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 - Amended
Agenda
Monday, April 06, 2026
5:00 PM

NOTICE IS HEREBY GIVEN that the Sonora City Council will have their regular meeting on April 6, 2026, 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

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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 Christopher Gorsky

City Attorney Douglas White

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

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

OPEN SESSION - 5:00 PM

1. **PLEDGE OF ALLEGIANCE**

2. **ROLL CALL**

3. **CITY CLERK'S REPORT ON AGENDA POSTING**

4. **APPROVAL OF THE AGENDA**

5. **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.

6. **PRESENTATIONS**

   A. Receive an Update from Tuolumne County District 1 Supervisor Mike Holland; Chris Gorsky, City Administrator.

   B. Receive an Introduction and Reading of the Oath for the New Administrative Services Officer/City Clerk Nicole McCutchen; Tracy Skelly, Administrative Services Officer/City Clerk.

7. **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 Minutes from March 16, 2026; Stacy Enos-Del Razo, Deputy City Clerk.

   B. Approve a Proclamation Recognizing March 7–14, 2026, as California Arbor Week in the City of Sonora; Ann Segerstrom, Mayor.

   C. Review and Discuss Adding to a Future Agenda a Proclamation Recognizing April 19-25, 2026, as California Cities Week in the City of Sonora; Ann Segerstrom, Mayor.

   D. Receive the 2025 General Plan Annual Progress Report; Tyler Summersett, Community Development Director.

   E. Consider Approval for the City Administrator to Sign and Record a Substitution of Trustee and Full Reconveyance for APN 035-262-015; Tyler Summersett, Community Development Director.

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

8. PUBLIC HEARING

A. Waive the Second Reading by Title Only and Adopt Ordinance No. 915, Approving a Development Agreement Between the City of Sonora and SV110 LLC to Extend the Life of the Cuesta Heights Vesting Tentative Map; Tyler Summersett, Community Development Director.

9. UNFINISHED BUSINESS

A. Consider Approval of Amendment Request #1 to Task Order 26-04 in the Amount of $88,882.44 for Dewberry Engineers Inc. (Dewberry) to Provide Engineering and Surveying Services to Generate a Mobile LiDAR Database of All City Owned Streets Within the City of Sonora and to Prepare a PCI Assessment; Carlye Buchholz, City Engineer.

10. NEW BUSINESS

A. Consider Approval of Sierra Mountain Construction Inc. Total Bid Price of $143,587.24 to Complete Thermoplastic Striping and Pavement Markings for South Washington Street and Mono Way, and Dewberry Engineers Inc. (Dewberry) Task Order No. 26-10 in the Amount of $16,350, to Complete Construction Management and Inspection Services; Carlye Buchholz, City Engineer.

B. Consider Approval for the Removal and Replacement of the Playground Surface at Rotary Park Located off Woods Creek Drive, Utilizing On-Call Contractor George Reed; Carlye Buchholz, City Engineer.

C. Consider Authorization to Implement a Meeting-in-a-Box Community Engagement Activity as Part of the Outreach Strategy for the Active Transportation Program (ATP) Grant Applications for the Sonora Moves Project and the Downtown Sidewalk Improvement Project; Rebecca Neilon, City Engineer.

D. Consider Approval of Resolution Number 04-06-2026-A, Authorizing the Closure of State Route 49 (Washington Street) and Certain City Streets for the 2026 Mother Lode Round-Up Parade; Turu VanderWiel, Police Chief.

E. Consider Approval of Resolution Number 04-06-2026-B, Authorizing Opened Alcoholic Beverage Containers and Public Consumption of Alcoholic Beverages within Designated Areas of the Special Event. These Areas are Marked by Street Closures on SR 49 (Washington Street) and Other Identified City Streets for the 2026 Mother Lode Round-Up Parade; Turu VanderWiel, Police Chief.

11. COUNCIL MEMBER REPORTS

12. ADJOURNMENT

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

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

CITY COUNCIL AGENDA REPORT

CITY HALL

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

SERVICE, INNOVATION, INTEGRITY, COLLABORATION, RESPECT, LEADERSHIP

DATE: April 6, 2026

TO: Honorable Mayor and Members of the City Council

FROM: Chris Gorsky, City Administrator

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

RECOMMENDATION:

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

DISCUSSION / ANALYSIS:

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

FISCAL IMPACT:

No Fiscal Impact to the General Fund.

CORE COUNCIL PRIORITIES:

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

CITY COUNCIL AGENDA REPORT

CITY HALL

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

SERVICE, INNOVATION, INTEGRITY, COLLABORATION, RESPECT, LEADERSHIP

DATE: April 6, 2026

TO: Honorable Mayor and Members of the City Council

FROM: Chris Gorsky, City Administrator
Tracy Skelly, Administrative Services Officer/City Clerk

SUBJECT: Receive an Introduction and Reading of the Oath for the New Administrative Services Officer/City Clerk Nicole McCutchen

RECOMMENDATION:

Receive an Introduction and Reading of the Oath for the New Administrative Services Officer/City Clerk Nicole McCutchen.

BACKGROUND:

With the upcoming retirement of the current Administrative Services Officer/City Clerk, Ms. Nicole McCutchen has been selected to assume this role. This transition ensures continuity in the City's administrative operations and maintains the high standard of service provided to the community and organization.

DISCUSSION / ANALYSIS:

Nicole McCutchen brings over 15 years of experience in public service, administrative leadership, and infrastructure project support. Her professional background includes service with CAL FIRE, the California Department of Corrections and Rehabilitation, Copper Valley Community Services District, and involvement in major public works projects with the City and County of San Francisco Public Utilities Commission (SFPUC) and regional partners.

Ms. McCutchen brings a strong work ethic, attention to detail, and commitment to serving both the organization and the community with integrity and care. She values public service and takes pride in supporting transparent, responsive, and well-run local government.

Outside of her professional role, Nicole enjoys spending time with her family, cooking, camping, and going for walks. She is especially excited to welcome her first granddaughter, Payton Nicole, later this August. Her personal and professional values reflect a strong dedication to service and community connection.

We are pleased to welcome Nicole to the team and look forward to all she will contribute to this important role.

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.

CORE COUNCIL PRIORITIES:

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: April 6, 2026

TO: Honorable Mayor and Members of the City Council

FROM: Stacy Enos-Del Razo, Deputy City Clerk

SUBJECT: Meeting Minutes from March 16, 2026

RECOMMENDATION:

Consider Approval of the Meeting Minutes from March 16, 2026.

DISCUSSION / ANALYSIS:

Staff Recommends the City Council Approve the Meeting Minutes from March 16, 2026.

FISCAL IMPACT:

N Fiscal Impact on the General Fund.

ATTACHMENTS:

Meeting Minutes from March 16, 2926.

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, March 16, 2026
5:00 PM

NOTICE IS HEREBY GIVEN that the Sonora City Council will have their regular meeting on March 16, 2026, 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 Christopher Gorsky

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

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

Vice Mayor Andy Merrill led the Pledge of Allegiance.

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

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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, March 13, 2026, at 12:41 pm.

APPROVAL OF THE AGENDA

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

PUBLIC COMMENT (NON-AGENDA ITEMS)

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Katie Dunn President of the Sonora Chamber of Commerce informed those in attendance the next mixer is March 17th at the Vintage Hideaway, and there will also be a ribbon cutting; the New Rural Business Program will have workshops on April 21st and April 28th; and the Spring/Summer edition of the Sonora Chamber Magazine is now out.

PRESENTATIONS

3. Recognize and Thank Police Dispatcher-Records Specialist II Tammy Gillespie for Her Service to the City of Sonora Police Department and Join Staff and Community For a Break and Celebration of her Retirement; Turu VanderWiel, Police Chief.

   Turu VanderWiel Police Chief recognized and thanked Tammy Gillespie for her service; and presented her with a Retired Dispatcher Badge.

   Tammy Gillespie Police Dispatcher-Records Specialist II addressed the Council.

   Turu VanderWiel Police Chief invited Tammy's family to the podium and presented her with two Certificate's of Recognition.

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Mayor Ann Segerstrom called for a short break to honor Tammy Gillespie.

Mayor Ann Segerstrom called the meeting back to order.

4. Receive a Presentation Regarding an Update to Sonora Police Department Policy 1022, Personal Appearance Standards, Specifically Relating to Beards and Visible Tattoos, and Give Direction to Staff; Turu VanderWiel, Police Chief.

   Turu VanderWiel Police Chief presented the update to the Sonora Police Department Policy 1022, Personal Appearance Standards, Specifically Relating to Beards and Visible Tattoos.

   Councilmembers made comments and discussed with the Chief.

   No Public comment.

   Mayor Ann Segerstrom stated the Council is united in going forward with the one year pilot program.

CONSENT CALENDAR

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

5. Consider Approval of the Meeting Minutes from March 2, 2026; Stacy Enos0Del Razo, Deputy City Clerk.

6. Consider Acceptance of an Informational Report for February 2026 Accounts Payable Payment Register and Void Report; Chris Gorsky, City Administrator

7. Consider Acceptance of Disbursements in the Amount of $184,714.67 and $234,066.87 for Payroll, Including Employee Salaries, Employer and Employee Taxes, Retirement Contributions, Miscellaneous Voluntary Employee Deductions, Holiday Pay, and Other Adjustments, Including Retro-Pay; Tracy Skelly, Administrative Services Officer/City Clerk.

8. Waive Second Reading, by Title Only and Adopt Ordinance No. 908, Which Finalizes the Rezoning of Assessor Parcel Number (APN) 044-430-055 to the Regional Housing Needs Overlay Zone and Adds Chapter 17.21 Entitled Regional Housing Needs Overlay Zone (RHNO) to Title 17 of the City of Sonora Municipal Code as Adopted by the City Council on March 2, 2026; Tyler Summersett, Community Development Director.

9. Consider Approval of Resolution No. 03-16-2026-A Establishing the Job Description for Dispatcher-Records Specialist – Temporary/Extra Help/Annuitant and Dispatcher-Records Specialist – Part-Time/Limited Term; Chris Gorsky, City Administrator, Tracy Skelly, Administrative Services Officer.

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

10. Consider Adoption of Resolution No. 03-16-2026-B Approving the Updated Salary Range Tables for Sonora Part-Time/Relief/Unrepresented Employees to Include the Dispatcher-Records Specialist Part-Time/Limited Term Classification; Chris Gorsky, City Administrator, Tracy Skelly, Administrative Services Officer.

11. Consider Approval of the Interim/Extra Help/Retired Annuitant Dispatcher-Records Specialist Employment Agreement with Deborah Dills and Authorize the City Administrator to Execute the Agreements on Behalf of the City; Chris Gorsky, City Administrator, Tracy Skelly, Administrative Services Officer.

12. Review and Discuss Adding to a Future Agenda a Proclamation Recognizing March 7–14, 2026, as California Arbor Week in the City of Sonora; Ann Segerstrom, Mayor.

    Sharon Marovich Tuolumne Heritage Committee addressed the Council on Arbor Week.

    Mayor Ann Segerstrom made a clarification.

    Councilmembers made additional comments.

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

NEW BUSINESS

13. Consider Approval of Task Order 26-10 in the Amount Not to Exceed $50,000 for Dewberry Engineers, Inc. to Provide Oversight of the Safe Streets and Roads for All (SS4A) Federal Discretionary Grant; Matt Schmitz, City Engineer.

    Matt Schmitz City Engineer presented Task Order #26-9 to provide oversight of the Safe Trees and Roads for all (SS4A) Federal Discretionary Grant.

    Councilmembers asked questions and made comments.

    No public comment.

    Councilmembers made additional comments and asked questions.

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

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

14. Consider Acceptance of the City of Sonora's Audited Financial Statements for Fiscal Year Ended June 30, 2025, Prepared by Harshwal & Company, Certified Public Accountants, Chris Gorsky, City Administrator.

    Chris Gorsky City Administrator presented the audited financial statements for fiscal year ended June 30, 2025, prepared by Harshwal & Company, Certified Public Accountants.

    Garima Jha Harshwal & Company addressed the Council.

    Councilmembers made comments and thanked Chris Gorsky and Harshwal & Company.

    No public comment.

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

15. Consider Adopting Resolution 03-16-2026-C Supporting the Closure of Stewart Street Between Lyons and Theall During the Sonora Farmers Market Season; and

    Consider Extending the Farmers Market Season by Three (3) Weekends, from Mid-October Through the End of October with a Holiday Market Ahead of Thanksgiving; Tyler Summersett, Community Development Director.

    Tyler Summersett Community Development Director addressed the Council on the closure of Stewart Street between Lyons and Theall during the Sonora Farmers Market season; and extending the Farmers Market season by three weekends with a Holiday Market ahead of Thanksgiving.

    Tyler Summersett Community Development Director invited Kristi Conforti to the podium to share the results of the Farmers Market survey.

    Councilmembers made comments.

    Tyler Summersett Community Development Director continued to discuss with the Council.

    Katie Dunn addressed the the Council.

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

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

16. Consider Approval to Add Red Curbs in Each of the Locations as Identified, Including Elkin Street, Washington Street and Green Street; Tyler Summersett, Community Development Director.

    Tyler Summersett Community Development Director presented the addition of red curbs at Elkin Street, Washington Street and Green Street.

    Councilmembers asked questions and discussed.

    A member of the public addressed the Council.

    Councilmembers made additional comments.

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

COUNCIL MEMBER REPORTS

Councilmember Stephen Opie had nothing to report.

Councilmember Bess Levine had nothing to report.

Councilmember Mark Plummer attended Tuolumne County Transportation Council (TCTC); and the Tuolumne County Alliance for Resources (TCAR) meetings.

Vice Mayor Andy Merrill attended the TCTC meeting.

Mayor Ann Segerstrom attended the Living with Fire workshop; Cal Cities Mayor and Councilmember roundtable; and spoke with the Cal State Retirees (CSR).

ADJOURNMENT

Adjourned at 6:58 pm.

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

CITY COUNCIL AGENDA REPORT

CITY HALL

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

SERVICE, INNOVATION, INTEGRITY, COLLABORATION, RESPECT, LEADERSHIP

DATE: April 6, 2026

TO: Honorable Mayor and Members of the City Council

FROM: Ann Segerstrom, City of Sonora Mayor

SUBJECT: Approve a Proclamation Recognizing March 7–14, 2026, as California Arbor Week in the City of Sonora

RECOMMENDATION:

Approve a Proclamation Recognizing March 7–14, 2026, as California Arbor Week in the City of Sonora.

BACKGROUND:

California Arbor Week is celebrated annually from March 7–14 in honor of renowned horticulturist Luther Burbank's birthday on March 7. This week is dedicated to promoting the importance of trees in our environment and encouraging individuals, schools, businesses, and organizations to engage in tree-planting and stewardship efforts.

DISCUSSION / ANALYSIS:

Trees are essential to our community, providing shade, improving air and water quality, reducing soil erosion, enhancing property values, and creating habitats for wildlife. By recognizing California Arbor Week, the City of Sonora underscores its commitment to sustainability and environmental conservation.

FISCAL IMPACT:

No Fiscal Impact to the General Fund

ATTACHMENTS:

- Proclamation Celebrating California Arbor Week, March 7–14, 2025.

CORE COUNCIL PRIORITIES:

Infrastructure and Community Engagement

A PROCLAMATION
OF THE CITY COUNCIL OF THE CITY OF SONORA
CELEBRATING ARBOR DAY
MARCH 7 THROUGH MARCH 14, 2026

WHEREAS, trees are essential to the character and charm of our communities, providing shade, beauty, and habitat for wildlife; and

WHEREAS, trees play a vital role in improving air quality, conserving water, reducing soil erosion, and mitigating climate change by absorbing carbon dioxide; and

WHEREAS, California Arbor Week is celebrated annually from March 7 to 14, in honor of renowned horticulturist Luther Burbank's birthday on March 7, encouraging communities to come together to plant and care for trees; and

WHEREAS, this week-long celebration provides an opportunity for individuals, schools, and organizations to promote tree planting, stewardship, and environmental awareness; and

WHEREAS, by participating in California Arbor Week, we contribute to the health and well-being of current and future generations, fostering a sustainable and vibrant environment; and

NOW, THEREFORE, be it resolved that we, the City Council of the City of Sonora, do hereby proclaim March 7–14, 2026, as **California Arbor Week** in the City of Sonora, and encourage all citizens to observe this week by participating in tree-planting activities and educational programs that promote the benefits of trees in our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City to be affixed this 16th day of March of the year two thousand and twenty-six.

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: April 6, 2026

TO: Honorable Mayor and Members of the City Council

FROM: Ann Segerstrom, City of Sonora Mayor

SUBJECT: Review and Discuss Adding to a Future Agenda a Proclamation Recognizing April 19-25, 2026, as California Cities Week in the City of Sonora

RECOMMENDATION:

Review and Discuss Adding to a Future Agenda a Proclamation Recognizing April 19-25, 2026, as California Cities Week in the City of Sonora.

BACKGROUND:

Pursuant to the Councilmember Handbook, requests for new agenda items must be submitted through the Consent Calendar at a prior meeting, with a brief description of the item and its relevance. If approved by the Council, the item will be placed on the agenda for a future meeting.

California Cities Week is an annual statewide celebration sponsored by the League of California Cities to highlight the important role cities play in providing essential services and fostering community engagement. The week encourages residents to learn more about how local government operates and to participate in civic life.

The City of Sonora was incorporated in 1851, becoming the 11th city in the State of California during the early years following the Gold Rush. In May 2026, the City will celebrate its 175th anniversary, marking a significant milestone in its long history of service, governance, and community development.

DISCUSSION / ANALYSIS:

The proposed proclamation recognizes California Cities Week. It highlights the essential services cities provide, including public safety, infrastructure, and community programs, while also acknowledging the City's rich history and longstanding commitment to its residents.

Celebrating California Cities Week provides an opportunity to promote civic pride, increase awareness of municipal services, and encourage community involvement. Incorporating recognition of the City's 175th anniversary further emphasizes Sonora's unique historical significance and continued vitality.

FISCAL IMPACT:

No Fiscal Impact to the General Fund

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:

- Proclamation Celebrating California Cities Week, April 19-25, 2026.

CORE COUNCIL PRIORITIES:

Community Engagement

A PROCLAMATION

OF THE CITY COUNCIL OF THE CITY OF SONORA CELEBRATING CALIFORNIA CITIES WEEK APRIL 19 THROUGH APRIL 25, 2026

WHEREAS, cities first arose in California when eight municipalities incorporated in 1850 to provide essential safety and health services to a rapidly growing population following the Gold Rush, and subsequent periods of economic growth and immigration; and

WHEREAS, today California's 483 cities and towns vary in size and scope and serve diverse communities throughout the state, from small rural neighborhoods to large urban regions; and

WHEREAS, more than 80 percent of California's population resides within cities and towns and relies on municipal services provided by local governments; and

WHEREAS, the California Constitution grants cities important powers, including the authority to promote and regulate public safety, raise revenue for public purposes, and operate public works to furnish residents with light, water, power, heat, transportation, and communication; and

WHEREAS, cities provide millions of Californians with essential services, including but not limited to fire protection, law enforcement, emergency medical and disaster response, parks and recreation, community and human services, solid waste and recycling management, utilities, land use planning, housing, economic development, transportation planning, street and road maintenance, and telecommunications; and

WHEREAS, cities remain transparent and accountable to the communities they serve and continue to earn the trust placed in them by local residents through responsive, accessible, and locally driven governance; and

WHEREAS, California Cities Week is an opportunity to recognize the vital role cities play in the daily lives of residents and to encourage civic engagement, education, and participation in local government;

WHEREAS, the City of Sonora was incorporated in 1851 as the 11th city in the State of California, during the early years of statehood following the Gold Rush, and in May 2026 proudly celebrates its 175th anniversary, honoring generations of residents, leaders, and community members who have contributed to its rich history and enduring vitality; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Sonora hereby proclaims the week of April 19 through April 25, 2026, as California Cities Week in the City of Sonora; and

BE IT FURTHER RESOLVED, that the City Council encourages residents, businesses, and community organizations to participate in California Cities Week activities and to engage with their local government to better understand municipal services, decision-making, and opportunities for civic involvement.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City to be affixed this 6th day of April of the year two thousand and twenty-six.

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: April 6, 2026

TO: Honorable Mayor and Members of the City Council

FROM: Tyler Summersett, Community Development Director

SUBJECT: Receive the 2025 General Plan Annual Progress Report.

RECOMMENDATION:

Receive the 2025 General Plan Annual Progress Report.

BACKGROUND:

Government Code Section 65400 mandates that cities and counties submit an annual progress report (APR) on the General Plan and progress on its implementation to the legislative body (e.g. City Council), the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development Department (HCD). The four purposes of the annual report are to:

- Provide information to assess progress on implementation of the General Plan in accordance with the stated goals, policies, and implementation measures.
- Provide information to identify necessary course adjustments or modifications to the General Plan to improve implementation.
- Provide a clear correlation between land use decisions made during the reporting period, and the goals, policies, and implementation measures of the General Plan.
- Provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing.

The purpose of the APR is to provide the public and decision makers with an update of the City's progress in implementing its General Plan vision. This annual assessment provides an opportunity to adjust or modify its policies, goals, and objectives to ensure that the City meets its stated vision. A secondary purpose of the APR is to fulfill the housing element statutory requirements regarding the City's progress in meeting its share of regional housing needs and its efforts to remove government constraints to the development of housing in accordance with Government Code Section 65584.3(c) and 65584.5(b)(5). The Housing Element APR has separate reporting requirements and forms, which will be submitted electronically by the City by the April 1, deadline.

DISCUSSION / ANALYSIS:

This General Plan APR does not meet any specific or general goal or objective but is mandated by the CA State Department of Housing and Community Development.

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 on the General Fund.

ATTACHMENTS:

Attachment A – 2025 General Plan Annual Progress Report

CORE COUNCIL PRIORITIES:

Economic Development/Growth and General Plan

City of Sonora





General Plan 2020



Adopted: May 30, 2007

CITY OF SONORA
2025 GENERAL PLAN
ANNUAL PROGRESS REPORT

April 1, 2025

Contents

PURPOSE OF GENERAL PLAN ANNUAL REPORT 3

CITY OF SONORA GENERAL PLAN BACKGROUND 3

GENERAL PLAN ELEMENTS 3

CITY'S RESPONSIBLITY 4

AMENDMENTS TO THE GENERAL PLAN 5

STATUS OF GENERAL PLAN IMPLEMENTATION ACTIONS 7

2020 ADOPTED GENERAL PLAN IMPLEMENTATION MEASURES 8

2024 - 2029 ADOPTED HOUSNG ELEMENT IMPLEMENTATION MEASURES 36

HOUSING ELEMENT ANNUAL PROGRESS REPORT 37

ATTACHMENTS:
Table B – Regional Housing Needs Allocation Progress Permits Issued by Affordability
Table D – Program Implementation Status Pursuant to GC Section 65583

PURPOSE OF GENERAL PLAN ANNUAL REPORT

California Government Code Section 65400 mandates that cities and counties submit an annual progress report (APR) on the General Plan and progress on its implementation to the legislative body, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD) on the status of the General Plan and progress in its implementation. The four purposes of the annual report are to:

- Provide information to assess progress on implementation of the General Plan in accordance with the stated goals, policies, and implementation measures.
- Provide information to identify necessary course adjustments or modifications to the General Plan to improve implementation.
- Provide a clear correlation between land use decisions made during the reporting period, and the goals, policies, and implementation measures of the General Plan.
- Provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing.

This document fulfills Government Code Section 65400. The purpose of the APR is to provide the public and decision makers with an update of the City's progress in implementing its General Plan vision. This annual assessment provides an opportunity to adjust or modify its policies, goals, and objectives to ensure that the City meets its stated vision. A secondary purpose of the APR is to fulfill housing element statutory requirements regarding the City's progress in meeting its share of regional housing needs and its efforts to remove government constraints to the development of housing in accordance with Government Code Section 65584.3(c) and 65584.5(b)(5). The Housing Element APR has separate reporting requirements and forms, which have been submitted electronically by the City for the April 1, deadline.

CITY OF SONORA GENERAL PLAN BACKGROUND

The Sonora General Plan Update commenced October 13, 2000, with a "kickoff" meeting at the Sonoma City Hall. From the onset, the Sonoma General Plan Update was aided by the leadership of an appointed Advisory Committee. The Advisory Committee members were appointed by the City Council. The Advisory Committee guided General Plan activities through periodic meetings with staff and consultants; sponsored Public Workshops designed to afford members of the public opportunity to participate in the General Plan development; and served as the City's decision-making body throughout General Plan formulation.

GENERAL PLAN ELEMENTS

The City's General Plan addresses State General Plan requirements. California law requires that every city and county adopt a long-term General Plan that addresses seven specific topics or "elements." (Note seven elements were required when the Sonora General Plan was adopted. State law now requires eight elements including an Environmental Justice Element). The General Plan must be internally consistent and contain the State Government Code requirements required by State law, the 2020 Sonora General Plan includes the following General Plan Elements:

- **Land Use Element**
- **Circulation Element** [included as two separate elements in *Sonora General Plan 2020*: Circulation (Transportation) and Public Facilities and Services]
- **Housing Element**
- **Conservation Element** (included as the Conservation & Open Space Element in Sonora General 2020 Plan)
- **Open Space Element** (included as the Conservation & Open Space Element in *Sonora General Plan 2020*)
- **Noise Element**
- **Safety Element**

In addition to these mandatory elements, the *Sonora General Plan 2020* includes five non-mandatory elements:

- **Air Quality**
- **Cultural Resources**
- **Economics**
- **Community Identity**
- **Recreation**

CITY'S RESPONSIBLITY

The effectiveness of the General Plan ultimately depends on how it is implemented and maintained over time. State law requires that most actions of local governments affecting the physical environment be consistent with the General Plan. This implementation of the Plan is the responsibility of numerous departments and divisions including:

- City Administrator's Office (City Clerk and Communications/Public outreach)
- Administrative Services Department (Finance & Human Resources)
- Community Development Department (Planning, Building, Code Compliance, Economic Development)
- Public Works & Engineering (Community Services, Facilities and Maintenance)
- Fire Department (Fire abatement) and,
- Police Department (Community Services, Information Technology & Animal Control)

Additionally, several other governmental agencies provide services within the City. While these agencies are neither part of the City's operational structure nor directly responsible for implementation of the General Plan, the City does coordinate its activities with these other agencies and relies upon their assistance for full implementation of the General Plan. These agencies include, but are not limited to the following:

- Tuolumne Utilities District (water & sewer)
- Sonora Union High School/Elementary School
- Tuolumne County Local Agency Formation Commission
- Tuolumne County Community Development Agency
- Tuolumne County Resources Conservation District
- County-wide County Services Area No. 21 (ambulance)

AMENDMENTS TO THE GENERAL PLAN

State law allows the City to amend its General Plan no more than four times per year (Charter Cities are Exempt from this requirement). Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require a public hearing by the City Council upon recommendation by the Planning Commission and include evaluation of the environmental impacts as required by the California Environmental Quality Act. (CEQA).

General Plan Amendments:
The General Plan was amended two times during the 2025 Planning Period for both the 2024-2029 Housing Element and Safety Element of the General Plan. No other amendments to the General Plan were completed during the 2025 General Plan Planning period.

The following construction projects were approved, initiated, or completed within the City of Sonora for the following major projects during the 2025 planning year:

Annexation Projects:
The City had no annexation projects during the 2025 General Plan planning period.

City Projects:

- Hospital Road Phase 1 reconstructed (cooperative effort with Sierra RR).
- Secured $54,000 funds from TCTC to help offset construction management costs related to the Transit project. Transit Project near completion – Working on final invoice and closeout.
- Started preliminary engineering for the Snell Street Phase 1 reconstruction and storm drainage improvement project.
- Addressed flooding - storm drainage issue at numerous locations throughout the City including:
  - Steet flooding at 416 East Oakside Drive.
  - Street flooding at Candy Vault at Bradford Street and Washington Street.
  - Hope Lane Drainage Pipe between East Oakside Drive and East Jackson Street.
  - Secured loose manhole cover at 10 Calaveras Street (Bract House).
- Worked with Public Works Maintenance staff to eliminate a tripping hazard at the Candy Vault at Bradford Street and Washington Street.
- Worked with TUD to have N Stewart Street repaired at the water main.
- Snell Road Reconstruction & Drainage Project – (County Line To Bonanza Road) Design/Environmental/Permitting.
- Linoberg Road Retaining Wall – Design/Environmental/Permitting.
- Hospital Road Reconstruction – Design/Environmental/Permitting.

- Sonora Main Drain – Design/Environmental/Permitting.
- Citywide Parking Lot Improvements – Design/Environmental/Permitting.
- Farmers Market Sidewalk Repairs – Design/Environmental/Permitting.
- Public Works maintenance building and Pickleball Courts Projects.
- Annual striping project for Re-striping of S. Washington Street.
- Dragon Gulch Fuel Treatment for Dragoon Gulch Trail Network.
- North/South Connector Project.
- Slope stabilization of falling slope near 85 E. Church Street.
- Gold Rush Path Phase I Project.

Commercial Projects:

- Design Review Permit – Masonic Hall Exterior Improvements to 12 S. Washington Street in the commercial zone.
- Design Review Permit – Wall Mural at 242 S. Washington Street.
- Use Permit – Use Permit to operate a gym within an existing building at 280 Mono Way.
- Design Review – Design Review for exterior improvements for Grocery Outlet located at 685 S. Washington Street.
- Design Review Permit – Addition of a Shed Dormer to the Roof at 94 N. Green Street.
- Title 12.16 Text Amendment – Use of Sidewalks for businesses and adoption of City of Sonora Outdoor Use Encroachment Permit Development Standards and Design Guidelines.
- Design Review Permit for exterior modifications to the Red Church Parish Hall at 42 Snell Street.

Mixed-Use Projects:

- Design Review, Site Plan Review, Use Permit and Rezone to develop a three-story multi-use residential and commercial project located at 956 Oregon Street.

Residential Projects:

- Rezone from a split-zoned Multi-Family Residential (R-3) and Commercial (C) parcel to an entirely Multi-Family (R-3) zoned parcel for property located at 104 Barretta Street.
- Rezone of the Lemke Property from R-3 to the R-3 Regional Housing Needs Overlay Zone in accordance with Program 3.1 of the City's 2024-2029 Housing Element.

- Vacation of excess right-of-way located within APN 056-108-015 for 956 Oregon Street.

STATUS OF GENERAL PLAN IMPLEMENTATION ACTIONS

The following table outlines selected General Plan policies and action items that the City made notable progress towards in 2025. The table is not a comprehensive list of all policies and action items in the General Plan; many policies/actions are under ongoing implementation and may not be listed. As most of the General Plan policies and related action items have been implemented through the adoption of ordinances and resolutions, incorporated into the regular governmental activities of the applicable departments, or included in development proposals as they are reviewed for consistency with the City's policies, the purpose of providing the policy implementation below is simply to streamline the review and highlight the annual progress efficiently.

The City's General Plan has always been built around central themes; all are key focus points of the City's current vision:

- Preserve Sonoma's historical character and encourage restoration.
- Expand public services to serve its population.
- Encourage variety in residential building types and environments.
- Include higher density housing areas in the town center.
- Provide better regional connections.
- Improve the circulation patterns within the City.
- Protect and improve the Downtown Historic area.
- Diversify the economy and locate industry to avoid undue land use conflicts traffic.
- Preserve scenic beauty and character.

2020 ADOPTED GENERAL PLAN IMPLEMENTATION MEASURES

2020 Adopted General Plan Implementation Measures	Implementation Progress
Land Use:	
1.A.a Establish and Maintain Zoning Districts: Establish and maintain zoning districts consistent with the density and intensity standards established in the Housing Element. 1.A.c *Monitor Land Availability:* Monitor the supply of land available within the city for future development to ensure that there is an adequate supply available to implement the goals, policies and implementation programs of the general plan. Monitoring may be accomplished by updating the city's Geographic Information System land use files when rezoning or general plan amendments are approved. 1.A.d *Establish Criteria for General Plan Amendments:* In reviewing an application to amend the Sonora General Plan 2020 Land Use Map, the Sonora Planning Commission and Sonora City Council shall consider the overall consistency of the proposal with the goals, objectives and policies of Sonora General Plan 2020. 1.A.a *Continue to Reflect on the General Plan 2020 Land Use Maps the Non-Availability of State-Designated Mineral Resources in Locations where Development Already Exists:* Those areas designated as MRZ-2 by the State Mining and Geology Board within the city limits which already have existing structures have not been designated as mineral reserve zones on the Sonora General Plan 2020 land use maps because the mineral reserves as described in DMG Open-File Report 97-09 Mineral Land Classification of a Portion of Tuolumne County, California for Precious Metals, Carbonate Rock, and Concrete- Grade Aggregate, are no longer available because of encroachment by development. The city shall continue to reflect on its Sonora General Plan 2020 land use map, those locations where mineral resources are no longer available due to existing development. The city shall continue to assign land use designations other than Mineral Reserve in those areas.	• The Community Development Department revises the zoning map and text, as needed, to reflect changes in State law and any approved General Plan amendments. The Community Development Department processed one Zoning Map Amendment in 2024 for the 104 Barretta Street Residential Project. • The Community Development Department is staff to several advisory committees, Planning Commission and City Council to ensure that land availability, development regulations and programs adequately assess housing units and mitigate environmental and fiscal impacts. • In accordance with the General Plan goals, policies, and objectives, the Community Development Department updates the City's Municipal Code and other programs as needed to reflect State law including Short Term Rentals, Accessory Dwelling Units (ADUs), Density Bonus law, ADU standard plans, etc. Several amendments are anticipated in 2025-2026 to reflect and be consistent with recently enacted State laws. • The City annually reviews development programs, goals, and objectives of the General Plan to ensure that goals, policies and objectives of the General Plan are implemented and relevant. The City is anticipating to comprehensively update the City General Plan, including all technical studies to support such an update. The City plans to seek grant funding for a consultant to prepare the General Plan Update, EIR, technical studies, and community outreach. • The City conducted public hearings in 2024 to discuss updating the City's General Plan and potential annexation areas. Further discussion will ensure in 2025-2026. • The Community Development Department has maintained the Sonora General Plan 2020 land use map for those locations where mineral resources are no longer available due to existing development. With the exception of Open Space and Recreation designations, all lands within the City are designated for urban development consistent with the 2020 Sonora General Plan and Zoning designations. No, Mineral Reserve designations are slated for existing developed areas.

