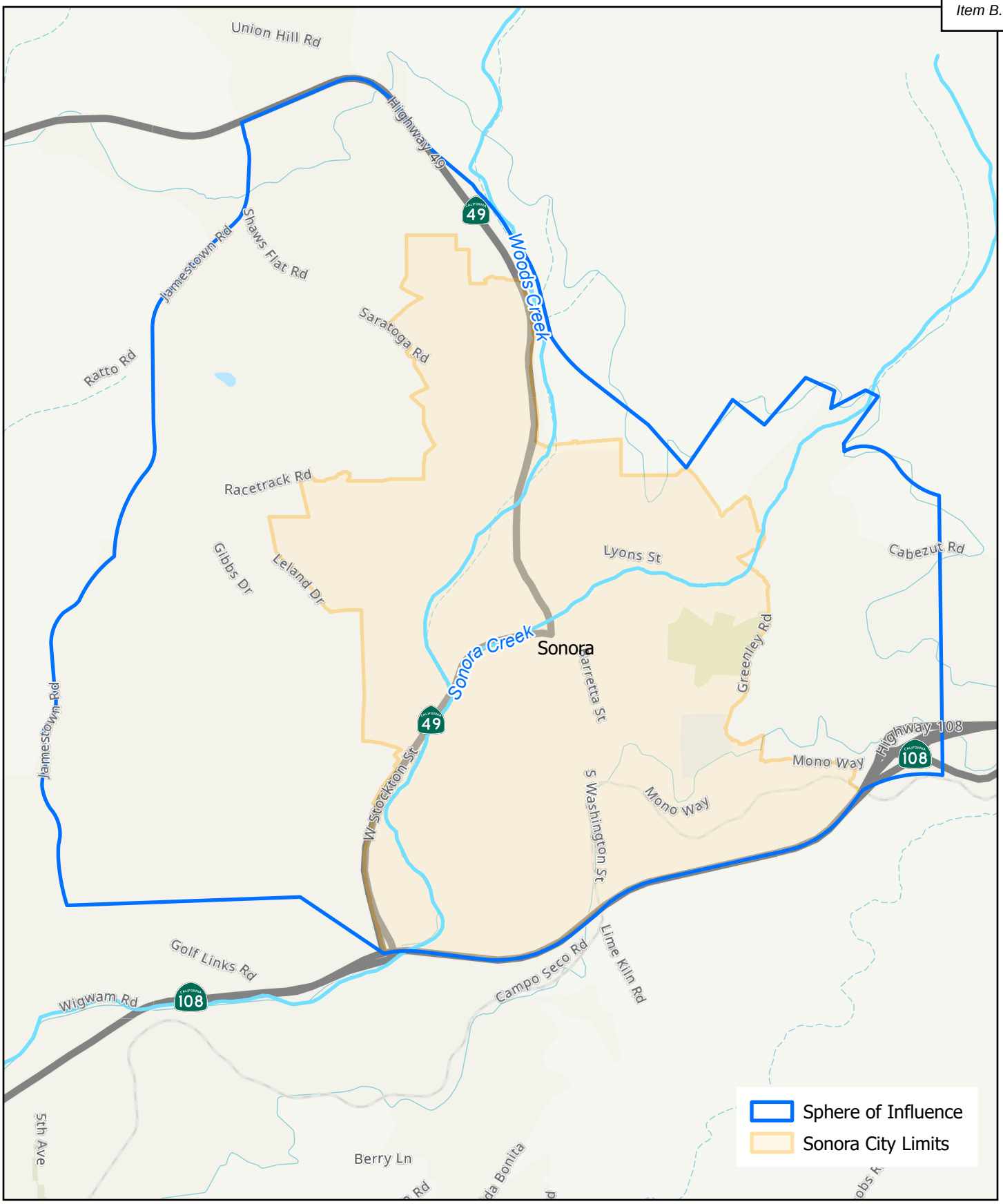
1. To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
2. To provide a strategy that establishes housing goals, policies, and programs.

The proposed Housing Element Update describes and analyzes the housing needs of Sonora residents and the issues confronted by the City, and provides goals, policies, and quantified objectives related to the maintenance, preservation, improvement, and development of housing.



Sources: City of Sonora, Tuolumne County
Map Export: 7/1/2024 3:03 PM.

EXHIBIT 1
Regional Location



Sources: City of Sonora, Tuolumne County
Map Export: 7/1/2024 2:59 PM.

N

EXHIBIT 2
Local Vicinity

Safety Element Update

The Safety Element Update (SEU), provided on the City's website through this link: Sonora Community Development Department, analyzes potential natural and human-caused hazards to safety in the City and provides goals, policies, and actions to minimize these hazards. The SEU evaluates hazards that may affect existing and future development and growth and provides guidelines for protecting the community and minimizing harm to the extent feasible. The goal of the SEU is to reduce the risk of injury, death, property loss, and other hardships to acceptable levels. Periodic updates of the Safety Element ensure that goals and policies remain relevant and responsive to community needs, hazard situations, and State law. California Government Code Section 65302(g)(1) identifies the following list of safety risks that, at a minimum, must be examined in each Safety Element:

- Seismically induced surface rupture*
- Ground shaking*
- Ground failure*
- Flooding*
- Tsunami
- Seiche
- Dam failure
- Slope instability leading to mudslides and landslides*
- Subsidence*
- Liquefaction areas
- Other seismic hazards
- Wildland and urban fires*
- Climate change*

Items denoted by an * are potential hazards relevant to the City of Sonora.

2.3 Project Characteristics

Housing Element Update

Background

The City's Housing Element serves as an integrated part of the General Plan and is subject to detailed statutory requirements, including a requirement to be updated every five years and mandatory review by the California Department of Housing and Community Development (HCD). This action includes the adoption of the HEU, which is a policy document; no actual development of parcels is included as part of the HEU. The proposed HEU is a five-year plan for the 2024-2029 period.

Pursuant to Government Code Section 65583, a housing element is required to consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. Specifically, a housing element is required to contain the following:

- An assessment of housing needs and an inventory of resources and constraints revelant to meeting those needs (Government Code Section 65583[a])
- A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing (Government Code Section 65583[a])

- A program that sets forth a schedule of actions during the planning period, each with a timeline for implementation of the policies and to achieve the goals and objectives of the housing element (Government Code Section 65583[c])

According to the Regional Housing Needs Plan (RHNP), the City of Sonora has a Regional Housing Needs Allocation (RHNA) of two (2) new units for the 2024-2029 period. Of the two units needed, one new unit is needed for very low income and one for low income. This is half of the need of Tuolumne County, in which two units are needed for very low income and two for low income. Combined, the City and Tuolumne County need six new units. The Housing Element Update identified two adequate sites with appropriate densities to meet the current RHNA requirements. The City has sufficient vacant property that, once developed, would result in units across all income categories beyond the cycle's requirement. The Seventh Cycle Housing Element was adopted in summer 2025. The Seventh Cycle Housing Element was submitted to HCD and found to be in compliance in summer 2025, contingent upon timely implementation of stated programs.

Housing Element Overview

The City's HEU consists of the following major components:

- A review of the prior housing element and goals that were accomplished (Appendix B, Housing Accomplishments – Evaluation of the 2019 Housing Element)
- An assessment of housing needs in the City including profile and analysis of the City's demographics, housing characteristics, and existing and future housing needs (Section 3.2, Needs Assessment)
- An assessment of resources available to meet the City's objectives regarding housing production and preservation. Resources include land available for new construction and redevelopment, as well as financial and administrative resources available (Section 3.3, Site Inventory Analysis and Zoning)
- A review of the constraints to housing production and preservation. Constraints include potential market, governmental policy, and environmental limitations to meeting the City's identified housing needs (Section 3.4, Constraints)
- A statement of the housing plan to address the City's identified housing needs, including housing goals, policies, and programs (Section 3.6, Housing Plan)

Regional Housing Needs Allocation (RHNA)

State housing element law requires housing elements to be updated regularly to reflect a community's changing housing needs, including preparation of a RHNA plan (Government Code Section 65584[a]). A critical measure of compliance is the ability of a jurisdiction to accommodate its share of the regional housing needs based on a RHNA prepared by HCD for each Council of Governments or regional jurisdiction in the State that identifies projected housing units needed for all economic segments based on the Department of Finance population estimates. HCD is responsible for allocating this total to the jurisdictions within Tuolumne County (the City of Sonora and Tuolumne County). This process is known as the RHNA and occurs every 8.5 years.

The RHNP creates the RHNA by allocating to each city and county a "fair share" of the region's projected housing needs by household income group. In each jurisdiction, the RHNA is distributed among four different income groups. This ensures that each city or county is planning for housing that meets the needs of all economic segments of the community, including lower income households.

For the City of Sonora, the RHNA for 2024-2029 is 2 units. This includes one very low-income unit, and one low-income unit. The 2024-2029 Housing Element demonstrates that the City has the capacity to accommodate this projected housing need.

Summary of Ability to Meet RHNA

As shown in Table 2-1 below, the identified vacant sites can accommodate the RHNA allocation in all income categories. The table illustrates a surplus capacity of 52 very low-income sites, 52 low-income sites, 24 moderate income sites, and 24 above moderate-income sites based on the allowed density of the identified sites.

Table 2-1
Summary of Ability to Meet RHNA

Table 3-26: Capacity to Meet RHNA Requirement					
	Very Low	**Low**	**Moderate**	**Above Moderate**	**Total**
RHNA Requirement	1	1	0	0	2
RHNA Sites					
Lemke	53	53	0	0	106
Cuesta Heights	0	0	24	24	48
Total Capacity	**53**	**53**	**24**	**24**	**154**
Surplus	*52*	*52*	*24*	*24*	*152*

Rezone

As noted in Housing Element Program 3.1 and consistent with the California Department of Housing and Community Development's (HCD) correspondence dated June 9, 2025, the 5th and 6th Regional Housing Needs Assessment (RHNA) candidate site(s) are to be rezoned to accommodate by-right housing pursuant to Government Code Section 65583.2 (c). Specifically, Program 3.1 requires the City to amend the City's Municipal Code by adding Chapter 17.21, entitled Regional Housing Needs Assessment Overlay Zone District (RHNAOZD), to Title 17 of the City of Sonora Municipal Code. The Regional Housing Needs Assessment Overlay Zone District (RHNAOZD) applies to the following property:

Table 2-2
RHNAOZD Site

Regional Housing Needs Assessment Overlay Zone District Sites						
Site Name	**APN**	**Existing Zoning/General Plan Designation**	**Approx. Acreage**	**Maximum Density**	**Unit Potential**	**Affordability**
Lemke	044-430-055	R3/HDR	11.05*	21.75 du/acre	106	Low/Very Low

* Based on the site constraints and the topography of the area, the portion of this parcel that falls within the range of 0-15% slope would be developable at 9.19 acres.

The Lemke site is the sole remaining 5th and 6th RHNA site at 9.19 acres of vacant land of an 11.05-acre parcel in the R3 Zone. The R3 Zone has a maximum density of 21.75 dwelling units per acre, making the R3 zone suitable for lower-income housing. However, based upon site constraints, including topography, the realistic capacity of the site is 106 lower income units. The projection is based on taking the developable portion of the site (9.19 acres) at the average density of multi-family developments in the City (11.6) acres.

As an overlay zone, the RHNAOZD would layer on top of the base R3 zoning regulations, leaving in place the option to develop under the base zoning, but providing the opportunity to develop the property through a ministerial by-right approval process should an applicant propose 20 percent low-income deed restricted affordable housing. The by-right approval process is subject to objective design standards. Accordingly, the Lemke property will be rezoned to have a zoning designation of R3/(RHNAOZ), as required for HCD Certification of the City's 2024-2029 Housing Element of the General Plan.

The purpose of the RHNAOZD is to acknowledge existing statutes, thereby memorializing an existing by-right approval process and application of objective design standards afforded to developers of projects that include 20 percent of the units as housing affordable to lower income households in accordance with Government Code Section 65583.2. Other than the by-right approval and objective design standards processes established by the RHNAOZ, no land use changes are proposed with the rezone of the Lemke property.

2024-2029 HEU Goals and Policies

Based on the City's ability to meet the RHNA allocation as described above, the HEU is a policy document; no actual development of parcels is included as part of the approval. The project evaluated herein therefore does not include development. The Housing Element goals, policies, objectives, and programs, which can be found in Chapter 3.6, Housing Plan, reflect the City's continued commitment to actively support residential development and plan for the City's fair share of regional housing needs.

Safety Element Update

Background

Throughout the history of the City of Sonora, the City has dealt with various natural and human-caused hazards, including earthquakes, wildfires, droughts, land movement, train derailments, flooding, and a pandemic. Landslides and mudslides have occurred as a result of severe weather and flooding, and most of the City has been identified as being within a Very High Fire Hazard Severity Zone (VHFHSZ). The City's Safety Element is updated periodically to ensure the City continues to address the relevant natural and human-caused hazards of the time. In the twenty-first century, climate change has become a prevalent safety concern for all jurisdictions, as it increasingly affects other hazards such as severe weather, flooding, wildfires, diseases, extreme heat, and drought. Safety Element updates are now required to evaluate local hazard events and the likelihood of future hazards in the context of climate change.

Safety Element Overview

The City's SEU addresses hazards of concern relevant to the City and provides goals, policies, and implementation measures to adapt to and minimize these hazards. The 2024 Sonora SEU was developed in conjunction with the development of the 2024 City of Sonora Local Hazard Mitigation Plan (LHMP). The LHMP identifies specific needs, goals, mitigation actions, capital improvement projects, and local and regional partnerships relevant to the City of Sonora, for the purpose of protecting the community from natural and human-caused hazards. Further details regarding natural disasters, including relevant mitigation actions to reduce vulnerability, are included in the LHMP. The LHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short-term and long-term strategies, involve planning, policy changes, programs, projects, and other activities. The hazards identified in the SEU and many of the goals, policies, and implementation measures included in the SEU coincide with the hazards, goals, and actions included in the LHMP.

Natural and human-caused hazards determined relevant to the City of Sonora in the SEU include the following:

Wildfire and Urban Fire Hazards

Most of the City is designated a Very High Fire Hazard Severity Zone (VHFHSZ) by the California Department of Forestry and Fire Protection. The City FHSZ is classified as a Local Responsibility Area and falls under the jurisdiction of the City of Sonora Fire Department. The terrain in the City consists of heavily wooded communities and steep terrain that limits and challenges vegetation management and fire suppression activities. Most of the VHFHSZ in the City is located in residential areas, in which many lots are surrounded by substantial vegetation and dense brush that, when combined with increasingly frequent drought conditions, presents a significant fire hazard as vegetative fuel. Additionally, the City is surrounded by unincorporated areas of Tuolumne County, which include fire hazard zones in State Responsibility areas. The majority of these unincorporated areas are VHFHSZs, indicating a significant risk of wildfire in the surrounding areas of Tuolumne County that could spread rapidly and threaten the City. The City of Sonora also has many historical buildings that were not built in compliance with modern fire codes and are at an increased risk of structural fire.

The threat of wildfire in Sonora has been increasing in recent decades and is expected to continue to worsen due to the effects of climate change. The foothill area in which Sonora is located offers a substantial fuel load for fires and experiences long, dry summers that further increase fire risk. More severe drought conditions, severe weather, and extreme heat are expected throughout the remainder of the century. The annual fire season is expected to become longer and more severe on average.

Seismic Hazards

The City of Sonora is located in an area of concern for seismic activity. The City is located on a pre-quaternary fault which is generally considered inactive, however, known active faults and potentially active faults are located west of the City in the Foothills Fault Zone. The nearest mapped fault of the Melones Fault Zone, which is part of the Foothills Fault Zone, is located approximately 3.5 miles southwest of the City. There are also four “capable” faults, faults with tectonic displacement within the last 35,000 years which could produce an earthquake, located within Tuolumne County. The City is therefore susceptible to seismic ground shaking as a result of seismic activity in the region. Major faults in the Bay Area could also trigger large earthquakes that could generate ground shaking in Sonora.

Downtown Sonora has many historic buildings that predate modern seismic codes and would be at risk in the event of seismic ground shaking. The City is also underlain by various tunnels and mines constructed prior to modern seismic codes that could collapse during ground shaking, causing ground failure and subsidence. The earthquake potential for the City is considered occasional. The City has a low potential for liquefaction.

Geologic Hazards

The City of Sonora consists of sloped terrain that may be subject to landslides and erosion. Steep slopes in the west, north, and east residential areas of the City are at risk of landslides that may occur as a result of earthquakes, heavy rain, floods, or wildfires. Mudslides may also occur in the City in areas where wildfires have removed vegetation from the soil, leaving the soil exposed and susceptible to movement in the event of heavy rain. The City is at risk of subsidence in the form of sinkholes occurring over historic mines. Heavy rains saturate the soil and pose a risk to structures located above the tunnels and mines. Additionally, the City is at risk of a variety of hazards associated with volcanoes, which are located in Mono County, east of the City. A volcanic eruption from the Long Valley Volcanic Region would have to be very large to directly reach the City of Sonora, however, volcanic ash and volcanic gas may impact the City depending on the size, location, and type of eruption and wind direction. Volcanic ash can pose a threat to buildings, roads, utilities, and communications, and can also cause respiratory effects such as asthma.

Flooding

The City is at risk of flooding caused by an overflow of Woods Creek, which is located within the Federal Emergency Management Agency 100-year flood zone. The areas adjacent to Woods Creek and Sonora Creek are

at risk of flooding in the event of extreme precipitation. Localized surface flooding poses a threat to City and emergency operations and historic structures in the Downtown area. The City's primary stormwater conveyance system, the Main Drain, located under Downtown Sonora, is outdated and in need of improvements. The LHMP includes improvements to the Main Drain. The City is not at risk of dam inundation.

Hazardous Materials/Wastes

Hazardous materials are generated, used, and stored by facilities throughout the City of Sonora and in surrounding unincorporated communities for a variety of purposes in service industries, agriculture, businesses, schools, and households. The City does not contain the types of major industrial uses that typically result in larger amounts of hazardous materials, nor are significant areas of heavy industry located in adjoining areas of unincorporated Tuolumne County. According to the Department of Toxic Substances Control EnviroStor database, three sites in the City are classified as "Evaluation Needed". There is one active State response clean-up site at Sierra Launderers & Cleaners, located at 407 North Washington Street. All four of the above sites are assumed to pose a limited risk of hazardous materials release to the community.

Emergency Operations

The City of Sonora does not have a centralized communication system and lacks reliable internet service during emergency scenarios. The City also does not currently have proper emergency response equipment. Without proper emergency response equipment and communications technology, the City may be unable to provide adequate emergency response services. Hazard events are expected to increase in frequency and severity as a result of climate change; the City needs the necessary resources to be prepared for future hazards. Additionally, the City of Sonora is at risk of pandemics, the most recent of which occurred in 2019 and caused hundreds of deaths in Tuolumne County and much of the City to shut down.

Human-Caused Hazards

Human-caused hazards in Sonora can include a variety of incidents, including active shooter events, terrorist attacks, aircraft crashes, civil disturbance, and cyberterrorism. These hazard types are often difficult to predict and impacts can vary greatly depending on the specific incident. The City of Sonora is at an increased risk of active shooter events, terrorist attacks, cyberterrorism, and civil disturbance because of the presence of multiple City/County governmental buildings, schools, churches, and other critical assets in the City.

Climate Change

The City of Sonora is expected to see the following changes as a result of climate change in coming years and decades: periods of very high and very low precipitation resulting in both droughts and severe flooding, severe weather events that may also cause flooding, an increase in extreme heat days per year and higher average annual temperatures, and more frequent and severe wildfires in the region.

Critical Facilities and Infrastructure

The City's principal stormwater conveyance system, the Main Drain, includes stone tunnels dating back to the late 1880s. Portions of the Main Drain remain vulnerable, insufficient, and in need of modern improvements. Structural deficiencies in the Main Drain increase the risk of future floods during severe weather events. Due to the location of the Main Drain, flooding as a result of the pipeline's deficiencies could threaten access to critical City facilities.

Evacuation

The City of Sonora has several subdivisions and roads that do not meet ingress/egress requirements for evacuation purposes or are currently designed in a manner which inhibits evacuation and emergency response efforts. The Downtown area has many one-way streets, and several roads have a tight turning radius that prohibits access for emergency vehicles. The City of Sonora is increasingly at risk of wildfires and other hazard events, and evacuation planning necessary to reduce evacuation-related vulnerabilities.

SEU Goals and Policies

Similar to the HEU, the SEU is a policy document; no actual development of parcels is included as part of the approval. In addition to the goals and policies, the SEU includes implementation measures for action items for the City. The goals, policies, and implementation measures for the SEU are included in each hazard type analysis.

2.4 Project Construction and Phasing

The proposed project includes two policy documents that do not include any actual development of parcels. Therefore, no construction would occur as a result of this project. Any development that might occur as a result of the goals, policies, and implementation measures contained within this project would be subject to further environmental review and approval on a project-specific basis. Any development that may occur pursuant to the RHNAOZD would not require additional environmental review; however, the RHNAOZD maintains the existing R3 zoning designation for the Lemke site, and no land use changes are proposed with the rezone of the Lemke property.

2.5 Project Approvals

The actions and/or approvals the City needs to consider for the proposed project include, but are not limited to, the following. This list is preliminary, and may not be comprehensive.

City of Sonora

- CEQA adoption of the Initial Study/Negative Declaration (IS/ND)
- Adoption of the City of Sonora 2024-2029 Housing Element Update
  - Pursuant to State law, the California Department of Housing and Community Development (HCD) is empowered to review the housing element of each community to ensure its compliance with the provisions of the Government Code related to facilitating the improvment and development of housing in order to make adequate provisions for the housing needs of all economic segments of the community. HCD has review but not approval authority.
- Adoption of the Regional Housing Needs Allocation Overlay Zone District
- Adoption of the City of Sonora Safety Element Update
  - Prior to adoption of the Safety Element, coordination and feedback from the Sonora Fire Department and Sonora Police Department is required.

3 Environmental Checklist

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology and Soils	☐ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials
☐ Hydrology and Water Quality	☐ Land Use and Planning	☐ Mineral Resources
☐ Noise	☐ Population and Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities and Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

Determination (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

6.10.25

Date

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
5. The explanation of each issue should identify:
    a. the significance criteria or threshold, if any, used to evaluate each question; and
    b. the mitigation measure identified, if any, to reduce the impact to less than significance

3.1 Aesthetics

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
I.	**AESTHETICS –** Except as provided in Public Resources Code Section 21099, would the project:				
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

a) Would the project have a substantial adverse effect on a scenic vista?

No Impact: Scenic vistas in the City of Sonora include views available from State Route 49 and State Route 108. Scenic resources in the City include significant trees, hillsides, hilltops, scenic corridors, creeks, and historic resources. Woods Creek, Dragoon Gulch, Sonora Creek, public parks, and cultural facilities are all considered scenic resources in the City.[1] The HEU identifies two sites in the City with the capacity to meet the City's RHNA allocation, Lemke and Cuesta Heights. Neither site is located near or visible from SR 49 or SR 108. Potential future development on these sites is therefore not anticipated to be located within a scenic vista. Both sites have sloped terrain, are in hilly locations, and have a substantial number of trees. Potential future development would be required to comply with the City's design standards, Hillside Preservation Ordinance, and requirements of the Tree City USA program. No rivers or creeks are located on either site. Any potential development on either of these sites would be required to undergo separate and project-specific environmental review which would be completed prior to project implementation.

The SEU includes programs that require the following improvements: a French Drain at Sonora High School Dunlavy Stadium, improving the bridge at Southgate Drive over Sonora Creek, the Main Drain Improvement Project, and expanding the capacity of Woods Creek to avoid flooding in the area. Woods Creek and Sonora Creek are both considered scenic resources and are located adjacent to SR 49 in certain areas. The Main Drain is located under the Downtown area, in the middle of the City, as well as partially under SR 49. However, any reduction in visual character of these sites due to construction would be temporary in nature and once implemented, it is anticipated that none of these developments would substantially alter the existing visual character of the sites. Furthermore, any development related to the implementation of these improvements

[1] City of Sonora. 2020. *City of Sonora General Plan*. Website: https://sonoraca.com/city-services/general-plan/. Accessed June 11, 2024.

would be required to undergo separate and project-specific environmental review which would be completed prior to project implementation.

The HEU and SEU are both policy documents and do not include any changes to land use designations, building heights and intensities, or residential densities. Both Elements include policies intended to continue to make the City of Sonora a safe and desirable place to work and live. Potential aesthetic-related impacts are unique to a project's location and design and cannot be meaningfully determined until a project site has been defined. All future development would be subject to the City's zoning requirements. Therefore, the project would result in no impacts to scenic vistas. No mitigation measures are required.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact: The City's General Plan identifies the following as scenic resources: trees, hillsides, hilltops, corridors, creeks, historic and/or cultural facilities, public parks, Woods Creek, Sonora Creek, and Dragoon Gulch. The General Plan recognizes the following roadway sections as eligible for local designation as Scenic-Gateway Corridors: SR 49, South Washington Street to SR 108, SR 108, Hospital Road southbound to SR 108, and SR 108 to Sanguinetti Road. Views from SR 108 and SR 49 are considered scenic vistas. According to the California State Scenic Highway Program, SR 49, through the entire City, and SR 108 are eligible for State scenic highway designation. However, the City has not yet proceeded with maintaining official scenic highway designation for either SR 49 or SR 108 and has not established any officially designated Scenic-Gateway Corridor in the City.[2] Therefore, there are no designated State scenic highways in Sonora. The California Public Resources Code Sections 5070-5077.8 designates SR 49 as a heritage corridor, which is a regional, state, or nationwide alignment of historical, natural, or conservation education significance. The Sonora General Plan includes policies and programs intended to preserve the scenic resources of Sonora, including those located adjacent to SR 49 and SR 108.

As mentioned in Threshold a) above, any potential development at the sites identified in the HEU would not be located adjacent to or visible from SR 49 or SR 108 and would be subject to compliance with the City's Hillside Preservation Ordinance, the Tree City USA program, and the City's design standards. Additionally, potential future development related to the programs included in the SEU may include development near or of scenic resources, including Woods Creek. However, it is not anticipated that the infrastructure improvement projects suggested in the SEU would alter the existing visual character of any scenic resources. Any future development related to the HEU or SEU would be subject to project-specific environmental review prior to project implementation, and any potentially significant impacts would be addressed through mitigation measures specific to the project and impact.

The HEU and SEU are both policy documents and do not include any changes to land use designations, building heights and intensities, or residential densities. Both Elements include policies intended to continue to make the City of Sonora a safe and desirable place to work and live. Potential aesthetic-related impacts are unique to a project's location and design and cannot be meaningfully determined until a project site has been defined. All future development would be subject to the City's zoning requirements. Therefore, the project would result in no impacts to scenic resources or State scenic highways. No mitigation measures are required.

c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

No Impact: The project would implement policies intended to continue to make the City a safe and desirable place to work and live, including efforts such as development policies and critical infrastructure improvements.

[2] California Department of Transportation. 2018. *California State Scenic Highway Mapping System*. Website: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed June 11, 2024.

The City's current Zoning Code contains standards intended to preserve the natural beauty of the City, including provisions related to building standards (heights, setbacks, intensities), screening of utilities in development, outdoor improvements, hillside preservation, and tree preservation and management. The SEU includes suggested improvements to some of the City's scenic resources; however, implementation of these improvements would result in only temporary visual impairments, would not substantially alter existing scenic resources and visual character, and would be subject to project-specific environmental review prior to project implementation. The HEU identifies two sites within the City that would be suitable for potential future residential development. Both sites contain trees and are located on hilly terrain, however any potential future development on either site would be required to comply with the City's Hillside Preservation Ordinance and Tree City USA program. Future development in the City would be required to comply with the provisions of the City's Zoning Code. The proposed project includes two policy documents and does not include any changes to land use designations, building heights and intensities, or residential densities. No development is proposed. Therefore, the project would result in no impacts to the visual character or quality of public views or conflict with applicable zoning and other regulations governing scenic quality. No mitigation measures are required.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No Impact: Sources of light present throughout the City predominantly include residential and commercial uses of both interior and exterior lighting and vehicular traffic, while sources of glare include highly finished building materials such as glass, and roadway traffic. The project consists of two policy documents and would not directly involve construction or development. However, all potential future residential development enabled by the City's General Plan is anticipated to introduce light and glare sources typical of development, and all future development in the City would be subject to the City's zoning requirements. The City's current Zoning Code contains lighting requirements intended to maintain public health, safety, and welfare from noxious or offensive illumination, glare, or similar effects. Capital improvement projects related to the programs included in the SEU are not anticipated to generate substantial sources of light or glare. All future development in the City would be required to comply with the provisions of the City's Zoning Code and would be subject to approval by the City's Design Review Commission. The proposed project would result in no impact related to light or glare which would adversely affect views. No mitigation measures are required.

Mitigation Measures

Project implementation would not result in significant impacts related to aesthetics; therefore, no mitigation measures are required.

3.2 Agriculture and Forestry Resources

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
II.	**AGRICULTURE AND FORESTRY RESOURCES –** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact: The City does not contain any Prime Farmland, Unique Farmland, Farmland of Statewide Importance, forest land, or timberland.[3] No land within the City limits is under a Williamson Act contract.[4] The project involves updates to the City's Housing Element and Safety Element, with no proposed changes to land use designations of parcels within the City. The City is primarily a residential and commercial community; some parcels in the southwest portion of the City and one parcel in the northern part of the City are zoned Agricultural/Residential, however there is no land within the City designated as forest land, timberland, or timberland zoned Timberland Production. No provisions contained in the HEU or the SEU would convert Prime Farmland, farmland of unique or Statewide importance, or an agricultural use. No development is proposed on forest land or timberland zoned Timberland Production. Any future development projects in the City would not conflict with an existing Williamson Act contract, would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, and would not result in the conversion or loss of forest land. Any future development on properties zoned Agricultural/Residential would be subject to project-specific environmental review. Therefore, the proposed project would have no impact on agricultural or forestry resources. No mitigation measures are required.

Mitigation Measures

Project implementation would not result in significant impacts related to agriculture and forestry resources; therefore, no mitigation measures are required.

[3] California Department of Conservation. 2022. *California Important Farmland Finder.* Website: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed June 11, 2024.
[4] California Department of Conservation. 2023. *California Williamson Act Enrollment Finder*. Website: https://maps.conservation.ca.gov/dlrp/WilliamsonAct/. Accessed June 11, 2024.

3.3 Air Quality

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
III.	**AIR QUALITY** – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☐	☒
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

No Impact: The City is located in the Mountain Counties Air Basin, which is currently designated nonattainment for ozone and fine particulate matter less than 10 microns in diameter (PM_{10}). Tuolumne County is currently designated as nonattainment-transitional for ozone and is unclassified for PM_{10}.[5] The Tuolumne County Air Pollution Control District is included in a portion of the California State Implementation Plan, which includes regulations for all pollutants and was adopted in 2022. The United States Environmental Protection Agency approved the Tuolumne County portion in 2023.[6] There is no air quality management plan specific to Tuolumne County or the Mountain Counties Air Basin in its entirety.

The project would not directly result in construction or development activity, nor would it enable development beyond that which is currently provided for in the City's General Plan. The number of residential units that could be developed under the HEU is consistent with the City's current General Plan and zoning designations. Potential air quality-related impacts, including potential increases of criteria pollutants, are location-specific and cannot be assessed in a meaningful way until the location and design of a project is known. At such time that a development proposal is considered that project would be subject to adopted development air quality standards. Short-term air quality impacts resulting from construction activities, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers, would be subject to State air quality management regulations and all other relevant regional rules and regulations.

[5] California Air Resources Board. 2022. *Maps of State and Federal Area Designations*. Website: https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations. Accessed June 11, 2024.

[6] United States Environmental Protection Agency. 2023. *EPA-Approved Tuolumne County Air Pollution Control District Regulations in the California SIP.* Website: https://www.epa.gov/air-quality-implementation-plans/ca-sip-tuolumne-county-apcd. Accessed June 11, 2024.

Thus, the project would result in no impacts related to the implementation of any applicable air quality plan, and it would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State ambient air quality standard. No mitigation measures are required.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

No Impact: The HEU and SEU are both policy documents that do not include any changes to land use designations. The proposed project does not directly involve construction or development activities. Potential air quality-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site and project characteristics are known. The City's General Plan and Municipal Code contain policies and measures related to maintaining air quality in the City and reducing emissions from commercial uses. For potential future projects in residential areas, development buffers would be considered necessary to protect neighbors from air pollution-generating activities. At the time that a development proposal is considered for any future development in the City, that project would be subject to the development review process. Therefore, the proposed project would not expose sensitive receptors to substantial pollutant concentrations. No impacts would occur, and no mitigation measures are required.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

No Impact: Impacts would be considered potentially significant if the project were to result in the creation of objectionable odors with the potential to affect substantial numbers of people, or if construction or operation of the project would result in the creation or nuisance odors that would be noxious to a substantial number of people. Residential development such as that described in the HEU is not a land use typically associated with odor complaints or noxious emissions. The SEU suggests infrastructure improvement projects that are not anticipated to generate noxious emissions or odors. The SEU also contains policies intended to minimize health hazards related to air quality impacts from wildfires.

The proposed project would not directly involve construction or development activities upon implementation. The proposed project would therefore not result in impacts related to emissions adversely affecting a substantial number of people. No mitigation measures are required.

Mitigation Measures

Project implementation would not result in significant impacts related to air quality; therefore, no mitigation measures are required.

3.4 Biological Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact: The City's environs have the capacity to house a range of plant and wildlife species, including State and federally listed species. The City's General Plan identifies approximately ten special status species that have the potential to occur within the City's Sphere of Influence. Potential impacts related to biological resources are unique to a project's location and cannot be meaningfully determined until a project

site has been defined. Any potential future development would be subject to federal, State, regional, and local regulatory requirements related to biological resources.

The SEU includes policies intended to lessen impacts to biological resources, including policies for climate adaptation and resiliency. Both the HEU and SEU are policy documents and do not directly include any development, construction, or land use changes. Potential future projects, including those related to the HEU and SEU, would be evaluated by the City for their compliance with goals, policies, and measures contained in the City's General Plan intended to mitigate potential impacts to natural and biological resources, including those contained in the Conservation and Open Space Element. Therefore, the proposed project would have no impact on candidate, sensitive, or special status species. No mitigation measures are required.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact: The City contains several riparian areas, including the habitats around Woods Creek, Sonora Creek, and Dragoon Gulch. The City's General Plan also identifies several other vegetation types throughout the City's Sphere of Influence that have the potential to contain sensitive natural communities, including valley foothill riparian, wet meadow, lake or pond, perennial stream, intermittent stream, blue-oak foothill-pine, mixed chaparral, montane hardwood, blue oak woodland, and annual grassland. The General Plan also identifies the habitats along Woods Creek, Sonora Creek, and Dragoon Gulch as wetlands. According to the United States Fish and Wildlife Service National Wetlands Inventory, Sonora Creek is classified as riverine habitat throughout the middle of the City and as freshwater forested/shrub wetland along its eastern section, Woods Creek is classified as a freshwater forested/shrub wetland, and Dragoon Gulch is classified as riverine habitat. The National Wetlands Inventory also identifies riverine habitat and freshwater forested/shrub wetland in the southeastern portion of the City.[7] Potential future development pursuant to the policies and programs of the SEU and HEU could have the potential to impact State or federally protected wetlands as well as riparian habitat or other sensitive natural communities.

However, the HEU and SEU are both policy documents and would not directly involve construction or development activity. Potential impacts related to sensitive natural communities, such as riparian or wetland habitats, are unique to a project's location and characteristics and cannot be meaningfully determined until a project has been defined. Therefore, the project would have no impacts on riparian habitat, other sensitive natural communities, or on State or federally protected wetlands. No mitigation measures are required.

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact: The City is a heavily wooded community with numerous undeveloped hillsides and sloped terrain. A few creeks, identified by the City and US Fish and Wildlife Service as riparian habitat and wetlands, also pass through the City. Within these undeveloped areas, the potential exists for nesting birds and other species to occur, as well as for those areas to be wildlife nursery sites. However, the HEU and SEU are policy documents consistent with the City's General Plan and do not propose any land use changes. Further, future development in the City would be subject to all applicable State, regional, and local regulations and standards regarding biological resources. Therefore, the project would have no impact on the movement of native resident or migratory fish or wildlife species, corridors, or nursery sites. No mitigation measures are required.

[7] United States Fish and Wildlife Service. *National Wetlands Inventory*. Website: https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/. Accessed June 14, 2024.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact: The City has a Hillside Preservation Ordinance that governs residential development on hillsides and hilltops in the City in order to maintain visual quality, natural topography, resources, and amenities of the hillsides. The City also received official designation as a Tree City USA in 1995; the Tree City USA program provides standards for the City to manage its tree resources. Potential future development related to the HEU would occur in sloped, undeveloped areas of the City and may be subject to the development standards of the Hillside Preservation Ordinance and Tree City USA program. However, the HEU and SEU are policy documents consistent with the City's General Plan and do not propose any land use changes. Future development in the City would be subject to all applicable State, regional, and local regulations and standards regarding biological resources. Therefore, the proposed project would have no impact on policies protecting biological resources or any local, regional, or State habitat conservation plan. No mitigation measures are required.