Land Use: Community Design:	
1B.a *Consider Designating Scenic-Gateway Corridors:* Consider designation of the following transportation routes as scenic-gateway corridors in coordination with state and county agencies, as necessary: State Highway Route 49 – School Street North. This highway is currently included in *California's Master Plan for State Scenic Highways* and is designated as eligible for scenic highway status. State Highway 49/108 Business (Stockton Rd.) – Washington Street south/southwest to Highway 108 State Highway Route 108 – All. This highway is currently included in *California's Master Plan for State Scenic Highways* and is designated as eligible for scenic highway status. South Washington Street – Hospital Road South to Highway 108 Business Route 108/Mono Way – East entrance to the city; from the by-pass off-ramp to Sanguinetti *1.B.b Consider Establishing Scenic-Gateway Corridor Overlay (Combining) Zones on Lands Located Along Designated Scenic-Gateway Corridors and Adopt Development Standards for that Zone:* Consider establishing a Scenic-Gateway Corridor Overlay (Combining) Zone along lands designated scenic-gateway corridors. Adopt development standards within these overlay (combining) zones which do not prohibit new development and, at a minimum: comply with the city's hillside preservation ordinance, include landscaping requirements, promote vegetation retention, include design guidelines for construction emphasizing the blending of structures with the existing landscape, require under grounding of utilities (including power lines), promote retention of historic structures, promote non-glare lighting, include standards for sign design, establish minimum setbacks for buildings, and similar standards.	• On December 2, 2013, Vision Sonora; a collaboration between the City of Sonora, Caltrans and Tuolumne County Transportation Council, was adopted by the Tuolumne County Transportation Council. The Vision Sonora project was initiated to provide Sonora with a plan for a more vibrant community by directing physical improvements in the City's right-of-way. Among other improvements, Vison Sonora plans to create downtown Public Spaces including creation of a plaza and park on Steward Street and a network of pedestrian-oriented streets between this plaza and Coffill Park that can be converted into event space. The conversion of Linoberg Street into a pedestrian-only passageway and gathering space between Green and Stewart Streets has been completed. Additionally, the City proposes the construction of small gathering spaces along Washington including "parklets" that convert two parking spaces into seating/dining areas in front of businesses. Use excess roadway width to create other landscaped seating areas on Washington Street. An Encroachment Permit Process with Design Standards is proposed to implement Vision Sonora. • The City has not adopted a Scenic-Gateway Corridor Overlay (Combining) Zone for properties located along Scenic-Gateway Corridors. However, the City requires that a Design Review Permit be reviewed by the Planning Commission as provided in Chapter 17.32 of the City's Municipal Code. Design Review ensures that aesthetic oversight of Scenic-Gateway Corridors is maintained. • The City has not adopted a Master Plan for Context Sensitive Solutions. However, the Community Development Department administers the City's Municipal Code, which contains the following applicable Chapters: - Title 8 – Health & Safety, which addresses Defensible Space (8.12), Nuisances ((8.20), Graffiti (8.22), Mining in Waterways (8.28) and Unlawful Open Burning (8.32); - Title 15 – Building Codes Adopted

1.B.c Develop a Master Plan for Context Sensitive Solutions: Identifying locations throughout the city which might benefit from the application of context sensitive solutions. *1.B.d Consider Establishing an Annexation Priority for Scenic Corridors:* Consider establishing, as priorities for annexation, main corridors into the City of Sonora. For example, consider annexing the area contained within the city's sphere of influence to encompass that area north of the city extending from Highway 49, east to the Shaw's Flat ditch as a priority to ensure conservation of the scenic qualities of this corridor. *1.B.h Consider Expanding the City's Hillside Preservation Ordinance to Include All Land Uses:* The city's hillside preservation ordinance currently addresses new development on residentially-zoned lands. Consider expanding the ordinance to address new development in all zoning districts. In the absence of a Hillside Preservation Ordinance, or equivalent, applications for new non-residential development of one acre or more on slopes averaging 10% or greater, will, at a minimum, be accompanied by a grading plan indicating, at a minimum, the amount of soil to be disturbed; a tree plan indicating the number, size, species and location of trees to be removed and proposals for replacing trees; a vegetation management plan and revegetation plans. 1.B.i *Continue to Implement the City's Hillside Preservation Ordinance:* The density standards of the city's hillside preservation ordinance are reflected on the Sonora General Plan 2020 Land Use Maps and are based on the Sonora General Plan 2020 Slope Maps. Whenever the city annexes new land, land use designations shall reflect the density standards of the hillside preservation ordinance per the Sonora General Plan 2020 Slope Maps.	- Title 15.36 Floodplain Management - Title 16 – Subdivisions - Chapter 17.32 – Design Review - Chapter 17.34 - Hillside Preservation - Chapter 17.42 – Parking & Loading • The City has conducted public hearings in 2024 to discuss options for updating the City's 2020 General Plan. Further discussion(s) and public hearings will be conducted in 2025-2026. • Although, the City's Hillside Preservation Ordinance only applies to: 1) Major residential subdivisions as defined in Section 16.02.030; 2) Residential projects requiring a site plan review; and 3) Minor land divisions for residential purposes, only when the minor land division includes a hilltop, all applicable development within the City requires a Design Review Permit, including grading and improvement plans. Through this discretionary entitlement process, the City provides oversight on all hillside development and tree removal. Accordingly, safeguards are in place to ensure that the City's hillsides and heritage trees are protected. • The Community Development Department maintains the density standards of the city's hillside preservation ordinance and are reflected on the Sonora General Plan 2020 Land Use Maps. Upon annexation of any lands into the City, the land use designations and pre-zoning shall reflect the density standards of the hillside preservation ordinance per the Sonora General Plan 2020 Slope Maps.
Land Use: Historic Preservation:	
1.C.b Encourage Off-Site Parking Areas in Historic Neighborhoods: Encourage development of alternatives to on-site parking requirements for those historic neighborhoods where multi-family zoning conditionally permits	• Vision Sonora Appendix D includes a parking needs assessment for the City. Under existing conditions, the City of Sonora downtown district includes 1,130 total public parking spaces, 433 off-street and 697 on-street.

non-residential uses. Consider development of community parking areas within these areas as an alternative to on-site parking. Pursue acquisition of public lands and vacant lots within these areas, as feasible, to develop landscaped community parking areas, consistent with the character of the historic neighborhoods as an alternative to on-site parking. Encourage re-use plans for public properties to include community parking areas. Consider expanding the area in which in-lieu parking fees may be collected to include those areas of historic neighborhoods which may conditionally permit non-residential uses. *1.C.b Continue to Permit Residential Uses in Commercial Zones, Including Historic Commercial District Zones:* Continue to maintain a provision within the city's municipal code allowing residential uses as permitted uses above ground level within all commercial zones, including those within historic commercial districts. 1.C.e *Develop a Historic Mixed Use (HMU) District:* Develop a Historic Mixed Use District (HMU) to be applied to those parcels carrying the Historic Mixed Use general plan land use designation. The HMU district should allow, but is not limited to allowing: professional offices, single-family residential uses, multi-family residential uses, museums, public uses, bed and breakfast establishments, restaurants, art galleries, tourist information facilities, libraries, churches, cemeteries (generally less than one-half acre in size) and related and accessory uses. As compatible with State law and the city's Housing Element, the district is expected to allow residential care homes, day care and similar facilities. The district also is expected to allow storage within existing structures (of non-hazardous materials) where high-volume multiple vehicle pick-ups for warehouses and deliveries are not anticipated (i.e., distribution centers are not expected to be a permitted use). Low-volume traffic retail may be considered.	Off-street parking is provided in 12 parking lots and 2 parking structures. An existing parking inventory and utilization survey was conducted on November 6, 2012, to determine the number of parking spaces available and occupied in the City of Sonora Parking District. In addition to the publicly available spaces, there are a total of 496 parking spaces that are provided on individual developed properties and are reserved for business employees and visitors/patrons. A total number of parking spaces in the Sonora downtown district is 1,626 spaces. The City continues to implement the recommendations of the Parking Needs Assessment. • In accordance with Section 17.24.020 of the Commercial Zone District Uses Allowed by Right, the City permits: Multifamily dwelling above ground level with no maximum limitation of number of units, motels and hotels, bed and breakfasts; all subject to all land and structure regulations of the CO zone; Mixed residential and commercial use, in a single story structure; Transient residential use in conformance with Chapter 17.64; and Rest homes, convalescent homes, tri-level senior communities, senior housing facilities are permitted. • The City has not adopted a Historic Mixed Use (HMU) Zone. However, the City's Tourist and Administrative Zone permits one-family or multifamily dwellings with no limitation on the number of units, rooming house or boarding house; motel, hotel, bed and breakfast, public park or playground, offices, clubs, and associations, churches, clinics, hospitals, banks, transient residential uses, rest homes, convalescent homes, tri-level senior communities, senior housing facilities, eating and drinking establishments, retail, and related and accessory uses. As compatible with State law and the city's Housing Element, the district allows residential care homes, day care and similar facilities.

Land Use: Residential, Jobs & Housing Balance:	
1.D.b Maintain Moderate and High-Density Residential Land Use Designations Near the City's Commercial Centers and Encourage their Development for Affordable Housing: Maintain the HDR (High Density Residential) and MDR (Medium Density Residential) general plan land use designations and their compatible zoning districts on vacant land within walking distance to the city's commercial centers. Encourage the development of these lands for affordable housing through implementation of the following programs: i. Amend the Sonora Municipal Code to encourage new development on lands zoned R-2 and R-3 (MDR and HDR land use designations) by allowing the following densities : • Medium Density Residential (R-2): 6 du/acre • High Density Residential (R-3): 11 du/acre 1.D.c *Maintain and Promote the City's Density Bonus Program:* Promote the availability of density bonuses through handouts at the public counter, and by including information related to density bonuses on the city's website. 1.D.d *Facilitate Compact Development Patterns:* Maintain minimum performance standards for development on adjoining multiple-family and industrial or commercially-designated lands for Sonora General Plan 2020 as necessary to ensure that new employee housing is included in close proximity to new commercial or industrial development.	• According to the General Plan Land Use Map, the City maintains Moderate and High-Density Residential Land Use Designations Near the City's Commercial Centers. • The City's Residential land uses include the following densities: - Low Density Residential (R-1): 7.26 du/ac - Medium Density Residential (R-2): 10.9 du/ac - High Density Residential (R-3): 21.8 du/ac - Historic Mixed-Use: 7.26 du/ac - Historic Mixed-Use Residential: 10.9 du/ac - Commercial: No residential limit above 1st floor • The City's Density Bonus Ordinance is contained in Chapter 17.56 and was last updated on 11/16/15. The Community Development Department will be updating the City's Density Bonus Ordinance in 2025-2026 consistent with the adopted 2024-2029 Housing Element and State Density Bonus law. • The City will continue to update its website to contain housing information including approved and pending projects, Accessory Dwelling Unit information, ADU standard plans, Density Bonus Incentives, etc. in 2025. • The City continues to review development proposals via the City's Design Review Permit entitlement process to ensure that development is consistent with the City's regulations including the General Plan, Zoning, Subdivision, Hillside Development and Historic Design Review Guidelines.
Land Use: Commercial:	
1.E.a Continue to Maintain and Update Commercial Development Standards and the Site Plan Review Process: Continue to maintain and update the city's landscaping, design review, sign and parking design criteria and apply	• The City's Development Review Ordinance was last updated on 10/07/2019 and has served the City and development community well. The Community Development Department will be continuously

them through the city's site plan review process.	updating various chapters of the City's Municipal Code consistent with the City's General Plan and State law in 2025-2026.
Land Use: Industrial:	
1.F.a *Pursue Development of a Sonora Business/Industrial Park(s):* Consider establishing an annexation priority within the city's sphere of influence to add appropriate land to the city for the establishment of a business/industrial park where the city's industrial development can be concentrated and protected from incompatible land uses. 1.F.b *Encourage the Relocation and Concentration of Existing Industrial Uses to Business/Industrial Parks:* Establish an incentive program for existing industrial developments within the city limits or for quasi-industrial developments with extensive outside storage visible from public transportation routes to relocate to newly established business and industrial parks within the city in conjunction with the establishment of new business or industrial parks within the city limits.	• The City has conducted public hearing(s) in 2024 to discuss the various options for future growth and annexation. However, the City's Local Agency Formation Commission (LAFCO) Municipal Services Review (MSR) is dated 2018 and should be updated to provide further analysis of infrastructure feasibility including any constraints. Future annexations are dependent upon the LAFCO MSR being updated timely. • Considering the intensity of development and other priorities, the City has not established an incentive program for existing industrial or quasi-industrial developments. Many of the properties adjoining the industrial zones lands are less developed with Agricultural Residential Uses. Accordingly, the land use conflict between Industrial/Residential uses with more intense land uses has not occurred to date. The City however, intends to keep this program as future infill development occurs.

Land Use: Sphere of Influence, Planning Review Area and Annexations: 1.G.a *Maintain Planning Review Area Boundaries and Coordination of review of County projects:* Maintain a map of the City of Sonora Planning Review Area Boundaries indicating those areas in which the city formally requests that the county undertake referrals and consultations with the city Pursuant to California Government Code Section 65919.2. 1.G.b *Establish an Annexation Plan/Amend Sphere of Influence:* Consider establishing an annexation plan which addresses policies for evaluating annexation priorities and which identifies potential annexation areas which assist in the implementation of the Sonora General Plan 2020's goals, policies and implementation programs. Annexations will be undertaken in consultation with Tuolumne County.	• The City's Community Development Department coordinates with Tuolumne County Community Development Agency regarding County development proposals in the City's Sphere of Influence. The City's Community Development Department responds to the County Development proposals to ensure that the County projects are consistent with the City's General Plan, Zoning and Design Review Guidelines considering that the development may eventually be annexed into the City limits in the future. • Considering the level of growth and development activity, as an outgrowth of the "Great Recession", the Community Development Department has not established an Annexation Plan/Amended Sphere of Influence to date. As noted, the LAFCo Municipal Services Review is dated 2018 and any future annexations are reliant upon the MSR being updated in the near future. The update of the MSR together with an updated City/County Tax Sharing Agreement is essential for future annexations. • The priority of lands to be annexed are those listed as a priority in the Sonora 2020 General Plan. No changes to the priority list has occurred since 2020. However, the City is having preliminary discussions regarding the City's General Plan Update, including areas on where the City should expand/grow. Further discussions will occur in 2025-2026. • Upon completion of LAFCos MSR and Fiscal Impact Analysis prepared for the MSR. The City will request formal adoption of the City of Sonora's amended sphere of influence by LAFCo as necessary to reflect annexation priorities pursuant to this program. The effort will likely occur concurrently with update of the City's General Plan.

Land Use: Interjurisdictional Coordination:	
1.I.b *Continue City of Sonora Representation on the Local Agency Formation Commission (LAFCo):* Continue to maintain city representation as a member of the Local Agency Formation Commission. Investigate the potential benefits of expanding the city's representation on LAFCo. 1.I.c*Consider Facilitating an Annual City/County Coordination Event:* Consider facilitating an annual city/county staff meeting, luncheon or similar activity to facilitate coordinated land use planning between city and county staff members. Senior staff from the various city and county staffs should, at a minimum, be present at the coordination event.	• LAFCo is comprised of six members. The City of Sonora continues to have LAFCo representation to ensure that City of Sonora interests are maintained. Two City Council members are appointed by the City Council to represent the City's interests. City representation provides reporting updates to the City Council at its regularly scheduled meetings, as appropriate. • The City continues to coordinate with County staff periodically throughout the year. Continued coordination is necessary as the City seeks to consider annexations in the coming years, particularly with ratification of a City/County Tax Sharing Agreement.
Land Use: Planned Development:	
1.J.c *Establish Incentives for Coordinated Planning:* Develop incentives to encourage multiple landowners to coordinate their planning and development efforts to create well-design projects. 1.J.d *Preparation of a Fiscal Impact Report:* Require the preparation and submittal of a Municipal Fiscal Impact Report prepared by a professional real estate economic analyst for proposed annexations or large development projects that result in expansion of existing or planned city facilities. Report shall address some or all of the following: i. The property and other municipal tax and fee revenue that may be generated ii. The municipal expenses and burdens that may be generated from expanding services and facilities (both capital and operating/maintenance expenses) iii. The impact of ancillary business to be generated in existing business centers by the population of and visitors to the project, and the demand for ancillary development to be generated.	• Although the City has not established incentives to encourage multiple landowners to coordinate their planning and development efforts, development pre-application consultation is recommended by the City. Pre-application consultation includes cost saving recommendations to assist applicants navigate the City's development review processes. These development pre-application consultations are aimed at saving the applicant/developer time and money throughout the City's development review and subdivision processes. • Prior to or concurrent with future annexation and large development proposals, as applicable, the City requires the preparation of a Municipal Fiscal Impact Report to ensure that annexation and/or development proposals are fiscally prudent for the City. For annexation projects, the preparation of a Fiscal Impact Report will be prepared together with LAFCo's Municipal Services Review.

Noise:	
5.A.h Adopt a Program for Addressing Noise Complaints from Other Identified Noise Sources: The Noise Element identifies the following other sources of noise complaints within the city limits: barking dogs, loud car stereos, noisy vehicles at Sonora High School, Motorcycles, and the Mother Lode Fairgrounds. The city shall adopt a program, as part of its Noise Ordinance, for addressing noise complaints from these sources.	• The City employes a Community Development Director, Building Official and part-time Code Compliance Officer to address complaints, including noise. The Community Development Department reviews potential noise issues associated with development proposals on a case-by-case basis consistent with the City's Noise Element of the General Plan and Municipal Code. • The Community Development Department staffs code compliance duties on a complaint basis. In 2025, the City addressed code compliance cases, as requested and verified.
Geologic Hazards:	
6.A.a Investigate the Cost of Mapping Potential Underground Hazards which May Pose a Risk to Public Property: Investigate the cost of mapping mines and tunnels beneath city buildings and city streets and evaluate whether or not the risk posed by potential subsidence is such that the cost of mapping these potential hazards may provide sufficient benefits or future cost- savings to offset the costs of underground mapping. Consider cost- sharing with the county and Caltrans to evaluate the potential risks of tunnel collapse beneath public properties.	• The Community Development Department has established an online database for code enforcement, violations, and inspection procedures. • The City has not investigated the cost of mapping underground hazards; however, on a project-by-project basis, the City investigates potential land subsidence issues and requires soils and geologic reports, in accordance with the Subdivision Map Act and CA building and residential codes, for tentative subdivision maps prior to or concurrent with approval of the tentative subdivision map.
6.A.b *Acquire Maps of Areas Posing a Potential Hazard from Mine or Tunnel Collapse:* Acquire a set of maps of historical mines within the city limits to supplement the Sonora General Plan 2020 Geotechnical Maps and assist in identifying potential hazards to existing and new development. Examples of maps which may assist in identifying historic mines include: Government Land Office (GLO) maps, US Geological Survey topographical maps, 1882 Beauvais Map, 1906 Thom Map, 1879 Dart Map, and Sanborn Maps.	• Concurrent with review of development proposals, the City reviews maps which may assist in identifying historic mines. The review includes Government Land Office (GLO) maps, US Geological Survey topographical maps, 1882 Beauvais Map, 1906 Thom Map, 1879 Dart Maps, and Sanborn Maps.
6.A.c *Require New Development to Evaluate Geotechnical Hazards:* Require new development located within an area identified on the Sonora General Plan 2020 Geotechnical Maps as having potentially unstable slopes, limestone soils, underground tunnels, located within 100 feet of a fault rupture zone, or exhibiting evidence of significant subsidence, erosion	• On a project-by-project basis, the City is considering using ground penetrating radar to map historic underground tunnels/mines for use in evaluating sinkhole risk/vulnerability. The City may integrate digital as-built conditions with historic data and mining maps. • Development applications located in areas identified on the Sonora

potential or similar geologic hazard to conduct an evaluation of potential geotechnical hazards. 6.A.f *Continue to Inspect Old Buildings in Conjunction with Rehabilitations:* Continue to inspect the city's older buildings in conjunction with rehabilitations. Inspections should focus on trim or other ornamental or functional structures overhanging sidewalks and roadways to evaluate the potential risk to human safety posed by heavy objects falling during earthquakes. 6.A.g *Designate Identified Hazard Areas Through Appropriate Zoning Where Feasible:* Zone areas within 100 feet of capable fault areas or other identified geological hazard areas as Open Space, Parks and Recreation or, if appropriate, Public (e.g., land owned by the U.S. Bureau of Land Management). Allow recreational uses without structures (e.g., trails) within hazard zones where appropriate. 6.A.h *Continue to Implement the City's Hillside Preservation Ordinance's Best Management Practices:* Continue to implement the best management practices for construction on hillsides as contained (and referenced) in the city's hillside preservation ordinance. 6.A.i *Require Engineering Studies for Development in Unstable Areas:* Continue to require engineering studies to evaluate development in unstable areas (e.g., slopes exceeding 30%). Evaluate the effects of grading on slope stability including standards limiting fill slopes to 1½:1 unless registered civil engineer or certified engineering geologist can demonstrate that the fill slope will be stable and not prone to erosion. 6.A.k *Adopt Standard Erosion Control Measures:* Adopt standardized measures for protecting soil stability and to prevent erosion. 6.A.l *Keep Appraised of New Information:* Continue to monitor the Department of Conservation, California Geological Survey website for release of ground shaking maps for City of Sonora and Tuolumne County.	General Pan 2020 as having potentially unstable slopes, limestone soils, underground tunnels, are required to provide a geotechnical report to assure that no geotechnical hazards exist. The Community Development Department will continue this practice in accordance with CEQA. • The City employs a full time Building Official that inspects Old Buildings in conjunction with remodel/rehabilitation permits. Should any visible evidence exist that the structure may be substandard, the Building Official requires a Structural Engineer to provide an assessment of the structural integrity of the building. • On an on-going basis, the City's Building Official identifies historic structures in need of seismic retrofit and prioritizes implementation as funding becomes available. • The City's General Plan and Zoning Maps reflect hazardous areas in the City of Sonora. These areas are preserved from development with the zoning designations such as Open Space and Parks and Recreation designations. The City will continue to preserve these areas with the appropriate zoning nomenclature. • The Community Development Department continues to administer Chapter 17.34 Entitled Hillside Protection. The provisions of the Chapter 17.34 et. seq. apply to: - Major residential subdivisions as defined in Section 16.02.030; - Residential projects requiring a site plan review as defined in Section 17.52.020; and, - Minor land divisions as defined in Section 16.02.030 for residential purposes only when the minor land division includes a hilltop. • The Community Development Department requires grading and improvement plans to be prepared by a registered Engineer for all development projects. The grading and improvement plans are prepared in accordance with the soils report prepared for the project.

Update emergency plans and the Safety Element, as necessary in response to the release of new data. **Flood Hazard & Dam Failure:** 6.B.a *Facilitate Assessment of Hazards Associated with Dam Failure at Phoenix Reservoir:* Gather information on ballpark cost estimates to prepare an inundation map in the event of failure of the Phoenix Lake Dam. Initiate contact with Tuolumne County and the Phoenix Lake Homeowners Association to discuss potential funding to map the potential inundation area resulting from failure of the Phoenix Lake Dam, along Sullivan Creek and associated tributaries and on the City of Sonora. Incorporate the findings of that study, if completed, into the city's Emergency Operations Plan including methods for notifying affected landowners of the threat and, if necessary, preparation of a dam failure evacuation plan. 6.B.b *Facilitate Identification and Mapping of Flood Zones in the City:* In conjunction with preparation of or updates to the city's FEMA- mandated Local Hazards Mitigation Plan, identifying funding sources for and facilitate mapping of the city's flood zones. Make this information available at the public counter. 6.B.c *Consider Preparation of a Flood Damage Prevention Ordinance:* Consider preparation of a flood damage prevention ordinance to guide development within flood zones identified pursuant to **Program 6.B.b**. In the absence of maps identifying flood zones and flood elevations (or equivalent) along waterways within the city. 6.B.d *Continue to Maintain and Upgrade Drainage Facilities*: Continue to address maintenance and upgrades of the city's drainage facilities. Consider preparation of a Drainage Facilities Management Plan to forecast when systems may require replacement and the potential costs and funding sources necessary to maintain the city's drainage facilities. Continue to pursue sources of funding to ensure ongoing maintenance of	• For projects larger than one acre, the City implements via standard conditions of approval, standard erosion control measures for development projects consistent with the States's Regional Water Quality Control Storm Water Pollution Prevention Plans (SWPPP) requirements. • The City continues to include provisions for earthquake preparedness and response and for response to volcanic eruptions in updates of the city and county Emergency Services and Operations Plans. • The City prepared a Local Hazards Mitigation Plan (LHMP) dated February 2024. The purpose of the LHMP is to provide the City with clear direction for hazard mitigation action planning. This LHMP identifies natural and human-caused hazards that threaten City infrastructure operations, and people. This LHMP also provides resources, information, and strategies to reduce this risk. The City also updated its Safety Element in 2025. • The City is a participant of the National Flood Insurance Program (NFIP) and implements the requirements of NFIP through Sonora Municipal Code Chapter 15.36, Floodplain Management Procedures. Specific administration and enforcement regulations are outlined in Sections 15.36.070, Basis for Establishing the Areas of Special Flood Hazard, states: "The areas of special hazard identified by the Federal Emergency Management Agency (FEMA) in the 'Flood Insurance Study (FIS) for Tuolumne County, California and incorporated areas' dated January 25, 2008, with accompanying flood insurance rate maps (FIRM's) and flood boundary and floodway maps (FBFM's), dated January 25, 2008, as revised by said maps dated July 2, 2008, and all subsequent amendments and/or revisions, are hereby adopted by reference and declared to be a part of this chapter." The latest FIRM maps adopted for the City are dated effective April 16, 2009.

the city's storm drains. 6.B.e *Mitigate Impacts on Downstream Drainage Facilities and Property:* Address requirements for preparation of drainage plans addressing potential impacts on downstream drainage facilities and properties and requiring implementation of measures identified to reduce or eliminate those impacts. 6.B.g *Coordinate with the County to Address the Impacts of Upstream Development on the City:* Consider requesting that the county send notifications of all development projects located within the city's watershed to the city for response. Continue to comment on county projects with the potential to increase runoff, increase flood hazards and tax drainage systems within the city. Meet with the county to consider preparation of a retention basin master plan or standardized mitigation requirements to offset cumulative impacts of individual projects occurring upstream of the City of Sonora and resulting in increased runoff, increased flood hazards and overtaxing of drainage systems within the city. **Fire Protection:** 6.C.a *Strive to Maintain an ISO Classification of 4 or Less:* Strive to maintain a level of service for fire protection within the city of Sonora consistent with an ISO rating of 4 or less. 6.C.b *Update Chapter 15.12 of the City of Sonora Municipal Code (Fire Protection) Including Very High Fire Hazard Severity Zone Map (VHFHSZ) Vegetation Management Plans, Guidelines for New Development in Urban/Wildland Interface Areas, Public Resources Code 4291:* Update Chapter 15.12 of the City of Sonora Municipal Code to reference those codes currently enforced by the Sonora Fire Department (e.g., Current versions of the California Fire Code and/or national fire codes) as adopted by the State of California to guide fire safe development standards and to eliminate outdated references to fire hazard areas within the city.	The Sonora Municipal Code designates the City's Community Development Director as the Floodplain Administrator responsible for administering and implementing the provisions of the NFIP. All development within designated special flood hazards must be in full compliance with Chapter 15.36. These standards are applicable both at the time of initial improvement and would be applicable after any flood event. Significant flood events are rare within the City, even during heavy precipitation years. To date, the City does not have any repetitive loss properties or severe repetitive loss properties within the jurisdiction • The City coordinates with the County Community Development Agency on any project that may impact the potential increase of runoff, increase flood hazards and potentially tax the City's drainage systems. • As part of the City's Capital Improvement Program, the City continues to identify opportunities to expand capacity of Woods Creek such as riprap, dredging, or vegetation clearance programs to avoid overtopping or flooding at critical facilities. Coordination of stormwater capacity efforts with Main Drain Improvements is also evaluated. • The City administers Chapter 15.36 entitled Floodplain Management Procedures for properties designated within the "Special flood hazard area (SFHA). "Special flood hazard area (SFHA) means an area in the floodplain subject to a one percent or greater chance of flooding in any given year as shown on the FHBM or FIRM as Zone A, AO, A1-A30, AE, A99, or, AH. • In order to maintain an ISO Classification of 4 or Less the Sonora Fire Department continues to Strengthen the Employee Development Program. The Fire Department encourages personal development and training opportunities. Personnel completed development and training to enhance their knowledge, skills, and abilities in 2025. Future trainings will also occur. . • The Fire Department completed the Community Development Block

6.C.c *Support Circulation Improvements:* Continue to support local and regional circulation improvements which facilitate the response of emergency resources during emergencies. 6.C.d *Continue to Require Fire Safe Design Standards for New Development:* Continue to require fire safe design standards for new development consistent with the provisions of Chapter 15.12 of the municipal code and applicable state and federal regulations. 6.C.f *Continue to Mitigate Impacts to City Fire Protection Resources:* Continue to mitigate impacts of new development on the city's ability to maintain a level of service equivalent to an ISO classification of 4 or less. For example, require built-in fire suppression equipment in new development which may directly or cumulatively impact the City of Sonora Fire Department's ability to maintain its current level of service. 6.C.g *Continue to Maintain and Expand Fire Prevention Inspection Activities:* Continue to maintain and expand fire prevention inspection activities as necessary to reduce the risk of loss of life and property to fire. 6.C.h *Continue to Maintain State-of-the Art First Responder Equipment and Trained Personnel for Life Support and Fire Suppression:* Continue to maintain state-of-the art first responder equipment and trained personnel for life support and fire suppression levels of service consistent with an ISO Classification of 4 or less. 6.C.i *Continue to Provide Fire Prevention Education*: Continue to provide fire prevention education to schools, public interest groups and other interested parties. 6.C.j *Continue to Implement the Citywide Weed Abatement Program:* Continue to implement the citywide weed abatement program. 6.C.k *Continue to Work Cooperatively with CAL FIRE, the Tuolumne County Fire Department (TCFD)*, and U.S. Bureau of Land Management (BLM) Lands: Continue to work cooperatively with the Tuolumne County Fire	Grant (CDBG) Fire Equipment Project: purchased fire trucks and equipment through CDBG grant funding. • Fire Hazard Severity Zones Maps 2025 – The City will update Chapter 15.12 of the City of Sonora Municipal Code (Fire Protection) to reflect the State Fire Marshal's Fire Hazard Severity Zone Maps Update in 2025. The City also updated its Safety Element in 2025. • The City will continue to work with Caltrans to establish sufficient defensible space and vegetation management programs along major evacuation corridors, including State Route 49 (SR 49) and State Route 108 (SR 108). The City will continue to seek grant funding to complete roadside clearing within the City right-of-way. • The Fire Department will establish two or three critical facilities within the City that are suitable for a designated shelter in place during a wildfire scenario. Facilities for consideration include: Sonora High School, Sonora Elementary School, Adventist Health Pavilion Laboratory, and commercial centers/surface parking lots at the intersection of SR 108 and Old Wards Ferry Road. Identify opportunities to make each designated shelter in place location more resistant to wildfire hazards, such as expanding defensible space around the property, upgrading construction materials to be ignition resistant, and proactively staging emergency response equipment/materials. The City will continue to seek grant funding for such improvements. • The City continues to secure grant funding to implement a community wildfire retrofit program for property owners within Very High Fire Hazard Severity Zones. The City will replicate the California Wildfire Mitigation Program pilot Home Hardening project, where FEMA grant funding is distributed through the local jurisdiction to eligible private property owners to conduct wildfire retrofits. Wildfire retrofits could include ignition resistant siding, roofs, decks, eaves, attic vents, fencing, windows and gutters. Retrofits could also be used to establish a defensible space around property, including removal of flammable vegetation,

Department, CAL FIRE, the United States Forest Service and BLM in matters of mutual aid, automatic aid regionalization of services to the benefit of all parties. Meet with BLM to formulate and implement a plan for reducing fire hazards on BLM wildlands adjacent to the city consistent with the agency's resources management goals. 6.C.l *Assess the Need for a Second Fire Station in Conjunction with Annexations:* The city should analyze whether or not a second fire station will be necessary to serve the city in conjunction with future annexations. The analysis should address when and where such a station might be needed and how the station might be funded. 6.C.m *Consider Reimbursement for Fire Services In Future Annexations:* Include provisions for reimbursement of City of Sonora fire services during consideration of annexation agreements between the City of Sonora and the county to provide reimbursement to the city by the county for the expansion of services which will be required in conjunction with the annexation. 6.C.n *Continue to Seek/Maintain Funding for Fire Protection:* Continue to seek and maintain a reliable source of funding for fire protection within the city limits. 6.C.o *Reevaluate Automatic Aid Agreements if CAL FIRE/TCFD Relocate Outside the City Limits*: If the CAL FIRE and/or the Tuolumne County Fire Department relocate outside of their present location within the city limits (e.g., to Standard); reevaluate existing automatic aid agreements to assess the affects of the move on the Sonora Fire Department's response time and requests for service outside of the city limits. 6.C.s *Coordinate with Local Fire Safe Councils:* Participate in the planning efforts of and work cooperatively with the local Fire Safe Councils undertaking fuel load reduction efforts in areas within and adjacent to the city including, but not limited to, working with the Highway 108 Fire Safe Council to address fuel load reduction along the Highway 108 corridor (www.tuolumnefiresafe.org).	mulch, or tree branches within five feet of the property. The City will establish a system to prioritize retrofits for residents with social-vulnerability characteristics, such as poverty status, disability status or aged over 65. • The City proposes to establish a comprehensive vegetation management and fuel reduction program applicable to the entirety of the City. The Fire Department will work with the City Fire Department to identify areas with high wildfire hazard risk as top priority for fuel clearance and reduction. The Fire Department will prioritize the removal of hazardous vegetation and trees that are confirmed invasive (non-native species), dead, dying or infested with bark beetles. Work with a contractor to estimate fuel reduction pricing to apply for Cal FIRE or Cal OES/FEMA grant funding. • The City is considering the establishment of a Social Services Impact Fee, development fees to fund increased demands on police and fire department services and help public safety agencies maintain adequate personnel and response times during emergency incidents. • The City continues to work with Caltrans to establish sufficient defensible space and vegetation management programs along major evacuation corridors, including State Route 49 (SR 49) and State Route 108 (SR 108). The City will continue to seek grant funding to complete roadside clearing within the City right-of-way. • The City will continue to seek grant funding for a City-wide evacuation study, to evaluate the local roadway system capacity and limitations during a hazard incident. The City will identify roadways that do not meet current code width and turning-radius standards, and neighborhoods with limited opportunities for ingress/egress. The City will identify areas where on-street parking could be reduced or limited to allow for improved emergency access. The City will use the planning process to identify recommended transportation improvements, implementation, and phasing.