Mitigation Measures

Project implementation would not result in significant impacts related to biological resources; therefore, no mitigation measures are required.

3.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☐	☐	☒
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

No Impact: The proposed project involves adoption of two policy documents, the HEU and SEU, which do not directly propose any ground disturbance or development that may impact historical resources. Potential impacts related to cultural resources are unique to a project's location and cannot be meaningfully determined until a project site has been defined. Potential future development in the City would require project-specific environmental evaluation in order to determine any potential impacts to cultural resources. Future development would be subject to federal, State, and local regulatory requirements related to the discovery and proper handling of cultural and historic resources, including Public Resources Code Section 211083.2, which requires avoidance and other measures in the event of discovery. Therefore, no impact to cultural resources would occur with implementation of the proposed project. No mitigation measures are required.

Mitigation Measures

Project implementation would not result in significant impacts related to cultural resources; therefore, no mitigation measures are required.

3.6 Energy

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

No Impact: The HEU and SEU are consistent with the City's General Plan and contain policies to conserve energy resources. The HEU includes programs intended to conserve energy through public education on the reduction of residential energy use. However, the SEU and HEU are policy documents and do not directly involve any development. Potential impacts related to energy resources are unique to a specific project and cannot be meaningfully determined until a project has been defined. Any future development would be required to comply with federal, State, and local regulatory requirements related to energy efficiency. Future development projects would incorporate site-specific infrastructure improvements, as necessary, and would be reviewed by relevant energy providers to identify necessary energy facility and service connections. Additionally, future projects would be evaluated by the City for compliance with the goals, policies, and measures contained in the City's General Plan intended to reduce potential impacts to energy resources. Therefore, the proposed project would have no impact on energy resources as a result of wasteful, inefficient, or unnecessary energy consumption. No mitigation measures are required.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact: The HEU and SEU are policy documents; the proposed project does not directly involve any development. Any future development in the City would be subject to federal, State, and local regulatory requirements related to energy efficiency. Any proposed buildings would be required to comply with the most recent version of the California Building Code, including the California Green Building Standards Code, which includes regulations for energy efficiency. Future projects would be evaluated by the City on a project-specific basis for compliance with goals, policies, and measures contained in the City's General Plan and Municipal Code intended to reduce potential impacts to energy resources. Therefore, the proposed project would have no impact on a State or local plan for renewable energy or energy efficiency. No mitigation measures are required.

Mitigation Measures

Project implementation would not result in significant impacts related to energy; therefore, no mitigation measures are required.

3.7 Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

No Impact: Sonora is a region of California characterized by moderate seismic activity. According to the California Geological Survey, no active earthquake faults are known to exist within or around the City. The City is not within an Alquist-Priolo Fault Zone.[8] The City is located on a pre-quaternary fault, which is a fault that ruptured over 1.6 million years ago and is generally considered inactive. However, Sonora is at risk of seismic ground shaking occurring as a result of seismic activity from regional faults in and around Tuolumne County. Tuolumne County is located east of the Foothills Fault Zone, which includes the Melones Fault Zone along the east side of the system and the Bear Fault Zone on the west side. The closest known fault of the Melones Fault Zone is located approximately 3.5 miles southwest of the City of Sonora.[9]

The City is characterized by hilly, wooded terrain susceptible to landslide risks. Extreme flooding and erosion caused by wildfire burn scars have increased the risk of landslides and mudslides throughout the City in recent years. Liquefaction is considered unlikely as the City is not located within mapped liquefaction hazard zones. According to the City's General Plan, the potential for lateral spreading, lurching, or differential settlement to occur is low.[10]

The SEU addressed the protection of the existing and future population and development from both natural and human-caused hazards through a number of goals, policies, and implementation programs. Among these is Goal 2 of the SEU, which aims to "minimize risk of injuries, loss of life, property damage, and economic and social disruption resulting from seismic and geologic hazards in Sonora". Additionally, the proposed project includes two policy documents, and no development is proposed at this time. Any future development would be subject to federal, State, and local regulatory requirements related to building design and construction, including the most recent version of the California Building Code. Therefore, the proposed project would have no impacts related to the cause of potential substantial adverse effects involving earthquake faults, seismic ground shaking, or seismic-related ground failure. No mitigation measures are required.

b) Would the project result in substantial soil erosion or the loss of topsoil?

No Impact: The proposed project consists of two policy documents and would not directly involve construction or development activities. Any future development in the City would be subject to State, regional, and local requirements related to the prevention of erosion of onsite soils and the discharge of construction-related pollutants. Future projects would be required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) and/or Best Management Practices (BMPs), as necessary. Future projects would also be evaluated by the City for their compliance with the goals, policies, and measures contained in the SEU intended to protect

[8] California Geological Survey. *Earthquake Zones of Required Investigation.* Website: https://maps.conservation.ca.gov/cgs/EQZApp/app/. Accessed June 13, 2024.
[9] California Department of Conservation. 2015. Fault Activity Map of California. Website: https://maps.conservation.ca.gov/cgs/fam/. Accessed June 13, 2024.
[10] City of Sonora. 2020. *General Plan Safety Element*. Website: https://sonoraca.com/wp-content/uploads/2018/09/SonoraGeneralPlan2020-revision-2017-10-16-17-CC-adopted.pdf. Accessed June 13, 2024.

lives and property. Therefore, the proposed project would have no impact on soil erosion or the loss of topsoil. No mitigation measures are required.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact: The City of Sonora is characterized by wooded, sloped terrain that is susceptible to landslide risks. Areas with recent wildfire burn scars or where stormwater drainage systems are insufficient are particularly at risk of landslides and mudslides. Additionally, the City is underlain by various tunnels and historic mines constructed prior to modern seismic codes. These mines and tunnels are not mapped. Underground mines and tunnels could collapse during strong seismic ground shaking or as a result of severe storm events. As a result, sinkholes are a concern for the City. However, the potential for lateral spreading and liquefaction is low.

The HEU and SEU are policy documents; the proposed project does not propose physical changes in the environment and does not directly involve development. To account for any potential instability, all future development projects in the City would be subject to federal, State, and local regulatory requirements related to building design and construction. Pursuant to the CBC, project-specific geotechnical investigations would be required, subject to review by the City's Public Works Department, and any recommendations contained within would be required to be implemented. Additionally, all future development projects would be evaluated by the City for compliance with the goals and programs set forth in the SEU to decrease vulnerability to geologic hazards. Therefore, the proposed project would have no impacts related to unstable soil or geologic hazards, including landslides, lateral spreading, subsidence, or liquefaction. No mitigation measures are required.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

No Impact: Expansive soils are characterized as fine-grained, such as silts and clays or soils with variable amounts of expansive clay materials that can change in volume due to changes in water content. According to the City's General Plan, soil types within the City consist predominantly of deep, well drained soils that present only a slight erosion hazard.[11] The risk of expansive soil in the City is considered low.

The HEU and SEU are policy documents and do not directly propose physical changes in the environment. The proposed project does not directly involve future development. Future development in the City would be subject to federal, State, and local regulatory requirements related to building design and construction. Pursuant to the CBC, project-specific geotechnical investigations would be required, subject to review by the City's Public Works Department, and any recommendations contained within would be required to be implemented. Therefore, the proposed project would have no impact on sites with expansive soil. No mitigation measures are required.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact: Most of the City of Sonora is serviced by the Tuolumne Utilities District sewage collection system. However, some properties may require the use of a septic tank or alternative waste disposal system. Given the geologic and slope constraints in Sonora, the viability of a septic tank or alternative waste disposal system for a project would depend on the size of the project and the project's location. The HEU and SEU are policy documents consistent with the City's General Plan and do not propose any land use changes. The proposed project would not directly involve any development. All future development in the City would be subject to federal, State, and local regulatory requirements related to building design and construction. Pursuant to the CBC, project-specific geotechnical investigations would be required, subject to review by the City's Public

[11] City of Sonora. 2020. *General Plan Appendix 6b.* Website: https://sonoraca.com/wp-content/uploads/2017/03/apdx-sonora-general-plan-2020.pdf. Accessed June 13, 2024.

Works Department, and any recommendations contained within would be required to be implemented. Therefore, the proposed project would have no impact related to soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems. No mitigation measures are required.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact: The proposed project includes two policy documents and does not directly involve any development. Potential impacts related to paleontological and geologic resources are unique to a project and site and cannot be meaningfully determined until a project has been defined. In the event that paleontological resources are discovered during the implementation of future development projects, applicants will be required to comply with regulatory standards enumerated in Public Resources Code Section 5097.574, which identifies the protocol for proper handling. Therefore, the proposed project would have no impacts related to paleontological resources or unique geologic features. No mitigation measures are required.

Mitigation Measures

Project implementation would not result in significant impacts related to geology and soils; therefore, no mitigation measures are required.

3.8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Would the project generate conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact: The HEU and SEU are policy documents consistent with the City's General Plan. The proposed project does not directly propose physical changes in the environment and does not directly propose future development. Impacts related to GHG emissions are unique to a project and cannot be meaningfully determined until a project has been defined. Any future development in the City would be required to comply with the most recent California Building Code, including the CALGreen code, which is intended to reduce GHG emissions through sustainable design and renewable energy considerations. Therefore, the proposed project would have no impacts related to the generation of GHG emissions or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of GHGs. No mitigation measures are required.

Mitigation Measures

Project implementation would not result in significant impacts related to greenhouse gas emissions; therefore, no mitigation measures are required.

3.9 Hazards and Hazardous Materials

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX.	**HAZARDS AND HAZARDOUS MATERIALS –** Would the project:				
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d)	Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact: The HEU and SEU are policy documents consistent with the City's General Plan. The proposed project does not include physical changes in the environment and does not directly involve future development. The SEU addresses the protection of the existing and future population and development from both natural and human-caused hazards through goals, policies, and implementation programs. Among these are measures to reduce risks related to hazardous materials. SEU Goal 4 aims to "reduce likelihood of hazardous materials release, exposure, and contamination in Sonora".

Construction activities associated with future development projects would likely involve the temporary transportation, management, and use of oils, fuels, and other potentially flammable substances, such as paints, solvents, and cleaners. Hazardous materials that may be present during operation of future development projects are usually associated with landscaping and building maintenance and are not

considered a significant risk. However, all future development in the City would be subject to federal, State, and local regulatory requirements related to the transport, use, or disposal of hazardous materials. Therefore, the proposed project would have no impact related to the routine transport, use, or disposal of hazardous materials. No mitigation measures are required.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact: Potential future residential uses enabled by the City's HEU are generally not characterized as substantial generators or hazardous materials, nor are they anticipated to result in upset or accident conditions involving the release thereof. The capital improvement projects suggested in the SEU are not anticipated to result in upset or accident conditions involving hazardous materials either. The SEU addresses the protection of the existing and future population and development from hazardous materials through hazard-specific policies and implementation measures.

The proposed project involves two policy documents and would not directly result in physical changes in the environment. Any future development would be subject to all applicable regulatory requirements concerning the proper handling, treatment, and disposal of hazardous materials. The proposed project would have no impacts related to upset and accident conditions involving the release of hazardous materials. No mitigation measures are required.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact: The City of Sonora has three high schools (Sonora High School, Theodore Bird High School, and Dario Casina High School), two pre-schools, and one elementary school within City limits. The Lemke site identified by the HEU as a potential residential development site is located approximately 0.25-mile from Sonora Elementary School. Additionally, the capital improvement projects suggested in the SEU may be located within 0.25-mile of a school. However, potential hazardous material-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered that project will be subject to the development review process. Potential future residential uses enabled by the City's HEU are generally not characterized as substantial generators or hazardous materials, nor are they anticipated to result in upset or accident conditions involving the release thereof. The capital improvement projects suggested in the SEU are not anticipated to result in upset or accident conditions involving hazardous materials either. The SEU addresses the protection of the existing and future population and development from hazardous materials through hazard-specific policies and implementation measures. The proposed project evaluated herein includes two policy documents and does not directly propose physical changes in the environment. Therefore, the proposed project would have no impacts related to the emission or handling of hazardous materials within 0.25-mile of a school. No mitigation measures are required.

d) Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact: According to the Department of Toxic Substances Control, there are 16 potential hazardous waste sites active, certified, historical, or needing evaluation in and near Sonora city limits.[12] None of the listed sites coincide with potential project sites identified in the HEU and SEU. The City and surrounding area do not contain

[12] California Department of Toxic Substances Control. 2024. *EVIROSTOR Project Search Results*. Website: https://www.envirostor.dtsc.ca.gov/public/search?CMD=search&city=Sonora&zip=&county=&case_number=&business_name=&FEDERAL_SUPERFUND=True&STATE_RESPONSE=True&VOLUNTARY_CLEANUP=True&SCHOOL_CLEANUP=True&CORRECTIVE_ACTION=True&tiered_permit=True&evaluation=True&operating=True&post_closure=True&non_operating=True&inspections=True&inspectionsother=True. Accessed June 14, 2024.

heavy industrial uses that would create a hazardous material risk in the event of a spill, release, or natural disaster. SR 49 and SR 108 pass through Sonora and are the two primary transit routes through the surrounding area. However, the transport of hazardous materials along SR 49 and/or SR 108 would be subject to all applicable State, regional, and local regulations regarding safe transport of hazardous materials.

The proposed project involves two policy documents and does not directly propose development. Any future development would be subject to all applicable regulatory requirements concerning the proper handling, treatment, and disposal of hazardous materials. Hazardous materials concerns are location- and project-specific and cannot be meaningfully assessed until a project and project site have been defined. Therefore, the proposed project would have no impacts related to sites that are included on a list of hazardous materials sites. No mitigation measures are required.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact: There are no public use airports in Sonora, and the City is not located within an airport land use plan. The nearest public use airport is located approximately 2.1 miles northwest in Columbia. The HEU and SEU are policy documents that analyze housing and safety needs in the City. The SEU considers aircraft hazards and risks associated with the Columbia Airport and includes a policy to coordinate with Tuolumne County regarding aircraft and flight safety regulations implemented at the airport. It is not anticipated that any future development in the City would result in a safety hazard or excessive noise related to proximity to Columbia Airport. Therefore, the proposed project would have no impact related to excessive noise and safety hazards within an airport land use plan or two miles of a public use airport. No mitigation measures are required.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact: The City of Sonora does not currently have an emergency response plan or emergency evacuation plan. At the time of publication of this IS/ND, the City is in the process of developing its Emergency Operations Plan. The City is within the boundaries of the Tuolumne County Emergency Operations Plan. State Routes 49 and 108 are the only two transit routes that provide ingress and egress for the City; SR 49 and SR 108 would be the primary evacuation routes for any emergency in the City. The City's General Plan identifies South Washington Street as the primary evacuation route toward SR 108 (southern and western route), North Washington Street (SR 49) as the primary evacuation route toward northbound SR 49, and Mono Way East as the primary evacuation route eastward toward SR 108.[13]

The SEU addresses the protection of the existing and future population and development from both natural and human-caused hazards through a number of goals, policies, and implementation measures. Among these are implementation measures related to the creation of an emergency evacuation plan and a study of the existing conditions for evacuation in the City, as well as measures to provide and maintain a sufficient emergency response system for the City. All future development in the City would be required to comply with the provisions of the City's General Plan, Local Hazard Mitigation Plan, and all regional and local regulations and plans related to evacuation and emergency response. The proposed project includes two policy documents and does not directly involve development. Therefore, the proposed project would result in no impacts related to an emergency response or evacuation plan. No mitigation measures are required.

[13] City of Sonora. 2020. *General Plan Safety Element.* Website: https://sonoraca.com/wp-content/uploads/2018/09/SonoraGeneralPlan2020-revision-2017-10-16-17-CC-adopted.pdf. Accessed June 14, 2024.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact: Almost the entire City is designated as a Very High Fire Hazard Severity Zone (VHFHSZ) by CALFIRE. The unincorporated areas of Tuolumne County surrounding the City are designated as VHFHSZ or High FHSZ.[14] The SEU addresses the protection of the existing and future population and development from both natural and human-caused hazards through goals, policies, and implementation measures. Among these are measures to minimize the risk from the hazards of wildfire and to ensure the protection of people and wildlife from hazardous materials in the community.

Future development in the City would be required to comply with the provisions of the City's General Plan and all State, regional, and local regulatory requirements related to hazardous materials and wildfire. The proposed project involves two policy documents and does not directly propose any development. Therefore, the proposed project would not expose people or structures to loss, injury, or death involving wildland fires. No impact would occur, and no mitigation measures are required.

Mitigation Measures

Project implementation would not result in significant impacts related to hazards and hazardous materials; therefore, no mitigation measures are required.

[14] California Department of Forestry and Fire Protection. 2024. *Fire Hazard Severity Zone Viewer*. Website: https://experience.arcgis.com/experience/03beab8511814e79a0e4eabf0d3e7247/. Accessed June 14, 2024.

3.10 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☐	☒
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☐	☒
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☐	☒
iv) impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

No Impact: The proposed project includes two policy documents which are consistent with the City's General Plan and do not directly propose physical changes to the environment. Potential future projects suggested in the SEU would include capital improvement efforts intended to preserve and enhance water drainage in the City. Future development in the City would be required to follow State, regional, and local regulations regarding onsite stormwater retention, to prevent contamination of surface waters and local groundwater. In order to comply with the federal National Pollutant Discharge Elimination System (NPDES) requirements and maintain the Central Valley Region Municipal Separate Storm Sewer System (MS4) permit, the Tuolumne County Utilities District, which provides sewer and wastewater services to most of the City, is required to screen and monitor its runoff to avoid compromising downstream water quality standards. Future development projects would be

required by the City to implement BMPs for construction and, if appropriate, SWPPPs to avoid erosion, pollution, sedimentation, and runoff that would degrade water quality. Therefore, the proposed project would have no impact on water quality standards, waste discharge requirements, or surface or groundwater quality. No mitigation measures are required.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

No Impact: The City's water infrastructure is owned, maintained, and operated by the Tuolumne Utilities District (TUD). TUD has a contract with Pacific Gas and Electric Company (PG&E) which provides for a perpetual water supply from the South Fork of the Stanislaus River. The water is stored in Pinecrest Lake, Lyons Reservoir, Phoenix Lake, and other small reservoirs on the TUD ditch system, from which it is conveyed through a network of ditches, pipelines, and treatment plants to the TUD service area. The Tuolumne Main Canal, which leads from Lyons Reservoir to the Phoenix powerhouse, is a primary component of the conveyance system and includes 15.7 miles of pipeline, some of which is outdated. The surface water supply from the Stanislaus River accounts for approximately 97 percent of the potable water supply provided by the TUD. The TUD is not currently using groundwater as a primary source of water supply, however, when maintenance work must be conducted on the Tuolumne Main Canal, the TUD uses storage tanks and approximately 25 limited capacity groundwater wells to supply water. According to the TUD Urban Water Management Plan, groundwater is limited due to the impermeable bedrock that covers most of Tuolumne County.[15]

Any future development would also be subject to all applicable State, regional, and local regulatory requirements concerning the efficient use and conservation of water resources and preservation of groundwater resources and quality. The proposed project includes two policy documents and does not directly involve any development. Therefore, the proposed project would have no impact on groundwater supplies or recharge. No mitigation measures are required.

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on- or off-site?

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

iv) Impede or redirect flood flows?

No Impact: The proposed project includes two policy documents that are consistent with the City's General Plan and do not directly propose physical changes to the environment. The City's SEU contains goals, policies, and implementation measures intended to minimize risk from flooding or erosion. Any potential future development related to the SEU would include capital improvement projects designed to improve existing drainage patterns and minimize the risk of damage as a result of flooding. Potential impacts related to drainage are unique to a project and cannot be meaningfully determined until a project and project site have been defined. Future development in the City would be required to follow State, regional, and local regulations regarding drainage, erosion, and runoff. The TUD is required to screen and monitor its runoff to avoid compromising downstream water quality standards to comply with federal NPDES requirements and maintain the Central Valley Region MS4 permit. The City would also require BMPs for construction in order to avoid

[15] Tuolumne Utilities District. 2021. *2020 Urban Water Management Plan for Tuolumne Utilities District*. Website: https://tudwater.com/wp-content/uploads/2021/07/TUD-2020-UWMP_Adopted-June-2021.pdf. June. Accessed June 14, 2024.

erosion, pollution, sedimentation, and runoff that would degrade water quality. Therefore, the proposed project would have no impact related to drainage patterns or the course of a stream or river. No mitigation measures are required.

d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

No Impact: The City is located approximately 117 miles from the ocean and is not at risk from tsunamis. There are no bodies of water in the City that could put the City at risk from a seiche. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, the Woods Creek area is mapped within the FEMA 100-year flood zone.[16] A 100-year flood zone has a 1 percent chance of experiencing a major flood in any given year. There are no other federally mapped flood hazard zones in Sonora. However, the City has experienced extreme flooding in recent years as a result of severe weather events, and areas around Sonora Creek and the Downtown have experienced damage or been at risk. The SEU contains goals, policies, and implementation measures intended to minimize flood hazard risks and increase the resiliency of the community to flood events. Any potential future development projects related to the SEU would improve and reinforce existing drainage patterns and capabilities in flood-prone areas of the City.

Future development would be subject to all applicable federal, State, and local regulatory requirements concerning flood hazards, including measures identified in the City's General Plan. The proposed project includes two policy documents and does not directly propose any development. Therefore, the proposed project would have no impact on the release of pollutants in a flood hazard, tsunami, or seiche zone. No mitigation measures are required.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact: The proposed project involves updating two policy documents and does not propose any land use changes or authorize any physical development. Any future development that occurs pursuant to the SEU or HEU would be subject to State, regional, and local regulations regarding water quality, runoff, and hydrology, as well as to City planning, engineering, and building requirements. The proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No impacts would occur, and no mitigation measures are required.

Mitigation Measures

Project implementation would not result in significant impacts related to hydrology and water quality; therefore, no mitigation measures are required.

[16] Federal Emergency Management Agency. 2009. *FEMA Flood Map Service Center – Tuolumne County*. Website: https://msc.fema.gov/portal/search?AddressQuery=sonora%20ca. Accessed June 14, 2024.

3.11 Land Use and Planning

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

a) Would the project physically divide an established community?

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact: The City has prepared its HEU and SEU in accordance with Section 65580 and Section 65302(g) of the Government Code, respectively. The updates have also been prepared consistent with the City's General Plan and the community's vision of its housing and safety needs and objectives. Accordingly, the HEU examines the City's housing needs as they exist currently, and projects future housing needs based on RHNA allocation. No change to the land use plan is proposed as part of the HEU. The HEU includes the establishment of the Regional Housing Needs Allocation Overlay Zone District at the Lemke site, however, this District would layer on top of the existing base R3 zoning regulations, leaving in place the option to develop under the base zoning, but providing the opportunity to develop the property through a ministerial by-right approval process should an applicant propose 20 percent low-income deed restricted affordable housing. The SEU identifies and evaluates both natural and human-caused hazards in the City and includes goals, policies, and implementation measures designed to minimize the City's hazard risks and vulnerabilities. Any subsequent discretionary actions or development that occur(s) pursuant to the HEU or SEU policies would be reviewed and processed in accordance with City planning policies. The HEU and SEU have been prepared in compliance with State law, and no actual development is proposed at this time. No potential adverse impacts related to land use would occur as a result of the proposed project. No mitigation measures are required.

Mitigation Measures

Project implementation would not result in significant impacts related to land use and planning; therefore, no mitigation measures are required.

3.12 Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact: The City of Sonora was historically a gold-mining town and is known for having rich mineral deposits. According to the California Department of Conservation Mineral Land Classification Maps, the City of Sonora is comprised of three mineral resource zones (MRZ-2b, MRZ-3a, and MRZ-3b). MRZ-2b includes areas underlain by mineral deposits where geologic information indicates that significant inferred resources are present. MRZ-3a includes areas containing known mineral occurrences of undetermined mineral resource significance. MRZ-3b includes areas containing inferred mineral occurrences of undetermined mineral resource significance, but with geologic settings that appear to be favorable environments for the occurrence of specific mineral deposits.[17] Additionally, the City's General Plan recognizes three mineral resource zones throughout the City which are characterized as having precious metals, including lode gold and silver. Much of these mineral resources are no longer available because of existing development, however, the General Plan Conservation and Open Space Element seeks to preserve the City's remaining mineral resources to the extent feasible.[18]

The proposed project includes two policy documents that are consistent with the General Plan. No land use changes are proposed, and the project would not result in direct physical changes to the environment. Future development would be subject to all State, regional, and local rules and regulations pertaining to the preservation of mineral resources. Therefore, the proposed project would have no impact on a known mineral resource or the availability of a locally important mineral resource recovery site. No mitigation measures are required.

Mitigation Measures

Project implementation would not result in significant impacts related to mineral resources; therefore, no mitigation measures are required.

[17] California Department of Conservation. 2019. *CGS Information Warehouse: Mineral Land Classification Maps (SMARA Study Areas).* Website: https://maps-cnra-cadoc.opendata.arcgis.com/datasets/0f5d685bb11e4c88abc73b7376d4bbca/explore?location=38.056064%2C-119.853535%2C9.11. Accessed June 14, 2024.

[18] City of Sonora. 2020. *General Plan Conservation and Open Space Element.* Website: https://sonoraca.com/wp-content/uploads/2018/09/SonoraGeneralPlan2020-revision-2017-10-16-17-CC-adopted.pdf. Accessed June 14, 2024.

3.13 Noise

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

No Impact: The HEU and SEU are both policy documents and would not result in direct physical changes to the environment. Potential noise impacts are project-specific and cannot be meaningfully determined until a project and project site have been defined. Future development would be required to adhere to the goals, policies, and implementation measures outlined in the General Plan Noise Element and the City's Municipal Code. Therefore, the proposed project would have no impact associated with an increase in ambient noise or the generation of excessive groundborne vibration or noise. No mitigation measures are required.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact: The City of Sonora is located more than two miles from the nearest public use airport and is not located within an airport land use plan. The HEU and SEU are policy documents, and no development is proposed at this time. Future development would be required to adhere to the policies of the City's General Plan Noise Element and the City's Municipal Code. Therefore, the proposed project would have no impact related to excessive noise levels within the vicinity of a public use airport or airport land use plan. No mitigation measures are required.

Mitigation Measures

Project implementation would not result in significant impacts related to noise; therefore, no mitigation measures are required.

3.14 Population and Housing

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact: The City of Sonora experienced a population growth of 0.75 percent from 2010 to 2021, however the population decreased at a rate of -1.26 percent between 2020 and 2021. The population of Tuolumne County has been decreasing as well, and according to the California Department of Transportation's Economic Forecast for Tuolumne County, the population is expected to continue to decrease at a rate of approximately 0.5 percent through 2028, because a significant portion of the County's population is elderly and continuing to age, and in-migration is minimal.[19] The housing stock in Sonora increased by approximately 2.6 percent between 2015 and 2023; the City has experienced housing growth at a rate that corresponds with population growth. The RHNA allocation for the City's 2024-2029 HEU is two units, including one very low-income unit and one low-income unit. As shown in Table 2-1, the City has two undeveloped sites with land use designations and zoning permissive of residential development that could accommodate the RHNA allocation in all relevant income categories. The table illustrates a surplus capacity of 152 units, including 52 very low income and 52 low-income units, based on possible residential development over the planning period.

Any potential future development pursuant to the HEU or SEU would be consistent with State and regional growth mandates. The proposed project includes two policy documents and does not directly involve any development. The proposed project would not displace housing or people and is intended to promote affordability and increase housing supply, which could support retention of households in all income categories. Therefore, the proposed project would have no impact related to unplanned population growth or the displacement of a significant number of people. No mitigation measures are required.

Mitigation Measures

Project implementation would not result in significant impacts related to population and housing; therefore, no mitigation measures are required.

[19] California Department of Transportation. 2023. *Tuolumne County Economic Forecast*. Website: https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/data-analytics-services/transportation-economics/socioeconomic-forecasts/2023/2023-pdf/tuolumne-2023-a11y.pdf. Accessed June 14, 2024.

3.15 Public Services

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES – Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

Fire protection?

No Impact: The Sonora Fire Department (SFD) provides fire protection services to the City. The SFD has one fire station located at 201 South Shepherd Street. The proposed project, which includes the HEU and SEU, would implement policies to promote maintenance of acceptable service ratios, response times, and other performance objectives for fire protection. Additionally, since the City is within a CALFIRE-designated VHFHSZ, the SEU includes implementation measures to enforce the most recent California Fire Code standards during development, as well as wildfire adaptation and mitigation measures, including potential retrofitting efforts for outdated buildings. Compliance with these standards would reduce the fire vulnerability of new and old structures in the City. The HEU and SEU are policy documents, and do not directly involve any development. All future development would be subject to review and approval by the SFD. Additionally, all future development would be required to adhere to all State and local regulations regarding fire protection and building standards, as well as policies and implementation standards outlined in other sections of the General Plan. Therefore, the project would have no impact on fire protection services, and no mitigation measures are required.

Police protection?

No Impact: The Sonora Police Department provides police services and protection to the City. The Sonora Police Station is located at 100 South Green Street. The proposed project includes two policy documents and does not directly propose any development. The HEU and SEU would implement policies to promote maintenance of acceptable service ratios, response times, and other performance objectives for police protection. Future development would be required to adhere to State and local regulations, including any relevant policies in the General Plan, intended to maintain adequate police protection services. Therefore, the proposed project would have no impact on police protection services, and no mitigation measures are required.

Schools?

No Impact: The Sonora Union High School District and Sonora Elementary School District serve the City. School-related impacts depend on the location, type, and size of a project, including students generated per household, and the capacity of facilities in a given attendance area. Impacts to schools cannot be meaningfully determined until a project is defined. The HEU and SEU are policy documents and do not directly involve any future development. Future development would be required to pay development impact fees, pursuant to the City's General Plan and Municipal Code, to offset potential development impacts. Therefore, the project would have no impact on schools, and no mitigation measures are required.

Parks?

No Impact: Park-related impacts depend on the location, type, and size of a project. The City of Sonora has numerous parks, open space areas, and trails. However, the HEU and SEU are policy documents and do not directly involve any future development. All future development would be required to adhere to State and local regulations, including policies and measures outlined in the General Plan to preserve park and recreation facilities. Therefore, the proposed project would have no impact on parks, and no mitigation measures are required.

Other public facilities?

No Impact: The HEU and SEU are policy documents and do not directly involve any development. All future development would be required to adhere to all applicable State and local regulations. Therefore, the proposed project would have no impact on other public facilities, and no mitigation measures are required.

Mitigation Measures

Project implementation would not result in significant impacts related to public services; therefore, no mitigation measures are required.

3.16 Recreation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact: Impacts to recreational facilities depend upon the location, type, and size of a project. The City of Sonora has numerous public parks, trails, and open space areas. Impacts to recreational facilities cannot be meaningfully determined until a project is defined. The HEU and SEU are policy documents and do not directly involve any development. Future development would be required to adhere to all applicable State and local regulations, including policies and measures outlined in other sections of the General Plan intended to preserve the City's recreational facilities. Therefore, the proposed project would have no impact on recreational facilities, and no mitigation measures are required.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

No Impact: The proposed project includes two policy documents and does not directly involve any development or construction. Therefore, the project would not construct any recreational facilities or require the expansion of recreational facilities. Therefore, the proposed project would have no impact on new or expanded recreational facilities. No mitigation measures are required.

Mitigation Measures

Project implementation would not result in significant impacts related to recreation; therefore, no mitigation measures are required.

3.17 Transportation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☐	☒
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☐	☒
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☐	☒

a) Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact: Impacts related to transportation and circulation depend on the location, type, and size of a project, and cannot be meaningfully determined until a project and project site are defined. The HEU and SEU are policy documents consistent with the City's General Plan and Zoning Code. The updates do not include any changes to land use designations, building heights and intensities, or residential densities. The HEU includes the creation of the Regional Housing Needs Assessment Overlay Zone District on the Lemke site, which would layer on top of the base R3 zoning regulations, leaving in place the option to develop under the base zoning, but providing the opportunity to develop the property through a ministerial by-right approval process should an applicant propose 20 percent low-income deed restricted affordable housing. Any future development in the City would be required to adhere to all applicable State and local regulations, programs, ordinances, and policies that address circulation, including those in the General Plan Circulation Element and the City's Municipal Code. Therefore, the proposed project would have no impact on circulation, and no mitigation measures are required.

d) Would the project result in inadequate emergency access?

No Impact: Many streets in Sonora lack proper width and turning radii for emergency vehicle access. Several streets allow for on-street parking that limits emergency vehicle access, and certain subdivisions within the City only have one point of ingress/egress that could become blocked during an emergency scenario. The SEU addresses the protection of existing and future population and development from both natural and human-caused hazards through goals, policies, and implementation measures. Among these include policies and programs intended to increase adequate emergency vehicle access and evacuation routes in the City; SEU Goal 8 aims for "decreased vulnerability to critical facilities, residents, and visitors to hazard events through proper evacuation planning". To ensure adequate emergency access, future development in the City would be required to comply with the provisions of the Municipal Code during construction and operation. Future development

would also be required to adhere to all applicable local regulations and policies, including those of a potential future evacuation plan. The proposed project includes two policy documents and does not directly involve any development. Therefore, the proposed project would have no impact on emergency access, and no mitigation measures are required.

Mitigation Measures

Project implementation would not result in significant impacts related to transportation; therefore, no mitigation measures are required.

3.18 Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☐	☐	☒
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

No Impact: According to California Public Resources Code Section 21084, a project may have a significant effect on the environment if the project "may cause a substantial adverse change in the significance of an historical resource". Assembly Bill 52 (AB 52) specifies that a project with the potential for adverse effects on tribal cultural resources may be considered a significant effect on the environment. Senate Bill 18 (SB 18) requires a government-to-government consultation process initiated by the local governmental agency prior to adoption or amendment of a General or Specific Plan.

The City, as the Lead Agency pursuant to CEQA and as required by AB 52 and SB 18, initiated consultation on August 29, 2024 through mailing, via certified mail, and emailing AB 52 and SB 18 consultation letters for the proposed project, including project information and contact information to ten Native American tribes. The tribal governments provided with an AB 52 consultation letter include the following list of recipients:

- Buena Vista Rancheria of Me-Wuk Indians[20]
- Calaveras Band of Mi-Wuk Indians[21]
- Chicken Ranch Rancheria of Me-Wuk Indians[22]
- Ione Band of Miwok Indians
- Jackson Rancheria Band of Miwuk Indians[23]
- Nashville Enterprise Miwok-Maidu-Nishinam Tribe[24]
- Pakan'yani Maidu of Strawberry Valley Rancheria
- Southern Sierra Miwuk Nation[25]
- Tule River Indian Tribe
- Wuksachi Indian Tribe/Eshom Valley Band

Under SB 18, Native American tribes have 90 days to respond and request further project information and/or formal consultation. On August 29, 2024, the City received a response from the Calaveras Band of Mi-Wuk Indians stating that the Calaveras Band of Mi-Wuk Indians refers to Tuolumne Rancheria and Chicken Ranch Rancheria of Me-Wuk Indians. No further consultation was requested. On August 30, 2024, the City received a response from the Chicken Ranch Rancheria of Me-Wuk Indians confirming receipt of the notification and stating that Chicken Ranch Rancheria would reach out again if there were concerns found with the project. No further contact was received, and no consultation was requested. The City did not receive any other responses during the consultation period.

The HEU and SEU are policy documents that would not directly result in development or construction. To date, two Tribes responded during the consultation process and did not have any comments or concerns. The proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource listed or eligible for listing in the California Register of Historical Resources or in the local register of historical resources as defined in Public Resources Code Section 5020.1(k). Therefore, no impacts would occur, and no mitigation measures are required.

Mitigation Measures

Project implementation would not result in significant impacts related to tribal cultural resources; therefore, no mitigation measures are required.

[20] AB 52 and SB 18 letters were sent to two contacts at the Buena Vista Rancheria of Me-Wuk Indians.
[21] AB 52 and SB 18 letters were sent to three contacts at the Calaveras Band of Mi-Wuk Indians.
[22] AB 52 and SB 18 letters were sent to four contacts at the Chicken Ranch Rancheria of Me-Wuk Indians.
[23] AB 52 and SB 18 letters were sent to two contacts at the Jackson Rancheria Band of Miwuk Indians. One contact was notified only by certified mail, as no email address was provided.
[24] AB 52 and SB 18 letters were sent to two contacts at the Nashville Enterprise Miwok-Maidu-Nishinam Tribe. One contact only provided a phone number; the City called and left a voicemail for this contact.
[25] AB 52 and SB 18 letters were sent to two contacts at the Southern Sierra Miwuk Nation.

3.19 Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX.UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☐	☒
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

No Impact: The proposed project includes the adoption of the City's HEU and SEU, which are policy documents that would not directly result in development or construction. The HEU identifies two currently undeveloped sites as suitable for potential housing development to meet the RHNA allocation. According to the HEU, principal site improvements required upon development of a vacant property in the City include the undergrounding of electrical, gas, and telecommunication lines to the structure, installation of a public sewage system, grading and improvement of public and private streets, storm drainage and flood control facilities within and outside the subdivision, a water supply system providing an adequate supply of potable water to each lot and fire hydrant, and fire hydrants and connections.