6.C.t *Maintain Vegetation Clearances along Emergency Access Routes:* Continue to maintain vegetation clearances along emergency access transportation routes encompassing, at a minimum, the existing width of the roadway.	• The City will integrate City-wide evacuation considerations and best practices into the City Emergency Operations Plan Update. The City will identify areas where traffic lanes can accommodate one way egress out of the planning area, or roadway shoulders could be utilized as emergency evacuation lanes. Include considerations for evacuations during business hours or holiday weekends, when City population can peak at 25,000 individuals.
Law Enforcement:	
6.D.c *Identify and Implement Land Use Planning Techniques to Reduce Crime:* Incorporate land use planning techniques to identify high-crime land uses and to integrate design methods to deter crime (e.g., hours of operation; lighting consistent with community character, use of private patrols and security personnel in large residential and commercial development).	• The City is considering building a new or renovated Police Station and Emergency Dispatch, that meets both the department's requirements and community safety needs. The City will ensure new or renovated construction incorporates current building code requirements, security concerns, and updated technology that would ensure the Police Station would withstand natural disasters.
6.D.d *Consider Criminal Justice Reimbursement In Future Annexations*: Include provisions for reimbursement of City of Sonora police services in during consideration of annexation agreements between the City of Sonora and the county to provide reimbursement to the city by the county for the expansion of services which will be required in conjunction with the annexation	• The City's Police Department will continue to identify operational and functional deficiencies with the current Police Station (Critical Facility #3) to inform key upgrade components in the new or renovated Police Station. • The Community Development Department continues to coordinate with the Police Department and incorporates recommendations for approval for all development projects as well as any General Plan and ordinance updates.
Emergency Services:	
6.E.b *Periodically Update Chapter 8.30 of the Municipal Code (Emergency Preparedness)* Update Chapter 8.30 of the Sonora Municipal Code (Emergency Preparedness) in conjunction with updates of the city's Emergency Operations Plan or more frequently, if necessary.	• Prior to annexation by LAFCo, the City of Sonora and County of Tuolumne are required to ratify a Tax Sharing Agreement for critical services, which would include provisions for reimbursement of City of Sonora police services and other requisite services.
6.E.c *Continue to Coordinate with Tuolumne County in Preparation and Implementation of the Tuolumne County Operations Area Emergency Services Plan:* Continue to participate in the preparation and implementation of the Tuolumne County Operations Area Emergency Services Plan and promote consistency between that Plan and the city's Emergency Operations Plan. Continue to emphasize the need to recognize the role of city personnel and	• The City continues to identify and maintain reliable sources of funding for police protection within the City limits. • The City last updated Chapter 8.30 entitled Emergency Preparedness in

agencies, as well as county personnel and agencies, in the Tuolumne County Operations Area Emergency Services Plan. 6.E.d *Sponsor Emergency Training for City Personnel:* Enlist the aid of the American Red Cross to conduct a training day to teach (or provide a refresher course) all city employees CPR, basic first aid, the operation of an automatic external defibrillator and blood borne pathogen training. Coordinate with Tuolumne County emergency services personnel to conduct a joint training event. 6.E.e *Continue to Conduct Emergency Training Exercises:* Continue to conduct joint city/county emergency response training exercises. 6.E.f *Continue to Maintain a City Safety Committee:* Continue to maintain and hold regular meetings of the City of Sonora Safety Committee to reinforce emergency preparedness. 6.E.g *Provide Emergency Response/Preparation Guidelines for Citizens, Website Link:* Provide a link from the city's website to the Federal Emergency Management Agency (FEMA) website for emergency response procedures for citizens for emergencies. Provide handouts to the public for emergency response procedures for citizens available from FEMA. **Hazardous Materials:** 6.F.a *Implement the Multi-Jurisdictional Household Hazardous Waste Element:* Continue to implement the programs adopted in the Multi-Jurisdictional Household Hazardous Waste Element designed to reduce the amount of household hazardous waste (HHW) generated within Tuolumne County, including periodic drop-off days for all household hazardous wastes, on-going drop-off program for recyclable household hazardous waste, public education regarding household hazardous waste reduction, and monitoring the success of these selected programs. 6.F.b *Continue to Provide Public Information Related to Household*	1996. The City will consider an update in the next planning period in conjunction with updates of the City's Emergency Operations Plan, as required. The City updated its Safety Element in 2025. • The City continues to participate in the preparation and implementation of the Tuolumne County Operations Area Emergency Services Plan and promotes consistency between that Plan and the City's Emergency Operations Plan. The City continues to emphasize the need to recognize the role of city personnel and agencies, as well as county personnel and agencies, in the Tuolumne County Operations Area Emergency Services Plan. • The City continues to purchase equipment for the City Emergency Operations Center in accordance with FEMA's Authorized Equipment List. High priority equipment includes: computers, phones, portable dispatch modules, radios, personal protective equipment, office supplies, and tools. • The City enlists the aid of the American Red Cross to conduct a training day to teach (or provide a refresher course) all city employees CPR, basic first aid, the operation of an automatic external defibrillator and blood borne pathogen training. The City also coordinates with Tuolumne County emergency services personnel to conduct a joint training event. • Encourage residents and community leaders to participate in Red Cross training programs, including basic shelter training and shelter supervisor training. Partner with local and County Community Emergency Response Teams (CERT) and Search and Rescue Teams to participate in Red Cross training programs, such as first aid and CPR. • The City continues to maintain and hold regular meetings with the City of Sonora Safety Committee to reinforce emergency preparedness. • According to the Department of Toxic Substances Control EnviroStor database, three sites are classified as "Evaluation Needed". The sites are

Hazardous Waste Drop Off Days: Continue to provide handouts (available from the county) listing upcoming dates and locations for Household Hazardous Waste Drop- Off Days. 6.F.c *Continue to Participate in Updates of the Comprehensive Hazardous Waste Management Plan:* Continue to participate with the county in preparation of the Comprehensive Waste Management Plan. 6.F.d *Continue to Participate on the County Solid Waste Committee:* Continue to provide city representation on the Tuolumne County Solid Waste Committee. 6.F.e *Maintain an Inventory of Sites Storing or Using Hazardous Materials:* The Sonora Fire Department should continue to update General Plan 2020 annually. The Sonora Fire Department should consider mapping the sites included in General Plan 2020 **Appendix 6A** with accompanying hazardous material information to facilitate access hazardous materials information during spills or releases.	listed as Tanzy Mine (201 Barretta Street) and Manufactured Gas Plant – Sonora (NE Corner of Shepard & Lyon Streets). These sites are listed as inactive, with historic uses related to mining and gas manufacturing. Tanzy Mine is a former "pocket" gold mine, and historic mining operations were small in scale. Potential contaminants of concern include arsenic and elemental mercury. Although information on the historical use of the mine is limited, the mine operated as recently as 1909 to 1928 and was determined unlikely to generate significant quantities of hazardous waste. • The City of Sonora has a limited history of hazardous materials spills. The majority of historical incidents identified by Department of Toxic Substances Control and the State Water Resources Control Board are historic been leaking underground storage tanks. Such incidents in the City have received remediation activities, and did not pose substantial health and safety risks to the community. • The City continues to participate and have representation on the County Solid Waste Committee. • The Sonora Fire Department maintains an inventory of sites storing and/or using hazardous materials. Although these sites have not been mapped, the City Fire Department has on file the requisite information of hazardous materials should spills or releases occur.
Public Facilities and Services: 9.B.a *Maintain Public Facilities Funding:* Continue to seek and maintain a reliable source of funding in support of public facilities within the city limits. 9.B.b *Participate in School Expansion/Relocation Planning Efforts:* Participate in planning efforts to expand or relocate school facilities within the city limits. 9.B.c *Continue to Participate in the County Services Impact Mitigation Fee Program*: Continue to participate in the Tuolumne County Services Impact Mitigation Fee Program, or equivalent, to support the continued provision of county services which benefit city residents. 9.B.d *Review Water and Sewer Master Plans:* Continue to review water and	• The City will continue to seek grant funding to implement the Main Drain Improvement Project, as identified in the Main Drain Field Inspection and Condition Assessment Technical Memorandum. Main Drain improvements are anticipated to enhance stormwater flows and reduce flooding in Downtown Sonora but may convey stormwater flows beyond system capacity downstream in Sonora Creek. In addition to Main Drain Improvements, also identify and fund solutions to mitigate flooding at the Main Drain outlet structure on the 100 block of W Stockton Street (SR 49) and other downstream facilities. • The City provides representative on 7/11 Committees for the potential

sewer master plans prepared by the Tuolumne Utilities District (TUD) to ensure that projected water needs, repairs, replacements and additions to water and sewer *infrastructure and distribution facilities are compatible with city land use plans.* 9.B.e *Require Public Water Service for all New Development:* Continue to require public water service for all new development, except as otherwise provided in the municipal code. Continue to require new development to confirm the availability of an adequate water supply and adequate facility capacity for wastewater treatment and disposal for new development by requiring written confirmation from affected utility agencies prior to approving new development. 9.B.f *Require Connections to Public Sewer:* Require connections to public sewer for new development where reasonably available or where potential harmful area wide impacts to groundwater exist based on known hazards as a result of outdated private systems. 9.B.g *Facilitate the Establishment of New or Expansion of Existing Water Storage Facilities and Support Upgrading the Water Distribution System within the City's Sphere of Influence for Emergency Services:* Support proposals to create new or expand existing water storage facilities for the purposes of improving emergency services and emergency preparedness. Support proposals to improve the city's water distribution system for the purposes of improving emergency services and emergency preparedness. 7.A.o *Investigate Establishment of New Water Storage Facilities and Upgrades to the City's Water Delivery Infrastructure:* In cooperation with the Sonora Fire Department and the Tuolumne Utilities District (TDU), assess the benefits of and identify additional locations for new water storage facilities. **Air Quality:** *8.A.a Promote Construction, Establishment and Use of Alternative*	expansion and/or relocation of school facilities. • The City continues to cooperate with applicable agencies on the location of an education center in the City through active participation by the City on the Board of Directors. • The City continues to participate in the Tuolumne County Services Impact Mitigation Fee Program, or equivalent, to support the continued provision of county services which benefit city residents. Update of City and County fees are completed on an as needed basis. • The City continually provides the Tuolumne Utilities District (TUD) with updated land use data from Sonora General Plan 2020 in conjunction with updates of the Land Use Element to ensure that appropriate data is used by Tuolumne Utilities District (TUD) in planning for future water and sewer needs of the city. • The City continues to review water and sewer master plans prepared by the Tuolumne Utilities District (TUD) to ensure that projected water needs, repairs, replacements and additions to water and sewer infrastructure and distribution facilities are compatible with city land use plans. • The City requires public water service for all new development. The Community Development Department consults with applicable service providers to confirm the availability of an adequate water supply and adequate facility capacity for wastewater treatment and disposal for new development by requiring written confirmation from affected utility agencies prior to approving new development. • The City requires connections to public sewer for new development where reasonably available or where potential harmful area wide impacts to groundwater exist based on known hazards as a result of outdated private systems.

Transportation Facilities: Promote and facilitate the construction of pedestrian facilities and bike paths connecting schools and high-density residential areas and between commercial centers and nearby high-density residential areas. Provide bike racks and/or bike storage facilities in downtown Sonora. Require new commercial development located adjacent to designated non-motorized trails and bike paths to provide bike racks. *8.A.f Support Energy Conservation:* Promote residential and commercial construction design which incorporates passive solar heating, supplemental solar water heaters, energy efficient lighting, additional weather stripping, additional insulation or similar energy-conserving features. Promote incentive programs for projects which incorporate these features at a level which contributes to the maintenance of the area's air quality. *8.A.g Partner with ATCAA and Energy Providers to Attain State and Federal Air Quality Standards:* Establish a partnership with the Amador-Tuolumne Community Action Agency (ATCAA) and energy providers to expand the use of EPA- Certified heating devices and to replace or repair stoves which do not meet state and federal air quality standards within the City of Sonora (i.e., those reducing smoke emissions) through ATCAA's energy program. Include provisions *within Community Development Block Grants and similar funding proposals for* residential rehabilitation programs which improve air quality by reducing emissions through the installation of EPA-Certified heating devices or which repair or replace existing heating units as necessary to achieve EPA air quality standards. *8.A.i Participate in Regional Planning Efforts and Implement Adopted Plans where Mandated by Law:* Provide representation from the City of Sonora at regional planning events which address the issues and opportunities available for effective air quality management. Participate in planning efforts to prepare and implement a regional Air Quality Plan or State Implementation Plan (SIP) and implement those components applicable to the City of Sonora and as prescribed by state and federal regulations	• In cooperation with the Sonora Fire Department and the Tuolumne Utilities District (TDU), assess the benefits of and identify additional locations for new water storage facilities. The City continues to estimate the costs of establishing these new facilities and estimate the capacity needed within new water storage facilities sufficient to meet the demands of the city during emergency situations. In addition, the City will continue to identify those locations where water lines are insufficient to deliver adequate fire flow and evaluate the cost and potential funding sources to enlarge, extend, looping, rehabilitate or undertake related actions as necessary to deliver sufficient fire flow within the city limits. • Through the City's design review processes, the City continues to promote construction, establishment and use of alternative transportation facilities. The City promotes the use of bike racks and/or bike storage facilities in downtown Sonora and commercial developments, as applicable. • The City plans to install gasoline and electric vehicle charging stations at the City Public Works Yard (Critical Facility #7) for use by City owned police and fire vehicles. • The City has adopted the latest edition of the California Energy Code to promote residential and commercial construction design which incorporates passive solar heating, supplemental solar water heaters, energy efficient lighting, additional weather stripping, additional insulation or similar energy-conserving features. The City continues to promote incentive programs for projects which incorporate these features at a level which contributes to the maintenance of the area's air quality. • The City has established a partnership with the Amador-Tuolumne Community Action Agency (ATCAA) and energy providers to expand the use of EPA- Certified heating devices and to replace or repair stoves which do not meet state and federal air quality standards within the City of Sonora (i.e., those reducing smoke emissions) through ATCAA's energy program. The City will include provisions *within Community Development Block Grants and similar funding proposals for* residential rehabilitation programs which

and continue to comply with the rules set forth by the *TCAPCD.* 9.B.h *Participate in Regional Planning Efforts and Implement Adopted Plans where Mandated by Law:* Provide representation from the City of Sonora at regional planning events which address the issues and opportunities available for effective air quality management. Participate in planning efforts to prepare and implement a regional Air Quality Plan or State Implementation Plan (SIP) and implement those components applicable to the City of Sonora and as prescribed by state and federal regulations and continue to comply with the rules set forth by the TCAPCD. **Cultural Resources:** *9.A.b Establish Professional Standards:* In conjunction with preparation of a Cultural Resources Management Ordinance, include a provision requiring that cultural resources studies be conducted by qualified professionals as established in General Plan 2020. *9.A.e Establish a Sonora Register of Cultural Resources:* Establish a Sonora Register of Cultural Resources for the purposes of implementing incentive programs pursuant to the Cultural Resources Management Ordinance. *9.A.j Update the City's Historic District Boundaries:* As the city completes historic inventories and evaluations, enlist a qualified professional to provide the city with recommendations for establishing historic districts within the city. *9.A.k Include Inventoried Properties in an Electronic Database:* To facilitate the use of the city's cultural resources inventories, establish an electronic database, tied to parcel, which includes information pertaining to cultural resources on individual parcels. It is recommended that the city incorporate *inventory data for individual parcels using the city's Geographic Information System (GIS) Database.*	improve air quality by reducing emissions through the installation of EPA-Certified heating devices or which repair or replace existing heating units as necessary to achieve EPA air quality standards. • The City plans to partner with the local Resource Conservation District (RCD) to acquire US Department of Agriculture Natural Resource Conservation Service EQIP funding to sponsor an Air Quality Demonstration Show utilizing area merchants and local, state and federal agencies to provide demonstrations of equipment, materials and provide education which facilitates the use of alternatives to open-burning for biomass disposal. Demonstrations may include alternative dust control methods (road sealants, crushed pistachio hulls), chipping/brushing and shredding machines and funding sources for these activities, low emission yard equipment, electric vehicles, and use and sale of wood chip products. • The City continues to provide representation from the City of Sonora at regional planning events which address the issues and opportunities available for effective air quality management. The City will continue to participate in planning efforts to prepare and implement a regional Air Quality Plan or State Implementation Plan (SIP) and implement those components applicable to the City of Sonora and as prescribed by state and federal regulations and continue to comply with the rules set forth by the *TCAPCD.* • The City has not adopted a Cultural Resources Management Ordinance; however, discretionary development applications are subject to review and compliance with the California Environmental Quality Act (CEQA) and Guidelines prior to or concurrently with consideration of the project. CEQA compliance includes the preparation of a cultural resources study by qualified professionals should evidence indicate potential cultural resource impacts. • The Community Development Department will establish a Sonora Register of Cultural Resources for the purposes of implementing incentive programs pursuant to the Cultural Resources Management Ordinance upon

9.A.1 Encourage Interpretive Programs: Identify funding sources for and establish programs to identify and promote the city's cultural resources. Plaques or similar identifying structures installed on buildings or structures pursuant to interpretive programs within the historic district will be subject to design review. *9.B.a Prepare a Cultural Resources Management Ordinance (CRM):* Prepare a Cultural Resources Management Ordinance (CRM) using the guidelines provided by the State Offices of Historic Preservation (OHP) for format and content of a Cultural Resources Management Ordinance (General Plan 2020 **Appendix 9F).** It is anticipated that the CRM will address. *9.B.b Provide Historic Preservation Incentives:* Adopt an incentive program for historic properties that qualify for local, state and federal historic designation. *9.B.c Maintain a Façade Easement Program:* Maintain a façade easement program allowing the city, or appropriate nonprofit to purchase, or to accept through donation, easements on building facades. *9.B.d Allow Modified Development Standards:* Allow modified development standards with a determination that waiver or reduction of the development standard furthers Historic Preservation. Modified development standards shall not alter conformance requirements of appropriate building, construction or fire codes (e.g., State Historic Building Code, Uniform Building Code, Uniform Fire Code, Uniform Code for Building Conservation). City building officials and fire officials are encouraged to liberally construe pertinent portions of the codes in furtherance of this element to the extent that interpretations do not endanger health and safety. *9.B.f Adopt Demolition and Relocation Procedures for Buildings and Structures 50 Years of Age and Older:* Adopt demolition and relocation procedures for structures 50 years of age or older. 9.B.g *Design Review and Design Assistance Program for Historic Structures*:	completion of the ordinance. • The City has prepared an inventory of historic resources in accordance with the Secretary of Interior Standards for Historic Buildings. Upon consideration of the City's General Plan and Zoning updates, the City will enlist a qualified professional to provide the city with recommendations for establishing historic districts within the city, based upon the inventory of historic resources. • The City is in the process of digitizing its records into *IWORQ (online permitting system)* to facilitate the use of the city's cultural resources inventories, establish an electronic database, tied to parcel, which includes information pertaining to cultural resources on individual parcels. Digitizing the City's records is ongoing. • The Community Development Department continues to identify funding sources for and establish programs to identify and promote the City's cultural resources. Plaques or similar identifying structures installed on buildings or structures pursuant to interpretive programs within the historic district will be subject to design review and approval. • As an outgrowth of the City's update to the General Plan and Zoning Ordinance, preparation of a Cultural Resources Management Ordinance (CRM) using the guidelines provided by the State Offices of Historic Preservation (OHP) for format and content of a Cultural Resources Management Ordinance will be prepared**.** It is anticipated that the CRM will include an incentive program for historic properties that qualify for local, state and federal historic designation. • The City has prepared an Inventory of Historic Resources and will implement an incentive program for historic properties that qualify for local, state and federal historic designation. • The City maintains a façade easement program allowing the City, or appropriate nonprofit to purchase, or to accept through donation, easements on building facades.

Establish a procedure for reviewing restorations, alterations or additions to historic structures. *9.B.h Consider Establishment of an Historic Resources Committee:* Consider establishment of an Historic Resources Committee (HRC). *9.B.i Pursue Certified Local Government (CLG) Designation:* Investigate the pros and cons of seeking city designation as a Certified Local Government (CLG) consistent with the standards established by the U.S. Department of the Interior, National Park Service. Provide a report to the Sonora Planning Commission and Sonora City Council with the findings of the investigation and recommendations. If the city proceeds with seeking CLG designation, then membership of the HRC will reflect the membership requirements of a CLG. *9.Ba Adopt the Mills Act:* Adopt the Mills Act for implementation in the City of Sonora in compliance with California Government Code, Article 12, Sections 50280-50290 for the reduction of property taxes through historic preservation**.** 9.B.a *Review of Projects Involving Federal Assistance (Section 106)* Maintain a procedure for city review of projects for consistency with Section 106 of the National Historic Preservation Act (NHPA). Designate the Historic Resources Committee as the appropriate advisory agency for these reviews if the city pursues Certified Local Government Designation. 9.B.a *Procedures for Addressing Unanticipated Cultural Resources:* Include, for projects with conditions of approval related to the management of cultural resources, a requirement for preconstruction meetings with project contractors, the developer, or his representative, Native American representative, the project's qualified cultural resources professional, the Planning Department and other agencies responsible for overseeing the construction phase of a development project (including demolitions). 9.B.a *Review Telecommunications Facilities:* Amend the municipal code to require a conditional use permit for telecommunication facilities within	• The City has adopted the CA Historic Building Code, CA Fire Code, and CA Building Code which, contains provisions to allow modified development standards with a determination that waiver or reduction of the development standard for historic properties. • The City adopted Chapter 17.75 of the City of Sonora Municipal Code entitled Demolition of Buildings and Structures. Chapter 17.75 establishes demolition and relocation procedures for structures 50 years of age or older. • The City's Design Review Permit processes establish a procedure for reviewing restorations, alterations or additions to historic structures to ensure that the historical integrity of the buildings is maintained in accordance with the Secretary of the Interior Standards for Historic Buildings and local ordinances enacted thereto. • The City's Planning Commission acts on all discretionary land use matters, including projects identified on the City's Historic Resources Survey. Accordingly, the City has not established a Historic Resources Committee (HRC) to date. • The City has investigated the pros and cons of seeking city designation as a Certified Local Government (CLG) consistent with the standards established by the U.S. Department of the Interior, National Park Service. The National Park Services' oversight into the City's maintenance of its historic resources outweighs the incentive provided by the CLG program. A report to the Sonora Planning Commission and Sonora City Council with the findings of the investigation and recommendations is forthcoming in 2025. • The City has not adopted the Mills Act for implementation in the City of Sonora in compliance with California Government Code, Article 12, Sections 50280-50290 for the reduction of property taxes through historic preservation**.** However, the City is interested in pursuing the Mills Act program. A report to the Sonora Planning Commission and Sonora City

the city's designated historic districts to minimize their effects on the city's historic character.	Council with the findings of the investigation and recommendations is forthcoming in 2025-2026.
Economic:	• The City has prepared a list of properties in the City of Sonora, which could benefit from the 1986 Tax Reform Act and will notify and assist property owners with information for taking advantage of this Act, which provides federal income tax credit for income producing properties on or eligible for the National Register of Historic Places.
10.A.e *Monitor Jobs-Housing Balance:* Establish and maintain a program to monitor the jobs-housing balance in the City of Sonora in conjunction with updates to the city's housing element.	
10.A.e *Consider Adopting Bonding Standards for Non-Historic Large Retail Facilities:* Consider adopting a provision in the Sonora Municipal Code to require bonding for large retail facilities sufficient to fund the removal of non-historic large, vacant retail space and adaptive reuse of large buildings and spaces should they become vacant.	• The City utilizes the Design Review Permit processes to maintain a procedure for city review of projects for consistency with Section 106 of the National Historic Preservation Act (NHPA). The Planning Commission reviews all discretionary projects in lieu of a Historic Resources Committee.
10.A.f *Continue to Provide Funding Assistance for Small Businesses* Continue to earmark funds in the city's Community Development Block Grant Program Income Reuse Plan in support of small business development (e.g., small business revolving loan fund)	• The City includes standard inadvertent discovery of cultural resources conditions of approval. The conditions of approval are consistent with Native American requests for inadvertent discovery conditions. The Community Development Department and other agencies responsible for overseeing the construction phase of a development project (including demolitions) ensure that all conditions of approval are met.
10.A.g *Maintain Provisions Allowing Home Occupations:* Continue to allow home occupations pursuant to an in-house permitting process subject to the standards established in the Municipal Code. Continue to provide public handouts summarizing the requirements for home occupations.	• In 2017, the City updated its Wireless Telecommunications Facilities Ordinance to require a conditional use permit for telecommunication facilities within the city's designated historic districts to minimize their effects on the city's historic character.
10.A.h*Continue to Promote and Support Special Events:* Continue to promote and support special events (e.g., Farmer's Market, Christmas Parade, Magic of the Night, Mother Lode Fair and similar events) which bring visitors and residents downtown and support the economic development objectives of the city.	• The Community Development Department updated its Housing Element in 2024. The City's Regional Housing Needs Assessment (RHNA) for the 2024-2029 planning period required the City to allocate two units during the Housing Element Planning Period. The units consisted of one very-low and one low-income unit. Concurrenlty, the City's job-housing balance was analyzed noting that an adequate job-housing balance exists in the City.
10.A.i *Maintain a Façade Improvement Program:* Continue to implement the city's business façade improvement program.	
10.Aq Continue to Support Economic Development Organizations: Continue to	• The City has not adopted provisions in the Sonora Municipal Code to

support organizations which enhance economic development which benefits the City of Sonora (e.g., Tuolumne County Visitor's Bureau, Historic Sonora Chamber of Commerce, Tuolumne County Chamber of Commerce)	require bonding for large retail facilities sufficient to fund the removal of non-historic large, vacant retail space and adaptive reuse of large buildings and spaces should they become vacant. However, the City has a listing of vacant and available properties on the City's webpage to assist perspective buyers/lessees.
Parks & Recreation:	
12.A.a *Consider Formation of a New or Participation in an Existing Recreation District:* Consider the formation of a city park district or similar entity exclusive of existing community recreation and park districts and community services districts which provide public recreational facilities, to oversee the acquisition, construction and maintenance of recreational facilities. Alternatively, participate in a regional recreation district if one is established for implementation of the county's park and recreation master plan.	• The City continues to support the efforts of the Economic Development Company of Tuolumne County, Columbia College, Job Connection Tuolumne County, Mother Lode Job Training, Amador-Tuolumne Community Action Agency, Sonora High School Regional Occupation Program, and other regional employment and education centers to provide training for low-wage earners to move up to moderate-wage jobs consistent with the city's employment needs.
12.A.b *Investigate Formation of a Landscaping and Lighting District:* Investigate the feasibility of establishing a Landscaping and Lighting Assessment District for the purpose of financing the installation, construction and maintenance of landscaping, park and recreational improvements and for the purchase of land improvements related to parks, lighting and landscaping in compliance with state law governing the formation of Landscaping and Lighting Districts.	• The City continues to support organizations such as the Chamber of Commerce and special events. The City lists special events on their webpage and provides contact and permit information for the public. • The City continues to allow home occupations in all residential zones pursuant to an in-house permitting process and subject to the operational standards established in Chapter 17.59 of the City's Municipal Code.
12.A.d *Consider the Impacts of New Development on the City's Recreational Facilities:* Revise the city's ordinance code pertaining to land dedications and/or payment of in-lieu fees for new development's contribution to providing recreational facilities consistent with Government Code Section 66477 et seq.	• The City continues to promote and support special events (e.g., Farmer's Market, Christmas Parade, Magic of the Night, Mother Lode Fair and similar events) which bring visitors and residents downtown and support the economic development objectives of the City. • The City will continue to earmark funds in the city's Community Development Block Grant Program Income Reuse Plan in support of small business development (e.g., small business revolving loan fund).
12.A.e *Promote Shared Use to Expand the Variety and Quantity of Available Facilities and Distribute Costs and Manpower to Acquire and Maintain Facilities:* Promote partnerships with schools, utility agencies community groups, the county, state and federal agencies and others to share the costs, management and maintenance of existing and new facilities for mutually beneficial recreational use. Link or incorporate recreational	• The City has not formed a new recreation district; however, the City participates in the Tuolumne County Parks and Recreation District. Additionally, prior to filing final maps, the City collects Quimby Act Fees for park acquisition in accordance with the Subdivision Map Act (Government Code Section 66477). The City's Park acreage standard is 5

facilities from other entities with city facilities whenever feasible. **Recreation General:** 12.B.a *Develop and Adopt a Park and Recreation Master Plan:* Develop and adopt a Park and Recreation Master Plan describing the general locations, designs, costs, priorities, potential funding sources, management agencies, strategies for protecting future trail corridors, and uses for 5.4± acres of future park and recreation facilities in the city. 12.B.b *Establish a Trail System Integrated with Regionally-Planned Facilities Located Within the City's Sphere of Influence:* Integrate new trails located within the city's sphere of influence with trails in the county's proposed regional trail system. Continue coordination with the county to ensure recognition of proposed city trails in the county's recreation master plan (see 4.E.f.). The Draft Tuolumne County Recreation Master Plan proposes the following regional trails located in the city's sphere of influence: Woods Creek Trail, Sierra Railroad Trail, Dragoon Gulch Trail, Shaw's Flat Saratoga Rd. Trail, Bald Mountain Rd. Trail, Jamestown Ditch Trail, Campo Seco Road Trail, Shaw's Flat Ditch Trail, and the Racetrack Road Trail. *12.B.d Support Establishment of a Regional Park Facility Within or Near the City's Sphere of Influence:* Support partnerships with the county and/or other agencies to establish a regional park facility serving city and county residents located near or within the city's sphere of influence. Based *on population projections for the city and the county through 2020; the city's estimated pro rata share of such a facility (or facilities) would be approximately 7.9 % – 9.1%.* 12.B.e *Update Facility Inventory and Needs Projections:* Update the Sonora Park and Recreation Master Plan at least once every ten years. Updates shall address, at a minimum, the changing park and recreation needs of city residents and visitors, new potential funding sources, revised cost estimates for proposed park facilities, population projections, changes in	acres per 1,000 residents. • The City has not investigated the formation of a Landscaping and Lighting District for the purposes of financing the installation, construction, and maintenance of landscaping, park and recreational improvements. However, the City collaborates with the Tuolumne County Parks and Recreation District for recreational facilities in the City. • The City evaluates the potential impacts of new development on the City's recreational facilities via the California Environmental Quality Act (CEQA) and Guidelines. Should any development project: a) 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; or b) would the project require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment are evaluated. • There are several Parks, a recreational trail and public use facilities within the City of Sonora. They range from a small "tot lot" with little children's playground equipment to the 35 acre natural trail call Dragoon Gulch. The City coordinates parks use and maintenance of park facilities with the Tuolumne County Community Development Department, 29th Agricultural District Fair Board, Sonora Elementary School, Sonora Union High School, Tuolumne County Department of Parks and Recreation and Central Sierra Resource Conservation and Development District. • The City of Sonora has not adopted a Park and Recreation Master Plan. However, the City and Tuolumne County Transportation Council, in partnership with the Department of Public Health, are anticipating the expansion of the current Dragoon Gulch Trail by creating a master plan that will guide development of the recently purchased 65-acre expansion. This project will build on the existing and very successful 2.5-mile trail network. Development may include additional natural surface trails, and short sections of paved multi-use trails (for cycling and pedestrian use) extending the current trail network to a total of approximately 10 miles. This length would place approximately .1 mile of trail per acre, allowing the majority of

population composition, new opportunities for partnerships and updates to the inventory of park facilities including both acreages removed from recreational use and acreages added for recreational use.	the 100-acre park to remain relatively untouched. This length would also create a destination experience that may draw walkers, hikers, and mountain bikers from the local region. • The City continues to support partnerships with the county and/or other agencies to establish a regional park facility serving city and county residents located near or within the city's sphere of influence. • The City is conducting preliminary discussions in preparation of the City's 2020 General Plan, which would include an update to the City's Open Space and Recreation Elements. Updates shall address, at a minimum, the changing park and recreation needs of city residents and visitors, new potential funding sources, revised cost estimates for proposed park facilities, population projections, changes in population composition, new opportunities for partnerships and updates to the inventory of park facilities including both acreages removed from recreational use and acres added for recreational use.

2024 - 2029 ADOPTED HOUSNG ELEMENT IMPLEMENTATION MEASURES

HOUSING ELEMENT ANNUAL PROGRESS REPORT

The State Department of Housing and Community Development (HCD), acting as the City's Council of Governments, has determined the amount of affordable housing assigned to the City of Sonora for the planning period. Known as the Regional Housing Needs Assessment (RHNA). The 2024 – 2029 RHNA adopted by HCD allocates 2 housing units to the City of Sonora. This represents the number of housing units the City is responsible for accommodating during this planning period. The RHNA identified two units are broken down with one unit for very low income and one unit for low income households.

Over the past several years, the Planning Division has processed an average of 5 planning and zoning applications annually. Applications include General Plan Amendments, Rezones, Development Review Permits, Tentative Maps, Planned Developments, Use Permits, Lot Line Adjustments, etc.

Building permits during this timeframe have also averaged ±350 permits with the City averaging generally ~75 permits annually for residential projects. Although building permits in 2025, have been less, several residential project sites, including the 956 Oregon Street mixed-use, 104 Barretta Street projects and Lemke Multiple Family Residential sites are slated for development with many lots available for the 2026 construction season.

State law requires the city to complete a review of the implementation of the programs in the State Certified Housing Element. Table D attached lists each of the programs in the Housing Element and indicates the timeframe to complete the program and the City's efforts to date. As the table illustrates, the City is on track with implementation of its 2024 – 2029 State Certified Housing Element.

The following information is a summary of the housing unit activity of the City of Sonora during 2025. The information is an excerpt summary of Tables of the State Department of Housing and Community Development.

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: April 6, 2026

TO: Honorable Mayor and Members of the City Council

FROM: Tyler Summersett, Community Development Director

SUBJECT: Consider Approval for the City Administrator to Sign and Record a Substitution of Trustee and Full Reconveyance for APN 035-262-015.

RECOMMENDATION:

Consider Approval for the City Administrator to Sign and Record a Substitution of Trustee and Full Reconveyance for APN 035-262-015.

BACKGROUND:

The City of Sonora, Community Development Department (CDD), offered homebuyer assistance loans for City residents purchasing homes within City limits. This program was funded through a Community Development Block Grant (CDBG) administered by the State's Housing and Community Development Department. The City of Sonora's Homebuyers' Assistance Loan Program was designed to assist low-income families in the purchase of a home within the City of Sonora.

The Program provided two types of assistance. The first type assisted the family with immediate cash needs, as required, for loan origination fees and closing costs, including impounds for property taxes and insurance. The second component of the program was to assist the family in meeting its long-term housing commitment by reducing the monthly payment to an amount consistent with the family's income affordability level. Both elements of the Program are available to assist eligible families in obtaining primary financing from the commercial lender of their choice.

Applicant Eligibility -

1. Applicant must be low income, defined as having an income that does not exceed 80% of the area median income, adjusted for household size. This income figure is established by the Department of Housing and Urban Development (HUD) and is adjusted annually. A "household" means all persons occupying a housing unit as their place of residence.

2. Applicant must use the house as their principal place of residence.

3. Applicant must not have been a homeowner for at least the last 3 years or is a displaced homemaker or single parent who owned a home with a spouse.

4. Applicants must meet credit and underwriting criteria to secure a loan from a commercial lender of their choice prior to receiving assistance from the City of Sonora.

5. Applicant must need the assistance of the Program to obtain home ownership. The need is determined by the City of Sonora and will be based upon Program Guidelines, requirements of the commercial lender, and the ability of the household to meet such requirements.

6. Applicant must be able to provide personal funds equal to 3% of the purchase price of the house selected or $3,000, whichever is greater.

HOUSE ELIGIBILITY

1. The house must be located within the incorporated City Limits of Sonora.

2. The house must be a structurally sound, existing structure or newly constructed, and shall meet local code standards. City reserves the right to determine structural soundness and code compliance

3. The house must either be vacant for at least 4 months, or owner-occupied.

4. House size shall be sufficient to meet the needs of the participant without overcrowding.

5. House price cannot exceed $300,000.

INTEREST RATES

Interest rates on City deferred payment loans are based on household income as follows:

0% - Less than 50% of median income

3% - 65% to 50% of median income

5% - 80% to 66% of median income

SECURITY

All City Loans have been secured by a promissory note and recorded deed of trust, with notice of default, subordinate only to the loan of the commercial lender.

The City loan is deferred for a period of 31 years; no monthly payments or interest payments are required; the interest rate varies between 0-5%, depending on the household income and number of persons in the household. Applicants are required to provide the minimum of 3% as a down payment. The loan is due and

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

payable upon sale or transfer of the property or when the property no longer is used as the principal residence of the borrower. Loans can be paid in whole or by periodic payments at any time, without penalties.

DISCUSSION / ANALYSIS:

A deed of reconveyance, also known as a satisfaction of mortgage, is a document that proves you've paid off your mortgage. The deed of reconveyance releases the lien the City (as a silent second lender) placed on the subject property. This document proves a clear title when you sell your home.

Loan #01235-001

Principal Balance as of April 14, 2006-- $80,000.00

Interest Rate – 5%

Interest through March 25, 2026-- $79,835.64

Total principal and Interest Balance -- $159,835.64

Loan #01235-001

Principal Balance as of April 14, 2006-- $20,000.00

Interest Rate – 5%

Interest through March 25, 2026-- $19,958.91

Total principal and Interest Balance -- $39,958.91

Total: $199,794.55

FISCAL IMPACT:

The repayment of the CDBG-funded home improvement loan restores these funds to the City's revolving loan program. No impact to the General Fund is anticipated.

The returned funds will be made available for future eligible projects, allowing the City to reinvest in additional housing and community improvement efforts that benefit residents.

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

CORE COUNCIL PRIORITIES:

Fiscal Responsibility and Stability, 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: March 30, 2026

TO: Honorable Mayor and Members of the City Council

FROM: Tyler Summersett, Community Development Director
Josh Varinsky, City Attorney Office

SUBJECT: Waive the Second Reading by Title Only and Adopt Ordinance No. 915, Approving a Development Agreement Between the City of Sonora and SV110 LLC to Extend the Life of the Cuesta Heights Vesting Tentative Map

RECOMMENDATION:

Waive the Second Reading by Title Only and Adopt Ordinance No. 915, Approving a Development Agreement Between the City of Sonora and SV110 LLC to Extend the Life of the Cuesta Heights Vesting Tentative Map.

BACKGROUND:

As shown below and in the attached Tentative Map (Attachment 1), the project is a residential subdivision of approximately 20.76 acres near the intersection of Shaws Flat and Roble Road. The Tentative Map consists of forty-six (46) residential lots and required subdivision improvements, including roadways, utilities, and landscaping. Development is anticipated to occur in three (3) phases.

The Tentative Map was originally approved on March 3, 2008, and has received various extensions since that time, which include both state automatic extensions and local discretionary extensions. The Tentative Map was set to expire on March 3, 2026. Before this date, the Applicant filed a request to extend the Tentative Map by means of a Development Agreement, which can further extend the Tentative Map for the duration of the Development Agreement (Government Code, section 66452.6).

For additional background on the project, also included is the City Council staff report from September 19, 2022, when the Tentative Map received its most recent extension (Attachment 2).