All future development in the City would be subject to all applicable State, regional, local, and utility provider regulations and requirements concerning the installation of utilities. Utility services impacts depend on the project type and location and cannot be meaningfully determined until a project has been defined. Therefore, the proposed project would have no impacts related to the construction or expansion of new or expanded

water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunication facilities. No mitigation measures are required.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

No Impact: According to the 2020 Tuolumne Utilities District Urban Water Management Plan (UWMP), approximately 97 percent of the District's water is imported from the South Fork of the Stanislaus River through a contract with PG&E. The UWMP states that multiple dry years have minimal impact on the District's water supply because the District's water source does not rely on carry-over storage, and the reservoirs used to store water for the District are refilled every year to meet demand. According to the UWMP, TUD's surface water supply from the South Fork of the Stanislaus River is expected to be 100 percent reliable during all year types, and all single dry year and multiple dry year projections for 2025, 2030, 2035, 2040, and 2045 demonstrate a significant surplus of water supply for the entire District.[26] Therefore, the District expects that, under all hydrologic conditions, purchased water supplies (in combination with groundwater supplies) will fully serve potable water demands.

All future development would be required to comply with all applicable State, regional, and local regulatory requirements concerning the efficient use and conservation of water resources, including measures identified in the City's General Plan. The proposed project includes two policy documents and does not directly involve any development. Therefore, the proposed project would have no impact on water supplies, and no mitigation measures are required.

c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact: Wastewater treatment in the City occurs through either private septic tanks or through the TUD Regional Wastewater Treatment Plant located in the southwestern portion of the City. The TUD owns, operates, and maintains the sewer system that services the majority of the City and consists of gravity sewers, lift stations, and approximately 140 miles of pipeline to collect wastewater from the TUD service area. The Regional Wastewater Treatment Plant provides advanced primary and secondary treatment for approximately 1.2 million gallons per day of wastewater.[27] The plant is capable of treating an average of 2 million gallons of wastewater per day.[28]

The proposed project includes two policy documents and does not directly involve any development. All future development would be subject to all applicable State, regional, and local regulatory requirements concerning the efficient use and conservation of water resources, including measures identified in the City's General Plan. Therefore, the proposed project would have no impact on wastewater treatment capacity, and no mitigation measures are required.

d) Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact: The City of Sonora contracts with Waste Management/Cal Sierra Disposal to provide solid waste services within the City. Cal Sierra Disposal operates the Buy Back Center Recycling Center, a Transfer Station,

[26] Tuolumne Utilities District. 2021. *2020 Urban Water Management Plan for Tuolumne Utilities District*. Website: https://tudwater.com/wp-content/uploads/2021/07/TUD-2020-UWMP_Adopted-June-2021.pdf. June. Accessed June 14, 2024.
[27] Tuolumne Utilities District. 2024. *TUD's Sewer System.* Website: https://tudwater.com/customer-service/sewer-services/. Accessed June 14, 2024.
[28] Tuolumne Utilities District. 2024. *"Tuolumne Utilities District Celebrates Completion of New Sonora Regional Wastewater Treatment Facility."* May 28, 2024. Website: https://tudwater.com/sonora-regional-celebration/. Accessed June 14, 2024.

and the Cal Sierra Earth Resource Facility in Sonora.[29] The proposed project involves two policy documents and does not directly involve any development. Future development would be required to comply with all applicable federal, State, regional, and local standards, management and reduction statutes, and regulations related to solid waste. Therefore, the proposed project would have no impact on solid waste generation or compliance with applicable regulations related to solid waste. No mitigation measures are required.

Mitigation Measures

Project implementation would not result in significant impacts related to utilities and service systems; therefore, no mitigation measures are required.

[29] Waste Management. 2024. *Cal Sierra Disposal*. Website: https://www.wm.com/location/california/tuolumne/sonora/locations/index.jsp. Accessed June 18, 2024.

3.20 Wildfire

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact: Most of the City is designated as a VHFHSZ by CALFIRE. As mentioned in Section 3.9, Hazards and Hazardous Materials, the City of Sonora does not currently have an emergency response plan or emergency evacuation plan. At the time of publication of this IS/ND, the City is in the process of developing its Emergency Operations Plan. The City is within the boundaries of the Tuolumne County Emergency Operations Plan. State Routes 49 and 108 are the only two transit routes that provide ingress and egress for the City; SR 49 and SR 108 would be the primary evacuation routes for any emergency in the City. The City's General Plan identifies South Washington Street as the primary evacuation route toward SR 108 (southern and western route), North Washington Street (SR 49) as the primary evacuation route toward northbound SR 49, and Mono Way East as the primary evacuation route eastward toward SR 108.[30]

Many streets in Sonora lack proper width and turning radii for emergency vehicle access. Several streets allow for on-street parking that limits emergency vehicle access, and certain subdivisions within the City only have one point of ingress/egress that could become blocked during an emergency scenario. The SEU addresses the protection of existing and future population and development from both natural and human-caused hazards through goals, policies, and implementation measures. Among these include policies and programs intended to increase adequate emergency vehicle access and evacuation routes in the City; SEU Goal 8 aims for "decreased vulnerability to critical facilities, residents, and visitors to hazard events through proper evacuation planning". The SEU also includes goals, policies, and implementation measures to reduce the risk of fire hazards in the City. However, potential impacts related to emergency response and evacuation are unique to a project and cannot be meaningfully determined until a project has been defined. To ensure adequate

[30] City of Sonora. 2020. *General Plan Safety Element*. Website: https://sonoraca.com/wp-content/uploads/2018/09/SonoraGeneralPlan2020-revision-2017-10-16-17-CC-adopted.pdf. Accessed June 14, 2024.

emergency access, future development in the City would be required to undergo review by the SFD and to comply with the provisions of the Municipal Code during construction and operation. Future development would also be required to adhere to all applicable local regulations and policies, including those of a potential future evacuation plan. The proposed project includes two policy documents and does not directly involve any development. Therefore, the proposed project would have no impact on an emergency response plan or emergency evacuation plan, and no mitigation measures are required.

b) Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact: Most of the City is designated as a VHFHSZ by CALFIRE, and a substantial amount of land in the City consists of hillsides and sloped terrain. The sites identified in the HEU as potential locations for future residential development both contain hilly, wooded terrain. The SEU includes measures intended to minimize the risk of fire hazards and increase the resiliency of the community to future wildfires. However, potential impacts related to fire exacerbation are unique to a project and cannot be meaningfully determined until a project has been defined. The proposed project includes two policy documents and does not directly involve any development. Future development in the City would require project-specific review on behalf of the SFD. Future development would also be required to comply with the provisions of the City's General Plan, LHMP, and all other local regulations pertaining to wildfire risks during construction and operation. Therefore, the proposed project would have no impact related to exacerbated wildfire risks, pollutant concentrations from wildfire, or uncontrolled spread of wildfire. No mitigation measures are required.

c) Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact: According to the HEU, principal site improvements required upon development of a vacant property in the City include the undergrounding of electrical, gas, and telecommunication lines to the structure, installation of a public sewage system, grading and improvement of public and private streets, storm drainage and flood control facilities within and outside the subdivision, a water supply system providing an adequate supply of potable water to each lot and fire hydrant, and fire hydrants and connections. Any potential future development on either of the housing sites identified in the HEU would require the installation of infrastructure that could exacerbate fire risks. The SEU includes measures to minimize the risk of fire hazards to existing and future development in the City. However, the proposed project includes two policy documents and does not directly involve any development. Any future development in the City, including development pursuant to the HEU or SEU, would require project-specific review on behalf of the SFD. Potential impacts related to utility installation and fire exacerbation are unique to a project and cannot be meaningfully determined until a project has been defined. Additionally, all future development would be required to comply with all applicable State, regional, local, and utility provider regulations pertaining to infrastructure improvements and wildfire risk. Therefore, the proposed project would have no impact related to the installation or maintenance of associated infrastructure that may exacerbate fire risk. No mitigation measures are required.

d) Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact: Most of the City is designated as a VHFHSZ by CALFIRE, and a substantial amount of land in the City consists of sloped, wooded terrain susceptible to landslide risks. According to the HEU, principal site improvements required upon development of a vacant property in the City include storm drainage and flood control facilities within and outside the subdivision. The SEU includes measures intended to minimize the risk of fire hazards in the City. However, potential impacts related to post-fire instability and drainage changes are unique to a project type and location and cannot be meaningfully determined until a project has been defined. Future development in the City would require review by the SFD. Future development would also be required to comply with all applicable State, regional, and local regulations regarding wildfire hazards, water quality

standards, and drainage. The proposed project includes two policy documents and does not directly involve any development. Therefore, the proposed project would have no impacts related to downslope or downstream flooding or landslides. No mitigation measures are required.

Mitigation Measures

Project implementation would not result in significant impacts related to wildfire; therefore, no mitigation measures are required.

3.21 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☐	☒
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

a) ***Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?***

b) ***Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)***

c) ***Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***

No Impact: As demonstrated throughout this document, the proposed project would have no impacts to Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, or Wildfires. Implementation of the City's HEU and SEU would not create any significant or adverse impacts and would therefore not contribute to any cumulatively considerable impacts. The proposed project involves adoption of two policy documents consistent with the General Plan and does not include any changes to land use

designations, building heights and intensities, or residential densities. Therefore, the proposed project would have no impacts or cumulatively considerable impacts on the environment.

4 List of Preparers

IS/ND Preparation:

CSG Consultants
3707 W. Garden Grove Boulevard,
Suite 100
Orange, California 92868

- Glenn Lajoie, AICP – Principal, Director of Environmental Planning
- Kelli Allen – Associate Environmental Planner
- Jennifer French – Document/Publications Specialist

Monday Aug. 25th 2025

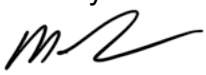
City of Sonora Planning Commission

Subject
Protest of Ordinance No. 908 Lemke Property

Dear City of Sonora Planning Commission,

We are writing to preserve our rights and protest aspects of the related Housing Element that have directly impacted our property and our efforts to provide cost effective housing. We expect the City of Sonora to enter in good faith communication and negotiate acceptable terms of this ordinance.

Thank you



Mike Lemke

Please see attached comment letter 8.25.25 for reference

California Department of Transportation

OFFICE OF THE DISTRICT 10 PLANNING
P.O. BOX 2048 | STOCKTON, CA 95201
(209) 948-7325 | FAX (209) 948-7164 TTY 711
www.dot.ca.gov

August 11, 2025

Mr. Tyler Summersett
Community Development Director
City of Sonora
94 N. Washington St.
Sonora, CA 95370

City of Sonora-General Plan Update- Housing & Safety Element Update/Initial Study SCH 2025070498

Mr. Summersett,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the City of Sonora-General Plan Update- Housing & Safety Element Update/Initial Study (IS).

Caltrans has the following comments:
Caltrans suggests that the Tuolumne County continue to coordinate with Caltrans in identifying and addressing potential pedestrian safety and cumulative transportation impacts from this project and other developments near this location. This will assist Caltrans in ensuring that pedestrian, traffic safety, and quality standards are maintained for the traveling public on existing and future state transportation facilities in Tuolumne County.

Resiliency and Adaptation
Caltrans supports local land use development that is consistent with State planning priorities which is intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety (Government Code § 65041 .1). These priorities inherently include achieving sustainable land use development patterns that accommodate a sufficient supply of adequate housing in and near population and job centers. Projects that support smart growth principles and include improvements to pedestrian, bicycling, and public transit infrastructure are supported by Caltrans and are consistent with State Transportation plans. State housing element law requires housing elements to be updated regularly to reflect a community's changing housing needs, including preparation of a Regional Housing Needs Assessment (RHNA) plan (Government Code Section 65584[a]). The City of Sonora RHNA rose above of what is required and Caltrans commends the City for the additional 152 surplus housing units for Very Low and Low income residents.

As noted in the IS, the City of Sonora has been identified to be in the Very High Fire Hazard Severity Zone (VHFHSZ). With the growing concerns of climate change, wildfires have become a prevalent concern for all jurisdictions, as climate change increasingly affects other hazards such as severe weather, flooding, wildfires, diseases, extreme heat, and drought. Caltrans recommends creating defensible space as a buffer between buildings and vegetation surrounding it. This space slows or stops the spread of wildfire and additionally protects the buildings from reactive heat impacts. In addition, fire-resistant landscaping may prevent fire ignition, and slow or stop the spread of an existing wildfire. Lastly, hardening of ember and heat-resistant materials may assist in preventing ignition and damage to buildings and assets.
Additional information regarding the potential for expected vehicle volumes that would result from the development should be provided to Caltrans for discussion of possible additional strain to the highway network during an emergency. Such data could assist to determine the need for ensuring safety of the traveling public during wildfire or other emergency requiring evacuation, including when preparing environmental review documents for future developments.

The IS has identified that the City of Sonora is at risk of flooding caused by an overflow of Woods Creek, which is located within the Federal Emergency Management Agency 100-year flood zone. The areas adjacent to Woods Creek and Sonora Creek are at risk of flooding in the event of extreme precipitation, Caltrans ask that any flooding that effects the state highway system (SHS) through City of Sonora be identified so we can explore coordination with any traffic improvements in the area.

While Caltrans applauds the additional housing units for the Housing Element Update, there is a greater opportunity to include measures in the Safety Element such as active transportation options, and multi-modal options to reduce vehicle miles traveled (VMT) and enhance carbon sequestration that would assist the City and Caltrans initiatives to achieve alignment with state greenhouse gas (GHG) reduction targets 40% below 1990 levels by 2030 and 80% reduction levels by 2050.

Additionally, any future developments from the City of Sonora that may impact the State highway system shall be reviewed by Caltrans District 10.

System Planning and Goods Movement

We are pleased with the initiative and commitment on the part of City of Sonora (City) on updating General Plan Housing and Safety Elements to align with other General Plan Elements, as required by state law. We support any local development that is consistent with system planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety. This is accomplished by working together with the local jurisdiction to achieve a shared vision of how the transportation system can accommodate interregional and local

travel and development. We look forward to work with the City on any continued development that may have an impact on its state highway system.

At this time, no specific work has been proposed nor any actual development of parcels have been indicated. When these projects are ready for implementation, the City may consider submitting a request identifying the need for the proposed improvement to Caltrans. At that time, we will review and evaluate the proposed improvement to determine the consistency with Caltrans policies, practices, and any unique highway operations or safety considerations.

Traffic Operations

Any projects that are within the State ROW and in the Sonora General Plan update should be submitted for Caltrans D10 review during the developmental stages.

If you have any questions or concerns, please contact Dariana Villamil (209) 986-5762 (email: dariana.villamil@dot.ca.gov) or me at (209) 639 -8832 (email: Gregoria.ponce@dot.ca.gov).

Sincerely,

Gregoria Ponce'

Gregoria Ponce', Chief
Office of Rural Planning

cc: State Clearinghouse

CALIFORNIA Water Boards

GAVIN NEWSOM
GOVERNOR

YANA GARCIA
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

12 August 2025

Tyler Summersett
City of Sonora
94 North Washington Street
Sonora, CA 95370
tsummersett@sonoraca.org

COMMENTS TO REQUEST FOR REVIEW FOR THE NEGATIVE DECLARATION, 2024-2029 HOUSING ELEMENT UPDATE AND SAFETY ELEMENT UPDATE, SCH#2025070498, TUOLUMNE COUNTY

Pursuant to the State Clearinghouse's 11 July 2025 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Negative Declaration* for the 2024-2029 Housing Element Update and Safety Element Update, located in Tuolumne County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by

the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:
https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits[1]
The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Clean Water Act Section 404 Permit
If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification
If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central

[1] Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at: https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at: http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/help/permit/

If you have questions regarding these comments, please contact me at (916) 464-4684 or Peter.Minkel2@waterboards.ca.gov.

Peter G. Minkel
Engineering Geologist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

RESPONSE TO COMMENTS

In response to the comments received on the Final Draft 2024-2029 City of Sonora Housing Element, staff offers the following for City Council consideration. The following pages identify the comments received followed by a staff response addressing the specific issue raised. The comments provided herein, summarized in *italic text*, are listed in descending order by date of receipt.

Letter 1 – Correspondence from Mr. Mike Lemke dated August 25, 2025.

1-1 Ordinance 908 Provides significant advantage to non-local scale Government "Affordable" Housing Groups that are Tax Payer funded and typically cannot use local trades or services.

Response: Mr. Lemke is the owner of the property and may develop the property as he had originally planned with market rate housing in accordance with the City's General Plan and Zoning. As the owner of the property Mr. Lemke may develop the property or sell it to a market rate or affordable housing developer as he decides. No advantage to non-local scale affordable housing groups is granted with Ordinance 908. Ordinance 908 does not require or otherwise stipulate that an affordable, deed restricted, housing project be developed on the Lemke property. The City's General Plan and R3 Zone, which are not changed, establish the land use type and intensity for development of the property. Ordinance 908 merely memorializes Government Code Section 65583.2(c) considering the Lemke property was listed in the City's land inventory in previous housing elements and has not since developed. Again, Ordinance 908 does not require affordable deed restricted units to be built on the site but merely provides a bi-right incentive should a developer choose to pursue affordable deed restricted housing.

As outlined in HCD's June 9. 2025, correspondence, the City's Housing Element is consistent with State Housing Element law provided a rezone is accomplished by June 30, 2025. Once the Housing Element is adopted and a rezone is approved, HCD can certify the 2024-2029 City of Sonora Housing Element as being compliant with State Housing Element law (Article 10.6) of the Government Code. HCD Certification is necessary to ensure compliance with Housing Element law (Article 10.6) of the Government Code and qualifies the City to apply for and receive state funding (e.g. REAP, CalHome, CDBG, etc.).

1-2 Taking 21 Homes versus RHNA Goal of 2 Homes in 5 years – RHNA identifies 2 homes of need in our current 5-year projection. City Ordinances 908 takes 20% or 21 homes from this neighborhood.

Response: Ordinance 908 does not take and/or require 20% or 21 homes of the Lemke site to be affordable deed restricted housing. That is, there is no requirement that the Lemke site be developed with affordable deed restricted housing in the City's Municipal Code, Housing Element, or Ordinance 908. The Regional Housing Needs Assessment Overlay Zone merely provides full disclosure via zoning that should a developer proposes 20% affordable deed restricted housing, a bi-right process is afforded the developer. The requirement is consistent with Government Code Section 65583.2 c.

1-3 Do all City of Sonora residential zones allow Very Low Income and Extremely Low-Income Housing?