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

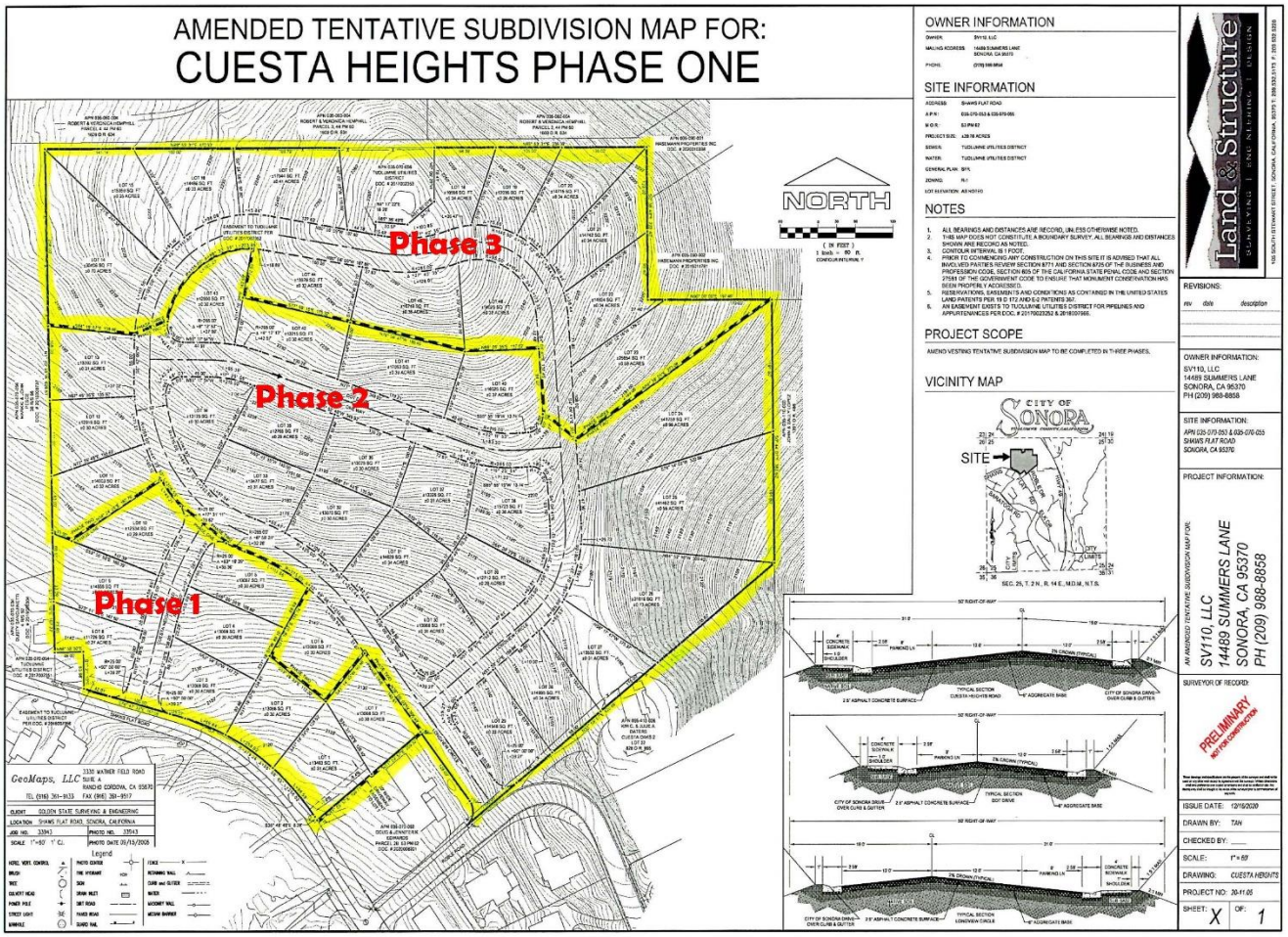


CITY COUNCIL AGENDA REPORT

CITY HALL

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

SERVICE, INNOVATION, INTEGRITY, COLLABORATION, RESPECT, LEADERSHIP



DISCUSSION / ANALYSIS:

A development agreement is a specific type of agreement authorized by California statutes between a city/county and a development applicant. A development agreement allows the applicant to proceed with development in accordance with existing land use regulations (e.g., General Plan and zoning) regardless of future changes to local land use regulations. A development agreement may also extend the life of a tentative map and include additional terms and conditions for the project.

There are two main purposes to the proposed Development Agreement (Attachment 3), which include: (1) extending the life of the Tentative Map, and (2) updating the Conditions of Approval for the project (Attachment 4). The main terms are summarized as follows:

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

- (Section 1.7) The Term of the Development Agreement is seven (7) years, which will also apply to the Tentative Map. The Applicant will be required to file a final map for all subdivision parcels before expiration of the term of the Development Agreement.

- (Section 3.1) The Developer will receive vested rights to develop the property in accordance with the existing General Plan and Zoning designations for the property.

- (Section 3.3) Based on discussions with the Applicant and further review by City staff, revisions are proposed to the original Conditions of Approval. These changes include the following, in the aim of making the project more financially feasible:

  The project originally required a sidewalk along the frontage of the property serving Shaws Flat Road. This requirement has been removed, given the low possibility of pedestrian connectivity in this area.

  The project previously had an approved Landscape Plan by the Parks & Recreation Committee. As the City's former Parks & Recreation Committee has been dissolved, the final landscaping and maintenance plans for each phase will need to be approved by the City Council or the Community Development Director.

  The project originally required sidewalks on both sides of the street. The revised condition allows for sidewalks on only one side of the streets within the subdivision.

  Originally the project included the condition to require a $4,000 fee per unit for the City to use for affordable housing programs. The City does not maintain any type of inclusionary housing ordinance and other housing projects would not be subject to this same requirement under existing City rules. This requirement has been removed.

- (Sections 4.1, 4.2) The project would be subject to all applicable Citywide fees at the time of building permit, including impact fees.

HOUSING ELEMENT

The Cuesta Heights site is included as a surplus site in the City's site inventory for the updated Housing Element. The City's Regional Housing Needs Assessment (RHNA) requirement was to accommodate two (2) units on the Lemke property site, one for very low income and one for the low-income category. The Cuesta Heights Project site is included to accommodate a total of forty-six (46) units, split between the moderate and above moderate category. The Cuesta Heights site is considered surplus inventory beyond the City's assigned RHNA. In accordance with Government Code, section 65863 (No Net Loss Law), the provisions of the Development

CITY COUNCIL AGENDA REPORT

CITY HALL

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

Agreement would not affect the lots under the existing Tentative Map or cause any net loss to the City's RHNA for the 2024-2029 cycle.

CEQA DETERMINATION:

The Project was subject to environmental review at the time of the original Tentative Map, pursuant to the Mitigated Negative Declaration (MND) adopted by the City Council (Attachment 5). The site and surrounding area are in substantially the same condition since original approval of the Project and prior map extensions, as no development has occurred in the area. By this Development Agreement, there are no substantial changes to the Project, no substantial changes in the circumstances under which the Project is being undertaken, and no new information of substantial importance that was not known to the City at the time the MND was adopted. Based on the foregoing and there being no changes in use from the Development Agreement, the environmental impacts are consistent with the original MND, and no subsequent environmental document is required for the Development Agreement.

FISCAL IMPACT:

Approval of the Development Agreement will have no impact to the General Fund beyond staff time. A Funding Agreement is in place with the developer to cover the costs of preparing the Development Agreement and Ordinance No. 915, staff reports, public noticing, and staff time to prepare and present the item for consideration.

ATTACHMENTS:

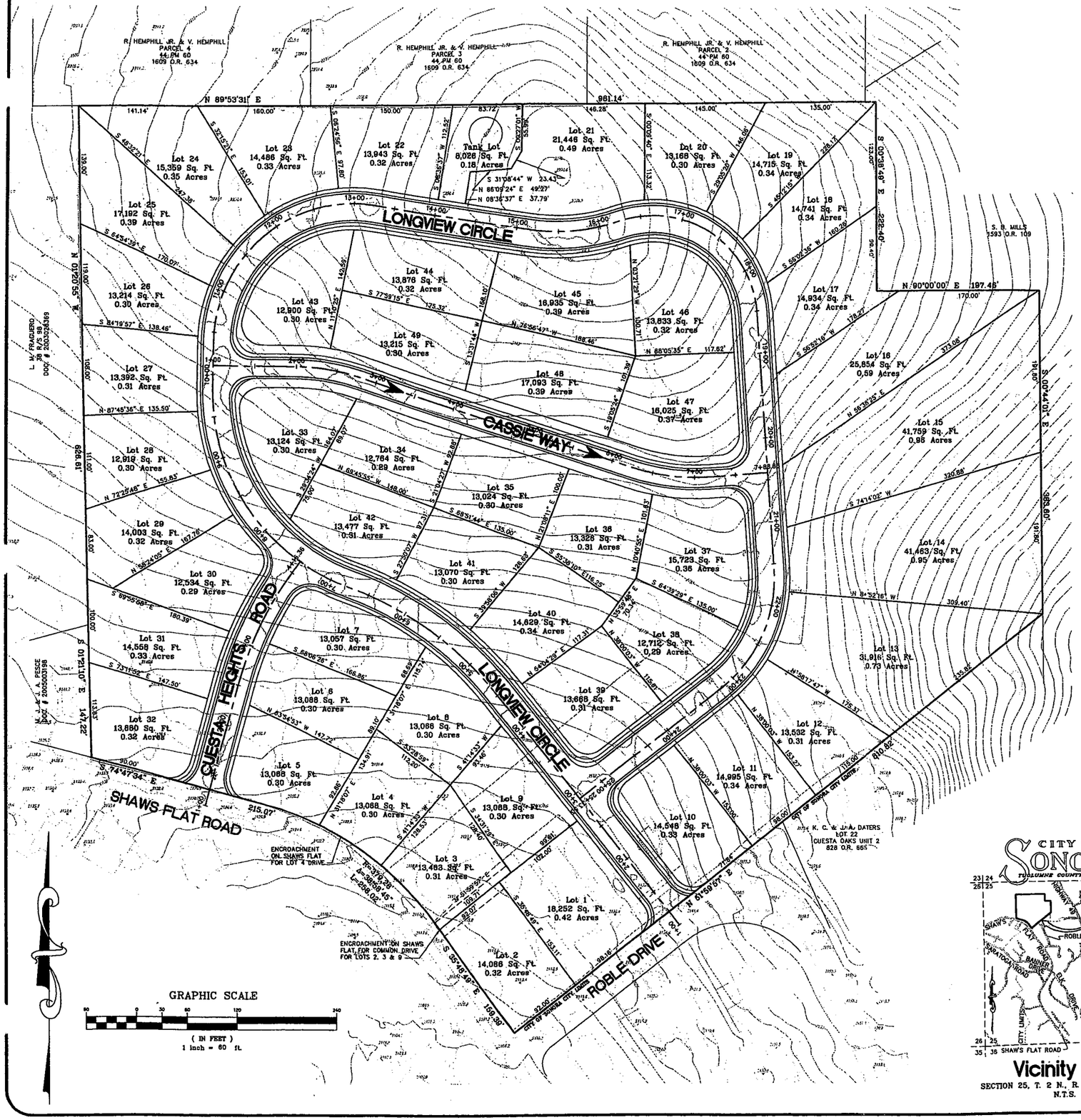
1. Vesting Tentative Map
2. City Council Agenda Report (September 19, 2022)
3. Development Agreement
4. (Revised) Conditions of Approval
5. Mitigated Negative Declaration
6. Mitigation Monitoring and Reporting Program
7. Planning Commission Resolution No. 03-23-2026-A
8. City Council Ordinance No. 915

SUBSEQUENT ACTIONS:

Upon formal adoption of the Development Agreement, City staff would file a Notice of Exemption for the project, assemble the exhibits, and record the Development Agreement on title to the property.

CORE COUNCIL PRIORITIES:

Economic Development/Growth and General Plan

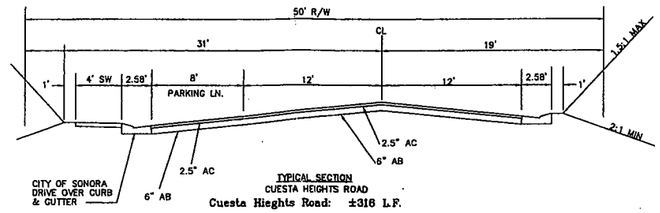


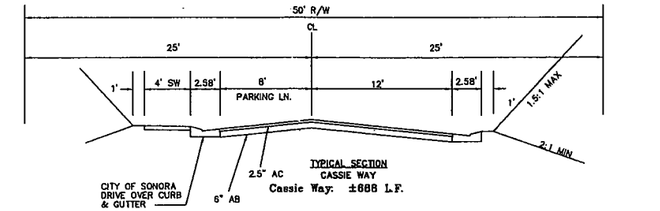
General Information

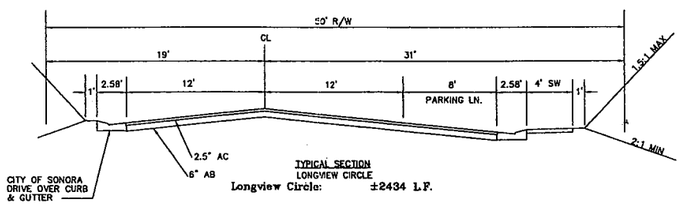
Owner / Applicant:	David L. and Cheri A. Cowden P.O. Box 545 Sonora, CA 95370 (209) 532-7157
Surveyor / Applicant:	Robert L. Ozbirn L.S. 5808 Golden State Surveying & Engineering Inc. 488 South Stewart Street Sonora, CA 95370 (209) 533-4797

APN:	035-070-14 & 035-070-35
Map of Record:	12 PB 36
Vesting Deed:	Doc. # 2007013225
General Plan:	HR & RR
Current Zoning:	RE-5
Proposed Residential Lots:	49
Total Area of Project:	± 954,829 Sq. Ft. / ± 21.92 Ac.
Total Area of Lots:	± 762,143 Sq. Ft./ ± 17.98 Ac.
Min. Lot Size:	± 12,534 Sq. Ft.
Max. Lot Size:	± 41,759 Sq. Ft.
Overall Lot Density:	± 15,982 Sq. Ft. Per Lot
Sewage Disposal:	Tuolumne Utilities District
Water Service:	Tuolumne Utilities District

Proposed Roadways







Vicinity Map

SECTION 25, T. 2 N., R. 14 E., M.D.B & M
N.T.S.

Vesting Tentative Subdivision Map

Cuesta Heights Subdivision

Being a Subdivision of Parcel 2 as shown in Volume 12 of Plat Books at Page 36, on file in the Office of the Tuolumne County Recorder, being a portion of the Northwest 1/4 of Section 25, Township 2 North, Range 14 East, Mount Diablo Meridian, in the unincorporated area of Tuolumne County, State of California

Legend

PHOTO CENTER	HORIZ. VERT. CONTROL	FENCE	RETAINING WALL	CURB and GUTTER	WATER
FIRE HYDRANT	BENCH	SIGN	DRAIN INLET	DIRT ROAD	MASONRY WALL
TREE	CULVERT HEAD	POWER POLE	STREET LIGHT	PAVED ROAD	MEDIAN BARRIER
			MANHOLE	GUARD RAIL	

CeoMaps, LLC
3330 MATHER FIELD ROAD SUITE A
RANCHO CORDOVA, CA 95670
TEL. (916) 361-9133 FAX (916) 361-9517

CLIENT: DAVID & CHERI COWDEN | JOB NO. 3394 | SCALE: 1"=60' 5' C.I. | PHOTO DATE 09/15/2006
LOCATION: SONORA, CALIFORNIA | PHOTO NO. 3394

I, LICENSED LAND SURVEYOR ROBERT L. OZBIRN No. 5808 Exp. June 30, 2008 STATE OF CALIFORNIA

SCALE: 1" = 60'	JOB NO: 0689	FILED: 0689-D-Misc	Golden State SURVEYING & ENGINEERING INC
DATE: 09/27/2007	DRAWING FILE: 0689TSM.dwg	DRAWN / CHECKED tjc rlo	488 South Stewart Street Sonora, California 95370

CITY COUNCIL AGENDA REPORT

MEETING DATE: September 19, 2022

TO: City Council Members

FROM: Rachelle Kellogg, Community Development Director

SUBJECT: Cuesta Heights Subdivision Tentative Map – 2 Year Extension

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RECOMMENDATION

1) Approve a 2-year extension for the Cuesta Heights Subdivision Vesting Tentative Subdivision Map. The tentative map approval will be extended to March 3, 2026.

DISCUSSION

The Cuesta Heights Subdivision is located on 20.76 acres north of the intersection of Shaws Flat and Roble Rd. (APN# 035-070-53 & 55). The Vesting Tentative Subdivision Map for the Cuesta Heights Subdivision was approved by the City Council on March 3, 2008 and the Amended Tentative Map, and phasing plan, on February 16, 2021. The property is zoned R-1 with a land use designation of Single Family Residential under the General Plan. The tentative map includes 46 single-family residential lots.

The project was sold by the original developers, Dave and Cheri Cowden, to SV 110 LLC in 2021. SV 110 LLC is requesting approval of a 2-year map extension which will extend the tentative map until March 3, 2026. At which point they must have recorded the final map, either for the entire project or one phase, and completed the required subdivision improvements or bonded for them. The applicant anticipates phasing the tentative subdivision map into three phases. This will help the developer with infrastructure costs and bonding. The Phase One parcels abut and are most visible to Shaw's Flat Road to best showcase the new subdivision while requiring less grading and shorter distances for infrastructure extensions. The anticipated revenue generated through the selling of these lots will allow the developer to move forward with Phase Two and eventually Phase Three.

As previously stated the Vesting Tentative Subdivision Map was approved on March 3, 2008 immediately prior to Great Recession that had a severe impact on all development projects. The map was originally set to expire in 2011 but it received several extensions due to the economic downturn. Some of these extensions were automatically set by the State and others were granted by the City. The State's extensions during the recession were in addition to those provided under the existing Government Code.

The applicant has been working through the plan/map review process. They are also in the process of updating all of the required project studies/plans however this process has been delayed due to COVIDs impact on staffing for the various consulting and governmental agencies providing these services. Additionally the project has been affected by previously installed utilities by both PG&E and TUD.

Currently the tentative map is set to expire on March 3, 2024 and the applicant is concerned that they will not be able to meet this deadline. Therefore the applicant is requesting an extension under

California Government Code Section 66452.6(e). This code section provides that upon application of the subdivider, filed prior to the expiration of the approved or conditionally approved tentative map, the time at which the map expires may be extended by the City Council for a period not exceeding a total of six years. The period of extension specified in this subdivision shall be in addition to the 10 years provided under Government Code Section 66452.6(a). Therefore, with the approval of the City Council, the tentative map would expire March 3, 2026. This is the final extension that can be granted by the City under the Government Code.

The project conditions already tied to the map address issues of traffic safety, geotechnical risks, buffering adjacent uses and similar items related to health and safety issues. Conditions including under the original project approval also address all state and federal laws in effect at the time of final map approval. The prior recession and now COVID has had an unprecedented effect on housing projects such as the applicants and although the project was originally approved in 2008 the conditions around the site have not changed.

As required under the Subdivision Ordinance, the Public Hearing Notice for this project was published in the Union Democrat and sent to all property owners within 300 ft. of the project. Any comments received will be provided to the City Council at the meeting. Following the public hearing, the City Council will be considering approval of the the two-year map extension. Staff supports the applicant's request and feels that this is a good development proposal for this location.

CEQA
Due to no proposed change in use, it is anticipated that the project's environmental impacts are consistent with those originally anticipated and addressed pursuant to the project's Mitigated Negative Declaration adopted by the City Council.

FISCAL IMPACT
None

ATTACHMENTS
1) Public Hearing Notice
2) Location Map
3) Approved Cuesta Heights Vesting Subdivision Tentative Map

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Sonora City will conduct a public hearing at 5:00 PM, or shortly thereafter, on the 19th day of September 2022, in the Sonora City Council Chambers, 94 North Washington Street, Sonora, CA for the purpose of considering the following:

1. **Cuesta Heights Subdivision – Map Extension**. Application by SV110, LLC requesting approval of a two-year extension for the approved Cuesta Heights Tentative Subdivision Map located at 1375 Shaws Flat Rd. (APN's 035-070-053 & 055).

This meeting will be held in accordance with Government Code Section 52953(E) and the City of Sonora City Council Resolution No. 05-16-2022-A. This meeting is physically open to the public or members of the public may participate in the meeting via video conferencing. The posted meeting agenda will include the phone number and passcode needed to participate in the teleconference. Pursuant to State law, challenges in court to actions on the above proposal may be limited to issues raised during public hearings or meetings conducted on the matter, or in correspondence submitted prior to the start of the meeting.

The project staff report will be included within the Meeting Agenda Packet available at the City of Sonora Administration Department, 94 North Washington Street, Sonora CA 95370, Monday through Friday, between the hours of 8:00 AM and 4:00PM or on the City's website at www.sonoraca.com.. Questions regarding the project may be directed to Community Development Director Rachelle Kellogg at (209) 532-3508 ext. #2.

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

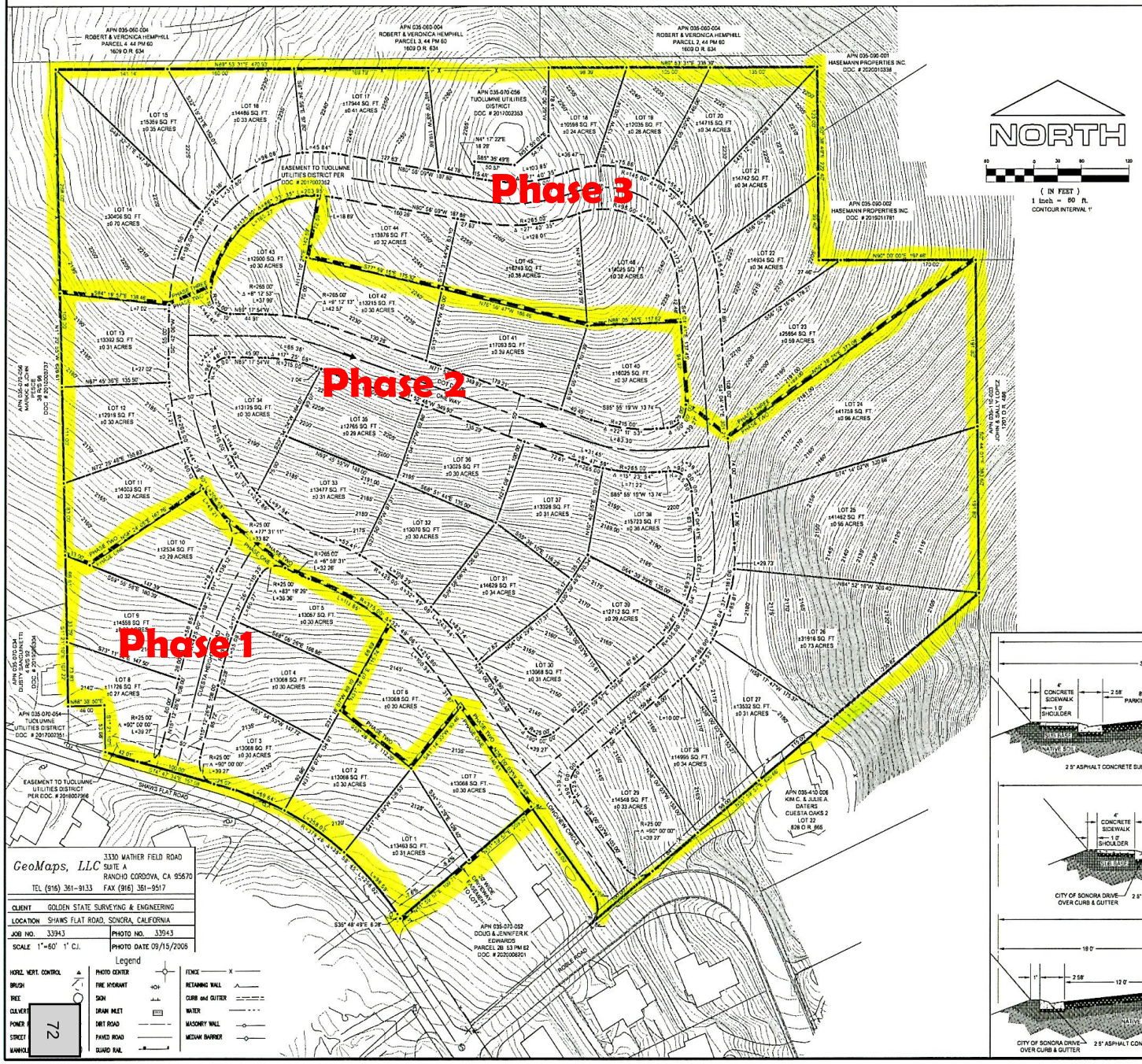
Rachelle Kellogg
Community Development Director

-v-

Publication Date: September 9, 2022

The Union Democrat
Sonora, CA

AMENDED TENTATIVE SUBDIVISION MAP FOR:
CUESTA HEIGHTS PHASE ONE



GeoMaps, LLC
3330 MATHER FIELD ROAD SUITE A
RANCHO CORDOVA, CA 95670
TEL (916) 361-9133 FAX (916) 361-9517

CLIENT	GOLDEN STATE SURVEYING & ENGINEERING
LOCATION	SHAWS FLAT ROAD, SONORA, CALIFORNIA
JOB NO. 33943	PHOTO NO. 33943
SCALE 1"=60' 1" C.I.	PHOTO DATE 09/15/2006

Legend: HORZ. VERT. CONTROL, BRUSH, TREE, CULVERT, POWER POLE, STREET LIGHT, MANHOLE, PHOTO CENTER, FIRE HYDRANT, SIGN, DRAIN INLET, DIRT ROAD, PAVED ROAD, GUARD RAIL, FENCE, RETAINING WALL, CURB and GUTTER, WATER, MASONRY WALL, MEDIAN BARRIER

72

OWNER INFORMATION

OWNER:	SV110, LLC
MAILING ADDRESS:	14489 SUMMERS LANE SONORA, CA 95370
PHONE:	(209) 988-8858

SITE INFORMATION

ADDRESS:	SHAWS FLAT ROAD
A.P.N.:	035-070-053 & 035-070-055
M.O.R.:	53 PM 62
PROJECT SIZE:	±20.76 ACRES
SEWER:	TUOLUMNE UTILITIES DISTRICT
WATER:	TUOLUMNE UTILITIES DISTRICT
GENERAL PLAN:	SFR
ZONING:	R-1
LOT ELEVATION:	AS NOTED

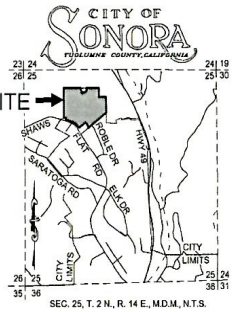
NOTES

1. ALL BEARINGS AND DISTANCES ARE RECORD, UNLESS OTHERWISE NOTED.
2. THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. ALL BEARINGS AND DISTANCES SHOWN ARE RECORD AS NOTED.
3. CONTOUR INTERVAL IS 1 FOOT.
4. PRIOR TO COMMENCING ANY CONSTRUCTION ON THIS SITE IT IS ADVISED THAT ALL INVOLVED PARTIES REVIEW SECTION 8771 AND SECTION 8725 OF THE BUSINESS AND PROFESSION CODE, SECTION 605 OF THE CALIFORNIA STATE PENAL CODE AND SECTION 27581 OF THE GOVERNMENT CODE TO ENSURE THAT MONUMENT CONSERVATION HAS BEEN PROPERLY ADDRESSED.
5. RESERVATIONS, EASEMENTS AND CONDITIONS AS CONTAINED IN THE UNITED STATES LAND PATENTS PER 19 D 172 AND E-2 PATENTS 367.
6. AN EASEMENT EXISTS TO TUOLUMNE UTILITIES DISTRICT FOR PIPELINES AND APPURTENANCES PER DOC. # 2017023252 & 2018007966.

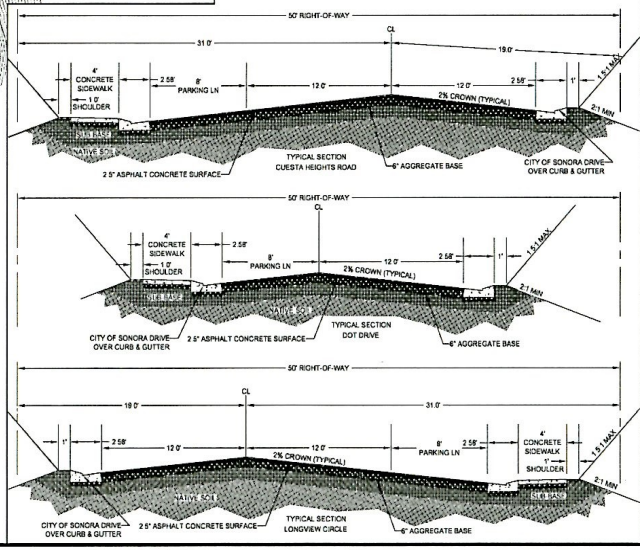
PROJECT SCOPE

AMEND VESTING TENTATIVE SUBDIVISION MAP TO BE COMPLETED IN THREE PHASES.

VICINITY MAP



SEC. 25, T. 2 N., R. 14 E., M.D.M., N.T.S.



Land & Structure
SURVEYING | ENGINEERING | DESIGN
105 SOUTH STEWART STREET, SONORA, CALIFORNIA, 95370 T: 209.532.5173 F: 209.532.5220

REVISIONS:

rev	date	description

OWNER INFORMATION:
SV110, LLC
14489 SUMMERS LANE
SONORA, CA 95370
PH (209) 988-8858

SITE INFORMATION:
APN 035-070-053 & 035-070-055
SHAWS FLAT ROAD
SONORA, CA 95370

PROJECT INFORMATION:
AN AMENDED TENTATIVE SUBDIVISION MAP FOR:
SV110, LLC
14489 SUMMERS LANE
SONORA, CA 95370
PH (209) 988-8858

SURVEYOR OF RECORD:

PRELIMINARY NOT FOR CONSTRUCTION

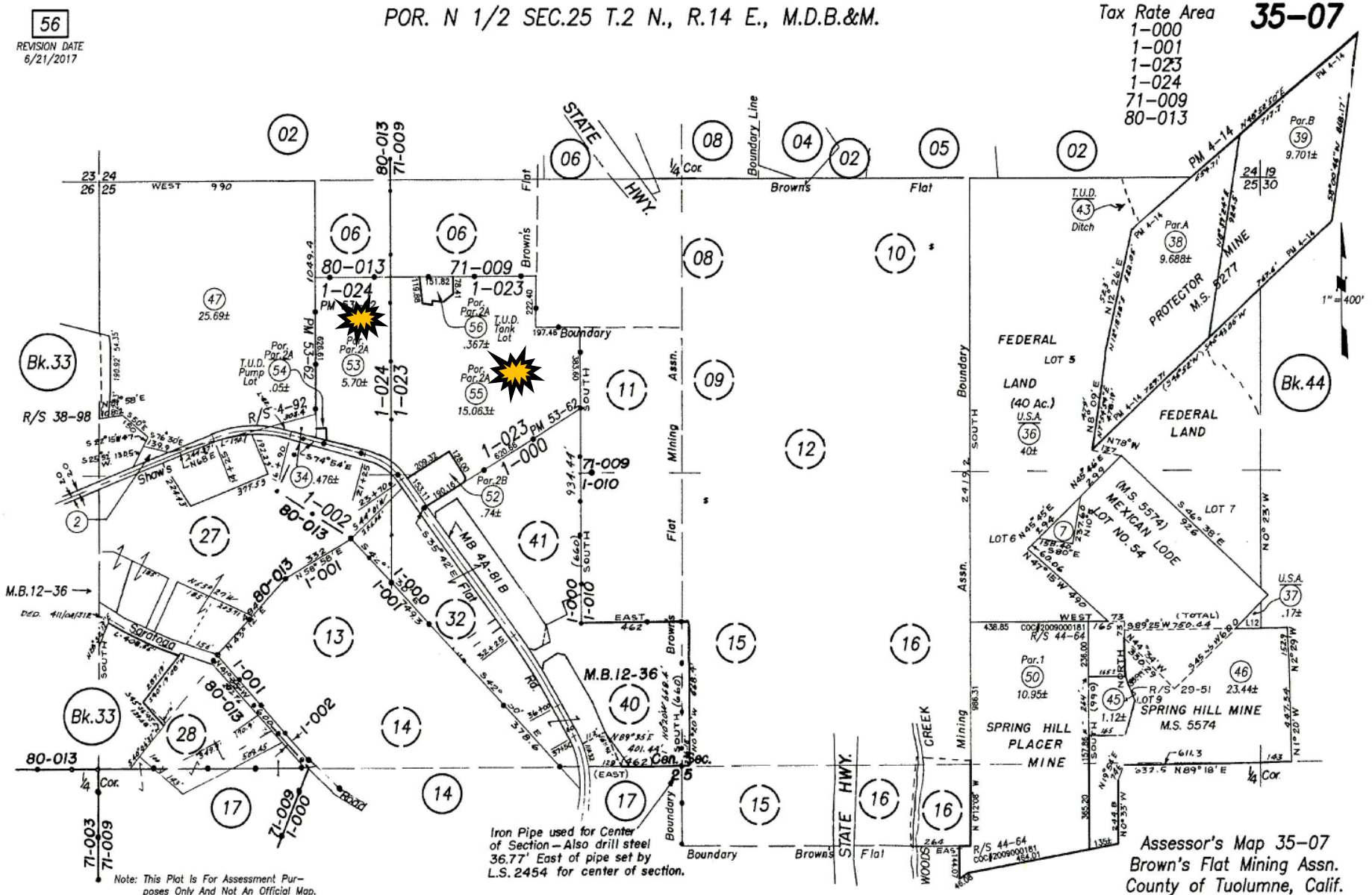
These drawings and specifications are the property of the surveyor and shall not be used on any other work except by agreement with the surveyor. Written dimensions shall take preference over scaled dimensions and shall be verified on site. Any discrepancy shall be brought to the notice of the surveyor prior to commencement of any work.

ISSUE DATE: 12/16/2020
DRAWN BY: TAH
CHECKED BY: ___
SCALE: 1" = 60'
DRAWING: CUESTA HEIGHTS
PROJECT:
SHEET: 1

56
REVISION DATE
6/21/2017

POR. N 1/2 SEC.25 T.2 N., R.14 E., M.D.B.&M.

Tax Rate Area **35-07**
1-000
1-001
1-023
1-024
71-009
80-013



Assessor's Map 35-07
Brown's Flat Mining Assn.
County of Tuolumne, Calif.
1949

Note: This Plat Is For Assessment Purposes Only And Not An Official Map.
Copyright ©1998 by Tuol. Co. Assessor

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

City of Sonora
94 N. Washington Street
Sonora, CA 95370
Attn: City Clerk

Space Above This Line Reserved for Recorder's Use. Exempt from Recording Fees. (Government Code, sections 6103 and 27383).

DEVELOPMENT AGREEMENT
(CUESTA HEIGHTS SUBDIVISION PROJECT)

BY AND BETWEEN

The City of Sonora,
a California municipal corporation

AND

SV100, LLC
a California limited liability company

Adopted by City Council Ordinance No. _____,
on _____, 2026

This **DEVELOPMENT AGREEMENT** ("Agreement" or "Development Agreement") is made and entered into by and between, a SV110, California limited liability company ("Developer"), and the CITY OF SONORA, a California municipal corporation ("City"), as of _____, 2026. Developer and City may be referred to herein individually as a "Party" or collectively as the "Parties." There are no other parties to this Agreement.

RECITALS

A. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic costs of development, the Legislature of the State of California adopted the "Development Agreement Statute" (Government Code, § 65864 et seq.) which authorizes the City to enter into a development agreement with any person or entity having a legal or equitable interest in real property, to provide for the development of such property and to establish certain development rights therein.

B. The Parties acknowledge, each on their own behalf, that each has: (i) negotiated the terms and conditions of this Agreement in good faith; (ii) extensively reviewed the terms and conditions of this Agreement; and (iii) found the terms and conditions of this Agreement to be fair, just and reasonable.

C. Developer owns or has equitable title to the property described in **Exhibit A** attached hereto ("Property").

D. On March 3, 2008, the City Council approved a Vesting Tentative Subdivision Map ("Tentative Map") for development of the project known as the "Cuesta Heights Subdivision Project" ("Project"), covering approximately 20.76 acres. The Tentative Map is attached hereto as **Exhibit B**.

E. The Project has received various automatic and discretionary extensions since the approval of the Tentative Map. Prior to expiration of the Tentative Map on March 3, 2026, Developer filed a request for a further extension of the Tentative Map by means of a development agreement for the Project.