Response: The City does not have an Inclusionary Housing Ordinance thereby requiring a certain percentage of residential units to be restricted affordable units. For clarity, "Affordable" means not spending more than 30% of their gross monthly income on housing (including rent/mortgage and utilities). Accordingly, affordability in the City of Sonora is based upon product type, square footage, and quality of the construction. For example, single family dwellings may be considered moderate (80 to 120 percent AMI) or above moderate income (120 plus AMI) based upon the square footage, quality of the construction and product valuation.

Multi-family dwelling units, Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) may be considered very low (30 to 50 percent AMI), lower income (50 to 80 percent AMI), or moderate income (80 to 120 percent AMI), based upon square footage, quality of the construction, and product valuation.

1-4 Will ADU's be recognized and counted as satisfying Low Income for RHNA?

Response: As noted above, Accessory Dwelling Units (ADUs), based upon square footage, quality of construction and product valuation are recognized and may be counted as satisfying Low Income for RHNA purposes. This is represented in the City's Annual Housing Element Progress Report due to HCD by April 1st of each year.

1-5 Does the proposed Regional Housing Needs Assessment Overlay Zone require a developer to build a project with 20% of the units reserved for lower income or will a developer still have the right to develop a market rate project under the existing R-3 zone guidelines? (This is an extremely important question related to housing development feasibility).

Response: The Regional Housing Needs Assessment Overlay Zone does not require a developer to build deed restricted affordable housing. A developer shall adhere to the High Density Residential (HDR) General Plan designation with respect to product type and density and shall be required to comply with the principally permitted and accessory uses, and zoning standards listed in the City's R3 Zone. The Regional Housing Needs Assessment Overlay Zone does not alter or otherwise change the Lemke Property General Plan and R3 Zone criteria.

1-6 Please confirm Housing Element, Ordinance 908 is not restricting current/existing R3 Zoning rights?

Response: The Regional Housing Overlay Zone does not restrict the current/existing R3 Zoning land uses and standards in any manner.

1-8 *Why is there a 20% Demand Take of homes when our City of Sonora RHNA # is a total of two? Why is that considered an affordable solution when the Government Solution cost for affordable*

housing is carried by the Taxpayer or spread to the next-door neighbors in a new home neighborhood.

Response: There are no provisions that demand a 20% take of homes. Based upon HCD's June 9, 2025, letter requiring a rezone of the Lemke property (**See Attachment 3**), HCD is citing Section 65583.2 c, which states:

> …….A nonvacant site identified pursuant to paragraph (3) or (4) of subdivision (a) in a prior housing element and a vacant site that has been included in two or more consecutive planning periods that was not approved to develop a portion of the locality's housing need shall not be deemed adequate to accommodate a portion of the housing need for lower income households that must be accommodate in the current housing need for lower income households that must be accommodated in the current housing element planning period unless the site is zoned at residential densities consistent with paragraph (3) of this subdivision and the site is subject to a program in the housing element requiring rezoning within three years of the beginning of the planning period to allow residential by-right for housing developments in which at least 20 percent of the units are affordable to lower income households.
>
> Notwithstanding the foregoing, for a local government that fails to adopt a housing element that the department has found to be in substantial compliance with state law within 120 days of the statutory deadline in Section 65588 for adoption of the housing element, rezoning pursuant to this subdivision shall be completed no later than one year form the statutory deadline in Section 65588 for adoption of the housing element.

Given that the Lemke site was identified in prior City of Sonora Housing Elements, Section 65583.2 c requires the site to be rezoned to allow residential by-right for housing developments in which at least 20 percent of the units are affordable to lower income households.

1-9 *Real solutions are organic and local. Can a builder utilize other properties to satisfy Low Income Housing, or will the City deny that solution?*

Response: As noted, the City does not have an Inclusionary Housing Ordinance thereby requiring a certain percentage of residential units to be deed restricted affordable units. Accordingly, affordability in the City of Sonora is based upon product type, square footage, and quality of the construction. The various residential zoning districts with various zoning standards in the City of Sonora are aimed at providing a variety of housing for all income segments of the community.

1-10 California Code Section 65583.2 is operative until December 31,2028 and as of that date is repealed. Is the proposed RHNAOZD to be repealed as well?

Response: According to California Legislative Information website Section 65583.2 is to be repealed and replaced by December 31, 2028: (https://leginfo.legislature.ca.gov/faces/selectFromMultiples.xhtml), Section 65583.2 is therefore to remain in effect only until December 31, 2028, and as of that date is repealed (Amended (as amended by Stats. 2024, Ch. 7, Sec. 5) by Stats. 2024, Ch. 282, Sec. 6.5. (AB 3093) Effective January 1, 2025. Repealed as of December 31, 2028, by its own provisions. See later operative version, as amended by Sec. 7.5 of Stats. 2024, Ch. 282.)

However, a new section 65583.2 is to become operative on December 31, 2028 *(Amended (as amended by Stats. 2024, Ch. 7, Sec. 6) by Stats. 2024, Ch. 282, Sec. 7.5. (AB 3093) Effective January 1, 2025. Section operative December 31, 2028, by its own provisions.)*

Specifically, Section 65583.2 c therefore will remain in effect beyond December 31, 2028. The City's draft Regional Housing Needs Assessment Overlay Zone is consistent with Section 65583.2 c as reviewed and informally approved by HCD.

1-11 *Lemke Property is a 16.05-acre site. The Housing element identifies this site as only 9.19 acres due to site constraints and topography. Please provide the analysis that the Housing Element is using?*

Response: The 2024-2029 Housing Element used the analysis of the previous Housing Element for the purpose of showing a realistic development potential considering site constraints, topography, and prior City approved subdivision densities. This analysis is merely to show projected housing numbers to meet with City's Regional Housing Needs Assessment. However, the true density and type of product will be determined once an application for development has been prepared and site constraint analysis conducted as part of the application process. Until that time, the unit density is merely theoretical and used for theoretical purposes to satisfy Housing Element law and HCD review requirements.

1-12 *The planning commission packet only included (2) comment letters on the Initial Study/Negative Declaration which were from the California Water Board and Caltrans. Were there any comment letters from the local utility companies or other local interests?*

Response: Two letters in addition to Mr. Lemke's comment letter were received. No further comments have been received on the 2024-2029 Housing Element and Initial Study/Negative Declaration prepared for the 2024-2029 Housing Element. Note that public outreach and engagement was provided during the preparation of the 2024-2029 Housing Element update. It is expected that the public outreach and engagement limited comment on the 2024-2029 Housing Element Update.

1-13 *Ordinance 908 is written in a way that streamlined cost saving efficiency to non-local bloated taxpayer funded entities. Why are these streamlined cost savings not available to the competitive cost effective market rate neighborhoods? The market rate competitive neighborhood is where the taxpayer and housing consumer can benefit from cost savings instead of increased government expense?*

Response: Ordinance 908 allows a bi-right option should 20% of the units be deeded restricted for affordable housing. Ordinance 908 does not require this option, and the property can and will be

developed in accordance with the City's HDR General Plan designation and R3 Zone. Ordinance 908 is the minimum to comply with Section 65583.2 c as required of HCD and is necessary to acquire housing element certification by HCD.

Letter 2 – Correspondence from Central Valley Regional Water Quality Control Board dated August 12, 2025.

2-1 *The Central Valley Regional Water Quality Control Board memorializes the permitting authority and requirements germane to their permitting authority.*

Response: The City of Sonora is aware of the Central Valley Regional Water Quality Control Board's permitting requirements as applicable. Central Valley Regional Water Quality Control Permits will be obtained as required.

Letter 3 – Correspondence from Caltrans dated August 11, 2025.

3-1 *Caltrans notes that the City should consult with Caltrans regarding developments in the City that may affect Caltrans highways.*

Response: The City of Sonora coordinates with Caltrans regarding projects which may affect Caltrans Highways.

Housing Element Update

City Council Hearing October 20, 2025

Introduction & Purpose

State Mandate: Since 1969, California law requires all local governments to include a housing element in their general plans.

Purpose: Ensures cities and counties plan to meet the housing needs of current and future residents, including low-income and special needs populations

Update Cycle: Must be updated every 5 years.

Compliance: California Department of Housing and Community Development (HCD) for review and approval.

Impact: Influences zoning, land use, and funding eligibility for housing projects

Introduction & Purpose

A housing element in California is fundamentally an exercise in analyzing ***HOUSING CAPACITY*** *and* ***CONSTRAINTS****, which then informs future planning, policy, and programmatic action.*

Housing Element
Table of Contents

3.1	Introduction
3.2	Housing Needs Assessment
3.3	Site Inventory Analysis and Zoning
3.4	Constraints
3.5	Affirmatively Furthering Fair Housing
3.6	Housing Plan – Goals, Policies and Programs

Demographics & Needs Assessment

Population stable around 5,000

Median age decreased from 43.5 to 38.3 (2010-2021)

Increase in children under 18 and seniors over 65

Higher renter occupancy in Sonora (51%) vs County (23%)

Housing Stock & Affordability

77% of housing units over 30 years old

51% of units over 50 years old

Average home price:

- $356K (2-bed)
- $314K (3-bed)

Average rent:

- $1,500 (1-bed)
- $2,700 (4-bed)

Special Needs & Homelessness

20% of population has a disability

6.7% of households are large (5+ persons)

8% are single-parent households

92 unsheltered individuals in 2022 PIT count

Regional Housing Needs Allocation

What is RHNA?

- RHNA is a process required by California law to ensure cities and counties plan for enough housing to meet the needs of all income levels

How is RHNA Determined?

- The California Department of Housing and Community Development (HCD) calculates the total number of housing units required statewide per cycle (eight years).
- Distributes housing need to Councils of Governments, Counties, and Cities

Regional Housing Needs Allocation

RHNA allocation: 2 units (1 very low, 1 low)

- Same allocation as Tuolumne County

Table 3-26: Capacity to Meet RHNA Requirement					
	Very Low	Low	Moderate	Above Moderate	Total
RHNA Requirement	1	1	0	0	2
RHNA Sites					
Lemke	53	53	0	0	106
Cuesta Heights	0	0	24	24	48
Total Capacity	**53**	**53**	**24**	**24**	**154**
Surplus	*52*	*52*	*24*	*24*	*152*

Site Inventory

Sites identified: Lemke (106 units), **Cuesta Heights** (48 units)

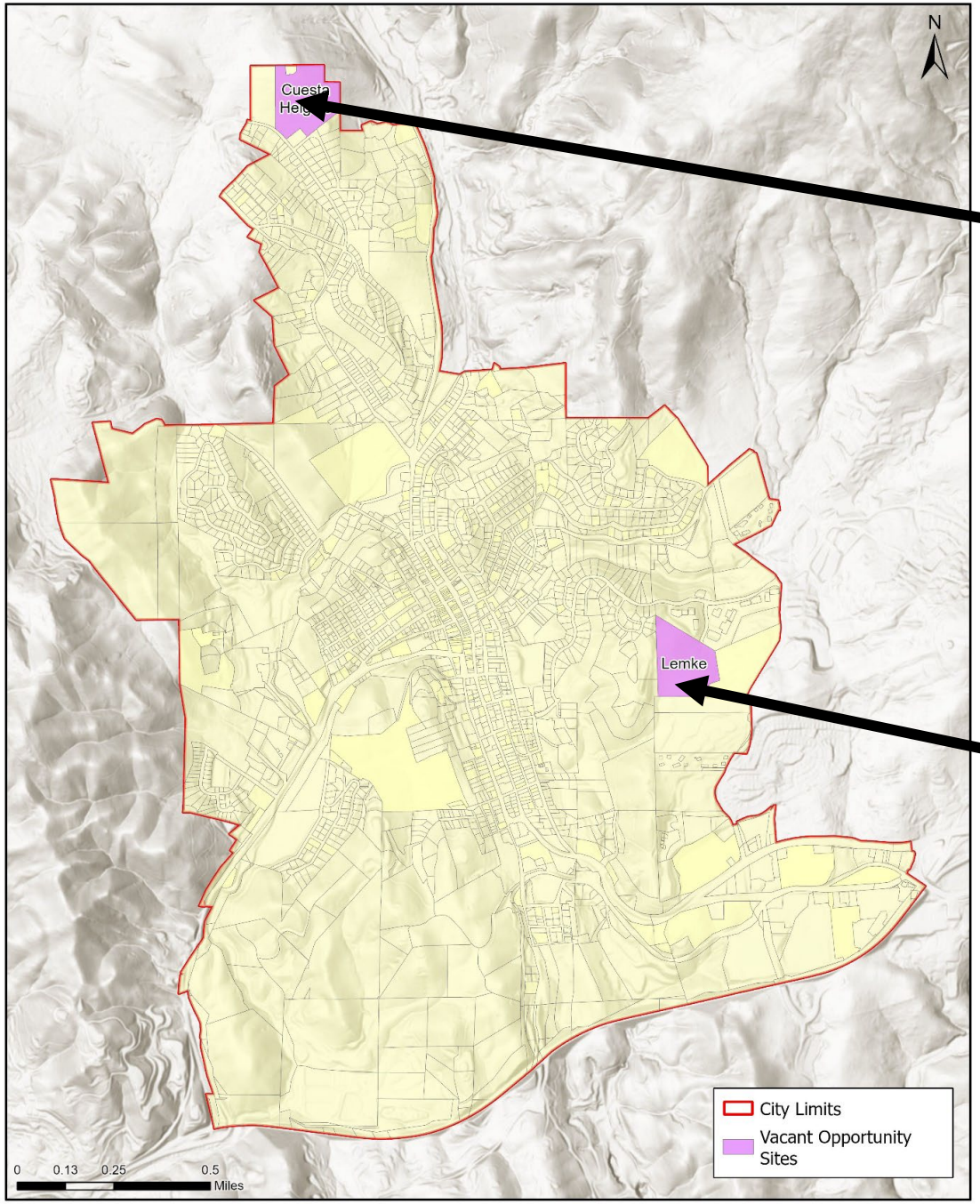
- Included in both 6th and 5th cycle Housing Elements at same affordability levels

Surplus capacity: 152 units

Table 3-27: Available Vacant Sites for Residential Development

Site Name	APN	Existing Zoning/ General Plan	Approx. Acreage	Maximum Density	Unit Potential	Affordability
Lemke	044-430-055	R3/HDR	11.05**	21.75 du/acre	106	Low / Very Low
Cuesta Heights	035-070-055	R1/SFR	21.78	7.2 du/acre	48	Moderate / Above Moderate

City of Sonora - Opportunity Sites





CUESTA HEIGHTS

LEMKE



Constraints to Housing

Governmental:

- zoning, fees, permit procedures

Non-Governmental:

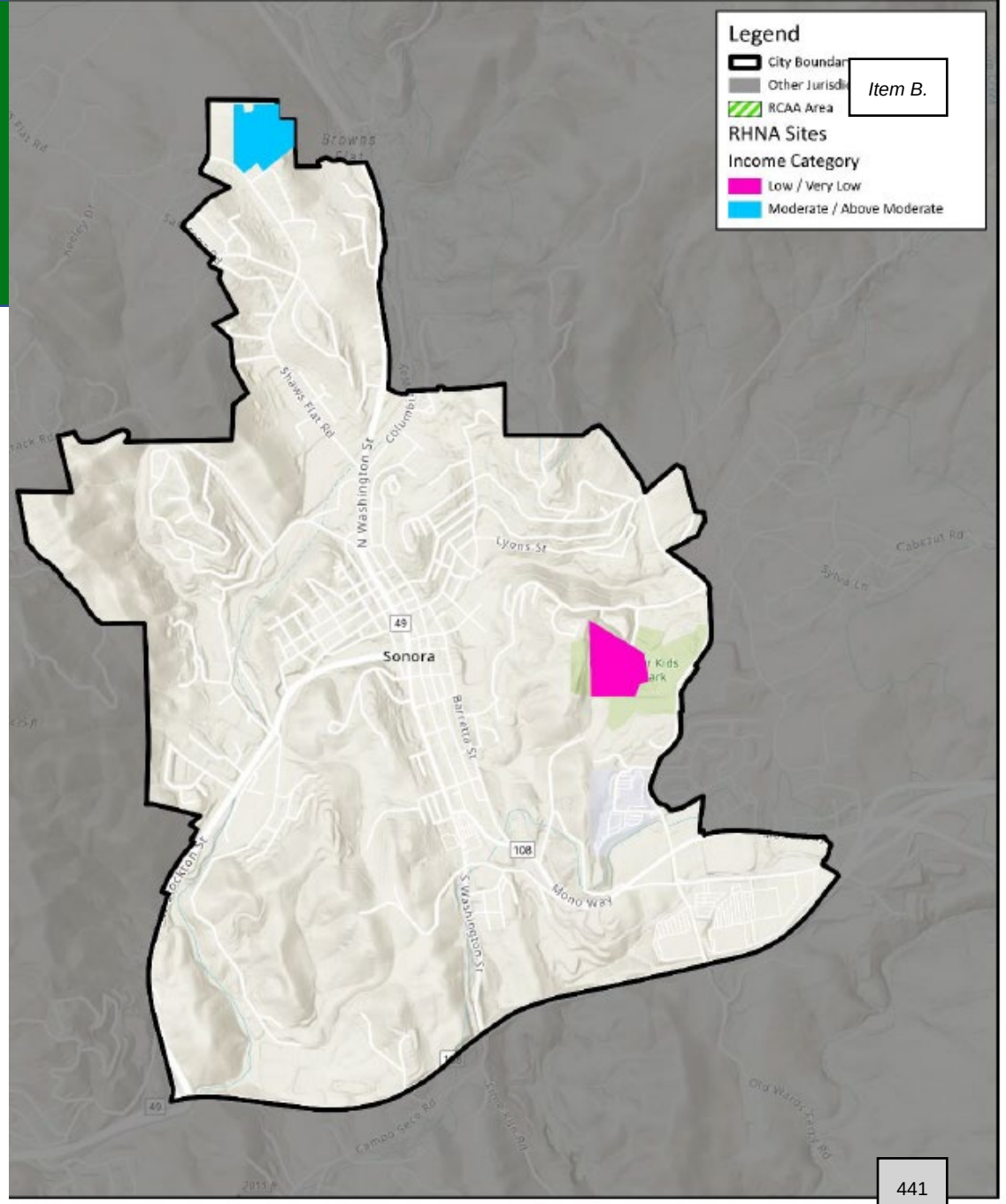
- land & construction costs

Environmental:

- wildfire risk, aging infrastructure

Affirmatively Furthering Fair Housing

- No Racially/Ethnically Concentrated Areas of Poverty
- AFFH analysis shows equitable RHNA site distribution



Housing Plan Goals

- Housing Conservation
- Housing Production
- Provision of Adequate Housing Sites
- Future Annexation for Future Housing Cycles
- Removal of Governmental Constraints
- Regional Coordination
- Equal Housing Opportunity

Key Programs & Objectives

- **Quantified objectives: 2 new units, 20 rehab, 260 preserved**

- **Goals:**
  - Broad, aspirational statements to reflect long-term housing vision.
- **Policies:**
  - Specific directives that guide decisions and achieve goals.
- **Housing Programs:**
  - Actions to implement the policies.