F. The purpose of this Agreement is to extend the life of the Tentative Map, and to establish further terms and conditions for development of the Project.

G. In accordance with the California Environmental Quality Act ("CEQA"), the City has determined the impacts of the Project were sufficiently analyzed and addressed in the original Mitigated Negative Declaration for the Project, and no further environmental review is required (CEQA Guidelines, § 15162).

H. The City finds that development of the Property pursuant to the Project Approvals, as defined herein, will provide for orderly growth and development consistent with City's General Plan, the Zoning for the Property, and other applicable development policies and programs of the City.

I. On March 23, 2026, the Planning Commission held a duly noticed hearing to consider this Agreement and provide recommendations to the City Council.

J. On _____, 2026, the City Council held a duly noticed public hearing to consider this Agreement and introduced Ordinance No. _____ to approve this Agreement.

K. On _____, 2026, the City Council conducted the second reading and adopted Ordinance No. _____, approving and authorizing the execution of this Agreement. The ordinance is effective as of _____, 2026. In approving this Agreement, the City Council adopted findings that the provisions of this Agreement are consistent with the City's General Plan and also that the requirements of CEQA have been satisfied.

L. This Agreement, the Tentative Map, the Mitigated Negative Declaration, and all associated entitlements and approvals for the Project shall be referred to herein as the "Project Approvals."

M. City has determined that all necessary proceedings related to this Agreement have been conducted in accordance with City and state rules and regulations.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

AGREEMENT

ARTICLE I
GENERAL PROVISIONS

Section 1.1. Findings. City hereby finds and determines that entering into this Agreement furthers the public health, safety and general welfare and that the provisions of this Agreement are consistent with the General Plan.

Section 1.2. Recitals. The "Recitals" above are true and correct and are hereby incorporated into and made a part of the Agreement. In the event of any inconsistency between the Recitals and the provisions of the Agreement, the provisions of the Agreement shall prevail.

Section 1.3. Exhibits. The following "Exhibits" are attached hereto and incorporated into and made part of this Agreement:

Designation	Description
Exhibit A	Legal Description of Property
Exhibit B	Tentative Map
Exhibit C	Conditions of Approval (Revised)

Exhibit D	Mitigation Monitoring & Reporting Program
Exhibit E	Ordinance No. ____ Approving Development Agreement

Section 1.4. Project is a Private Undertaking. The Parties agree that the Project is a private development and that City has no interest therein except as authorized in the exercise of its governmental functions. Nothing in this Agreement shall preclude Developer, without City review and approval, from forming a private investment entity, entering into a joint venture or selling, leasing, or otherwise entering into agreements with respect to any portion, neighborhood, or development phase to or with another party for the purpose of developing, managing, or completing any portion of the Project.

Section 1.5. Effective Date of Agreement. The Agreement shall become effective on the "Effective Date" of the Agreement, which shall occur when the ordinance approving this Agreement becomes effective. The Agreement shall be binding on each Party on the date of each Party's execution of the Agreement. City shall add the Effective Date to the preamble above prior to recording this Agreement in the official records of Tuolumne County.

Section 1.6. Recordation of Development Agreement. The City Clerk shall cause a copy of this Agreement to be recorded against the title to the Property subject to this Agreement within ten (10) days of the Effective Date. City shall deliver a recorded copy of the Agreement to Developer following recordation of the Agreement.

Section 1.7. Term of Agreement. The "Term" of this Agreement shall be for *seven (7) years* from the Effective Date, at which point this Agreement and all Project Approvals shall be considered terminated and expired. Upon termination of this Agreement, City shall record an instrument on the title to the Property to memorialize said termination.

Section 1.8. Applicable Local Law. In addition to the Project Approvals, City has adopted various legislative and other enactments such as, and without limitation, its General Plan, its Zoning Code, its Subdivision Ordinance, its Municipal Code provisions related to infrastructure, and other design standards and specifications, and other similar matters adopted by ordinance, resolution, minute order or staff approval that could affect the Project ("Municipal Law and City Policies"). Development of the Project shall be subject to the Municipal Law and City Policies that are in effect Citywide during development of the Project.

Section 1.9. Covenant Running with the Land. Developer represents that it has a legal or equitable interest in the Property described in **Exhibit A**. This Agreement shall constitute a covenant running with the land, and the burdens and benefits of this Agreement shall bind and inure to all successors-in-interest to Developer, until such time that the Agreement terminates.

ARTICLE II
SUBSEQUENT CITY APPROVALS; PERMIT PROCESSING

Section 2.1. Subsequent City Approvals. Implementation of the Project will require Developer to obtain additional approvals and permits from City ("Subsequent City Approvals").

Subsequent City Approvals may include, without limitation, final maps, parcel maps, subdivision improvement plans and agreements, architectural and site plan reviews, encroachment permits, building permits, landscaping plans, grading plans and permits, lot line adjustments, use permits, and occupancy certificates. City shall comply with CEQA and the Subdivision Map Act (Government Code § 66410 et seq.) (the "Map Act") in processing the Subsequent City Approvals. Development of the Project shall be subject to all conditions of approval adopted in conjunction with any Subsequent City Approvals, so long as they do not conflict with Project Approvals contained herein.

Section 2.2. Cooperation Between City and Developer. City and Developer shall cooperate in the implementation of this Agreement. In considering any Subsequent City Approvals, City shall operate in a good faith manner consistent with the terms of this Agreement. City shall use its best efforts to process, within a reasonable time, any Subsequent City Approvals requested by Developer during the Term of this Agreement.

Section 2.3. Life of Subdivision and Parcel Maps. City agrees that the Tentative Map shall be valid for the duration of the Term. Upon expiration of the Term, the Tentative Map shall be considered expired if Developer has not filed a final map in accordance with the Subdivision Map Act.

Section 2.4. Phased Final Maps. City acknowledges that Developer may, at its sole discretion, file phased final maps as permitted by California Government Code section 66456.1, and City concurs in the filing of such multiple final maps. All improvements, which City reasonably determines necessary to serve a phased final map, shall be constructed (or appropriate security shall be provided to ensure construction as provided in the Subdivision Map Act) prior to approval of that map, unless provided otherwise by this Agreement. The Parties agree that in no event shall any phased final map extend the life of the Tentative Map beyond the Term of this Agreement.

ARTICLE III
VESTED RIGHTS; DEVELOPMENT OF PROJECT

Section 3.1. Vested Rights of Developer. During the Term of this Agreement, Developer shall have the vested right to develop the Project in accordance with the General Plan, Zoning for the Property, and the Project Approvals. Developer is assured, and City agrees, that the development rights, obligations, terms, and conditions specified in the General Plan, Zoning, and the Project Approvals are fully vested in Developer and may not be impaired, modified, or terminated by City, except as set forth in this Agreement. Any City ordinance, resolution, standard, specification, policy, rule, regulation, or other official City action enacted or imposed by a citizen-sponsored or Council-sponsored initiative or referendum after the Effective Date that will conflict with this Agreement, including the incorporated Exhibits and the Project Approvals, or reduce the development rights or assurances provided to Developer by this Agreement, shall not apply to the Project.

Section 3.2. Permitted Uses and Development Standards. The permitted uses, the densities and intensities of use, the maximum height and size of proposed buildings, provisions for reservation and dedication of land or payment of fees in lieu of dedication for public purposes, the

construction, installation and extension of improvements, development guidelines and standards, implementation programs for processing of subsequent entitlements and other conditions of development for the Property shall be those set forth in the General Plan, Zoning for the Property, and Municipal Law and City Policies. Development of the Project shall be subject to the Citywide standards and specifications for public improvements in effect Citywide at the time that Developer files improvement plans with City.

Section 3.3. Conditions of Approval. The rights vested in Developer to develop the Project under this Agreement are subject to the obligation to fully perform in a timely manner all applicable Conditions of Approval, attached hereto as **Exhibit C,** which the Parties have determined are consistent with this Agreement. The Conditions of Approval attached hereto shall take the place and supersede the conditions of approval adopted with the original Tentative Map.

Section 3.4. Mitigation Monitoring and Reporting Program. The rights vested in Developer to develop the Properties under this Article are subject to and subordinate to the obligation to fully perform in a timely manner all applicable mitigation measures contained in the Mitigation Monitoring and Reporting Program, attached hereto as **Exhibit D**.

Section 3.5. Timing of Development. The Parties acknowledge that Developer cannot, at this time, definitively predict when any portion of the Project will be developed. Such decisions depend upon numerous factors that are not within the control of Developer, such as economic conditions, consumer demand, interest rates, absorption rates, and other factors. Developer shall have the vested right to develop its Property at such order, rate, and time as Developer deems appropriate in the exercise of its business judgment, subject to the terms and conditions set forth in this Agreement and the Project Approvals.

Section 3.6. Limitations on Developer's Vested Rights. City and Developer agree that the vested rights conferred by this Agreement are subordinate to the following:

(a) *Referenda***.** The Parties acknowledge that City's approval of this Agreement is a legislative action subject to referendum. In the event of any such referendum that reduces the development rights conferred by this Agreement, City shall cooperate with Developer and undertake such reasonable actions as may be appropriate to ensure that Developer may develop the Project in accordance with this Agreement and the Subsequent City Approvals.

(b) *Regulation by Other Public Agencies.* The Parties acknowledge that other public agencies, outside of the control and authority of City, regulate or have authority over City and the public infrastructure required to serve the Project, and that the exercise of such public agency authority could negatively affect development of the Project. Nothing in this Agreement limits the authority of such public agencies. City shall not be found to be in breach of this Agreement due to any action taken by another public agency that negatively impacts this Agreement or development of the Project.

(c) *Changes in California Building Standards Codes.* Development of the Project shall be subject to changes occurring from time to time to the California Building Standards

Codes, however, City shall not impose any optional local standards that conflict with this Agreement.

(d) *Changes Mandated by Federal or State Law*. The Project shall be subject to subsequently enacted federal or state laws or regulations that may conflict with this Agreement or the Subsequent City Approvals, that mandate adoption of local regulations, or that preempt the Municipal Law and City Policies. As provided in section 65869.5 of the Development Agreement Statute, in the event that state or federal laws or regulations enacted after the Effective Date prevent or preclude compliance with one or more provisions of this Agreement, such provisions shall be modified or suspended as may be necessary to comply with such state or federal laws or regulations. Upon discovery of a subsequently enacted federal or state law that conflicts with this Agreement or otherwise affects the Project, City or Developer shall provide the other Party with written notice of the federal or state law or regulation and a written statement of the conflicts raised by such law or regulation. Promptly thereafter, City and Developer shall meet and confer in good faith to modify this Agreement, as necessary, to comply with such law or regulation. In such discussions to resolve the conflict, City and Developer shall attempt to preserve the terms of this Agreement to the maximum extent feasible.

(e) *Health and Safety Emergencies.* In the event that any future public health and safety emergencies arise during development of the Project, City agrees that it shall attempt to address such emergency in a way that does not have a material adverse impact on the Project.

Section 3.7. Termination by Developer. This Agreement does not impose any affirmative obligation on Developer to file final maps for the Project or develop the Project. Developer shall have the right to develop the Project pursuant to the provisions set forth in this Agreement. Developer may terminate this Agreement at anytime without penalty. Developer acknowledges that upon termination of this Agreement, all other Project Approvals (including but not limited to, the Tentative Map) shall be considered expired and have no further force or effect. Upon any such termination, the Parties shall record a notice of termination on title to the Property, with the costs of such notice being the obligation of Developer. All provisions contained in Article V (Insurance; Indemnity) shall continue in full force and effect beyond such termination.

ARTICLE IV
PROJECT FEES; PUBLIC IMPROVEMENTS

Section 4.1. Application, Processing, and Inspection Fees. This Agreement does not limit City's authority to charge administrative, legal, processing, inspection, and plan checking fees (including any post-Effective Date increases in such fees and charges) to process land use approvals, improvement plans, inspections, building permits, or other similar permits, where such fees are meant to reimburse City for actual time and costs to provide the services contemplated and which are in force and effect on a Citywide basis at the time Developer applies for such permits or approvals.

Section 4.2. Citywide Impact Fees. City charges certain Citywide fees to new development, including impact fees to new development to offset impacts to City's public facilities in accordance with the Mitigation Fee Act (Gov. Code, § 66000 *et seq.*) ("Impact Fees"). The Project shall be

subject to all Impact Fees in effect Citywide at the time of building permit. This provision shall govern in the event of any conflict with the original Project Approvals, including the Tentative Map originally approved for the Project.

Section 4.3. Fees Charged by Other Public Agencies. This Agreement does not preclude City from collecting fees from Developer that are lawfully imposed on the Project by other public agencies and which City is required to collect. Developer acknowledges that the Project is subject to fees charged by other agencies, including but not limited to, Tuolumne County, school districts, and the Tuolumne Utilities District. Developer shall pay such fees prior to issuance of building permit or final occupancy, unless the public agency requires or allows otherwise.

Section 4.4. Infrastructure and Public Improvements. Developer shall be responsible for constructing and financing the public improvements, infrastructure, and facilities required for development of the Project consistent with the Project Approvals ("Improvements"). All design and improvement plans for the Improvements shall be in accordance with City improvement standards and subject to review and approval by City.

Section 4.5. Maintenance Obligations. City shall have no obligation to maintain any Improvements (including in-tract improvements) until such time that those Improvements have been formally accepted by City for its ownership and operation. Developer shall be solely responsible for maintenance of the public improvements and sites owned by Developer until such time that those public improvements and sites have been formally accepted by City for its ownership and operation. City in its sole discretion may withhold building permits or occupancy certificates until the Improvements (including in-tract improvements) required for such permit or certificate applied for have been formally accepted by City.

Section 4.6. General Fund and City Bonding Capacity. Nothing in this Agreement shall be construed as requiring City to pay, contribute, loan, or use its general fund or City bonding capacity to construct or extend public infrastructure, complete any public improvements or facilities, maintain or operate any public improvements or facilities, or take any action for the Project that would adversely affect City's general fund or City's bonding capacity. City's decision not to use its general fund or bonding capacity to construct or maintain any required public improvements or facilities for continued development of the Project shall not be considered a breach of this Agreement by City.

ARTICLE V
INSURANCE; INDEMNITY

Section 5.1. Insurance. Developer shall require all persons doing work on the Project, including its contractors and subcontractors, to obtain and maintain insurance of the types and in the amounts described in this section and its subsections with carriers reasonably satisfactory to City.

(a) General Liability Insurance. Developer shall maintain commercial general liability insurance or equivalent form with a limit of not less than Two Million Dollars ($2,000,000) (or as

otherwise approved, in writing, by the City) per claim and Two Million Dollars ($2,000,000) each occurrence.

(b) Automotive Liability Insurance. Developer shall maintain business automobile liability insurance or equivalent form with a limit of not less than One Million Dollars ($1,000,000) for each accident. Such insurance shall include coverage for owned, hired and non-owned automobiles.

(c) Other Provisions. The General Liability Insurance and Automotive Liability Insurance described in subdivisions (a) and (b) shall:

(i) Name City, its elected and appointed councils, boards, commissions, officers, agents, employees and representatives as additional insureds by endorsement with respect to performance of this Agreement ("Additional Insureds"). The coverage shall contain no special limitations on the scope of its protection afforded to the above-listed Additional Insureds.

(ii) Be primary with respect to any insurance or self-insurance programs covering City, its officials, employees, agents and representatives.

(iii) Contain standard separation of insured provisions.

(d) Workers' Compensation Insurance. Developer shall take out and maintain during the Term of this Agreement, worker's compensation insurance for all Developer's employees employed at or on the Project, and in the case any of the work is subcontracted, Developer shall require any general contractor or subcontractor similarly to provide worker's compensation insurance for contractor's or subcontractor's employees, unless such employees are covered by the protection afforded by Developer. In case any class of employee engaged in work on the Project is not protected under any worker's compensation law, Developer shall provide and shall cause each contractor and subcontractor to provide, adequate insurance for the protection of employees not otherwise protected. Developer hereby indemnifies City for any damage resulting from failure of Developer, its agents, employees, contractors or subcontractors to take out or maintain such insurance. Worker's compensation insurance with statutory limits and employer's liability insurance with limits of not less than One Million Dollars ($1,000,000) each accident shall be maintained.

Section 5.2. Other Insurance Requirements. Developer shall do all of the following:

(a) Prior to commencing work on the Project, furnish City with properly executed certificates of insurance that clearly evidence all insurance required in this Article, including evidence that such insurance will not be canceled, allowed to expire or be materially reduced in coverage without thirty (30) days prior written notice to City.

(b) Provide to City, upon request, and within seven (7) calendar days of said request, certified copies of endorsements and policies, and properly executed certificates of insurance evidencing the insurance required herein.

(c) Replace or require the replacement of certificates, policies and endorsements for any insurance required herein expiring prior to the termination of this Agreement.

(d) Maintain all insurance required herein from the Effective Date of this Agreement to the earlier of the expiration of the Term or the mutual written termination of this Agreement.

(e) Place all insurance required herein with insurers licensed to do business in California with a current Best's Key Rating Guide reasonably acceptable to the City.

Section 5.3. Third Party Legal Challenge. Developer shall hold harmless, indemnify, and defend City, and City's elected and appointed councils, boards, commissions, officials, employees, agents, and authorized representatives (collectively, "City's Agents"), from any and all liability, cost, claim, action, or proceeding sought or brought by a third party against City or City's Agents to attack, challenge, set aside, or void the Project. This indemnification shall extend to and protect City's Agents from any attempt to impose personal liability against City's Agents resulting from their involvement in the Project. City shall have no obligation whatsoever to defend, respond to, or expend any resources — including staff time, funds, or legal counsel — in connection with any claim, action, or proceeding challenging the Project. In the event that City, in its sole and absolute discretion, elects to respond to or participate in any action challenging the Project, Developer shall reimburse City for all costs and expenses incurred by City in connection with any such participation, including but not limited to attorneys' fees, staff time, expert witness fees, filing fees, and all other litigation-related expenses, within thirty (30) days after Developer's receipt of written documentation of such costs and expenses.

(a) *City Participation*. Developer shall defend City through counsel selected by City. The Parties shall cooperate with each other in the defense against any action challenging the Project. City in its sole discretion may determine its degree of participation in the defense of any such action.

(b) If Developer does not reimburse all defense costs incurred by City within thirty (30) days after receipt of documentation of such defense costs, a penalty shall accrue on the unpaid amount at a rate of ten percent (10%) each year. Such defense costs include, but are not limited to, court costs, defense counsel for City, or any other direct costs associated with responding to the action.

(c) *Survival*. This Section shall survive beyond the Term of this Agreement and shall expire only upon occurrence of the latter of (i) the challenge period for all Project approvals, including any appeals has terminated; or (ii) the dismissal or settlement of any challenge to the Project.

Section 5.4. Indemnity and Hold Harmless. Developer agrees to defend, indemnify, and hold harmless City and City's Agents from all liability for personal injury, including death, as well as property damage, which may arise from activities conducted by or omissions of Developer or Developer's contractors, subcontractors, agents, or employees relating to development of the Project. The foregoing indemnity obligation of Developer shall not apply to any liability for damages or claims for damages relating to use of any improvements after completion and

acceptance by City. Developer's indemnification requirements will not apply where the claim, action, or proceeding is as a direct result of City or City's Agents' gross negligence or willful misconduct.

Section 5.5. Prevailing Wages. Developer acknowledges the requirements of California Labor Code Section 1720 *et. seq* ("Prevailing Wage Law"), and that it is Developer's obligation to determine if the Prevailing Wage Law applies to any work done by Developer on their portion of the Project. Developer shall defend, indemnify, and hold harmless City and City's Agent's from any claim or liability arising out of any alleged failure of Developer to comply with the Prevailing Wage Law.

Section 5.6. Failure to Indemnify; Waiver. Failure to indemnify City, when required by this Agreement, shall constitute a material breach of this Agreement and of any applicable Subsequent City Approvals which shall entitle City to all remedies available under law, including, but not limited to, specific performance and damages. Failure to indemnify City shall constitute grounds upon which City may in its sole discretion rescind or withhold this Agreement, any Project Approvals, or any Subsequent City Approvals. Developer's failure to indemnify City shall be a waiver by Developer of (i) any right to proceed with the Project, and (ii) Developer's right to file a claim, action, or proceeding against City or City's Agents based on City's rescission or withholding of any Project Approvals or Subsequent City Approvals, or based on City's failure to defend any claim, action, or proceeding based on Developer's failure to indemnify City.

Section 5.7. Waiver of Damages Against City. Notwithstanding anything in this Agreement to the contrary, the Parties acknowledge that City would not have entered into this Agreement had it been exposed to liability for damages from Developer and, therefore, Developer hereby waives all claims for damages against City for breach of this Agreement, or the processing and implementation of the Project. Developer's remedies under this Agreement shall be limited to specific performance.

Section 5.8. Recission of Project. In the event of any demand, claim, action, or proceeding sought or brought to attack, challenge, set aside, or void the Project, City reserves absolute discretion to immediately terminate and rescind the Project and any associated Project Approvals or permits, including but not limited to, all entitlements, tentative maps, this Agreement, resolutions, and ordinances in connection with the Project. The Parties expressly acknowledge and agree that City's willingness to enter into this Agreement is conditioned upon, and would not have occurred but for, Developer's unconditional assumption of all costs, expenses, and obligations associated with defending the Project against any challenge, litigation, administrative proceeding, or other action, whether brought by a third party or otherwise. This allocation of risk and responsibility is a material inducement to City's execution of this Agreement, and any breach of Developer's obligations under this Section shall constitute a material breach of this Agreement. This Section shall survive beyond the Term of this Agreement and shall expire only upon occurrence of the latter of (i) the expiration of all applicable statutes of limitations and challenge periods for the Project, including the exhaustion of all appeal rights; (ii) the final dismissal with prejudice, settlement, or final non-appealable judgment resolving any and all challenges to the Project; or (iii) the full satisfaction by Developer of all reimbursement obligations owed to City arising out of or related to any such challenge.

ARTICLE VI
DEFAULT; ADMINISTRATION

Section 6.1. Default. Failure or unreasonable delay by either Party to perform any term or condition of this Agreement shall constitute default. In the event of default, the Party alleging such default or breach shall give the other Party not less than thirty (30) days notice in writing specifying the nature of the alleged default and the manner in which said default may be satisfactorily cured. During any such 30-day period, the Party charged shall not be considered in default for purposes of termination of this Agreement or institution of legal proceedings. After notice and expiration of the 30-day period, if such default has not been cured or cure is not being diligently pursued in the manner set forth in the notice, the charging Party may at its option: (i) terminate this Agreement, in which event neither Party shall have any further rights against or liability to the other with respect to this Agreement, or (ii) institute legal or equitable action to cure or remedy any default, including but not limited to, an action for specific performance of the terms of this Agreement.

Section 6.2. Withholding of Permits. If Developer has defaulted or has been provided with a default notice pursuant to this Article, City may, in its sole discretion, refuse to issue or withhold any permit, certificate, or entitlement for any structure or improvement relating to the Project, including without limitation, a notice of completion, building permit, sign permit, grading permit, or occupancy certificate.

Section 6.3. Amendment of Agreement. This Agreement shall be amended only by mutual consent of the Parties and any amendment must be in writing, as provided below:

(a) Major Amendment. The City Council shall approve any major amendment to the Agreement. An amendment shall be deemed a "major amendment" if it constitutes a material change to City's financial obligations (with the City Administrator having the sole discretion to determine what constitutes a "material change"). Any major amendment shall comply with the procedures of the Development Agreement Statute.

(b) Minor Amendment. The Parties acknowledge that development of the Project and the details of performance by the Parties require administrative flexibility. The City Administrator shall have the authority to approve minor amendments to this Agreement. An amendment shall be deemed a "minor amendment" if it is not a major amendment and does not incur any financial obligation that exceeds the City Manager's authority. If City and Developer mutually agree that a minor amendment is appropriate, they shall effectuate the minor amendment through an operating memorandum approved by the Parties with the City Manager acting on behalf of City. An executed operating memorandum shall become effective immediately. Each operating memorandum shall be recorded as an addendum to this Agreement and become a part of this Agreement. Unless otherwise required by law, a minor amendment shall not require any notice or hearing.

Section 6.4. Streamlined Implementation. The Parties desire to simplify and streamline the process for implementing the Project. Accordingly, the following modifications may be considered non-substantial as provided below, and approved by the City department director primarily responsible for the Project ("Director") without the need for amendment to this Agreement:

(a) Tentative Subdivision Maps. Modifications to the Tentative Map determined to be non-substantial in the sole discretion of the Director.

(b) Conditions of Approval. Any modification to the Conditions of Approval attached to this Agreement or conditions of approval associated with any Subsequent City Approvals, which are determined to be non-substantial in the sole discretion of the Director.

(c) Streets and Rights-of-Way. Any modification of the alignment, location, naming, width, length, or specification of streets, utility rights-of-way, or other public rights-of-way or facilities that is determined to be non-substantial in the sole discretion of the Director.

City will make its best efforts to respond within thirty (30) days to any Developer request for a non-substantial modification. Notwithstanding, in no case shall City's consent to any requested modification be "deemed approved" as a result of any failure to render a decision within a particular time frame. Developer may appeal any decision made by the Director pursuant to this Section consistent with the appeal provisions contained in City's Municipal Code, as applicable.

Section 6.5. Assignment and Assumption.

(a) Developer shall have the right to sell, assign, or transfer all or any part of its rights, title and interests in all or a portion of the Property to any person, firm, or corporation during the Term of this Agreement. Any assumption of all or part of this Agreement must be done in writing and in a form approved by City. In any such assignment, the successor to the transferred Property shall expressly assume all applicable obligations under this Agreement. Any assignee of Developer shall be subject to all the benefits and burdens of this Agreement.

(b) Developer shall provide City with written notice of sale, assignment, or transfer of all or a portion of the Property at least thirty (30) days in advance of such action, subject to approval by the City Manager, whose consent shall not be unreasonably withheld. City Manager may withhold consent of the assignment where City Manager reasonably determines in his or her sole discretion that the proposed assignee is unable to meet the financial obligations of the Project or this Agreement. Upon execution of an Assumption Agreement in a form approved by City, Developer shall be relieved of any obligations under this Agreement relating to the transferred Property. After execution of an Assumption Agreement, the Assumption Agreement shall be recorded on title to the transferred Property in the official records of Tuolumne County.

Section 6.6. Termination Upon Completion of Development. This Agreement shall terminate (i) upon expiration of the Term, or (ii) when Developer has received occupancy certificates for all developed parcels and all Developer obligations hereunder have been satisfied. Upon termination of this Agreement, the Parties shall record a notice of such termination in a form approved by City. Termination of this Agreement shall not eliminate the rights of any Party to seek any applicable and available remedies or damages based upon acts or omissions occurring prior to said termination. The rights and obligations of the Parties set forth in the terms and conditions of this Agreement, which by their express terms or nature and context are intended to survive termination of this Agreement, will survive any such termination under this Article.

Section 6.7. Notices. Any notice or communication required hereunder among the Parties must be in writing, and may be given either personally, by registered or certified mail, or by Federal Express, UPS or other similar couriers providing overnight delivery. All notices or communications sent by personal delivery, mail, or courier service shall be accompanied by a copy sent by email. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered as shown on a receipt issued by the courier. Any Party may at any time, by giving ten (10) days written notice to the other Party, designate any other address in substitution of the address listed below to which such notice or communication shall be given. Notices or communications shall be given to the Parties at their addresses set forth below:

If to City:
City of Sonora
94 N. Washington Street
Sonora, CA 95370
Attn: City Administrator
Email: cgorsky@sonoraca.org

with copy to:
City of Sonora
94 N. Washington Street
Sonora, CA 95370
Attn: City Clerk
Email: tskelly@sonoraca.org

with copy to:
White Brenner LLP
1608 T St.
Sacramento, CA 95811
Attn: Douglas L. White, Esq.
Email: doug@whitebrennerllp.com

If to Developer:
_____
_____
_____
_____
Email: _____

Section 6.8. Standard Terms and Conditions.

(a) Venue; Governing Law. Venue for all legal proceedings shall be in the Superior Court for the County of Tuolumne. The validity, interpretation and performance of this Agreement shall be controlled by and construed pursuant to the laws of the State of California.

(b) Waiver. No Party shall be deemed to have made any waiver of any breach of any term, condition or covenant unless said waiver is in writing and signed by the Party so waiving. Such waiver by any Party shall not be deemed to be a waiver of any subsequent breach of the same term, covenant or condition.

(c) Integration. This Agreement, together with its specific references, attachments, and Exhibits, constitutes all of the agreements, understandings, representations, conditions, warranties and covenants made by and between the Parties hereto. Unless set forth herein, neither Party shall be liable for any representations made, express or implied, which are not specifically set forth herein.

(d) Supersedes Prior Agreement. It is the intention of the Parties hereto that this Agreement shall supersede any prior agreements, discussions, commitments, representations or agreements, written, electronic or oral, between the Parties hereto concerning the subject matter of this Agreement.

(e) Captions. The captions of this Agreement are for convenience and reference only and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Agreement.

(f) Severability. If any portion of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, such portion shall be deemed severed from this Agreement and the remaining parts shall remain in full effect as though such invalid or unenforceable provision had not been a part of this Agreement.

(g) Mandatory and Permissive. "Shall" and "will" and "agrees" are mandatory. "May" or "can" are permissive.

(j) Constructive Notice and Acceptance. Every person who after the Effective Date and recording of this Agreement owns or acquires any right, title or interest to any portion of the Property shall be conclusively deemed to have consented and agreed to every provision contained herein, whether or not any reference to this Agreement is contained in the instrument by which such person acquired an interest in the Property, and all rights and interests of such person in the Property shall be subject to the terms, requirements and provisions of this Agreement.

(j) Counterparts. This Agreement may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument.

(k) Further Acts; Other Documents. The Parties agree that they shall cooperate in good faith to accomplish the objectives of this Agreement and to that end, agree to execute and deliver such other instruments or documents and to perform any further acts, as may be necessary and convenient to fulfill the purposes and objectives of this Agreement.

(l) Time is of the Essence. Time is of the essence in this Agreement in each covenant and term and condition herein.

(m) Authority. Each Party executing this Agreement certifies, in their individual or corporate capacity that (i) they have legal or equitable title to the applicable parcels subject to this Agreement; (ii) they are authorized to enter into this Agreement, and (iii) they have complied with all requirements under state or federal law for such person or entity to execute this Agreement.

(n) Joint Preparation. All Parties to this Agreement have negotiated it at length and have had the opportunity to consult with and be represented by their own competent counsel. Each provision of this Agreement shall be construed as though all Parties participated equally in the drafting of the same. The Parties acknowledge and agree that any rule of construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.

(o) Attorney's Fees and Costs. In the event one of the Parties commences litigation for specific performance or damages for breach of this Agreement, the prevailing Party shall be entitled to reasonable attorney's fees and costs incurred, in addition to any other relief to which such Party may be entitled.

[Signatures on following pages]

IN WITNESS WHEREOF, this Agreement has been entered into by and between City and Developer as of the dates set forth below ("Effective Date").

CITY:

CITY OF SONORA,
a California municipal corporation

By: _____
Chris Gorsky, City Administrator

Date: _____

DEVELOPER:

_____,
a _____

By: _____

Date: _____

ATTEST:

By: _____
Tracy Skelly, City Clerk

Date: _____

APPROVED AS TO FORM:

By: _____
Douglas L. White, City Attorney

Date: _____

EXHIBIT A

Legal Description of Property

EXHIBIT B

Tentative Map

EXHIBIT C

Conditions of Approval

EXHIBIT D

Mitigation Monitoring & Reporting Program

EXHIBIT E

Development Agreement Ordinance

CUESTA HEIGHTS SUBDIVISION PROJECT
CITY COUNCIL CONDITIONS OF APPROVAL ~~AND FINDINGS MARCH 3, 2008~~
(REVISED FEBRUARY 16, 2021)
(REVISED APRIL , 2026)

1. Final subdivision design shall consist of a ~~49~~ *46* lot single-family residential subdivision, ~~plus a tank lot~~, all consistent with the street and lot layout shown on the plans and Tentative Subdivision Map presented to and approved by the City Planning Commission and City Council, unless otherwise revised by the conditions cited below. With a calculated slope of 20.2 percent for the site, the allowable maximum density is 5 units per acre, pursuant to Section 17.34.130 of the Sonora Municipal Code. At ~~49~~ *46* lots, the slope density calculation of 2.2 units per acre is under the standard of the Sonora Municipal Code.

2. *All required plans, reports and studies previously submitted to the City need to be reviewed, modified as needed, and accepted by the project's engineer of record. The updated documents must be provided to the City for approval prior to Phase One Final Map approval. Overall project plans, reports and studies not previously submitted, must be provided to the City for approval prior to Phase One Final Map approval. The city must receive any plans, reports and studies, not previously submitted, prior to the approval of the final map or prior to the start of construction for each phase depending on the City Engineer's requirements for document submittal.* The following improvement plans, reports, or studies shall be prepared *and/or updated* to the satisfaction of the pertinent reviewing agencies and submitted for agency and City review and approval prior to the issuance of applicable permits for construction and/or approval of the Final Map:

    a) ~~A Grading Permit shall be required prior to any movement of dirt on site~~A Grading Permit shall be required prior to any movement of dirt on site. A Comprehensive Engineered Grading Plan, approved by the City Engineer, showing the tops and toes of all slopes, grade and width of access roads and building areas for the planned development area, etc. To minimize the amount of grading and clearing of the property, the plan shall include provisions that grading and clearing be limited to the developed area (such as streets, sidewalks, drainage, street slopes) for the project identified by the tentative map.

    b) A Geotechnical Report, approved by the City Engineer and referenced on the Final Map and Improvement Plans.

    c) An Engineered Drainage Plan and Study, approved by the City Engineer, which will investigate before and after development flows for a 100 year storm to Caltrans standards for on- and off-site drainage measures necessary to accommodate project storm water flows. On-site detention/retention may be

considered to control flows from the site. Deficiencies in downstream improvements shall be noted and reasonable off-site improvements may be required by the City. The following standards to be reflected in the plan:

- All roads shall be drained by a designed underground storm drainage system. Drainage from roads shall be carried to the nearest natural drainage course or publically maintained storm drainage system by means of pipes or concrete lined ditches.

-The runoff from the developed subdivision shall not exceed the predevelopment runoff. Where lots in the subdivision drain over adjacent property surrounding the subdivision, concrete lined ditches within drainage easements shall be provided to ensure drainage resulting from the development is directed to the storm drain system or natural drainage course.

d) Street Improvement Plans, including profiles and cross-sections, including any retaining walls proposed or required, for all subdivision streets. The following standards are to be reflected in these plans:

- Cuesta Heights Road and Longview Circle shall be 32 feet between the front edge of the curb and gutter pan, within a 50 foot right-of-way. This will provide a parking lane on one side of the street adjacent to the 4 foot sidewalk, and two, 12 foot travel lanes clear of the curb and gutter pan. *Portions of the Longview Circle at the intersection of Cuesta Heights Road shall be developed as a hammerhead turnaround under Phase One subject to current Sonora Fire Department standards.*

~~-Cassie Way~~ *Dot Drive* shall be 20 feet in width between the front edge of the curb and gutter pan within a 40 foot right-of-way, due to the one way direction and limited number of lots on that street. This will provide a parking lane on one side of the street adjacent to the 4 foot sidewalk, and one 12 foot travel lane clear of the curb and gutter pan.

- A left turn pocket shall be constructed *in Phase Two* to accommodate southbound movements on Shaws Flat Road to Cuesta Heights Road. *Improvement Plans submitted must include the striping plan and needed right of way must occur in Phase One.*

~~- A sidewalk, curb and gutter shall be constructed *in Phase One* on the Shaws Flat Road frontage of the property, between the south side of Cuesta Heights Road to the north side of the intersection of Shaws Flat and Roble Road. Sidewalk width to be a minimum of 4 feet from the back of the curb and gutter to the back of the sidewalk.~~

- Maintain a road grade maximum of 12%, except for short stretches where 15% may be necessary.

e) Predevelopment Plans shall be provided for each lot in the subdivision for review and approval by the Community Development Department. Prior to the issuance of a Building Permit, ~~p~~Predevelopment plans shall show a typical footprint of a house with a garage, driveway, and location, with a profile through the driveway. Predevelopment plans shall be used as guidelines only for the development of each lot, simply to show that a lot can be developed within setback and driveway requirements, and to analyze disturbed off-street areas. ~~Prior to the issuance of a Building Permit, the developer shall submit a plot plan for review and approval by the Community Development Department. The plot plan shall demonstrate how the units will be situated on each lot, including building setbacks relative to the property lines. Unless otherwise approved by the Community Development Director, individual plot plans submitted shall be consistent with the Pre-Plotting Plan approved for the project.~~

f) ~~An Encroachment Permit shall be required for any construction work in the public right of way, on lands owned by the City of Sonora, or in easements dedicated to the City of Sonora. The encroachment permit shall be obtained prior to the start of said work.~~ An Encroachment Permit shall be required for any construction work in the public right of way, on lands owned by the City of Sonora, or in easements dedicated to the City of Sonora. The encroachment permit shall be obtained prior to the start of said work. Encroachment Plans for Shaws Flat Road and Roble Road, subject to approval of the City Engineer. Encroachment plans may include a requirement for dedication of right-of- way along Shaws Flat Road.

g) An Erosion and Sediment Control Plan, approved by the City Engineer, related to grading or other earthwork to be performed on site between October 1 and May 1 of any given year the project is under construction. Said plan shall identify potential erosion problems related to this specific project, and measures to be employed to control such concerns. As part of the erosion and sediment control plan, attach a Storm Water Pollution Prevention Plan (SWPPP) and permit, as approved by the State of California.

h) An Underground Utilities Plan or Plans, for water, sewer, power, telephone, cable TV, and LP Gas (if applicable) to be approved by respective agencies. Within preparation of the improvement plans for the water system, provide water mains, hydrants, and fire flows as required by the City of Sonora Fire Department. Fire hydrant number and locations to be shown on the plan, as determined by the Fire Chief. Fire flow to be based upon an Engineering Analysis of the water system, and tested upon completion of the construction. All utilities to be underground and served from the front of lots. *The developer shall not be required to underground the existing PG&E electrical lines and poles along Shaws Flat Road.* Where underground LP gas service is provided by a LP gas purveyor, lines under roads shall be placed in metal sleeves with an encroachment permit with the LP gas purveyor. ~~An LP gas tank lot or easement shall be shown in the vicinity of Lots 14 and 15.~~ Easements for underground utilities shall be provided along the frontage of all lots clear of any sidewalk areas, and along the sideline and rear lot line where necessary in

accordance with the Underground Utilities Plan. ~~All mail-box cluster units shall include the provision of architectural and/or structural elements such as decorative vinyl arbor that enhances the pedestrian-scale of its neighborhood. Said structural elements shall be shown and approved as part of the subdivision improvement plans and shall meet federal standards. The city will assist the Developer and/or Project Proponent in obtaining authorizations for any encroachment into the public right-of-way.~~ Mail-box cluster units shall include the provision of architectural and/or structural elements, such as decorative arbor, that enhances the pedestrian-scale of its neighborhood. Said structural elements shall be shown and approved as part of the subdivision improvement plans and shall meet federal standards. The city will assist the Developer and/or Project Proponent in obtaining authorizations for any encroachment into the public right-of-way.

i) *The Final Landscape Plan as described has been approved by the Parks, Beautification and Recreation Committee. The plans previously submitted will need to be updated for each phase and submitted for approval prior to issuance of grading permits for each phase.* A Final Landscape Plan, to be approved by ~~the City Parks, Beautification and Recreation Committee~~ City Council or Community Development Department, as appropriate. This plan shall take the form of a Revegetation Plan. This plan shall include an inventory, mapping, and marking on site of all trees 6 inches in diameter or greater at chest height proposed for removal within street rights-of-way, easements for public utilities or drainage, and within building envelopes identified by required predevelopment plans for the project. All effort shall be taken to attempt to preserve oaks located within these areas. Based upon the inventory, the following measures shall be implemented:

- All such trees identified for removal from within street rights-of-way, public utility and drainage easements shall (1) contribute funds to the Oak Woodlands Conservation Fund, as established under subdivision (a) of Section 1363 of the Fish and Game Code, and as allowed by Section 21083.4 of the Public Resources Code, or (2) at the time of construction on the individual lots, provide planting of native species in the front yard area of the lot, or (3) a combination of the above.

- All such trees identified for removal on the single family lots shall provide for revegetation on the individual lot as part of a site plan submitted for a building permit on each lot. On-site replacement shall be planned in such a manner to address visual and noise concerns of the lost oak woodland upon existing, adjacent properties. Specifically, the replacement vegetation shall be directed to side and rear yard areas to mitigate visual concerns, and to help to muffle potential noise. Implementation of revegetation shall be a condition of the final inspection for houses constructed on the individual lots.

- In the event that existing trees that are retained for the project do die, due to changes in the existing grades and soil permeability, and to ensure that new landscaping plants survive, the following conditions shall apply throughout the life of the project:

a. If existing trees retained for the project become dead or are dying within five (5) years of completing the projects infrastructure construction, the developer or subsequent owner(s) shall be responsible for replacing said existing native tree(s) at a ratio of two (2), 24 inch box tree(s) as selected by the City ~~Parks, Beautification and Recreation Committee~~, for each tree lost, in the same area as the trees(s) that are dead or dying. Implementation shall be by the City ~~Parks, Beautification and Recreation Committee~~ as necessary. The developer or subsequent owner(s) shall be responsible for maintaining landscaping plants in a manner consistent with Section 12.20~~02~~.145 of the Sonora Municipal Code.

- Prior to final map or at such later time agreed by the parties, the City in its sole discretion may require a covenant be recorded on the parcels within the development detailing the ongoing landscaping maintenance obligations within the development, in a form approved by the City.

- The plan shall also include provisions for screening ~~–~~of the tank lot, as may be determined to be necessary by the Committee, based upon final water system design to be determined by Tuolumne Utilities District. *No longer required.*

j) A Street Lighting Plan, providing appropriate lighting at all intersections, cui-de-sacs, and along streets in accordance with PG&E and City Standards. Street lights to be aimed or shielded to avoid glare on neighboring properties. Developer to provide initial installation of lighting standards, and provide for the maintenance of the lighting and payment of the power usage by the formation of an entity, direct initial or yearly payment, or assignment of the lighting maintenance to specific lots. *Overall project plans, reports and studies not previously submitted, must be provided to the City for approval prior to Phase One Final Map approval. Phase One shall include a street light at the Shaws Flat Road/Cuesta Heights Road intersection and at the turnaround intersection at Longview Circle. The developer must identify how maintenance and payment of power usage will be addressed under the Street Lighting Plan.*

k) Engineer's Estimate of the public improvement work, including utilities. Estimate to be used for plan check fees and potential subdivision bonding. *The*

Engineer's Estimate for all of the public improvement work, including utilities, is to be submitted prior to Phase One Final Map approval. Engineer's Estimates for each phase will be submitted prior to issuance of each grading permit.

l) Preparation and procedures for Subdivision Improvement Plans shall be in accordance with Section 16.04.110 of the Sonora Municipal Code.

3. Grading Standards:

a) All roadway and lot grading shall conform to current Caltrans Standards (2002), to the geotechnical report provided with the approval documents, and the approved Comprehensive Grading Plan.

b) Hours of construction on the project site shall be in accordance with the provisions of Section 8.20.040 of the Sonora Municipal Code. In the event that noise concerns are indicated to the City during construction, noise monitoring may be required to be conducted by an independent noise consultant, selected by the City. The costs for such monitoring will be paid for by the developer. Recommendations made by the consultant to decrease construction noise will be followed by the developer, as required by the City.

c) All construction equipment to be acoustically muffled to reduce noise and properly maintained to reduce exhaust emissions, in accordance with Caltrans Standard Specifications.

d) Applicant shall be responsible for dust abatement during earthwork and construction operations. A watering truck(s) or other watering device(s) shall be on the project site on all working days when natural precipitation does not provide adequate ground moisture for complete dust control. Said watering device(s) shall be used to spray water at the site at the end of each day and at other intervals, as the need dictates, to control dust.

e) Disposal site or sites for excess earth material over 50 cy shall require a City or County of Tuolumne Grading Permit.

f) Cut and fill slopes are to be mulched and seeded prior to October 1 of the year of development consistent with the approved Erosion and Sediment Control Plan. The seed mixture shall include a wildflower seed mixture compatible with the foothills area as approved by the City ~~Parks, Beautification and Recreation Committee~~.

g) All recommendations of the cultural resources investigation conducted by PAR Environmental Services, dated March 22, 2007, commencing on page 10 of that report, shall be completed if buried resources are discovered.

4. Construction Standards and Easements:

a) All sidewalk, curb and gutter shall conform to current City Standards on file with the City Engineer.

b) Interior street rights-of-way may be a minimum of 40' in width where approved by the City Engineer. Where sidewalks are present, the street right of way shall be in back of the sidewalk. Sidewalks may be provided on only one side of the streets within the subdivision. The single sidewalk will be a minimum width of 5' (feet). Common driveways shall be within minimum 20' easements; turnarounds in common driveways shall be within easements. All street rights of way and common driveway easements shall be offered for dedication as road and public utility easements for public use. It is intended that the street rights of way be accepted for maintenance by the City, and common driveways be rejected for maintenance. Homeowners utilizing the common driveways shall be responsible for shared maintenance under the project's CC&R's or other sales documents.

c) Structural section for streets shall be determined by geotechnical analysis with the appropriate R-value. ~~Structural section for streets shall be a minimum of 2" Asphalt Concrete over 6" Class 2 Aggregate Base over *95%* Relative Compaction subgrade, unless otherwise shown on the tentative map. Common driveways may be 2" AC over 4" AC.~~ Where unsuitable subgrade is encountered, as determined by the City Engineer, R-value tests shall be required to be conducted to determine the Structural Section. Compaction testing shall be required on all subgrade and backfill of trenches.

d) The maximum street grade is to be 15% unless otherwise approved by the City Engineer on Street Improvement Plans. The maximum driveway grade is to be 20%.

e) Public utility and drainage easements shall be provided 5' on each side of each lot sideline, and 10' along the front and rear lot lines. Underground utility lines shall not be constructed under sidewalks except generally at right angles so as to provide service to the lots. Where utilities are served from the frontage, rear line and front line easements may be reduced to 5' provided such reduction is consistent with utility plans, and special easements outboard of the utility easement are provided for transformer pads or other utility vaults necessary to be clear of the utility trench.

f) Special off-street dedicated easements shall be provided as necessary for water, sewer and storm drainage. Dedicated drainage easements shall be provided 5' each side of natural drainage swales or ditches.

g) Subdivider shall provide to the City a written agreement with the Tuolumne Utilities District (TUD) that will specify conditions for water and sewer service, based upon correspondence received by the City dated April 7, 2007 and February 1,

2008, including the construction and transfer of public pipeline facilities to abut each of the ~~49~~ *46* residential lots; payment of administration, engineering and inspection fees; and payment of connection fees, including water supply, treatment and storage capacity charges.

h) Subdivider shall provide to the City written documentation with respect to meeting compliance with TUD's wastewater outfall system requirements to dispose of recycled water to accommodate the project's wastewater flows. Payment of a capacity charge to mitigate impacts to the TUD wastewater outfall storage capacity may also be required.

i) ~~Where it is apparent that fire flow requirements at hydrants cannot be met, alternate means of fire protection shall be as required by the City Fire Chief, including automatic fire sprinkler systems to each residential structure.~~ Easements shall be dedicated to and around fire hydrants where located off of street right of ways. Fire hydrants including such easements *shall comply with TUD's standards and* shall be dedicated to the ~~City~~ *TUD* on the final map.

j) *All fire hydrant locations shall be pre-approved by the Sonora Fire Chief. Fire hydrants shall be spaced no more than 750 feet from each other, beginning with the first hydrant placed in Phase One.* Fire hydrants must be installed and in working order prior to the first lumber drop/start of building construction. *No construction will commence within Phase One until at least one fire hydrant is installed on Cuesta Heights Road between the first and second lots.*

k) *No construction shall commence in Phase Two or Three until fire hydrants and water distribution systems are installed in accordance with the California Fire Code 2019, or more recent adopted Code, for each phase. All systems must meet City of Sonora Fire Department and TUD standards.*

l) *A hydrant lateral shall be installed directly from the newly constructed water tank to a hydrant located on the street south of the tank lot in Phase Three and shall be installed in accordance with TUD standards.*

m) *All construction and vegetation maintenance shall comply with 2019 California Fire Code, Chapter 49, or more recent adopted Code, requirements for Wildland-Urban Interface Fire Areas and Sonora Municipal Code Ordinance 835 Defensible Space.*

n) *All structures/construction shall be equipped with automatic sprinkler systems installed and maintained in accordance with NFPA 13D, as required by the 2019 California Fire Code or more recent adopted Code.*

o) All New Construction (homes) shall have approved internally illuminated address numbers placed in a position to be plainly legible and visible from the street or road fronting the property

~~o) New and existing buildings shall have approved internally illuminated address numbers placed in a position to be plainly legible and visible from the street or road fronting the property~~

p) *Fire flow must meet current requirements for one and two family dwellings and have a 2-hour duration.*

q) Any common driveways/dead end roads shall be installed using the 2019 California Fire Code, or more recent adopted Code, Chapter 5, Section 503.2.5 providing a fire department turn around if over 150 feet. (120' hammerhead turnover will be required)

r) All roads shall be constructed to provide a 20 ft. width, exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches and shall support all weather hard surface suitable for use by fire apparatus.

s) *All utility lines, services, storm drain improvements, sidewalk, roadway and widening improvements in the phased area should be consistent with the overall improvements plans, to avoid redoing the improvements and disturbance of developed lots.*

5. General Requirements

a) Street name signs, and traffic signing and markings on interior roads and cross streets as required by the Department of Public Works. Final street names to be as approved by the Planning Commission and City Council.

b) ~~Prior to the issuance of a Building Permit, the developer shall pay all applicable City Fees, County Traffic Mitigation Fees, School Impact Fees, and other fees as typically required for the issuance of a Building Permit~~ Prior to the issuance of a Building Permit, the developer shall pay all applicable City Fees, County Traffic Mitigation Fees, School Impact Fees, and other fees as typically required for the issuance of a Building Permit; ~~Traffic Mitigation fees/and other building permit related~~ fees shall be paid in accordance with the fee resolution in effect at the time of collection.

c) A prohibition of wood burning stoves shall be written into the project's CC&Rs or other sales documents for the project.

d) If a Final Map is to be filed prior to completion of improvements, a Subdivision Agreement, and Subdivision Bonding of public improvements, will be required in accordance with Section 16.04.120 of the Sonora Municipal Code. *If a final map is to be filed prior to completion of improvements for that phase then a Subdivision Agreement, and subdivision bonding of public improvements will be required.*

e) During the construction of subdivision improvements, approval for the removal of hazardous or diseased trees which are outside of building envelopes as defined by the predevelopment plans for each lot shall first be obtained from the Community Development Director or his/her designee.

f) All construction equipment used on site is to be. properly maintained to reduce exhaust emissions.

g) To balance on- and off-street parking demands created by the width of the subdivision streets, and to compensate for the parking lost on one side of the streets, 3 off-street parking spaces will be required. Provision of the 3 off-street spaces to be shown on the predevelopment plans for said lots. The requirement for the off-street spaces shall be noted on the final map.

~~h) The Cuesta Heights Subdivision does not propose any affordable housing units to be included as part of the project. However, an in-lieu fee of $4,000 per undeveloped residential parcel will be paid at the time of issuance by the applicant tor a building permit, to be deposited into a separate City fund to benefit the City's housing programs. *If vacant lots will be sold, then a noticing must be in place to advise future owners of the Housing In-Lieu Fee of $4,000 to be collected at building permit issuance.* Program examples include the City's Homebuyer Program, the Housing Rehabilitation Program, or other programs that benefit the target income group of low and moderate income households. A policy will be adopted by the City Council with respect to collection and use of these in-lieu fees.~~

~~i)~~h) Pursuant to Section 16.04.090 of the City Subdivision Ordinance, payment of fees shall be provided in lieu of the dedication of land for park and recreation purposes. Calculation of the fees shall be based upon the provisions of subsection A.2. of that section, and shall be paid prior to approval of the Final Map *for each phase.*

~~j)~~i) Prior to approval of the *Phase One* Final Map, written verification shall be received from Sonora Elementary School and Columbia Elementary School with respect to relocation of the tax area code boundary as it relates to this project.

~~k)~~j) All on-site lighting outdoor fixtures shall be placed to prevent nuisances resulting from unnecessary light intensity, direct glare, or light trespass following the guidance of guidelines found at the International Dark Sky Association's website.

~~l)~~k) Prior to recordation of the final subdivision map, the developer of Cuesta Heights will repair, construct, and/or reconstruct the fence line along the common boundary between APN# 035-070-~~35~~ *0 5 3* and 55~~47~~ to insure that said fence line is cattle tight, minimum five wire and five feet to the top wire from the ground.

~~m)~~l) The final map shall include the following statement: "All persons purchasing lots within the boundaries of this approved map should be prepared to accept the inconveniences associated with adjacent agricultural operations, such as noise, odors, flies, dust or fumes. The City of Sonora has determined that such inconveniences shall not be considered to be a nuisance if agricultural operations are consistent with accepted customs and standards."

~~n)~~m) The predevelopment plans and building permit site plans for Lots ~~10, 11 and 12~~ *27, 28 and 29* are to provide a maximum effort for provision of the rear yard area behind the location of the proposed house site, and to emphasize tree planting and/or other screening in those same rear yard areas as a buffer to adjacent parcels and views from Cuesta Oaks.

n) No construction shall occur on-site prior to the issuance of a building permit.

~~o)~~ A set of Record Drawings (As-Built) shall be provided to and approved by the Community Development Department and/or City Engineer prior to the acceptance of public improvements by the City and prior to the issuance of a Building Permit. The drawings shall be submitted electronically in pdf format and on 3-Mil Mylar with each sheet signed and stamped by the Design Engineer and marked "Record Drawing" or "As-Built Drawing." ~~No construction shall occur on-site prior to the issuance of a building permit.~~

o) ~~A set of Record Drawings (As-Built) shall be provided to and approved by the Community Development Department and/or City Engineer prior to the acceptance of public improvements by the City and prior to the issuance of a Building Permit. The drawings shall be submitted electronically in pdf format and on 3-Mil Mylar with each sheet signed and stamped by the Design Engineer and marked "Record Drawing" or "As-Built Drawing."~~

p) The City of Sonora will not issue any final inspection and/or occupancy permits for any residences within the subdivision, until all required subdivision improvements have been completed to the satisfaction of the Community Development Director, Engineering Division, Public Works Department and Police and Fire Departments.

q) Prior to the issuance of any building permits, lot grades shall conform to the approved grading plan. Written certification by a civil engineer or geotechnical engineer will be required to assure compliance with all grading plans.

~~p)~~

~~q)~~

~~r) The City of Sonora will not issue any final inspection and/or occupancy permits for any residences within the subdivision, until all required subdivision improvements have been completed to the satisfaction of the Community Development Director,~~

~~Engineering Division, Public Works Department and Police and Fire Departments.~~

~~s) Prior to the issuance of any building permits, lot grades shall conform to the approved grading plan. Written certification by a civil engineer or geotechnical engineer will be required to assure compliance with all grading plans.~~

~~*Note: All words in italics were added and strikethrough words were deleted under the February 16, 2021 revision.*~~

~~FINDINGS- MARCH 3, 2008~~

~~1. The project is consistent with the provisions of the City of Sonora General Plan which is recommended to designate the project site for single family residential development. The project includes provisions for affordable housing through the collection of in-lieu fees available to target income groups through the City's housing program; provides for identified traffic improvements, including the payment of regional traffic impact mitigation fees; payment of fees to support recreational activities; provides pedestrian facilities; provides for the revegetation of native tree species; provides a safe environment from concerns of fire; and addresses concerns of construction noise, all in conformance to the City General Plan.~~

~~2. The project is consistent with the intent of Section 17.16.010 of the Sonora Municipal Code, which identifies the purposes of the compatible R-1, Single Family Residential zoning of the site, particularly by providing for the development of single family residences in areas feasibly served by utilities, streets, schools, recreation areas, and other necessary facilities; and creating conditions conducive to a desirable residential environment; all supported by facts presented in the staff report and supporting documents.~~

~~3. The project is consistent with the provisions of the city's hillside development requirement by providing a density that is less than that allowed by regulation, and implementing design principles in accordance with the City's hillside ordinance and guidelines, as explained in the staff report and supporting documents.~~

~~4. Environmental review has been completed in compliance with State CEQA and City EIR Guidelines.~~

City of Sonora
"Queen of the Southern Mines"
94 North Washington Street
Sonora, California 95370

Area Code 209
Administrator..... 532-6115
Administration..... 532-4541
Finance..... 532-4541
Building/Planning .. 532-3508
Police 532-8143
Fire 532-7432
Public Works..... 532-2922
Cemetery 532-4492
Opera Hall..... 532-7725
Special Programs .. 532-7725
Redevelopment.... 532-7725
www.sonoraca.com

PROPOSED MITIGATED NEGATIVE DECLARATION

PROJECT: Cuesta Heights Subdivision

LOCATION: AP# 35-070-014 and 035, presently in unincorporated area of Tuolumne County, zoned RE-5 under Tuolumne County Code Title 17, with a County General Plan land use designation of HR and RR.

DESCRIPTION: Application by Robert Ozbirn for the Cuesta Heights Subdivision, a proposed single family residential subdivision to be located on 21.92 acres north of the intersection of Shaws Flat Road and Roble Road. Application includes adoption of a General Plan land use designation of SFR, Single Family Residential; prezoning the property to R-1, Single Family Residential consistent with the City's land use designation; and preapproval of a Tentative Subdivision Map for Cuesta Heights, creating forty-nine (49) single family lots and one (1) Tank Lot. All actions are in anticipation of annexation into the City.

PROPOSED ENVIRONMENTAL REVIEW FINDING: It is proposed, based upon preliminary review conducted pursuant to Section 15060 of the State CEQA Guidelines, including consultation with advisory agencies; and through preparation of an initial study pursuant to Section 15063 of the Guidelines, that although the project could have a significant effect on the environment, there will not be significant effects in this case because mitigation measures are available which will avoid the effects, or mitigate them to a point where clearly no environmental impacts will occur. Under this finding, a mitigated negative declaration is the appropriate environment document.

MITIGATION MEASURES AND MONITORING: Pursuant to provisions contained in the California Public Resources Code, the City of Sonora has established policy (Resolution No. 4-2-90-G), related to the adequate monitoring of mitigation measures required to mitigate the potential impacts of development projects. As required by that policy, the draft mitigation monitoring plan for a project is to accompany the proposed mitigated negative declaration for a project, if one is recommended by staff.

The draft mitigation monitoring plan for the Cuesta Heights Subdivision has been prepared, and is attached as part of this proposed mitigated negative declaration.

INITIAL STUDY

PROJECT: Cuesta Heights Subdivision

LOCATION: AP# 35-070-014 and 035, located at the North City Limits, northerly of the intersection of Shaws Flat Road and Roble Road. The property is 21.92 acres, presently is in an unincorporated area of Tuolumne County, under Tuolumne County Code Title 17, zoned RE-5, with a General Plan land use designation of HR and RR.

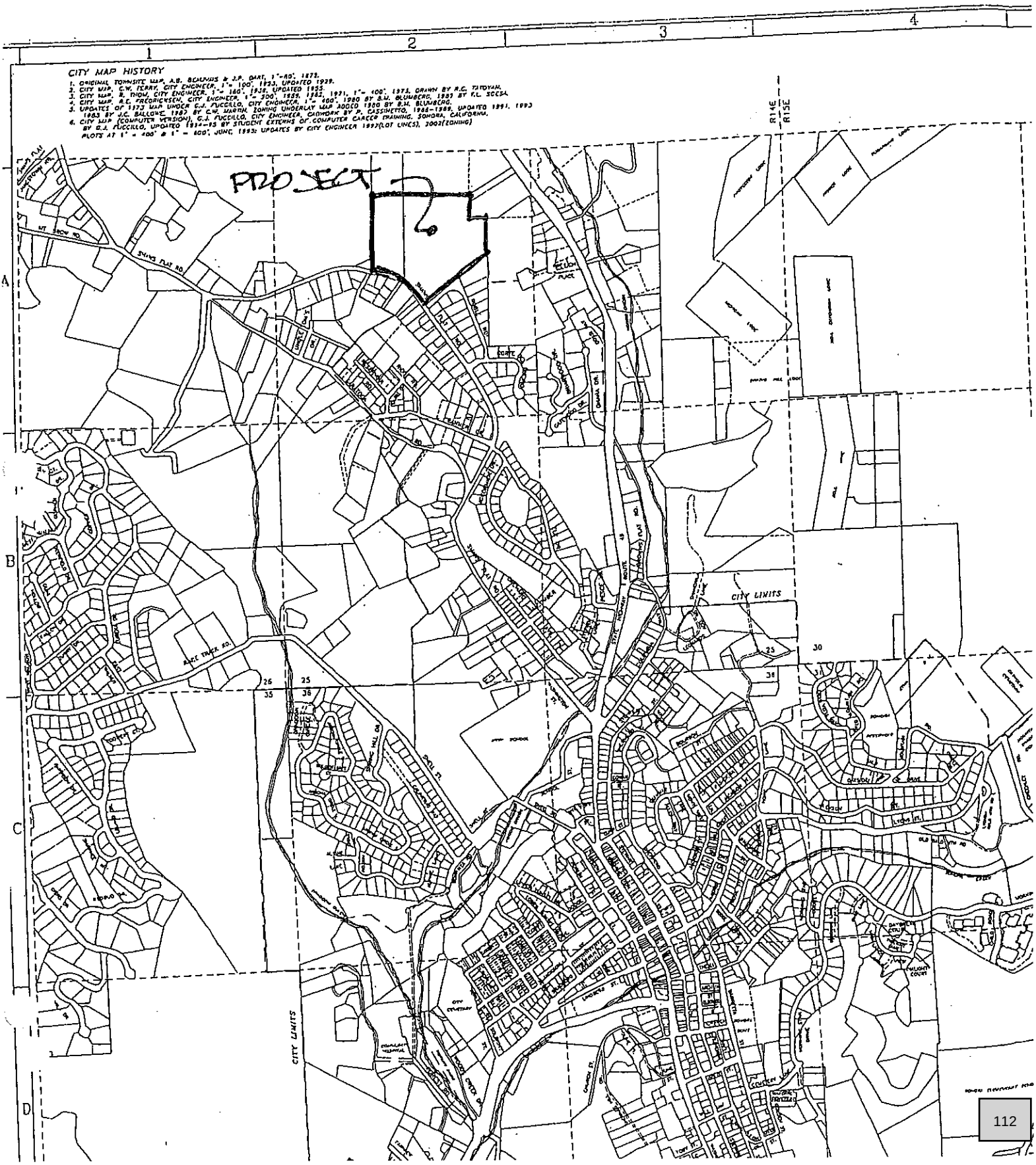
DESCRIPTION: Application by Robert Ozbirn for the Cuesta Heights Subdivision, a proposed single family residential subdivision to be located on 21.92 acres north of the intersection of Shaws Flat Road and Roble Road. Application includes adoption of a General Plan land use designation of SFR, Single Family Residential; prezoning the property to R-1, Single Family Residential consistent with the City's land use designation; and preapproval of a Tentative Subdivision Map for Cuesta Heights, creating forty-nine (49) single family lots and one (1) Tank Lot. All actions are in anticipation of annexation into the City.

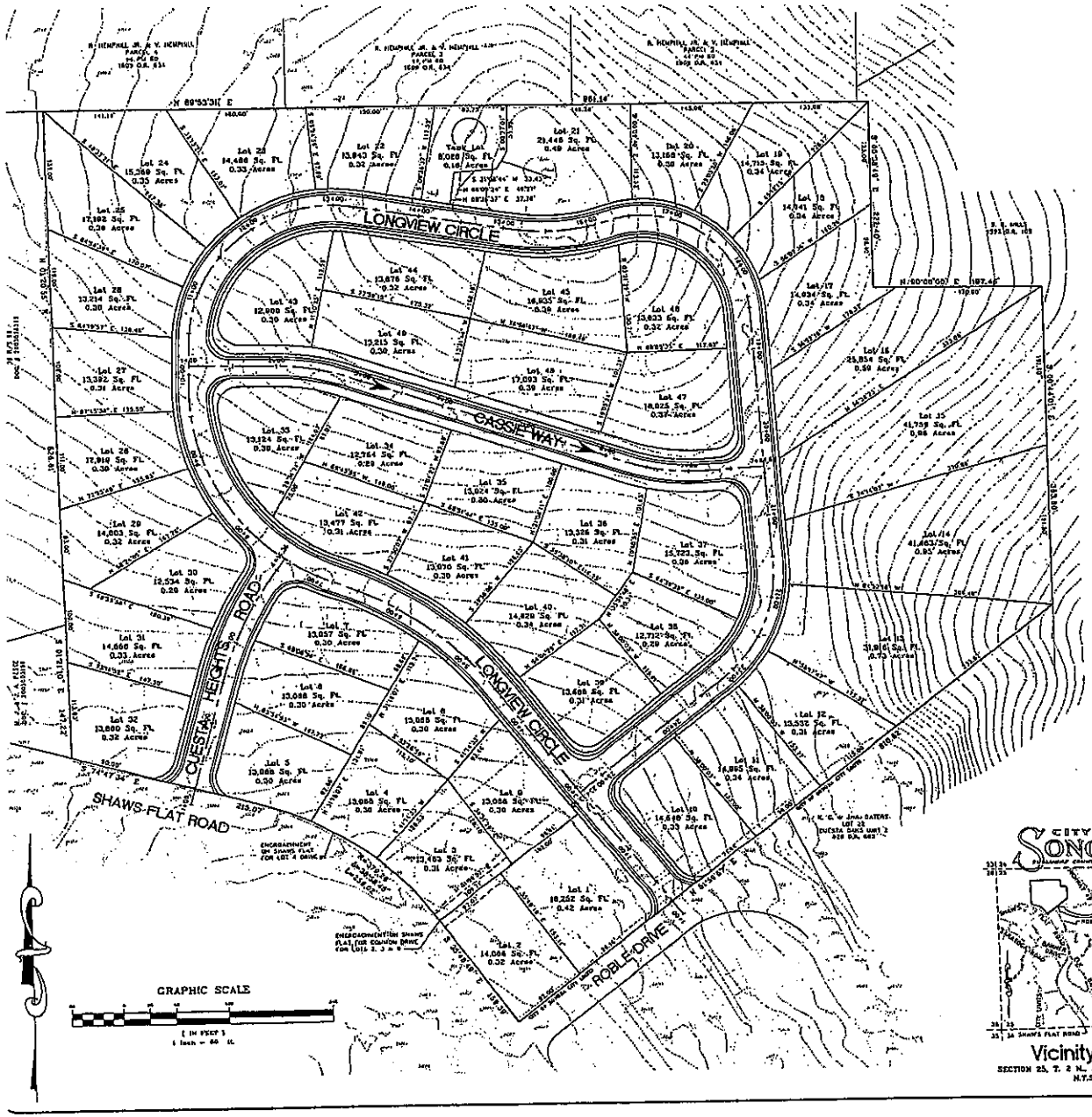
SPECIFICS: The applicant proposes annexation of the project site to the City of Sonora. The proposed actions with respect to the general plan land use designation, prezoning, and the tentative subdivision map are applied for to take effect upon annexation to the City.

The project is bordered on the southeast by the Cuesta Oaks Subdivision, Saratoga Acres to the south and single family residential properties to the southwest across Shaws Flat Road. The City's sphere of influence map as adopted by the Local Agency Formation Commission (LAFCO) shows the property to be an area for annexation into the City.

ENVIRONMENTAL SETTING: The site is presently developed with a single family home that will be retained on one of the proposed lots. The site is wooded with oaks and some pine, with grass land. A portion of the property has been rented for grazing for a few horses. There has been no agriculture related use on the site for thirty-five plus years other than for the horses. The previous owner's father had an aviary in and around the existing home site were he raised and cared for numerous species of rare and domestic birds. The aviary use was discontinued upon his death.

Access to the site will be from Shaws Flat Road and Roble Road. The topography of the site is rolling with a top of a hill near the north boundary and a dividing ridge running the southeast into Cuesta Oaks Subdivision. Average slopes of the site are calculated to be 20.2% based on the formula contained in the City's Hillside Ordinance, Section 17.34.130 of the Sonora Municipal Code, Slope/Density. The maximum density for the slope would allow 5 dwelling unit per acre. The proposed density for the project is 2.2 dwelling units per acre which is well below the allowable limit.

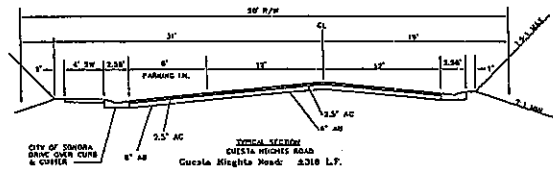

CITY MAP HISTORY
1. ORIGINAL TOWNSITE MAP, A.B. SCALMUS & J.P. GART, 1"=80', 1872.
2. CITY MAP, C.W. TERRY, CITY ENGINEER, 1"= 100', 1923, UPDATED 1929.
3. CITY MAP, R. THOM, CITY ENGINEER, 1"= 100', 1938, UPDATED 1952.
4. CITY MAP, R.C. FREDRICKSEN, CITY ENGINEER, 1"= 200', 1958, 1962, 1971, 1"= 400', 1973, DRAWN BY R.C. TITOYAN.
5. UPDATES OF 1973 MAP UNDER G.J. FUCCILLO, CITY ENGINEER, 1"= 400', 1980 BY B.H. BLUMBERG.
1983 BY J.C. BALLENZ, 1987 BY C.W. MARTIN, ZONING UNDERLAY MAP ADDED 1990 BY B.H. BLUMBERG.
6. CITY MAP (COMPUTER VERSION), G.J. FUCCILLO, CITY ENGINEER, CADMARK BY P. CASSINETTO, 1988-1989, UPDATED 1991, 1993
BY G.J. FUCCILLO, UPDATED 1994-95 BY STUDENT EXTERNS OF COMPUTER CAREER TRAINING, SONORA, CALIFORNIA.
PLOTS AT 1" = 400' & 1" = 800', JUNE, 1995; UPDATES BY CITY ENGINEER 1997(LOT LINES), 2002(ZONING)
PROJECT
CITY LIMITS
CITY LIMITS

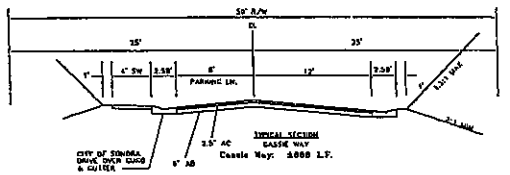


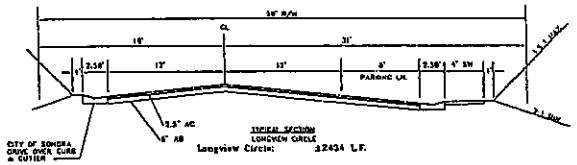
General Information

Owner / Applicant:	David L. and Cheri A. Cowden P.O. Box 545 Sonora, CA 95370 (209) 532-7157
Surveyor / Applicant:	Robert L. Orbirn L.S. 5808 Golden State Surveying & Engineering Inc. 488 South Stewart Street Sonora, CA 95370 (209) 533-4797
APN:	035-070-14 & 035-070-35
Map of Record:	12 PB 36
Vesting Deed:	Doc. # 2007019225
General Plan:	HR & RR
Current Zoning:	RE-5
Proposed Residential Lots	49
Total Area of Project:	± 954,828 Sq. Ft. / ± 21.92 Ac.
Total Area of Lots:	± 782,143 Sq. Ft./ ± 17.96 Ac.
Min. Lot Size:	± 12,534 Sq. Ft.
Max. Lot Size:	± 41,758 Sq. Ft.
Overall Lot Density:	± 15,962 Sq. Ft. Per Lot
Sewage Disposal:	Tuolumne Utilities District
Water Service:	Tuolumne Utilities District

Proposed Roadways







Vesting Tentative Subdivision Map

Cuesta Heights Subdivision

Being a Subdivision of Parcel 2 as shown in Volume 12 of Plat Books at Page 36, on file in the Office of the Tuolumne County Recorder, being a portion of the Northwest 1/4 of Section 25, Township 2 North, Range 14 East, Mount Diablo Meridian, in the unincorporated area of Tuolumne County, State of California

SCALE: 1" = 60'	JOB NO: 0088	FILE: 0088-D-Misc	Golden State SURVEYING & ENGINEERING INC 488 South Stewart Street Sonora, California 95370
DATE: 09/27/2007	DRAWING FILE: 0088TSM.dwg	DRAWN / CHECKED: tjc rlo	

ENVIRONMENTAL EVALUATION: For Cuesta Heights Subdivision for Robert L. Ozbirn.