Housing Program Summary

Topical Area	Key Actions	Who/What is Helped	Example
Neighborhood & Housing Quality	Historic code, upgrades, weatherization	Older neighborhoods, homeowners	Storm drain upgrades, energy audits
Affordable & Special Needs Housing	Monitor units, fee waivers, shelter support	Low-income, seniors, disabled, homeless	Support for ATCAA shelter, fee waivers
Infill & Housing Diversity	Promote infill, ADUs, vacant land inventory	Renters, workforce, families	Apartments above shops, ADU permits
Regulatory & Zoning Updates	Zoning amendments, streamline permitting	Developers, special needs, group homes	Reduced parking, allow SROs
Fair Housing & Outreach	Education, partnerships, accessibility	All residents, protected classes	Brochures, fair housing info

Example Housing Programs

PROGRAM 1.2

- Pursue Projects Promoting Neighborhood Improvements in Conjunction with Housing Rehabilitation and New Construction

PROGRAM 1.3

- Monitor the Status of At-Risk Units, and Inform Agencies Able to Pursue Purchase and Support Acquisition Efforts

PROGRAM 1.4

- Coordinate with the Amador-Tuolumne Community Action Agency (ATCAA) to Promote Energy Conservation for Housing Rehabilitation Projects

Example Housing Programs

PROGRAM 2.1

- Pursue Grant Funding for New Housing Production and Housing Rehabilitation

PROGRAM 2.3

- Support Infill Development to Facilitate Housing Development Across all Income Categories

PROGRAM 3.1

- Ensure adequate sites to meet the RHNA are provided throughout the 7th RHNA cycle

Example Housing Programs

PROGRAM 5.3 Zoning Code Amendments

- Revise Chapter 17.42.06 to reduce the required parking for studios from 1.5 to 1 per unit.
- Revise Chapter 17.56 to comply with current state density bonus law.
- Revise Chapter 17.20 to increase the maximum number of stories in the R3 zone from 2 to 3.
- Revise Chapter 17 to comply with state emergency shelter law.
- Add specific definitions of Low Barrier Navigation Centers, Emergency Shelters, Transitional Housing ,and Supportive Housing.

Example Housing Programs

PROGRAM 5.3 Zoning Code Amendments

- Revise the Zoning Code to allow supportive housing and LBNCs by-right in all zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, to ensure consistency with procedurals and requirements as provided in Government Code Sections 65662 and 65664.
- Revise the zoning code to allow transitional and supportive housing in all zones allowing residential uses subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.
- Revise Zoning Code and Permit Procedures to ensure compliance with all provisions of Government Code section 65651 regarding allowing supportive housing as a use by-right in all multifamily and mixed-use zones.

Community Outreach

Three Virtual Stakeholder Interviews, December 2024

- Representatives from:
  - Area 12 Agency on Aging
  - Amador Tuolumne Community Action Agency
  - Habitat for Humanity

Community Outreach

Stakeholder Feedback:

- Perceived needs for funding to rehabilitate substandard housing stock
- Perceived lack of community support for multifamily or lower-income housing
- High cost of housing construction
- Perceived lack of middle-income / workforce housing

HCD Consultation

- Based upon HCD's June 9, 2025, review letter, CSG staff worked with HCD on the Regional Housing Needs Assessment Overlay Zone to be applied to the Lemke Property (**Attachment 3**).

- HCD staff has reviewed the draft Regional Housing Needs Assessment Overlay Zone and has confirmed that the City's draft is consistent with State law and satisfies Program 3.1 (**Attachment 4**).

- Program 3.1 requires the City to rezone the Lemke Property by June 30, 2025, to permit a by-right (i.e. without discretionary review) use for development where at least 20 percent of the units are affordable to lower income households.

Program 3.1 – APN: 044-430-055

- The Regional Housing Needs Assessment Overlay Zone attaches to the underlying R-3 Zone for the Lemke Property (APN: 044-430-055).

- The rezone to the RHNAOZ does not authorize land uses not otherwise permitted currently, it merely provides full disclosure via zoning that a bi-right process is afforded a developer should 20 percent of the units be reserved for lower income households.

- Together with adoption of the 2024-2029 Housing Element, the Lemke Property is to be rezoned with a Regional Housing Needs Assessment Overlay Zone in addition to the R3 Zone (Program 3.1).

Program 3.1 – APN: 044-430-055

- Comments and questions regarding the Regional Housing Needs Assessment Overlay Zone are in **Attachment 6** – *Comments on Initial Study and Negative Declaration*.

- Specific responses to the questions posed are in **Attachment 7**.

- The Regional Housing Needs Assessment Overlay Zone does not in any manner require deed restricted affordable housing or otherwise prevent Mr. Lemke from developing his property as he has intended in accordance with the City's current High Density Residential (HDR) General Plan and R3 Zoning.

CEQA

- Public Notice of Intent to Adopt a Negative Declaration and Notice of Public Hearing for the project as prepared and posted pursuant to the CEQA Guidelines and State law.

- The Negative Declaration was circulated through the Office of Planning & Research for a 30-day public review period commencing on period from July 11, 2025, through close of business on August 11, 2025 (**Attachment** 5 – *Initial Study/Negative Declaration*).

- Comment letters on the project at in **Attachment 6** – Comments on Initial Study/Negative Declaration.

Planning Commission:

- The Planning Commission considered the 2024-2029 Housing Element at its August 25, 2025, Planning Commission meeting.

- After receiving public comment, the Planning Commission unanimously recommended that the City Council adopt the Final Draft 2024-2029, City of Sonora Housing Element as presented (**Attachment 2 –** *Final Draft 2024-2029 City of Sonora Housing Element*)**.**

Planning Commission:

- The Planning Commission's decision was seemingly based upon concerns expressed by the property owner Mr. Lemke that the Regional Housing Needs Assessment Overlay Zone in **Attachment 4** would in some manner encumber the property from being developed with other than affordable housing or otherwise reduce his ability to develop his property as he intended.

- The Regional Housing Needs Assessment Overlay Zone does not in any manner require deed restricted affordable housing or otherwise prevent Mr. Lemke from developing his property as he has intended in accordance with the City's current High Density Residential (HDR) General Plan and R3 Zoning.

RECOMMENDATION

Staff recommends that the City Council take the following actions:

1. Adopt Resolution No. 10-20-2025-C - Amending the City's General Plan Adopting the 2024-2029 Housing Element, which includes the following actions (**Attachment 1**):

   a. Adoption of the Initial Study and Negative Declaration as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;

   b. Adoption of Findings of Fact for approval of the 2024-2029 Housing Element as presented in the Staff Report; and,

   c. Approval of the 2024-2029 Housing Element as presented in the Staff Report.

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: October 20, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Tyler Summersett, Community Development Director

SUBJECT: Receive the Community Development Department Quarterly Report for July, August, and September of 2025.

RECOMMENDATION

Receive the Community Development Department Quarterly Report for July, August, and September of 2025.

DISCUSSION / ANALYSIS:

The following activities were undertaken by the Community Development Department:

DAILY ACTIVITIES

- Answer phones.
- Staff Office hours.
- Issue Permits—Construction, Solar, Special Event, Banner, Planning, Encroachment, etc.
- Conduct Inspections (Tuesdays and Thursdays).

SPECIAL EVENT PERMITS

Special Event Permits/Film Permits for the following Community Events:

- Film Permit: Wildwood Entertainment, September 23, 2025 (Thirsty Prospector)
- Sonora Christmas Town, Sonora Chamber of Commerce; Nov. 26 – Dec. 24

CITY COUNCIL AGENDA REPORT

CITY HALL

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

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FARMERS MARKET

- This market season has seen several changes. These market modifications include a $5 increase in booth fees from $35 to $40 per vendor space. This allowed the Market to hire an additional market staff person so that two (2) individuals would set up, manage and support the market and break down at the end of market each Saturday. This has been a huge benefit to the market—offering more support to market vendors, offer Electronic Benefit Transfer (EBT) and provide market info from the booth.
- Implementation of Stewart Street closure. This season has seen the closure of Stewart Street from Linoberg to Theall. This allows for the market to expand to both the north and south bound lanes for additional vendors. To this point, market surveys reveal that this has been a popular change. Additionally, market goers have commented on the benefit of having more food vendors present.
- A second Market Assistant Manager was also hired this year. This allowed for more resiliency, flexibility and sustainability in market management. Having 2 stewards of the market on each Saturday makes the workload much more manageable. This allows the market information booth to be staffed at all times, which is particularly important now that the market is in its second year of Electronic Benefits Transfer (EBT) acceptance. This decision brings anywhere from $350-$700 additional dollars to the Market on any given Saturday.

LINOBERG STREET

- Crosswalk enhancements were delivered at the three crosswalks surrounding the Farmers Market parking lot, including: Linoberg and Stewart; Stewart and Theall; Shepherd and Theall.
- Curbs were painted red, and planters were donated by Blue Zones Project to get trash cans off the sidewalk.
- Agreements for use of Linoberg are pending for both Sonora Tap Room and Diamondback Grill.

CODE ENFORCEMENT

- Code enforcement is helping to lead implementation efforts of the shopping cart ordinance which was adopted over the summer and it is now being implemented in partnership with Sonora businesses (that have 15 carts or more).
- Abandoned vehicles (supporting police department), permits, wildfire clearance (supporting fire department) and addressing concerns from the community has been a focus for our code enforcement officer.
- A second day for our Code Enforcement Officer (Thomas Mlady) has been secured, and he will begin reporting twice a week this Fall.

CITY COUNCIL AGENDA REPORT

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COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) MANAGEMENT

- Final project close out of this grant (purchase of two fire engines and equipment) is in process.
- Staff is preparing to apply for the upcoming CDBG funding cycle that a Notice of Funding Availability was recently released for. Applications are due in December. The City will be applying to fund the rehabilitation of a structure it owns at 290 S. Stewart Street, into a four-unit apartment.

CALOES PROJECT

- Project has been bid and awarded. Construction permit has been pulled. Work will begin on this project by late October or early November.

PER CAPITA (STATE PARKS) GRANT

- Ribbon Cutting for the recently completed Pickleball court is planned for Friday, October 24, 2025; 3pm, Woods Creek Park.

STOCKTON-WASHINGTON CORRIDOR PROJECT

- Project Closed Out!!

ORDINANCE UPDATE(S)

- The sidewalk encroachment ordinance has been adopted. The ordinance is successfully addressing some issues that have been affecting the public right of way in downtown.

PLANNING COMMISSION

- The next Planning Commission meeting is scheduled for October 27th 2025.
  Projects being reviewed:
  1. (New) Canopy for Adventist Health—Design Review
  2. Parcel Map Review—City Council recommendation
  3. Art (proposed) for a Downtown Building—Design Review
  4. 290 S. Stewart street—Design Review

USE PERMIT

- N/A

HOUSING/SAFETY ELEMENT

CITY COUNCIL AGENDA REPORT

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- Housing Element went to the Planning Commission on August 25, 2025, with a Resolution adopted recommending the City Council amend to the General Plan to reflect the updated Housing Element.
- The Housing Element will be considered by City Council at its October 20, 2025, meeting.
- Ordinance 908, which addresses a rezone of a single parcel in the City will be heard by the Planning Commission before coming before the City Council again. This rezone is part of the Housing Element update and is captured under Program 3.1 and is a requirement of the State Housing and Community Development Department.
- Safety Element is currently being reviewed by CalFire. After comments have been addressed the Element will go to Planning Commission for review.

ENCROACHMENT PERMITS (Caltrans)

- Sonora High School Homecoming Parade, October 10, 2025.
- Sonora Christmas Parade. November 28, 2025.

SO BEAUTIFUL (Community Beautification Program)

- The first artwork in downtown Sonora has been placed as part of this new program. The location is the old court administrative office (owned by the County) located at 61 N. Washington Street. Additional art will be added to locations around town. The next piece will be at El Arroyo on Main Street.

ECONOMIC DEVELOPMENT

- Przybyla Advisors has a draft plan for presentation to City Council in November. With input from City Council the plan will be finalized in December, and staff will have direction for which programs are the highest priority for the City staff to begin working on.

AD HOC ARTS COMMITTEE

- Staff has had an initial meeting with the Mayor and Andy Merrill to discuss composition of this Ad Hoc committee. Applications to apply for the committee have been developed, staff needs to make public notice regarding the opportunity and begin selecting participants.

GOLD RUSH PATH

- 30% Design documents for the 1.5-mile multi-use path have been issued. Staff is currently in the process of reaching out to property owners to set us meetings to discuss the project and work through questions and potential impact to properties.

CITY COUNCIL AGENDA REPORT

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- Development (Planning and conceptual design only) of Phase 2 and 3 is currently moving forward under the leadership of the Tuolumne County Transportation Council. City staff is participating in the planning efforts and utilizing outreach efforts to talk about Phase 1 (City project).

BUILDING UPDATE (Brian Odom)

- See attached Quarterly report

FISCAL IMPACT:

No fiscal impact, for City Council information purposes only.

ATTACHMENTS:

Building Quarterly Report.

CORE COUNCIL PRIORITIES:

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

City of Sonora

Tuolumne County
"Queen of the Southern Mines"
94 N. Washington Street
Sonora, CA 95370
www.sonoraca.com

July-September 2025 Building Report



Building Permit #B23-0122

City of Sonora
Tuolumne County
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July-September 2025 Building Report

Projects in progress:

1. 324 Morningstar – New Single-Family Residence.
2. 1291 Sanquenetti – Safeway Remodel.
3. 1000 Greenly Rd. – Tenant Improvement – G.I.
4. 260 Mono Way – Residential Remodel / Fire Damage Repairs.
5. 64 Shangri La Ln – Kit. Remodel/addition.
6. 540 S. Shepherd – New SFD w/ ADU & JADU.
7. 179 Fairview – Retaining Wall.
8. 137 McCormick – Retaining Wall

Development Projects:

1. 5 parcel subdivision / final map – Finda Way. (Access from Saratoga Rd)
2. Lot Split SB 9 URBAN – 55 Tuolumne.
3. Lot Line Adjustment – 150 N Norlin St.
4. Encroachment / Lot Line Adj. – 12842 Mono Wy. Dutch Bros (At City Limits)
5. Encroachment – 12828 Mono Wy. (At City Limits)

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Inspections

07/01/2025 TO 09/30/2025

	NULL VALUE	Commercial	Residential	Row Total
CMU Wall - 1ST LIFT	0	0	1	1
CMU Wall - 2ND LIFT	0	0	1	1
CONSTRUCTION WASTE WORKSHEET	0	2	13	15
DRYWALL SCREW / NAIL	0	2	1	3
ELECTRICAL ROUGH	0	0	1	1
EXTERIOR LATH	0	1	0	1
FINAL INSPECTION	0	16	41	57
FIRE - FINAL INSPECTION	0	1	1	2
FIRE - HYDRO / VISUAL	0	0	1	1
FOOTINGS / PIERS / STEM WALL	0	1	3	4
FRAME (E.M.P)	0	3	1	4
FRAMING	0	3	1	4
GAS TEST	0	3	0	3
INSULATION	0	0	1	1
OCCUPANCY / BUSINESS LICENSE	0	1	0	1
RE-ROOF FINAL	0	2	14	16
RE-ROOF TEAR OFF & NAIL	0	2	16	18
SMOKE & CO ALARMS	0	1	37	38
UNDER FLOOR / SLAB - PLUMBING	0	1	0	1
Totals:	**0**	**39**	**133**	**172**

City of Sonora

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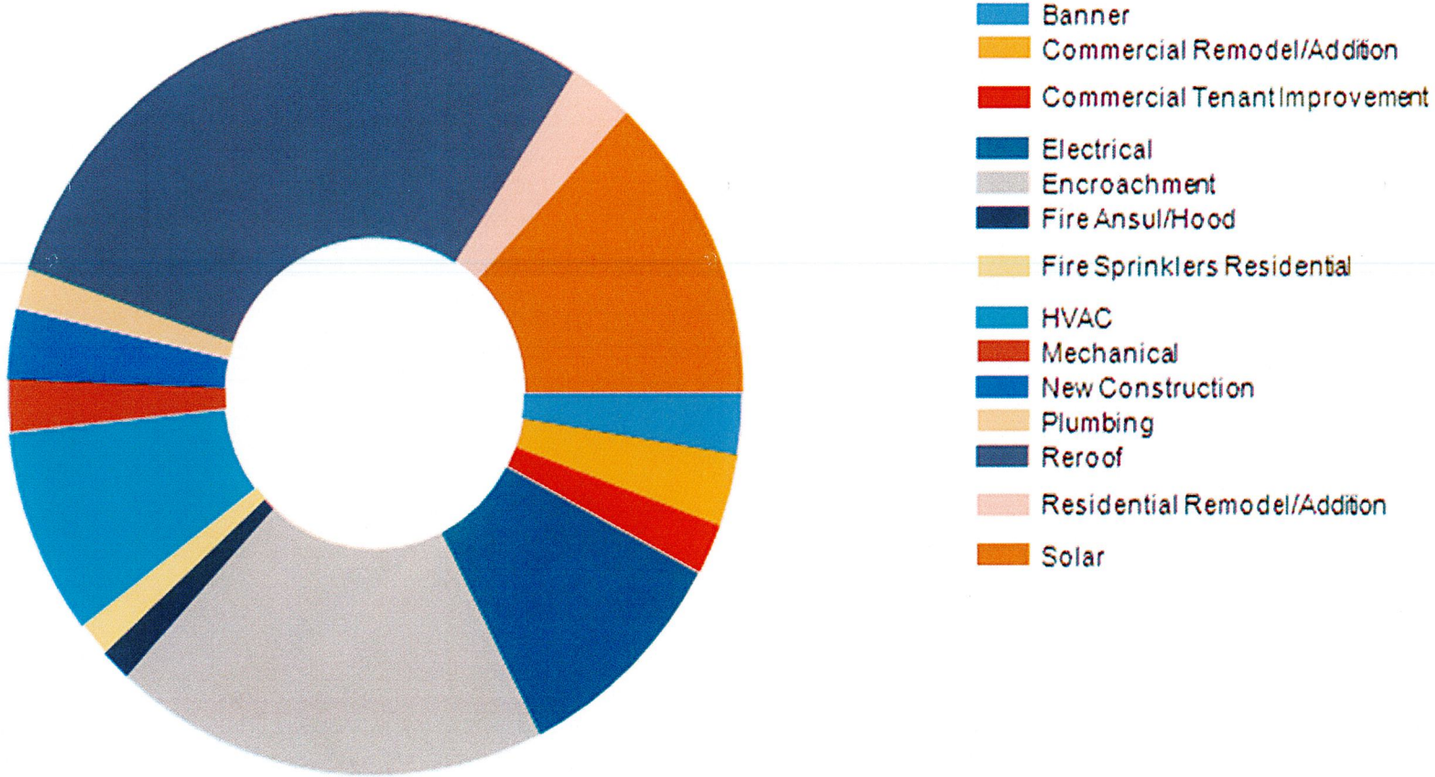
Permit Type Report

Issued Date
07/01/2025 to 09/30/2025

Description	Fees	Fees	Permits
Banner	$540.00	540.00	4
Commercial Remodel/Addition	$637.89	637.89	2
Commercial Tenant Improvement	$442.56	442.56	1
Electrical	$2,030.25	2,030.25	14
Encroachment	$4,000.00	4,000.00	22
Fire Ansul/Hood	$285.79	285.79	1
Fire Sprinklers Residential	$305.35	305.35	1
HVAC	$1,817.12	1,817.12	6
Mechanical	$472.15	472.15	1
New Construction	$618.70	618.70	3
Plumbing	$351.71	351.71	2
Reroof	$5,987.63	5,987.63	17
Residential Remodel/Addition	$579.81	579.81	2
Solar	$2,712.25	2,712.25	8
Total	$20,781.21	20,781.21	84

Permit Type Report

Issued Date
07/01/2025 to 09/30/2025



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: October 20, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Mike Pugh / Carlye Buchholz, City Engineer

SUBJECT: Receive the City of Sonora Engineering Department Quarterly Report for July, August, and September 2025

RECOMMENDATION:

Receive the City of Sonora Engineering Department Quarterly Report for July, August, and September 2025.