REFERENCES FOR INFORMATION

1. City of Sonora, General Plan
2. City of Sonora, Zoning Ordinance
3. LAFCO Municipal Service Review
4. Application / Tentative Subdivision Map
5. Traffic Impact Analysis, KD Anderson & Associates, May 2007
6. Cultural Resources Investigation, PAR Environmental Services, March 2007
7. Advisory Agency Comments

All of the above documents can be reviewed at the City of Sonora Planning Department, 94 North Washington Street, Sonora, California 95370 (phone 209-532-3508)

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" or "Potentially Significant Unless Mitigated" as indicated by the checklist on the following pages.

■	Aesthetics	□	Agriculture Resources	□	Air Quality
■	Biological Resources	□	Cultural Resources	■	Geological / Soils
□	Hazards & Hazardous Materials		Hydrology / Water Quality	□	Land Use / Planning
□	Mineral Resources	■	Noise	□	Population and Housing
■	Public Services	□	Recreation	■	Transportation / Traffic
■	Utilities / Service Systems	■	Mandatory Findings of Significance	□	

ENVIRONMENTAL ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant impact unless Mitigation incorporated	Less than Significant Impact	No Impact
I. AESTHETICS. *Would the proposal:*				
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) Create light or glare?	□	■	□	□
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	□	□	□	■

This property fronts on Shaws Flat Road that is not designated as a scenic roadway. The topography rises to the top of a hill near the north boundary and the proposed project will not affect any scenic vistas. When developed there will be a new source of nighttime light that is consistent with the subdivision to the southeast, which is not considered being a substantial source of light that will adversely affect nighttime views.

The project will be subject to the City's hillside preservation requirements. Details have been incorporated into the project that directly address aesthetic concerns that mitigate impact to a less than significant level as follows:

- *Development density which is less than that allowed by the slope density provisions of the hillside ordinance.*
- *Development of streets that are a reduced width over the 40 foot standard City Street.*

The Sonora Municipal Code requires that a Landscape Plan to be submitted for review and approved by the City Parks, Beautification and Recreation Committee. The plan shall take the form of a Re-vegetation Plan(s). The plans shall include an inventory and mapping of all trees 6 inches in diameter or greater at chest height proposed for removal within street right-of-way, easements for public utilities or drainages, and within building envelopes identified by required predevelopment plans for all lots. Based on an inventory, the following measures shall be implemented:

- *All trees identified for removal from within street right-of-way, public utility and drainage easements shall contribute funds to the Oak Woodlands Conservation Fund, as established under subdivision (a) of Section 1363 of the Fish and Game Code, and as allowed by Section 21083.4 of the Public Resource Code.*

- *All trees identified for removal based upon the predevelopment plan for each lot shall provide for re-vegetation on the individual lot as part of a site plan submitted for a building permit on each lot. The permit holder their heirs or assigns shall provide for re-vegetation with native oak or pine species appropriate to the site, at the rate of two (2) trees replaced for every tree removed. Onsite replacement shall be planned in such a manner to address visual and noise concerns of the lost oak woodland upon existing, adjacent properties. Specifically, the replacement vegetation shall be planned in such and rear yard areas to mitigate visual concerns and to help muffle potential noise. Implementation of re-vegetation shall be a condition of the final inspection for houses constructed on the individual lots.*

In the event that existing trees that are retained for the project do die, due to changes in the existing grades and soil permeability, and to ensure that new landscaping plants survive, the following conditions shall apply throughout the life of the project:

- *If existing trees retained for the project become dead or are dying within five (5) years of completing the projects infrastructure construction, the developer or subsequent owner(s) shall be responsible for replacing said existing native tree(s) at a ratio of two (2), 24 inch box tree(s) as selected by the City Parks, Beautification and Recreation Committee, for each tree lost, in the same area as the trees(s) that are dead or dying. Implementation shall be by the City Parks, Beautification and Recreation Committee as necessary.*

- *The developer or subsequent owner(s) shall be responsible for maintaining landscaping plants in a manner consistent with Section 12.02.145 of the Sonora Municipal Code. Implementation by the Community Development Department, as necessary.*

Finally, to avoid disturbing neighbors to the site, the project will be conditioned to require that street lights to be aimed or shielded to avoid glare. All on-site lighting outdoor fixtures shall be placed to prevent nuisances resulting from unnecessary light intensity, direct glare or light trespass by following the guidance of guidelines found at the International Dark Sky Association's web site http://www.darksky.org/

ENVIRONMENTAL ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant impact unless Mitigation incorporated	Less than Significant Impact	No Impact

II. AGRICULTURE RESOURCES: In determining whether impacts to agriculture resources are significant environmental effects, lead agencies may refer to the California Agriculture Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the proposal:

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-agriculture use?	☐	☐	☐	■
b) Conflict with existing zoning for agriculture use, or a Williamson Act Contract?	☐	☐	☐	■
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agriculture use?	☐	☐	☐	■

The proposed project will not convert prime farmland to a non-agriculture use. A portion of the site was used as rented pasture for a couple horses that have been removed upon the recent purchase. The proposed residential use will not create an impact that will conflict with existing agriculture uses.

III. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the proposal:

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	■
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	■
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	■
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	■
e) Create objectionable odors affecting a substantial number of people?	☐	☐	■	☐

The project will be conditioned to provide for errant dust abatement during development; earthwork, construction operations, and construction of homes and provide for pre-development ambient air quality in the general area beyond development.

a) The applicant shall provide for a watering truck or other watering device to be on the project site on all working days when natural precipitation does not provide adequate moisture for complete dust control. The watering device shall be used to spray water on the site at intervals as the need dictates throughout the construction day and at the end of each construction day

b) There shall be no fireplaces or wood burning stoves allowed in any home constructed within the project.

ENVIRONMENTAL ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant impact unless 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 Game 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 Game or U. S. Fish and Wildlife Service?	☐	☐	☐	■
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean water Act (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 land development project converting undeveloped land for single family residential purposes can be expected that there will be potential impacts to biological resources within that area. Specific concern for this site relates to the conversion of the oak woodlands to a developed use. Senate Bill No. 1334, Public Resources Code § 21083.4 addresses conversion of oak woodlands, and provides specified mitigation alternatives to mitigate the effects of the conversion of oak woodlands. Consistent with the legislation, the following measures are required to mitigate the effects:

- *All such trees identified for removal from within street right-of-way, public utility and drainage easements shall contribute funds to the Oak Woodlands Conservation Fund, as established under subdivision (a) of Section 1363 of the Fish and Game Code, and as allowed by Section 21083.4 of the Public Resource Code.*

- *All trees identified for removal based upon the predevelopment plan for each lot shall provide for re-vegetation on the individual lot as part of a site submitted for a building permit on each lot. The permit holder their heirs or assigns shall provide for re-vegetation with native oak or pine species appropriate to the site, at the rate of two (2) trees replaced for every tree removed. Onsite replacement shall be planned in such a manner to address visual and noise concerns of the lost oak woodland upon existing, adjacent properties. Specifically, the replacement vegetation shall be planned is such and rear yard areas to mitigate visual concerns and to help muffle potential noise. Implementation of re-vegetation shall be a condition of the final inspection for houses constructed on the individual lots.*

V. CULTURAL RESOURCES.

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☐	■	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☐	■
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	■
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	■

A cultural resource investigation was conducted by PAR Environmental Services, Inc. during the spring of 2007. The result of the investigation finds that the majority of the site is void of cultural resources. One shallow prospect pit found that is similar to this type of resource that occurs throughout the region and it does not meet criteria of the California Register of Historic Places and is not considered a historical resource for the purposes of CEQA. The existing house is over fifty years of age; however, has been extensively modified and bears no resemblance to a historic structure. The investigation reports that while the origins of the house may have been historic, due to additions and changes, it lacks integrity to meet the criteria of the California register. The report reaches the conclusion that neither of the resources qualifies for inclusion in the California Register and are not considered historical properties for the purpose of the California Environmental Quality Act. If any buried or undiscovered resource is found during construction it is a requirement that all work shall immediately cease and a qualified archaeologist shall be retained to evaluate the find(s) and make recommendations as necessary.

ENVIRONMENTAL ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant impact unless Mitigation incorporated	Less than Significant Impact	No Impact

VI. GEOLOGY AND SOILS PROBLEMS.

Would the project:

a) Expose people or structures to 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 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 disposal of wastewater?	☐	☐	☐	■

See the discussion on Hydrology and Water Quality with respect to the potential for erosion and sediment control. Also refer to preliminary grading plans.

VII. 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 wastes within one-quarter mile of an existing or proposed school?	☐	☐	☐	■
d) Be located on a site which is included on a list of hazardous materials sites complied 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 for people residing or working in the project area?	☐	☐	☐	■
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	■
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	■
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	■	☐

There is no public airport, public use airport or private airstrip within two miles of the project site. The project will not interfere with any adopted emergency evacuation plan. The steep slopes to the east and southeast expose the site to wildland fires, but the installation of fire hydrants, the street layout for access and fuel reduction from street construction and for proposed residences will reduce the impact to a less than significant level. The applicant proposes to have each house built within the subdivision to have residential sprinklers installed in accordance with NFPA 13D as a change in project design to mitigate the exposure of adjacent wildland fire concerns.

ENVIRONMENTAL ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant impact unless Mitigation incorporated	Less than Significant Impact	No Impact

VIII. HYDROLOGY AND WATER QUALITY.

Would the project:

a) Violate any water quality standards or waste discharge requirements? (4, p 5)	☐	☐	☐	■
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	■
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?	☐	■	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	■	☐	☐
e) 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?	☐	■	☐	☐
f) Otherwise substantially degrade water quality?	☐	☐	☐	■
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance rate map or other hazard delineation map?	☐	☐	☐	■
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	■
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	■
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	■

On-site grading during construction of subdivision infrastructure improvements and individual lot improvements will expose soils that may be washed off the site during rains that may increase sedimentation in surface waters, prior to re-vegetation of on-site slopes or erosion control measures being implemented. To avoid the potential impact to water quality, the following mitigation is required:

- *The applicant shall as part of the site improvement plans, submit an erosion and sediment control plan, including provisions for Storm Water Pollution Prevention Plan (SWPPP), for the period between October 1 and May 1 of any year of construction. The plan is to be reviewed and approved by the City Engineer, consistent with the City Hillside Ordinance. Plans shall discuss potential erosion problems inherent to the project and measures to be employed to control such problems. Implementation by the City Engineer.*

The drainage from the site is divided by a ridge with about three-quarters of the area draining to the west and south. The Shaws Flat storm drain system will be extended along Shaws Flat Road through the intersection of Roble Road, and is scheduled for construction of Spring 2008. The system was previously calculated and sized to accommodate the increased flows from the projects impervious surfaces (Roofs, patios, driveways etc.) that will runoff and add burden to the drainage system. The project will be expected to pay a fair share amount of any over sizing that may be determined to be necessary. Project drainage will be collected and the system will be connected to the end of the new storm drain. The balance of the area about a quarter of the area drains to the east to natural drainage channels. To address storm water runoff concerns, the following mitigation is to be included:

- *An Engineered Drainage Plan and Study, approved by the City Engineer, which will investigate before and after development flows for a 100 year storm to CalTrans standards for on and off site drainage measures necessary to accommodate project storm water flows. Deficiencies in downstream improvements shall be noted and reasonable off-site improvements may be required by the City. The following standards to be reflected in the plan.*

- *All roads shall be drained by a designed underground storm drainage system. Drainage from roads shall be carried to the nearest natural drainage course or publicly maintained storm drainage system by means of pipes or concrete lined ditches.*

- *Where lots in the subdivision may drain over adjacent property, concrete lined ditches within drainage easements shall be provided to divert lot drainage to the storm drain system of natural drainage channels.*

ENVIRONMENTAL ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant impact unless Mitigation incorporated	Less than Significant Impact	No Impact

IX. LAND USE AND PLANNING.

Would the project:

a) Physically divide an established community?	☐	☐	☐	■
b) Conflict with applicable land use plan policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	■
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	■

The application is pre-approval for adoption of a Sonora General Plan land use designation of Single Family Residential, rezoning the property to R-1, Single Family Residential consistent with the City's surrounding land use designation and zoning, and approval of a Tentative Subdivision Map for Cuesta Heights, creating forty-nine (49) single family lots. City of Sonora General Plan sphere of influence shows this property to be an area for future annexation into the City Limits. Prior to annexation proceedings the approval by the City will show its acceptance by approval for the proposed Land Use designation, the Zoning and approval of development.

The proposed Land Use designation and Zoning will be consistent with properties to the south and southeast within the current City Limits.

The proposal for R-1 zoning is a way to address the Hillside Ordinance by providing the flexibility to deal with slope concerns, grading issues, roads, driveways, drainage, etc. The project has addressed these matters within the design of the project. Instead of standard city streets that are forty (40') feet gutter to gutter the street section will be modified to provide for less excavation while still having traffic circulation that will not compromise safety. Three on-site roads/streets will all be within fifty (50') foot right-of-ways. The new entrance road (Cuesta Heights Road) will go from Shaws Flat Road to Longview Circle about 285 feet in length. The road section will be two twelve foot driving lanes and an eight foot parking lane on the sidewalk side of the street, thirty-two (32') feet in width gutter to gutter with a four (4') foot sidewalk on one side. The curbs and gutters on all roads will be City of Sonora standard drive over design. Longview Circle will go from Roble Road and loop over the top of the hill back onto itself, about 2,500 feet in length. This road section will be two twelve foot driving lanes and an eight foot parking lane on the sidewalk side of the street, and will also be thirty-two (32') feet in width gutter to gutter with a four (4') foot sidewalk on one side. Cassie Way will be a one way street from Longview Circle on the west to Longview Circle on the east and will be about 750 feet in length. The road section will be one twelve foot driving lane and an eight foot parking lane on the sidewalk side of the street, twenty (20') feet in width gutter to gutter with a four (4') foot sidewalk on one side.

The City's General Plan housing element includes statements to provide for decent housing for all persons, and to provide an adequate supply and choice of housing opportunities by location, price, type and tenure. This project offers conventional single family housing. The project developer is offering mitigation as an alternative to providing low to moderate income housing possibilities in the development by paying a specified amount based on the square footage of the new residences within the development for use by the City's Housing Rehabilitation Program. The amount per square foot will by agreement with the City and the developer and will be binding on any heirs or assigns. The implementation of this will be by payment at the time of issuing new building permits within the project.

ENVIRONMENTAL ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant impact unless Mitigation incorporated	Less than Significant Impact	No Impact

X. MINERAL RESOURCES.

Would the project:

a) Result in the loss of availability of known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	■
b) Result in the loss of an availability of a locally important mineral resource recovery site delineated on a local general, specific plan or other land use plan?	☐	☐	☐	■

There are no known mineral deposits located on the project site.

XI. NOISE.

Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	■	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or ground borne noise levels	☐	☐	■	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project	☐	☐	■	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project	☐	■	☐	☐
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 expose people residing or working in the project area to excessive noise levels	☐	☐	☐	■
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■

Construction of the infrastructure, i.e., the roads, water lines, sewer lines will cause a temporary increase in the ambient noise level of the area. New homes construction will cause an increase in noise however the increase is short term. Construction noise will have to be compliant with provisions of the Sonora Municipal Code. At build out if the subdivision the ambient noise level will increase but will not be a substantial exposure to people residing in the area. There is no public airport, public use airport or private airstrip with two miles of the project site.

XII. POPULATION AND HOUSING.

Would the project:

a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■

Refer to the section on Land Use and Planning for a more detailed discussion of impacts upon population and housing. While the project could be regarded as inducing growth into the area through the introduction of the 49 new residential units, the number of is not considered to be out of line with the existing general plan, the purpose of the R-1 zoning, or the provisions of the hillside ordinance. Numerous measures have been incorporated into the project to help if fit into the neighborhood and City, while introducing the new population. With mitigation, the growth in population and housing contemplated by the project is less than significant as defined by CEQA and the State CEQA Guidelines.

ENVIRONMENTAL ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant impact unless Mitigation incorporated	Less than Significant Impact	No Impact

XIII. PUBLIC SERVICES.

Would the project result in:

a) 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?	☐	☐	☐	■

The City Fire and Police Department have reviewed the proposal and the Fire Department has provided information on fire flows for two existing hydrants on Shaws Flat Road. One hydrant # 00144A is on the west side of the road across from Roble Road and the second hydrant # 000145 is on the south side of the road across from the southwest corner of the project. Flow testing of hydrants will be necessary to determine the total available fire flow in the area, with the testing to be paid for by the applicant in accordance with City Resolution No. 06-21-2004-B. The project will be required to have a minimum of two fire hydrants at locations approved by the Fire Chief. The project will be constructing a looped water main through the development and fire hydrants will be installed as part of that construction and the system will meet Fire Department requirements and the standards and requirements of Tuolumne Utility District (TUD). TUD is proposing that the project have a storage tank located at the high point of the project and that tank will provide the fire flow for the project with a reserve to serve the area. Fire hydrants must be installed and in working order prior to the start of residential construction. The roadways within the project will meet minimum standards for grade and width suitable for emergency access. Even though the expected fire flow and residual pressures are expected to exceed the minimums the applicant proposes to have each house built within the subdivision to have residential sprinklers installed in accordance with NFPA 13D as a change in project design to mitigate the exposure of adjacent wildland fire concerns.

The proposed project has the potential to increase the number of students in the area schools. The project is required to pay established School Impact Mitigation Fees in effect to offset impact on these schools. Fees are normally paid at the time of issuing a building permit for new homes. There is an established elementary school district boundary (Sonora and Columbia) running through the project site. The whole of the project can be included in either of the school districts, or the school district boundary can be adjusted so that no lot will be divided by the boundary, while assuring that there is no net loss to either school district. The applicant has proposed an adjustment to the district boundary line so there is no net loss to either school district. Prior to approval of the final map, written verification shall be received from Sonora Elementary School and Columbia Elementary School with respect to relocation of the tax area code boundary as it relates to this project.

Parks – See the discussion under the section on recreation.

ENVIRONMENTAL ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant impact unless Mitigation incorporated	Less than Significant Impact	No Impact

XIV. RECREATION.

Would the project:

a) 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) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	■

The project will be responsible for paying the portion of the County Public Service Impact Fee paid by residential development in the City, a portion of which is used for recreational services available to City residents. Second, a portion of funds transferred by the Sonora Redevelopment Agency to the County of Tuolumne is intended to serve recreational needs of City residents. Finally, recreation facility impact fees are required under provisions of City's subdivision regulations. With these measures already in place, no changes to the project are required, and the impacts to recreation are anticipated to be less than significant.

XV. TRANSPORTATION/TRAFFIC.

Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e.< result in a substantial increase in either the number of vehicle trips, volume to capacity ratio on roads, or congestion at intersections)?	☐	■	☐	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	■
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	■
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	■	☐
e) Result in inadequate emergency access?	☐	☐	☐	■
f) Result in inadequate parking capacity?	☐	☐	☐	■
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle Racks)?	☐	☐	☐	■

The project will take access from Shaws Flat Road and Roble Road. When fully developed the project will add less than 500 trip ends a day to the existing road system. The intersection on Roble Road will be a regular street intersection with a stop sign for traffic from the project before entering Roble Road. The location selected provides enough distance for stacking at Shaws Flat while having sufficient turning movements to and from the subdivision and protects the existing driveway to Lot 22 of Cuesta Oaks Subdivision, Unit 2. The traffic from the subdivision will in general turn right onto Roble Road to reach Shaws Flat Road. With a three way stop proposed at Shaws Flat Road and Roble Road (see also Miller Parcel Map, 2007) there will be an insignificant impact to that intersection and the three way stop will also reduce speed along Shaws Flat that will afford an additional benefit to the area.

The location of the intersection on Shaws Flat Road to the subdivision was selected for safety reasons because it has the best sight distance in both directions. To mitigate the impact of this intersection on Shaws Flat Road, the project will provide a left turn pocket on Shaws Flat for traffic turning into the subdivision. The encroachment will have deceleration and acceleration tapers in the design.

It is expected that most traffic will travel to Sonora that will run through the already impacted area around Sonora High School. At certain times of the day the intersection at Shaws Flat Road and State Highway 49 and along Shaws Flat Road in front of the high school is already congested and the additional traffic will add to the existing deficiencies that cause the Level of Service (LOS) to fall below the CalTrans LOS thresholds.

The cause of the impact is not directly related to the residential traffic but from the pedestrian's (student body) crossing the road during changes in class and the beginning of school and when school lets out for the day. The amount of traffic generated from student drivers coming and leaving school and parents dropping and picking up their children contributes to the impact. To compound the situation in the afternoon traffic from Columbia College arrives due to similar class discharge times. If the high school and college could stagger class times the impact could be mitigated some. The shear volume of traffic, i.e., busses, student and parent cars and (school pedestrians) students make the impact that cannot be mitigated because there is no nexus to the traffic that comes from the residents in the immediate area and up the Shaws Flat Road corridor. Without the school there are no problems for traffic that would cause a mitigation measure for the subdivision.

The Project will pay mitigation fees established by the City to address regional impact levels, and those fees will reduce the projects impact to regional traffic to a level of insignificance.

A Traffic Impact Analysis has been submitted to address the traffic impact that the project will add to the existing conditions. The analysis finds that the project will add traffic to the traffic volume of Shaws Flat Road and State Route 49 particularly the intersection of these two roads in the vicinity of Sonora High School. The project is expected to generate 460 daily trip ends with 36 of those trip ends in the AM peak hour and 48 trip ends in the PM peak hour. While the Level of Service is "D" or worse at the intersection of Shaws Flat Road and State Route 49 it is not unexpected due to the proximity of the High School and its associated heavy traffic volumes prior to and after school. The impact is not considered significant because the added traffic is concentrated over a short period of time. The study makes no recommendations to address existing conditions other than the situation should be continued to be monitored. The study does recommend that the project is expected to contribute its fair share to the cost of regional circulation improvements via the existing countywide traffic impact mitigation (TIM) fee program.

The City Engineer will review the project for street design, grading, and drainage to meet the City's adopted standards. Approval of the improvement plans will be made by the City Engineer prior to construction, even with the streets to remain private with maintenance by a home owners association as discussed under Land Use and Planning. All streets will be drained to a storm drain system as discussed in the Section on Hydrology and Water Quality. Encroachment plans and permits will be required for the intersection onto Shaws Flat Road and Roble Drive and will be constructed to meet City standards.

ENVIRONMENTAL ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant impact unless Mitigation incorporated	Less than Significant Impact	No Impact

XVI. UTILITIES AND SERVICE SYSTEMS.

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	■
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	■	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	■	☐	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	■
e) 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?	☐	☐	☐	■
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	■
g) Comply with federal, state, and local statues and regulations related to solid waste?	☐	☐	☐	■

Water/sewer/fire flow – The Tuolumne Utilities District (TUD) has provided a letter April 2, 2007 discussing the particular impact that the project will have on its facilities.

Water and sewer service to the project will require written agreement and approval by Tuolumne Utilities District's Board of Directors, subject to certification of the mitigated negative declaration. The agreement between TUD and the developer would specify the terms and conditions for service, including the developer's construction and transfer of pipeline facilities to abut each of the proposed lots, payment of administrative, engineering and inspection fees, and payment of connection fees. The agreement would specify that the developer would be required to pay charges to mitigate impacts to the District's water supply and wastewater outfall system. Additionally the developer would be required to provide a tank lot, construct hydro-pneumatic facilities for some of the proposed lots, and contribute towards the construction of a water storage tank and improvements to an existing water booster pump station.

The project has been modified to provide a tank lot at the top of the development. The development will require a minimum tank of 200,000 gallons in size; however, the District would like to place a tank with a larger capacity on the lot that would enhance their overall ability to serve their existing area. The developer will provide landscaping on the tank lot to soften the structure from the immediate area. The landscaping will be a credit to the project's re-vegetation responsibilities. With the tank being transferred to TUD, the landscaping will no longer be the responsibility of the developer for maintaining landscaping plants in a manner consistent with Section 12.02.145 of the Sonora Municipal Code.

A subsequent correspondence from TUD dated February 1, 2008 clarified discussions that have occurred since the April 7th letter. Subdivider shall provide to the City a written agreement with the Tuolumne Utilities District (TUD) that will specify conditions for water and sewer service, based upon correspondence received by the City dated April 7, 2007 and February 1, 2008, including the construction and transfer of public pipeline facilities to abut each of the 49 residential lots; payment of administration, engineering and inspection fees; and payment of connection fees, including water supply, treatment and storage capacity charges.

Subdivider shall provide to the City written documentation with respect to meeting compliance with TUD's wastewater outfall system requirements to dispose of recycled water to accommodate the project's wastewater flows. Payment of a capacity charge to mitigate impacts to the TUD wastewater outfall storage capacity may also be required.

Storm water – Refer to the section on Hydrology and water Quality for a detailed discussion on storm water concerns..

Solid Waste – No significant effect to the environment is expected.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to 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, 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?	☐	☐	■	☐

With the mitigation provided for by the project or already in place, any cumulative impacts accrued by the project are not considered to be "cumulatively considerable" for the purposes of CEQA, and are , as result, considered to be less than significant.

DETERMINATION

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 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 EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Edward J. Wyckoff — 12/5/07

Signature — Date

(Printed Name)

City of Sonora, Planning Department

CUESTA HEIGHTS SUBDIVISION
MITIGATION MONITORING AND REPORTING PLAN

I. INTRODUCTION

The City of Sonora has adopted Resolution No. 4-2-90-G, establishing a mitigation monitoring program with respect to implementation of the California Environmental Quality Act. The resolution requires that draft mitigation monitoring plans accompany the proposed negative declaration when one is recommended by staff.

The mitigation monitoring plan is to include the following components:

a) Impact to be mitigated (only if the mitigation measure requires a change in the project or imposition of a condition).

b) Mitigation measure to be monitored including the required change or additional conditions.

c) Method of monitoring or reporting including who will monitor or report, qualifications of the monitor, when the monitoring or reporting will be done, and need or frequency of site visits.

d) The anticipated costs that will have to be paid by the applicant and timing of the payment. Actual dollar amounts are not required, but the plan should include identification of the type of personnel or firms to be paid, the anticipated number of inspections, etc.

For further information on the City's mitigation monitoring requirements, refer to Council Resolution No. 4-2-90-G.

II. MONITORING PLAN

IMPACT TO BE MITIGATED: Aesthetic impact due to loss of oak woodland.

MITIGATION MEASURE: All such trees identified for removal from within street rights-of-way, public utility and drainage easements shall contribute funds to the Oak Woodlands Conservation Fund, as established under subdivision (a) of Section 1363 of the Fish and Game Code, and as allowed by Section 21083.4 of the Public Resources Code.

MONITORING: Identification as part of the landscape plan process conducted by the Parks, Beautification and Recreation Committee. Proof of payment of contribution to be provided to Community Development Director prior to approval of the final map.

IMPACT TO BE MITIGATED: Aesthetic impact due to loss of oak woodland.

MITIGATION MEASURE: All such trees identified for removal based upon the predevelopment plan for each lot shall provide for revegetation on the individual lot as part of a site plan submitted for a building permit on each lot. The permit holder shall

provide for revegetation with native oak or pine species appropriate to the site, at a rate of 2 trees replaced for every 1 tree removed. On site replacement shall be planned in such a manner to address visual and noise concerns of the lost oak woodland upon existing, adjacent properties. Specifically, the replacement vegetation shall be directed to side and rear yard areas to mitigate visual concerns, and to help to muffle potential noise. Implementation of revegetation shall be a condition of the final inspection for houses constructed on the individual lots.

MONITORING: Identification through landscape plan process noted above. Implementation at time of issuance of building permit. No final on permit unless trees have bene planted. Monitoring by City Building Official.

IMPACT TO BE MITIGATED: Maintenance of remaining oak woodland.

MITIGATION MEASURE: If existing trees retained for the project become dead or are dying within five years of completing project construction, the developer or subsequent owner(s) shall be responsible for replacing said trees at a ratio of two, 24 inch box trees as selected by the City Parks, Beautification and Recreation Committee, for each tree lost, in the same area as the tree(s) that are dead or dying.

MONITORING: Monitoring to be conducted by Building and Planning Department, with further implementation by Committee, as necessary.

IMPACT TO BE MITIGATED: Maintenance of remaining oak woodland.

MITIGATION MEASURE: The developer or subsequent owner(s) shall be responsible for maintaining landscaping plants in a manner consistent with Section 12.20.145 of the Sonora Municipal Code.

MONITORING: Implementation by the Building and PlanningDepartment, as necessary.

IMPACT TO BE MITIGATED: Air quality due to construction period grading.

MITIGATION MEASURE: During construction, the developer shall be responsible for dust abatement during earthwork and construction operations. A watering truck or other watering device shall be on the project site on all working days when natural precipitation does not provide adequate moisture for complete dust control. Said watering device shall be used to spray water on the site at the end of each day, and at other intervals as the need dictates to control dust.

MONITORING: Monitoring to be conducted by staff inspectors.

IMPACT TO BE MITIGATED: Long term air quality due to smoke.

MITIGATION MEASURE: Throughout the life of the project, wood burning stoves or fireplaces are prohibited.

MONITORING: By City Building Official during plan check.

IMPACT TO BE MITIGATED: On-site cultural resources not identified by study

MITIGATION MEASURE: If any buried or undiscovered resource is found during construction it is a requirement that all work shall immediately cease and a qualified archaeologist shall be retained to evaluate the find(s) and make recommendations as necessary.

MONITORING: Follow-up activities to be conducted by consultant, and reported to Community Development Director

IMPACT TO BE MITIGATED: Erosion and sediment due to exposure of soils.

MITIGATION MEASURE: As part of the site improvement plans, submit an erosion and sediment control plan, including provisions for Storm Water Pollution Prevention Plan (SWPPP), for the period between October 1 and May 1 of any year of construction. The plan is to be reviewed and approved by the City Engineer, consistent with the City Hillside Ordinance. Plans shall discuss potential erosion problems inherent to the project, and measures to be employed to control such problems.

MONITORING: Implementation by the City Engineer during plan check. On-site monitoring by inspection staff during construction period.

IMPACT TO BE MITIGATED: On and off-site storm water drainage

MITIGATION MEASURE: An Engineered Drainage Plan and Study, approved by the City Engineer, which will investigate before and after development flows for a 100 year storm to Caltrans standards for on- and off-site drainage measures necessary to accommodate project stormwater flows. Deficiencies in downstream improvements shall be noted and reasonable off-site improvements may be required by the City or Caltrans. The following standards to be reflected in the plan:

All roads shall be drained by a designed underground storm drainage system. Drainage from roads shall be carried to the nearest natural drainage course or publically maintained storm drainage system by means of pipes or concrete lined ditches.

Where lots in the subdivision drain over adjacent property, concrete lined ditches within drainage easements shall be provided to divert lot drainage to the storm drain system or natural drainage course.

MONITORING: Implemented by the City Engineer during plan check. On-site monitoring by inspection staff during construction period.

IMPACT TO BE MITIGATED: Noise impacts due to equipment operations.

MITIGATION MEASURE: Consistent with the City General Plan, acoustically muffle all grading or other machinery associated with site development activities in accordance with Caltrans Standard Specifications.

MONITORING: Implementation by the City Building Official, with on-going monitoring.

IMPACT TO BE MITIGATED: Noise impacts due to equipment operations

MITIGATION MEASURE: Hours of construction on the project site shall be in accordance with the provisions of Section 8.20.040 of the Sonora Municipal Code. In the event that noise concerns are indicated to the City during construction, noise monitoring may be required to be conducted by an independent noise consultant, selected by the City. The costs for such monitoring will be paid for by the developer.

Recommendations made by the consultant to decrease construction noise will be followed by the developer, as required by the City.

MONITORING: Implementation by the City Building Official, with on-going monitoring.

IMPACT TO BE MITIGATED: Traffic impacts due to new/improved encroachments.

MITIGATION MEASURE: Left turn pocket for southbound traffic on Shaws Flat Road

MONITORING: Provisions to be included in the subdivision improvement plans to be approved by the City Engineer.

IMPACT TO BE MITIGATED: Pedestrian traffic impacts within the project and off-site.

MITIGATION MEASURE: All sidewalk, curb and gutter shall conform to current City Standards on file with the City Engineer. Sidewalks shall be provided on one side of interior streets as indicated on the approved Development Plan.

MONITORING: Implementation by City Engineer during review of subdivision improvement plans.

IMPACT TO BE MITIGATED: Regional level traffic impacts

MITIGATION MEASURE: Payment of Traffic Impact Mitigation Fees

MONITORING: Payment of fees to be made in accordance with fee program implemented by the City, with monitoring by the City Building Department.

CUESTA HEIGHTS SUBDIVISION
MITIGATION MONITORING AND REPORTING PLAN

I. INTRODUCTION

The City of Sonora has adopted Resolution No. 4-2-90-G, establishing a mitigation monitoring program with respect to implementation of the California Environmental Quality Act. The resolution requires that draft mitigation monitoring plans accompany the proposed negative declaration when one is recommended by staff.

The mitigation monitoring plan is to include the following components:

a) Impact to be mitigated (only if the mitigation measure requires a change in the project or imposition of a condition).

b) Mitigation measure to be monitored including the required change or additional conditions.

c) Method of monitoring or reporting including who will monitor or report, qualifications of the monitor, when the monitoring or reporting will be done, and need or frequency of site visits.

d) The anticipated costs that will have to be paid by the applicant and timing of the payment. Actual dollar amounts are not required, but the plan should include identification of the type of personnel or firms to be paid, the anticipated number of inspections, etc.

For further information on the City's mitigation monitoring requirements, refer to Council Resolution No. 4-2-90-G.

II. MONITORING PLAN

IMPACT TO BE MITIGATED: Aesthetic impact due to loss of oak woodland.

MITIGATION MEASURE: All such trees identified for removal from within street rights-of-way, public utility and drainage easements shall contribute funds to the Oak Woodlands Conservation Fund, as established under subdivision (a) of Section 1363 of the Fish and Game Code, and as allowed by Section 21083.4 of the Public Resources Code.

MONITORING: Identification as part of the landscape plan process conducted by the Parks, Beautification and Recreation Committee. Proof of payment of contribution to be provided to Community Development Director prior to approval of the final map.

IMPACT TO BE MITIGATED: Aesthetic impact due to loss of oak woodland.

MITIGATION MEASURE: All such trees identified for removal based upon the predevelopment plan for each lot shall provide for revegetation on the individual lot as part of a site plan submitted for a building permit on each lot. The permit holder shall

provide for revegetation with native oak or pine species appropriate to the site, at a rate of 2 trees replaced for every 1 tree removed. On site replacement shall be planned in such a manner to address visual and noise concerns of the lost oak woodland upon existing, adjacent properties. Specifically, the replacement vegetation shall be directed to side and rear yard areas to mitigate visual concerns, and to help to muffle potential noise. Implementation of revegetation shall be a condition of the final inspection for houses constructed on the individual lots.

MONITORING: Identification through landscape plan process noted above. Implementation at time of issuance of building permit. No final on permit unless trees have bene planted. Monitoring by City Building Official.

IMPACT TO BE MITIGATED: Maintenance of remaining oak woodland.

MITIGATION MEASURE: If existing trees retained for the project become dead or are dying within five years of completing project construction, the developer or subsequent owner(s) shall be responsible for replacing said trees at a ratio of two, 24 inch box trees as selected by the City Parks, Beautification and Recreation Committee, for each tree lost, in the same area as the tree(s) that are dead or dying.

MONITORING: Monitoring to be conducted by Building and Planning Department, with further implementation by Committee, as necessary.

IMPACT TO BE MITIGATED: Maintenance of remaining oak woodland.

MITIGATION MEASURE: The developer or subsequent owner(s) shall be responsible for maintaining landscaping plants in a manner consistent with Section 12.20.145 of the Sonora Municipal Code.