DISCUSSION / ANALYSIS:

The City of Sonora Public Works Department, Engineering Division, performed the following activities:

General Business

- Authorized the NTP for the construction of the Public Works Maintenance Building – 8/20/2025. The project is scheduled for completion in early December 2025
- Authorized the NTP for the construction of the Woods Creek Pickleball Court – 6/23/2025. The project construction was substantially completed on 10/10/2025
- The On-Call Contracting contracts were prepared and routed of approval and execution
- Provided the services needed to select and get under contract a new solid waste removal company - Solid Waste Franchise Agreement to California Waste Recovery Systems, LLC (Cal-Waste)
  - Meeting and site visit with Cal-Recycle
  - RFP prepared and advertised
  - Proposals evaluated
  - Contract negotiated with Cal-Waste
  - Contract reviewed and submitted to the City Council for approval – 10/06/2025 City Council Meeting (Rates to be approved at the 10/20/2025 City Council Meeting)
- Assisted TCTC with a CalFire Grant
- Created an AutoCAD file of Sonora City Streets for an update to iWorQ
- Provided letters and safety visits to residents
- Prepare a draft Speed Bump Policy
- Prepared a Linoberg and Stewart Street Loading Zone exhibit
- Facilitate the Parking and Traffic Commission Meeting
- Reviewed encroachment permits
- Performed plan check reviews

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

- Determined preliminary Right of Way limits at various locations in the City

Federal Compliance:

- Submitted the quarterly ATP update for the Gold Rush Path project to Caltrans – Submitted 10/13/25
- Submitted the final invoice and project closeout document for the Transit Center project to Caltrans – Submitted 9/19/25
- Submitted updated language for the FHWA SS4A Grant to FHWA – Submitted 10/8/25.

FISCAL IMPACT:

There is 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

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: October 21, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Gary Carlson, Interim Fire Chief

SUBJECT: Receive the Sonora Fire Department Quarterly Report for July, August, and September 2025

RECOMMENDATION:

Receive the Sonora Fire Department Quarterly Report for July, August, and September 2025.

DISCUSSION / ANALYSIS:

1. The City of Sonora Fire Department responded to 471 calls for service.
   Start Date: 07/01/2025 | End Date: 09/30/2025

2 . Sonora City units responded to emergency calls as follows:

100 - Fire, other	1
131 - Passenger vehicle fire	1
137 - Camper or recreational vehicle (RV) fire	2
141 - Forest, woods, or wildland fire	3
142 - Brush or brush-and-grass mixture fire	5
143 - Grass fire	5
161 - Outside storage fire	1
251 - Excessive heat, scorch burns with no ignition	1
321 - EMS call, excluding vehicle accident with injury	306
322 - Motor vehicle accident with injuries	15
323 - Motor vehicle/pedestrian accident (MV Ped)	4
324 - Motor vehicle accident with no injuries.	9
441 - Heat from short circuit (wiring), defective/worn	3
511 - Lock-out	3
520 - Water problem, other	1
541 - Animal problem	1
550 - Public service assistance, other	5
551 - Assist police or other governmental agency	8
553 - Public service	6
554 - Assist invalid	17

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600 - Good intent call, other	1
611 - Dispatched & cancelled en route	42
622 - No incident found on arrival at dispatch address	1
631 - Authorized controlled burning	1
651 - Smoke scare, odor of smoke	4
730 - System malfunction, other	12
731 - Sprinkler activation due to malfunction	1
735 - Alarm system sounded due to malfunction	5
736 - CO detector activation due to malfunction	1
740 - Unintentional transmission of alarm, other	1
741 - Sprinkler activation, no fire - unintentional	1
743 - Smoke detector activation, no fire - unintentional	2
745 - Alarm system activation, no fire - unintentional	2
Total	471

3. Monthly dollar loss in the city, resulting from fire: 0
4. The average response time during the month: 5:09
5. Automatic or mutual aid given: 281

FISCAL IMPACT:

There is 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

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: October 20, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Turu VanderWiel, Chief of Police

SUBJECT: Receive the Sonora Police Departments Quarterly Report for July, August, and September 2025.

RECOMMENDATION:

Receive the Sonora Police Departments Quarterly Report for July, August, and September 2025.

BACKGROUND:

Each Quarter, the Sonora Police Department reports on general police activity for the previous quarter. This list is not all-inclusive and is guided by the interests of the City Council. The reporting format allows for a comparison of activity with the same period during the previous year.

The City is divided into two areas of responsibility, each monitored by our two Police Sergeants. The Sergeants monitor their assigned areas and proactively apply problem-solving community policing principles to address a range of issues, from property crime trends to public nuisance concerns, all with the goal of enhancing public safety.

Most categories in our report reflect criminal case investigation reporting, providing a comprehensive view of our law enforcement efforts. However, it's important to note that these categories primarily indicate the number of criminal case investigations rather than the actual number of incidents occurring in the City. Select categories, such as Larceny and Homeless Activity, have dual reporting numbers, reflecting the number of reported occurrences and the number of criminal case investigations. Similarly, the Total Phone Calls / 911 Calls category reflects the number of 911 calls included in the total number of incoming calls to the Sonora Police Department in a given reporting period, offering a more nuanced understanding of our emergency response.

DISCUSSION / ANALYSIS:

The chart below summarizes activities for February 2025.

Activity	**Jul-Sep 2025**	**Jul-Sep 2024**
Total Incidents	3,262	3,605

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Calls for Service	2,359	2,542
Officer Initiated Activity	903	1,099
Total Arrests	87	102
Felony Arrests	24	31
Misdemeanor Arrests	63	86
Case Investigations	269	353
Parking Citations	30	76
Moving Citations	40	59
Domestic Violence	16	11
Total Larcenies/Larceny Investigations	54/24	60/---
Total Collisions/Collision Investigations	80/33	81/23
Homeless Activity/Case Reports	399/35	475/66
Animal Control Calls	130	83
Public Intoxication and Drug Influence	14	21
DUI Arrests (alcohol and/or drugs)	9	11
Total Phone Calls / 911 Calls	5,819/937	6,793/---
Average Per Day / 911 Average Per Day	63/10	73 / ---
Vehicle Tow/Storage Releases	11	19

FISCAL IMPACT:

There is no fiscal impact on the General Fund.

CITY COUNCIL AGENDA REPORT

CITY HALL

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SERVICE, INNOVATION, INTEGRITY, COLLABORATION, RESPECT, LEADERSHIP

ATTACHMENTS (3):

Crimes by Area Report

Area 1 Supervisor Report

Area 2 Supervisor Report

CORE COUNCIL PRIORITIES:

Public Safety and Disaster Preparedness, Homelessness Issues, Training, and Retention

July – September 2025 - Crimes by Area

AREA 1 REPORTS:

Violent Crimes:

3 – Felony Domestic Violence (one with Felony violation of Parole and misdemeanor vandalism; one with misdemeanor violation of a domestic violence restraining order)
1 – Felony Criminal Threats
2 – Misdemeanor Violation of Domestic Violence Restraining Order
1 – Misdemeanor Brandishing of a Weapon, other than a firearm
1 – Misdemeanor Domestic Battery (with felony illegal possession of an assault weapon and misdemeanor possession of a large capacity magazine)
1 – Misdemeanor Battery on a Person

Burglaries / Other Larceny:

5 – Felony Petty Theft with 2 or more Priors (one with misdemeanor trespassing and vandalism; one with felony conspiracy; one with felony grand theft)
1 – Felony Burglary from a Residence Location
1 – Felony Identity Theft (with misdemeanor petty theft)
4 – Misdemeanor Business Burglaries (Shoplifting) (one with felony burglary and felony make/pass fictitious check with intent to defraud)
7 – Misdemeanor Petty Theft from a Business Location
1 – Misdemeanor Possess or Manufacture Fictitious Check/Bill (with misdemeanor theft by use of access card)

AREA 2 REPORTS:

Violent Crimes:

4 – Felony Domestic Violence (one with felony strangulation and misdemeanor damage to a wireless communication device; one with felony rape by use of drugs and felony false imprisonment; one with felony rape of an unconscious person and misdemeanor damage to a wireless communication device)
1 – Felony Assault with a Deadly Weapon, other than a firearm
6 – Misdemeanor Domestic Battery (one with misdemeanor violation of a domestic violence restraining order)
2 – Misdemeanor Sexual Battery

Burglaries / Other Larceny:

1 – Felony Burglary from a Residence Location

1 – Felony Burglary from a Business Location
2 – Misdemeanor Petty Theft from a Business Location
1 – Misdemeanor Petty Theft from a Residence (with misdemeanor vandalism)

Area 1 Supervisor Report
July-September 2025

Neighborhood Watch:

ELKS HILL:

- No updated activity

SONORA KNOWLES:

- No updated activity.

Case(s) for discussion:

Officers responded to a report of a domestic dispute, and the victim stated the suspect grabbed her backpack and prevented her from leaving. During their investigation, a rifle was located inside the residence. The officers located an unserialized AR-15 style rifle, one loaded 30-round magazine, one loaded 10-round magazine, and miscellaneous firearm parts. The suspect was booked on weapons charges and domestic violence charges.

Officers were dispatched to Walmart on a report of a male subject stealing a full shopping cart of merchandise valued at more than $950.00. The male subject loaded the stolen goods into a truck and left the area. Officers arrived in the area, located the vehicle, and conducted a traffic stop. The suspect was booked on theft charges, and items were recovered and returned to Walmart.

Investigations:

- The department is currently looking to fill the open Detective position.
- Sergeant Nygard attended the ICI course dedicated to investigating officer-involved shootings.

Range:

- Firearms qualifications were completed on June 25th and September. Officers also received training on less-lethal shotguns.
- Range Instructor, Officer Figueroa, attended the Rifle instructor course.

Fleet:

- A new Polaris ATV was purchased and delivered. Officers are currently being trained in the operation and deployment of the vehicle.
- Six outdated fleet vehicles have been surplused and sent to auction.

Property and Evidence:

- No updated activity

Respectfully submitted,

Sergeant Eric Nygard

Area 2 Monthly Supervisor Report
July-September 2025

Neighborhood Watch:

MYERS HILL:
- No updated activity.

NORTH STEWART:
- No updated activity.

HIGHLAND VIEW:
- No updated activity

Case(s) for discussion:

Officers responded to reports of an assault with a deadly weapon. Upon arrival, Officers contacted a male who had been cut with a knife on the forearms. The Victim stated that an unknown male along the creek contacted him, and the male then pulled a knife and slashed at him. The Victim was able to provide a possible clothing description but stated he had never seen the male before. The Victim was later transported to a local hospital with non-life-threatening injuries. Officers canvased the area but were unable to locate a male matching the description given. There were no cameras in the area that could assist officers in the investigation.

Officers conducted a traffic stop, and in the vehicle was a subject on searchable county probation. The Sonora police Department's K-9 was utilized for an exterior sniff of the vehicle, and the dog alerted its handler to narcotics inside. Officers conducted an interior search of the vehicle and located a white crystal-like substance that was consistent with Methamphetamine. The subject admitted to the substance being hers and was later booked into the Tuolumne County Jail for possession of a controlled substance.

K-9:

- The Sonora PD K-9 Handler has continued to utilize his partner for narcotics and has had positive results.
- The K-9 team is actively training twice a month and consistently showing progress.
- In August, our K-9 team was recertified with the Peace Officers Standards and Training qualifications.
- K-9 Ridge received a ballistic vest, which was purchased by donations through the Friends of Sonora Police Department non-profit organization.

Reserves/Volunteers/Explorers:

- Volunteers and Explorers have been holding meetings and training twice a month. They have also started doing the parking details at Sonora High School football games. The Explorers are receiving $5 donations per vehicle to help support their program, which helps cover the cost of training and supplies. We have gained new Volunteers and Explorers and continue to receive applications for the programs.

Recruitment:

- We have received multiple applications for Dispatcher and Officer positions. We will be holding interviews in October.

Training:

- We have sent Officers to Driver Awareness Training, Field Training Officer training, Officer Involved Shooting Investigations, Women in Leadership Roles in Law Enforcement Conference, Dispatcher Academy, Reserve Training Conference, and Range Instructor for multiple firearm platforms.

Respectfully Submitted,

Sgt. Dominic Bertalotto

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SERVICE, INNOVATION, INTEGRITY, COLLABORATION, RESPECT, LEADERSHIP

DATE: October 20, 2025

TO: Honorable Mayor and Members of the City Council

FROM: Mike Lagomarsino, Public Works Supervisor

SUBJECT: Receive the Sonora Public Works Department Quarterly Report for July, August, and September 2025.

RECOMMENDATION:

Receive the Sonora Public Works Department Quarterly Report for July, August, and September 2025.

DISCUSSION / ANALYSIS:

For July, August, and September 2025, the City of Sonora Public Works Department performed the following activities:

Events

- Staged traffic signs for the Farmers Market weekly.
- Staged road closed signs for the Poppy Event on Green Street on the Second Saturday of the month.

Streets

- Loaded and hauled one pay pile.
- Conducted weed abatement along numerous city ROWS.
- Repaired a trip hazard on both sides of the crosswalk on Hospital Rd.
- Painted directional dots in the intersection of Mono Way and Greenley Rd.
- Pressure-washed trash cans and sidewalks in the downtown area.
- Performed roadside trash pickup.
- Test patched trip hazards on sidewalks with several different materials.
- Replaced a burnt-out traffic signal on Restano Way.
- Replaced the photocell and converted the streetlight on Ponderosa Way to LED.
- Repaired a handrail damaged by a vehicle on Mono Way.
- Performed clearance tree pruning on Saratoga Rd and Ridge Rd.
- Winterized Linoberg Street by tarping the past failure and adding sandbags to the edge of the road.
- Installed new directional (MORE SHOPS) signs on Linoberg St.
- Assisted the Police Department with the removal of debris from a homeless camp on Stockton Rd.
- Loaded and disposed of four deceased deer along city streets.
- Pressure-washed the bus stops on Stockton Rd.
- Performed painting of street markings throughout the city.
- Made repairs to the dog waste bag dispensers throughout the city.

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- Made repairs to the hand railing on Stewart St.
- Repaired damaged street signs on Washington St and Cielo Vista Way.
- Loaded and hauled eight pay piles from the City streets.
- Spent several days pot-holing City Streets.
- Continued with the annual weed-spraying program throughout the City streets.
- Returned numerous shopping carts to businesses that have been abandoned on City streets.
- Trimmed vegetation around numerous City street signs.
- Spent several days picking up leaf piles around the City.

Facilities

- Picked up a desk from the homeless shelter and delivered it to City Hall.
- Made repairs to a rain gutter on the Public Works facility.
- Made repairs to the sliding door on the storage building on Southgate Dr.
- Installed a window blind on the front door at the wellness center.
- Made repairs to a toilet in the Opera Hall restroom.
- Installed a stair closure strap at City Hall.
- Pruned trees and shrubs in the Public Works yard.
- Welded locking mechanism on a Conex box for the Police Department.

Parks/Landscapes/Parking Lots

- Removed a large area of graffiti in the Terzich Parking Structure.
- Removed a damaged BBQ in Rotary Park.
- Pruned trees and shrubs at the Old Senior Lounge lot and the Ed Center lot.
- Made numerous irrigation repairs in several City landscapes.
- Replaced a damaged swing in the playground at Rotary Park.
- Removed downed tree from the roadway on Woods Creek Dr.
- Installed a streetlight deflector requested by a resident on Elks Dr.
- Installed automatic air fresheners in the public restrooms.
- Removed the (PUBLIC PARKING) letters on the Terzich Parking Structure.
- Installed an ADA ramp in Coffill Park.
- Monthly inspection of playground equipment at Rotary Park.
- Performed weekly debris removal from City lots.
- Removed graffiti from walls in the Farmers Market restrooms.

Storm Drains

- Assisted a contractor with the flushing of a plugged store culvert on Highland View Dr.
- Made repairs to a collapsed storm drain on Gold Street.

Cemeteries

- Conducted weed abatement around headstones.
- Daily check of messages and return calls as needed at Mountain Shadow.
- Daily cleaning of irrigation filters during the irrigation season.
- Marked out plots as requested by the Funeral Home as needed.
- Set headstones as requested by the Funeral Home.

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- Continued with weed abatement.

Fleet

- Installed a scanner, decals, and tiedown hooks on the new Public Works dump truck.
- Installed a new hose system on the street painting rig.
- Made repairs to the exhaust system on the portable welder rig.

Miscellaneous

- Daily - unlocked and serviced of all public restrooms.
- Put up weekly event banners downtown.
- Garbage collection twice a week in all City parking lots, Landscapes, and Parks.
- Monthly fleet vehicle inspections.
- Twice weekly - ran the Street sweeper early morning on a rotating street schedule throughout the city.

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