MONITORING: Implementation by the Building and PlanningDepartment, as necessary.

IMPACT TO BE MITIGATED: Air quality due to construction period grading.

MITIGATION MEASURE: During construction, the developer shall be responsible for dust abatement during earthwork and construction operations. A watering truck or other watering device shall be on the project site on all working days when natural precipitation does not provide adequate moisture for complete dust control. Said watering device shall be used to spray water on the site at the end of each day, and at other intervals as the need dictates to control dust.

MONITORING: Monitoring to be conducted by staff inspectors.

IMPACT TO BE MITIGATED: Long term air quality due to smoke.

MITIGATION MEASURE: Throughout the life of the project, wood burning stoves or fireplaces are prohibited.

MONITORING: By City Building Official during plan check.

IMPACT TO BE MITIGATED: On-site cultural resources not identified by study

MITIGATION MEASURE: If any buried or undiscovered resource is found during construction it is a requirement that all work shall immediately cease and a qualified archaeologist shall be retained to evaluate the find(s) and make recommendations as necessary.

MONITORING: Follow-up activities to be conducted by consultant, and reported to Community Development Director

IMPACT TO BE MITIGATED: Erosion and sediment due to exposure of soils.

MITIGATION MEASURE: As part of the site improvement plans, submit an erosion and sediment control plan, including provisions for Storm Water Pollution Prevention Plan (SWPPP), for the period between October 1 and May 1 of any year of construction. The plan is to be reviewed and approved by the City Engineer, consistent with the City Hillside Ordinance. Plans shall discuss potential erosion problems inherent to the project, and measures to be employed to control such problems.

MONITORING: Implementation by the City Engineer during plan check. On-site monitoring by inspection staff during construction period.

IMPACT TO BE MITIGATED: On and off-site storm water drainage

MITIGATION MEASURE: An Engineered Drainage Plan and Study, approved by the City Engineer, which will investigate before and after development flows for a 100 year storm to Caltrans standards for on- and off-site drainage measures necessary to accommodate project stormwater flows. Deficiencies in downstream improvements shall be noted and reasonable off-site improvements may be required by the City or Caltrans. The following standards to be reflected in the plan:

All roads shall be drained by a designed underground storm drainage system. Drainage from roads shall be carried to the nearest natural drainage course or publically maintained storm drainage system by means of pipes or concrete lined ditches.

Where lots in the subdivision drain over adjacent property, concrete lined ditches within drainage easements shall be provided to divert lot drainage to the storm drain system or natural drainage course.

MONITORING: Implemented by the City Engineer during plan check. On-site monitoring by inspection staff during construction period.

IMPACT TO BE MITIGATED: Noise impacts due to equipment operations.

MITIGATION MEASURE: Consistent with the City General Plan, acoustically muffle all grading or other machinery associated with site development activities in accordance with Caltrans Standard Specifications.

MONITORING: Implementation by the City Building Official, with on-going monitoring.

IMPACT TO BE MITIGATED: Noise impacts due to equipment operations

MITIGATION MEASURE: Hours of construction on the project site shall be in accordance with the provisions of Section 8.20.040 of the Sonora Municipal Code. In the event that noise concerns are indicated to the City during construction, noise monitoring may be required to be conducted by an independent noise consultant, selected by the City. The costs for such monitoring will be paid for by the developer.

Recommendations made by the consultant to decrease construction noise will be followed by the developer, as required by the City.

MONITORING: Implementation by the City Building Official, with on-going monitoring.

IMPACT TO BE MITIGATED: Traffic impacts due to new/improved encroachments.

MITIGATION MEASURE: Left turn pocket for southbound traffic on Shaws Flat Road

MONITORING: Provisions to be included in the subdivision improvement plans to be approved by the City Engineer.

IMPACT TO BE MITIGATED: Pedestrian traffic impacts within the project and off-site.

MITIGATION MEASURE: All sidewalk, curb and gutter shall conform to current City Standards on file with the City Engineer. Sidewalks shall be provided on one side of interior streets as indicated on the approved Development Plan.

MONITORING: Implementation by City Engineer during review of subdivision improvement plans.

IMPACT TO BE MITIGATED: Regional level traffic impacts

MITIGATION MEASURE: Payment of Traffic Impact Mitigation Fees

MONITORING: Payment of fees to be made in accordance with fee program implemented by the City, with monitoring by the City Building Department.

PLANNING COMMISSION RESOLUTION NO. _____

RESOLUTION RECOMMENDING ADOPTION OF AN ORDINANCE APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT FOR THE CUESTA HEIGHTS SUBDIVISION PROJECT (APNs 035-070-053, 035-070-055)

WHEREAS, to strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic risk of development, the California Legislature adopted Government Code, section 65864 et seq. (the "Development Agreement Statute"), which authorizes the City and an individual with an interest in real property to enter into a development agreement that establishes certain development rights in real property that is subject to a development agreement application; and

WHEREAS, on March 3, 2008, the City Council approved a Tentative Subdivision Map ("Tentative Map") for parcels near the intersection of Shaws Flat Road and Robles Road (APNs 035-070-053, 035-070-055) ("Property"), for development of the project known as the Cuesta Heights Subdivision Project ("Project"); and

WHEREAS, the Tentative Map has received various automatic and discretionary extensions since its original approval; and

WHEREAS, on February 16, 2021, an amended Tentative Map and phasing plan was approved by the City Council; and

WHEREAS, the Tentative Map was set to expire on March 3, 2026, and before such time, Developer filed a formal request with City to further extend the life of the Tentative Map by means of a development agreement and to provide further terms and conditions for development of the Property, pursuant to Government Code, section 66452.6; and

WHEREAS, the Development Agreement would extend the life of the Tentative Map through the term of the Development Agreement, provide vested rights to Developer for development of the Property, and provide further terms and conditions for development of the Project; and

WHEREAS, City staff conducted a full analysis of the Development Agreement to ensure compliance and consistency with the General Plan, Zoning, and other applicable laws, regulations, and standards; and

WHEREAS, City Staff recommends that the Planning Commission make the following findings:

1. The Development Agreement is consistent with the goals, policies, and standards of the Sonora General Plan, the Housing Element of the General Plan, the zoning for the Property, and all other applicable standards and ordinances of the City of Sonora.

2. In accordance with CEQA Guidelines section 15162, there is no change in circumstances or information that affects the analysis contained in the existing Mitigated Negative Declaration and corresponding mitigation measures for the Project.

3. In accordance with the Development Agreement Statute, that the Development Agreement:

    a. Is compatible with the authorized land uses and zoning for the Property; and

    b. Is consistent with the objectives, policies, and programs specified in the General Plan; and

    c. Will provide for the orderly development of the Property and preserve surrounding property values; will not be detrimental to the health, safety, and general welfare of persons residing in the immediate area nor detrimental to the general welfare of the residents of the City of Sonora as a whole; and will be compatible with surrounding land uses; and

    d. Provides sufficient benefit to the City to justify entering into the Development Agreement, which includes the provision of housing, receipt of City fees, and provision of public infrastructure; and

    e. Contains an adequate legal description of the Property that is the subject of the Development Agreement, and is in all other respects consistent with the provisions of Government Code, sections 65864 through 65869.5.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sonora, after due deliberation and based on its independent review and analysis, the staff analysis, and oral and written testimony presented at the public hearing, that the Planning Commission hereby adopts the findings as stated in the above Recitals and staff report, and recommends to the City Council adoption of the attached Ordinance approving and authorizing execution of the Development Agreement.

PASSED, APPROVED AND ADOPTED as a Resolution by the Sonora Planning Commission at a meeting held by the Planning Commission on the _____ day of _____, by the following vote:

AYES:

NOES:

ABSENT:

SIGNED:

_____
Kevin Anderson,
Planning Commission Chairman

ATTEST: _____
Tracy Skelly, City Clerk

EXHIBIT A

City Council Ordinance

ORDINANCE NO. 915

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONORA APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT FOR THE CUESTA HEIGHTS SUBDIVISION PROJECT (APNs 035-070-053, 035-070-055)

WHEREAS, to strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic risk of development, the California Legislature adopted Government Code section 65864 et seq. (the "Development Agreement Statute"), which authorizes the City and an individual with an interest in real property to enter into a development agreement that establishes certain development rights in real property that is subject to a development agreement application; and

WHEREAS, on March 3, 2008, the City Council approved a Tentative Subdivision Map ("Tentative Map") for parcels near the intersection of Shaws Flat Road and Robles Road (APNs 035-070-053, 035-070-055) ("Property"), for development of the project known as the Cuesta Heights Subdivision Project ("Project"); and

WHEREAS, the Tentative Map has received various automatic and discretionary extensions since its original approval; and

WHEREAS, on February 16, 2021, an amended Tentative Map and phasing plan was approved by the City Council; and

WHEREAS, the Tentative Map was set to expire on March 3, 2026, and before such time, Developer filed a formal request with City to further extend the life of the Tentative Map by means of a development agreement and to provide further terms and conditions for development of the Property, pursuant to Government Code, section 66452.6; and

WHEREAS, the City and the Developer seek to enter into the Development Agreement pursuant to the Development Agreement Statute and all applicable local and state laws; and

WHEREAS, the Development Agreement would extend the life of the Tentative Map through the term of the Development Agreement, provide vested rights to Developer for development of the Property, and provide further terms and conditions for development of the Project; and

WHEREAS, in accordance with the California Environmental Quality Act ("CEQA"), the Project has been previously evaluated pursuant to the Mitigated Negative Declaration ("MND") for the Project, and is subject to all mitigation measures contained in the Mitigation Monitoring and Reporting Program. Pursuant to CEQA Guidelines section 15162, there is no change in circumstances or information causing new or more severe environmental impacts than those evaluated in the MND; and

WHEREAS, on March 23, 2026 the Planning Commission conducted a duly noticed public hearing and recommended approval of the attached Development Agreement to the City Council; and

WHEREAS, on (March 30), 2026, the City Council introduced the above ordinance to approve and authorize execution of the attached Development Agreement; and

WHEREAS, based on its independent review and analysis, the staff analysis, and all oral and written testimony contained in the record, the City Council finds, after due study, deliberation and public hearing that the following circumstances exist:

1. The Development Agreement is consistent with the goals, policies, and standards of the Sonora General Plan, the Housing Element of the General Plan, the zoning for the Property, and all other applicable standards and ordinances of the City of Sonora.

2. In accordance with CEQA Guidelines section 15162, there is no change in circumstances or information that affects the analysis contained in the existing MND and corresponding mitigation measures for the Project.

3. In accordance with the Development Agreement Statute, the City Council finds as follows in regard to the Development Agreement:

    a. That its provisions are compatible with the authorized land uses and zoning for the Property; and

    b. That it is consistent with the objectives, policies, and programs specified in the General Plan; and

    c. That it will provide for the orderly development of the Property and preserve surrounding property values; will not be detrimental to the health, safety, and general welfare of persons residing in the immediate area nor detrimental to the general welfare of the residents of the City of Sonora as a whole; and will be compatible with surrounding land uses; and

    d. That it provides sufficient benefit to the City to justify entering into the Development Agreement, which includes the provision of housing, receipt of City fees, and provision of public infrastructure; and

    e. That it contains an adequate legal description of the Property that is the subject of the Development Agreement, and is in all other respects consistent with the provisions of Government Code, sections 65864 through 65869.5.

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

Section One: The recitals and findings contained in this Ordinance are hereby incorporated and made part of this Ordinance.

Section Two: The City Council of the City of Sonora hereby approves and authorizes execution of the Development Agreement attached and incorporated hereto as **Exhibit A**, subject to minor revisions required and approved by the City Attorney.

Section Three: The City shall review the Development Agreement for compliance with its terms and conditions not less than once every twelve (12) months from the effective date of the Development Agreement.

Section Four: This Ordinance shall take effect thirty (30) days after its passage and shall be published or a summary thereof within (15) days after its final passage as required by law.

Said Ordinance was introduced at a regular meeting of the City Council of the City of Sonora held on March 30, 2026 and passed and adopted as an Ordinance of said City at a regular meeting of said Council held on April 6, 2026 by the following vote:

AYES: _____

NOES: _____

ABSENT OR ABSTAIN: _____

_____
Ann Segerstrom, Mayor

ATTEST: _____
Tracy Skelly, City Clerk

Approved as to Form:

_____
Douglas L. White, City Attorney

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: April 6, 2026

TO: Honorable Mayor and Members of the City Council

FROM: Carlye Buchholz, City Engineer
Chris Gorsky, City Administrator

SUBJECT: Consider Approval of Amendment Request #1 to Task Order 26-04 in the Amount of $88,882.44, for Dewberry Engineers Inc. (Dewberry) to Provide Engineering and Surveying Services to Generate a Mobile LiDAR Database of All City Owned Streets Within the City of Sonora and to Prepare a PCI Assessment

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RECOMMENDATION:

Consider Approval of Amendment Request #1 to Task Order 26-04 in the Amount of $88,882.44 for Dewberry Engineers Inc. (Dewberry) to Provide Engineering and Surveying Services to Generate a Mobile LiDAR Database of All City Owned Streets Within the City of Sonora and to Prepare a PCI Assessment. Amendment Request #1 includes surveying services to set ground control points to enhance the Mobile LiDAR data deliverable.

BACKGROUND

The City of Sonora (City) is prioritizing roadway preservation, rehabilitation, and reconstruction projects to improve vehicular traffic, safety, and rideability throughout the City. To plan for these improvements, we need to first gather data on current roadway conditions and assign the appropriate pavement treatment. Assessing and prioritizing the City-owned roadways is the first step in planning for future projects and forecasting future budget needs.

On September 2, 2025, the City Council approved Task Order 26-04 authorizing the Dewberry team to use Mobile LiDAR technology to collect high-resolution spatial data along City-owned roadway corridors for the purpose of evaluating pavement surface conditions and generating PCI reports in accordance with ASTM D6433 standards.

As originally approved, the deliverable would have been uncontrolled data with a level of accuracy suitable for PCI generation but substandard for detailed engineering design efforts. While planning concurrent projects and forecasting future efforts with the City, we began identifying additional uses for the Mobile LiDAR point cloud deliverable contingent on the data being controlled. Installing up to 330 control points and controlling the data across the entire City will elevate the quality of the data which will allow us to use the point cloud deliverable for a wide variety of future tasks such as ADA curb ramp design, drainage analysis, ADA self-evaluation analysis, asset inventory, vegetation management and fuel reduction, and more.

CITY COUNCIL AGENDA REPORT

CITY HALL

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The City attempted to fund additional ground control efforts through the CalFire Wildfire Prevention Program in August 2025 but was unsuccessful. The City is planning to submit a CalFire grant application for right of way determination within the City in August 2026 and we believe the City is well positioned to be successful. Should the City receive funding for citywide right of way determination, having the Mobile LiDAR data set already controlled will allow the City to overlay the right of way lines with the Mobile LiDAR data and make determinations on what features are on City property versus private property.

DISCUSSION:



This contract amendment will allow for the installation of up to 330 ground control points comprised of white pavement marking in the shape of a chevron with a nail in the pavement at the peak. While the pavement marking will fade over time, the nail will remain for future use for additional surveying efforts and/or construction staking.

These control points will be placed at roadway intersections and at a regular interval to facilitate control of the data.

The control and scan data will be based on National Geodetic Survey (NGS) Height Modernization Survey Stations 'PEDY' and 'LIME', expressed in State Plane Coordinates, Zone 3, NAD83(2011) Epoch 2010.00. Elevations will be NAVD88.

<u>Amendment Request #1</u>

The scope of work is as follows:

Task 4 – Ground Point Control Survey ($88,882.44)

- Set up to 330 ground control points to control the Citywide data collection by use of Mobile LiDAR technology

Deliverable: Control point database (.xlsx)

FISCAL IMPACT:

The original Task Order No. 26-04 for Mobile LiDAR data collection and Pavement Condition Index (PCI) reporting was approved in the amount of $62,892.88 on September 2, 2025. This amendment increases the total contract amount to $151,775.32 to expand the scope of work to include additional mobile LiDAR mapping and establishment of control points, enabling the data to be used for right-of-way identification and future engineering, roadway, and infrastructure projects.

CITY COUNCIL AGENDA REPORT

CITY HALL

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The increase in the contract amount was approved by the City Council as part of the Mid-Year Budget on March 2, 2026. Sufficient appropriations are included in the approved budget, and funding is available within existing budgeted resources.

No additional General Fund impact is anticipated beyond what has already been approved.

ATTACHMENTS:

- Task Order No. 26-04 Mobile LiDAR Database and Pavement Condition Index (PCI) Reporting – Amendment #1

CORE COUNCIL PRIORITIES:

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

Dewberry Engineers Inc.
11060 White Rock Road, Suite 200
Rancho Cordova, CA 95670-6061
916.363.4210
www.dewberry.com

April 6, 2026

City of Sonora
Attn: Mr. Chris Gorsky, City Administrator
94 N. Washington Street
Sonora, CA 95370

Subject: Task Order No. 26-04 Mobile LiDAR Database and Pavement Condition Index (PCI) Reporting – Amendment #1

Dear Mr. Gorsky,

Thank you for the opportunity to prepare Task Order 26-04 Amendment #1 to provide Mobile LiDAR Database and Pavement Condition Index (PCI) Reporting for engineering and surveying services to generate a Mobile LiDAR database of all City-owned streets within the City of Sonora and to prepare a PCI assessment for each street.

Project Understanding:

The City of Sonora (City) is prioritizing roadway preservation, rehabilitation, and reconstruction projects to improve vehicular traffic, safety, and rideability throughout the City. To plan for these improvements, we need to first gather data on current roadway conditions and assign the appropriate pavement treatment. Assessing and prioritizing the City-owned roadways is the first step in planning for future projects and forecasting future budget needs.

On September 2, 2025, the City Council approved Task Order 26-04 authorizing the Dewberry team use Mobile LiDAR technology to collect high-resolution spatial data along City-owned roadway corridors for the purpose of evaluating pavement surface conditions and generating PCI reports in accordance with ASTM D6433 standards.

As originally approved, this data would have been uncontrolled data with a level of accuracy suitable for PCI generation but substandard for detailed engineering design efforts. While planning concurrent projects and efforts with the City, we began to identify additional uses for the Mobile LiDAR point cloud deliverable contingent on the data being controlled. Installing up to 330 control points and controlling the data across the entire City will elevate the quality of the data and allow us to use the point cloud deliverable for future tasks such as ADA curb ramp design, drainage analysis, ADA self-evaluation analysis, asset inventory, vegetation management and fuel reduction, and more.

The control and scan data will be based on National Geodetic Survey (NGS) Height Modernization Survey Stations ‘PEDY’ and ‘LIME’, expressed in State Plane Coordinates, Zone 3, NAD83(2011) Epoch 2010.00. Elevations will be NAVD88.

Scope of Work – Amendment #1:

Under Dewberry Engineers’ “City Engineering Services” contract for the City of Sonora, the Dewberry team provide the following scope of work under Amendment #1

Task 4 – Ground Point Control Survey

- Set up to 330 ground control points to control the Citywide data collection by use of Mobile LiDAR technology.

Deliverables:

- Control point database.

Fee:

Task 4 – Ground Point Control Survey = $88,882.44

Sincerely,



Mike Pugh, P.E.

Contract Manager
Vice President

Approved by:

Chris Gorsky

City Administrator

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: April 6, 2026

TO: Honorable Mayor and Members of the City Council

FROM: Carlye Buchholz, City Engineer

SUBJECT: Consider Approval of Sierra Mountain Construction Inc. Total Bid Price of $143,587.24 to Complete Thermoplastic Striping and Pavement Markings for South Washington Street and Mono Way, and Dewberry Engineers Inc. (Dewberry) Task Order No. 26-10 in the Amount of $16,350, to Complete Construction Management and Inspection Services

RECOMMENDATION:

Consider Approval of Sierra Mountain Construction Inc. Total Bid Price of $143,587.24 to Complete Thermoplastic Striping and Pavement Markings for South Washington Street and Mono Way, and Dewberry Engineers Inc. (Dewberry) Task Order No. 26-10 in the Amount of $16,350, to Complete Construction Management and Inspection Services.

BACKGROUND:

The City of Sonora (City) is prioritizing striping projects to rejuvenate existing locations to improve vehicular traffic movements and vehicle/pedestrian safety. S. Washington Street and Mono Way are priority streets due to the volume of traffic and significance for connectivity to the City's downtown area.

DISCUSSION / ANALYSIS:

The City intends to rehabilitate the traffic stripes and pavement markings on S. Washington Street and Mono Way utilizing an on-call contractor. Sierra Mountain Construction Inc. scored the highest in the category for striping. They use a subcontractor to complete the work while they act as the prime contractor providing traffic control and project management.

The City intends to rehabilitate traffic stripes and pavement markings in three locations with this project. These locations, along with their approximate quantities, are as follows:

1. South Washington Street – From W Stockton Road to HWY 108
    - Thermoplastic Traffic Stripe (LF) = 11,221
    - Thermoplastic Pavement marking (SF) = 2,503
    - Pavement Markers (Optional) = 198 EA
2. Mono Way – From Restano Way to Greenley Road (prior to crosswalk)
    - Thermoplastic Traffic Stripe (LF) = 13,741
    - Thermoplastic Pavement marking (SF) = 597

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

3. Mono Way – From Greenley Road to Sanguinetti Road
    - Thermoplastic Traffic Stripe (LF) = 13,550
    - Thermoplastic Pavement marking (SF) = 1,331

The total bid price for Sierra Mountain Construction Inc. is $143,587.24.

Construction Management and Inspection services provided by the Dewberry team include the following sub-tasks:

Contract management = $2,150.00
Submittal review = $2,150.00
Inspections and daily reports = $12,050.00

Construction Management and Inspections Total = $16,350

FISCAL IMPACT:

The total cost of the street striping project is estimated at $159,937.24, not to exceed $160,000. Funding for this project is provided by the General Fund and was approved by the City Council as part of the FY 2025/26 adopted budget in June 2025.

This project is directly funded through Measure Y, the 1% local sales tax approved by voters, which supports essential City services and infrastructure improvements. Without Measure Y funding, this project would not be feasible.

While the project utilizes General Fund resources, sufficient appropriations are included within the approved budget, and no additional fiscal impact beyond the adopted budget is anticipated.

No additional General Fund impact is anticipated beyond what has already been approved.

ATTACHMENTS:

- Sierra Mountain Construction Inc. Revised Proposal 3-6-2026
- Dewberry Task Order 26-10 FY 24/25 Annual Striping Project Construction Management Services

CORE COUNCIL PRIORITIES:

Fiscal Responsibility and Stability, Infrastructure and Engineering, Public Safety and Disaster Preparedness.

Dewberry

Dewberry Engineers Inc.
11060 White Rock Road, Suite 200
Rancho Cordova, CA 95670-6061

916.363.4210
www.dewberry.com

April 6, 2026

City of Sonora
Attn: Mr. Chris Gorsky, City Administrator
94 N. Washington Street
Sonora, CA 95370

Subject: Task Order No. 26-10 FY 24/25 Annual Striping Project Construction Management Services

Dear Mr. Gorsky,

Thank you for the opportunity to prepare Task Order 26-10 to provide construction management and inspection services for the restriping of traffic stripes and pavement markings on S. Washington Street and Mono Way.

Project Understanding:

The existing traffic striping and pavement markings on S. Washington Street from Hwy 49 to Hwy 108 and on Mono Way from Restano Way to Sanguinetti Road have faded and need refreshing to ensure the safety of all roadway users. The estimated quantities for this construction project include 38,512 linear feet of thermoplastic traffic striping and 4,431 square feet of thermoplastic pavement markings. This project is estimated to take 4 days to complete.

Scope of Work:

Under Dewberry Engineers' "City Engineering Services" contract for the City of Sonora, the Dewberry team provide the following scope of work:

Task 1 – Manage Construction Contract

- Coordinate with contractor.
- Respond to Requests for Information
- Provide Design Clarification, as necessary.
- Prepare final pay estimate.

Task 2 – Review submittals

- Review submittals for materials.
- Review traffic control plan.

Task 3 - Construction Inspection

- Provide the necessary personnel, inspection staff, equipment and transportation to facilitate the performance of the intended construction management and inspection services.
- Verify that the construction contractor complies with all local, state, and federal laws, ordinances, rules, regulations, regulatory/resource agency permits, and orders as provided by the contract.
- Verify compliance with approved Quality Assurance Program (QAP)
- Verify the prroject construction is completed in accordance with approved plans, specifications, and estimate (PS&E) and referenced standards.

Fee:

Task Order 26-10 fee not to exceed: $ 16,350.

Task 1 – Manage Construction Contract:	$ 2,150
Task 2 – Review submittals:	$ 2,150
Task 3 - Construction Inspection:	$12,050
Total:	**$16,350**

Sincerely,



Mike Pugh, P.E.

Contract Manager
Vice President

Approved by:

Chris Gorsky

City Administrator

SIERRA MOUNTAIN CONSTRUCTION INC

19500 Nugget Blvd ·Sonora, CA 95370
Phone: 209-928-1900 - Fax: 800-507-5295
License #885550
DIR Registration #1000001151

March 5, 2026

Proposal
Revised 3-6-2026

TO: R.E.Y. Engineers
ATTN: Kevin Hoover
905 Sutter Street, Suite 200
Folson Ca, 95630
PROJECT: **City of Sonora on-call construction services**
Task- Restriping- Washington street and Mono way

SUBMITTED BY: SMCI
The following Scope is based on quantities provided by R.E.Y. Engineers

TOTAL BID:	**$143,587.24**

The Bid Price Includes the Following:

1. South Washington Street – From W Stockton Road to HWY 108
   - Thermoplastic Traffic Stripe (LF) = 11,221
   - Thermoplastic Pavement marking (SF) = 2,503
   - Pavement Markers (Optional) = 198 EA
2. Mono Way – From Restano Way to Greenley Road (prior to crosswalk)
   - Thermoplastic Traffic Stripe (LF) = 13,741
   - Thermoplastic Pavement marking (SF) = 597
3. Mono Way – From Greenley Road to Sanguinetti Road
   - Thermoplastic Traffic Stripe (LF) = 13,550
   - Thermoplastic Pavement marking (SF) = 1,331

I have attached a worksheet showing labor rates and markups submitted with our proposal. Equipment rates are from the current Caltrans rental rate book.

Clarification and Notes:

1. Bid Price is subject to change if any portion of the proposed work is eliminated, phased or divided.
2. SMCI will provide traffic control, supervision, planning, and scheduling.
3. The price Includes placing message boards On Washington street near Bank of America headed East, and a Message Board near Wendys headed West 24 hours prior to work starting to warn the public work will start the next day.
4. Bid based on Quantities provided by R.E.Y Engineers Inc.
5. **Please take special note of the 60-day expiration of this bid confirmation. Due to the extremely volatile pricing and shortages of materials, our proposal is based on the materials quoted at bid time (we can confirm the material prices when our proposal is accepted). We reserve the right to address any cost revisions associated with price increases or shortages beyond our control (energy crisis, war, major impacts to industry, economy, tariffs, etc.)**

The Bid Specifically ***Excludes*** the Following:

SIERRA MOUNTAIN CONSTRUCTION INC

19500 Nugget Blvd ·Sonora, CA 95370
Phone: 209-928-1900 - Fax: 800-507-5295

License #885550
DIR Registration #1000001151

1. Fees, permits, bonds, special insurance, engineering and staking, materials testing, and inspections.
2. SWPPP, NPDES, NOI plans or implementation of plans except as per bid schedule attached.
3. Dust control and street sweeping of the site.
4. Removal of existing Traffic stripes or preparation of stripes.
5. Installation or removal of temporary delineation.
6. Removal of Existing Pavement Markers
7. Recess Pavement Cuts for Pavement Markers.
8. Construction water or construction water meters. Our proposal is based on taking water from a hydrant on site, or other nearby source.
9. All costs associated with contaminated, hazardous, or buried materials.

SIERRA MOUNTAIN CONSTRUCTION INC

Agency: City of Sonora
Project: Task Order 1
Address:
Attn:
Project: Washington street and Mono way

Date:	3/6/2026
SMCI Job #:	202504
Cost Code:	
CDW:	
Date of Work:	
Project COR#:	

Description of Work:	S. Washington street from Stockton road to Hwy 108, Mono way Restano to Greenley-Mono way Greenley to Sanguinetti- Based on Quantities provided by City.

MATERIALS

Description	QTY	Size	Detail	Unit Price	Invoice No.	Extension	Total
	0			$0.00			$0.00
							$0.00
							$0.00
							$0.00
							$0.00
							$0.00
							$0.00
						Other Exp. Subtotal	$0.00
						Tax (included in invoice)	$0.00
						Subtotal	$0.00
						Material Markup (5%)	$0.00
						TOTAL MATERIALS	**$0.00**

EQUIPMENT

Description	Manf. & Model	Code	Qty.	Hours	OT/Hrs.	Stand-by/Hrs.	Rate	OT Factor	SB Factor	Total
Foreman Truck	F550	20-28	2	32			$55.45	0.89	0.12	$3,548.80
Crew Truck	F250	06-12	1	32			$40.51	0.89	0.12	$1,296.32
Traffic Control-Cone truck	F550	20-28	1	32			$55.45	0.89	0.12	$1,774.40
Flag sign stand		EACH	8	32			$3.31	1	0.73	$847.36
Flag sign stand while working on Greenley Roa		**EACH**	**8**	**8**			$3.31	1	0.73	$211.84
Changeable message sign	24 Hrs advanced Notification	GEN1	2	24			19.39	0.68	0.36	$930.72
Changeable message sign		GEN1	2	32			19.39	0.68	0.36	$1,240.96
Engineer Pickup	Toyota Pickup	00-06	1	8			35.85	0.89	0.12	$286.80
Project Manager Pickup	F-250	12-Jun	1	8			40.51	0.89	0.12	$324.08
Traffic cones	2tc	B100	2	32			$17.82	1	0.73	$1,140.48
									Subtotal	$11,601.76
									Equipment Markup (25%)	$2,900.44
									TOTAL EQUIPMENT	**$14,502.20**

We have allowed 4 days to do the work. 2 days on Washington street, and 2 days on Mono way. PCMS sign to be setup 24 Hours prior to work starting. **When we get the the Greenley road intersection we will need to setup traffic signes Both direction on Greenley. That's why you see a second set of signs and only 8 hours for that set.**

SUBCONTRACTORS

Description	QTY	Unit Price	Invoice No.	Extension	Total
Chrisp Striping-	1	$89,973.00			$89,973.00
					$0.00
					$0.00
				Subtotal	$89,973.00
				Subcontractor Markup (5%)	$4,498.65
				TOTAL SUBCONTRACT	**$94,471.65**

Labor	Labor Class	Hours	OT Hours	DT Hours	Subsistence	Hourly Rate	OT Hourly Rate	DT Hourly Rate	Extension
Project Manager		8				$175.00	$262.50	$350.00	$1,400.00
Superintendant		0				$175.00	$262.50	$350.00	$0.00
Foremann Carpenter						$175.00	$262.50	$350.00	$0.00
Journeyman Carpenter						$150.00	$225.00	$300.00	$0.00
Equipment Operator						$150.00	$225.00	$300.00	$0.00
Laborer-apprentice						$150.00	$225.00	$300.00	$0.00
Laborer-Journeyman		64	8			$150.00	$225.00	$300.00	$11,400.00
Operator foreman		32				$175.00	$262.50	$350.00	$5,600.00
Project Engineer		8				$150.00	$225.00	$300.00	$1,200.00
								Subtotal	$19,600.00
								Labor Surcharge (10%)	$1,960.00
								TOTAL LABOR	$21,560.00
								Total All categories Materials, Equip, Subs and Labor	$130,533.85
								Mobilization 10%	**$13,053.39**
								Subtotal	**$143,587.24**
								Emergency Response 30% if Applicable	**$0.00**
								REPORT TOTAL	**$143,587.24**

We allow an hour before shift and after shift to setup signs and traffic control prior to Striper arriving to maximise their production.

The above breakdown is a specific change to the existing contract. All other conditions of the original contract remain in force.

Submitted By: David H Lomeli
David Lomeli, Project Manager

Accepted By:

Date: 3/6/2026

Date:

Stockton Office
1001 Stokes Ave.
Stockton, CA. 95215
Phone: (209) 948-2175
Fax: (209) 948-2179

Chrisp Company

CL No. 37
DIR No. 1000000306
A General Engineering
C-13 Fence, Wire, Wood
C-32 Highway Improvement
Union Contractor / No Minority Status
Bond Rate 1.2%

To:	Sierra Mountain Construction Inc	**Contact:**	David Lomeli
Address:	13919 Mono Way	**Phone:**	(415) 896-2859
	Sonora, CA 95370	**Fax:**	(800) 507-5295
Project Name:	South Washington Street	**Bid Number:**	71551
Project Location:	Tuolumne, Sonora, CA	**Bid Date:**	2/26/2026

REVISED 02/26/26

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1: S. Washington St- From W Stockton Road To HWY 108					
01	RESTRIPE 6" THERMOPLASTIC TRAFFIC STRIPE	11,221.00	LF	$1.50	$16,831.50
02	RESTRIPE THERMOPLASTIC PAVEMENT MARKING	2,503.00	SF	$7.00	$17,521.00
03	SUPPLY AND INSTALL PAVEMENT MARKERS (OPTIONAL)	198.00	EACH	$6.00	$1,188.00
	Total Price for above 1: S. Washington St- From W Stockton Road To HWY 108 Items:				**$35,540.50**
2: Mono Way – From Restano Way To Greenley Road (prior To Cro					
04	RESTRIPE 6" THERMOPLASTIC TRAFFIC STRIPE	13,741.00	LF	$1.50	$20,611.50
05	RESTRIPE THERMOPLASTIC PAVEMENT MARKING	597.00	SF	$7.00	$4,179.00
	Total Price for above 2: Mono Way – From Restano Way To Greenley Road (prior To Cro Items:				**$24,790.50**
3: Mono Way – From Greenley Road To Sanguinetti Road					
06	RESTRIPE 6" THERMOPLASTIC TRAFFIC STRIPE	13,550.00	LF	$1.50	$20,325.00
07	RESTRIPE THERMOPLASTIC PAVEMENT MARKING	1,331.00	SF	$7.00	$9,317.00
	Total Price for above 3: Mono Way – From Greenley Road To Sanguinetti Road Items:				**$29,642.00**

Total Bid Price: $89,973.00

Notes:

- **WRITTEN AGREEMENT REQUIRED PRIOR TO SCHEDULING**
  - **EXCLUDE: Installation or removal of temporary delineation**
  - **EXCLUDE: Removal of Existing Striping & Markings**
  - **EXCLUDE: Removal of Existing Pavement Markers**
  - **EXCLUDE: Recess Pavement Cuts for Pavement Markers.**

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	Sonora, CA 95370	**Fax:**	(800) 507-5295
Project Name:	South Washington Street	**Bid Number:**	71551
Project Location:	Tuolumne, Sonora, CA	**Bid Date:**	2/26/2026

- NO RETENTION TO BE TAKEN ON CONTRACTS LESS THAN $5,000.00
- **1 Move- In(s) included. Additional Move- Ins $4,500.00**
- Chrisp Company reserves the right to withdraw proposal if written acceptance is not received within 30 days of bid date
- Clean, clear and unobstructed access required for Chrisp Co. work
- Final PAY QTYS presented by owner MUST be agreed by Chrisp Co.
- After receiving contract 10 working days written notice required prior to scheduling of work
- EXCLUDE: Special Insurance Requirements,(i.e. Railroad Insurance,_____)
- This quotation excludes Primary Liability Insurance greater than $2,000,000.
- This quotation excludes all work associated with the project SWPP and WPCP.
- ALL Bid items shall NOT be adjusted or removed without written / or verbal permission.
- Retainage percentage on monthly progress payments to be no greater than the percentage retained by the Owner on its payment to the Contractor. If Owner reduces the retainage percentages on payments to the Contractor, the Contractor shall likewise reduce the retainage percentage on payment to Chrisp Company. Full retention to be released no later than thirty, (30) Days after completion of Chrisp Companies work. Excessive or delinquent retainage will be subject to the highest interest rate allowed by law.
- Chrisp Company shall be reimbursed the full amount for bonds upon submission to General Contractor. Retention shall not be held from bond reimbursement.
- THIS QUOTATION IS BASED ON A STANDARD MONDAY THROUGH FRIDAY WORK WEEK. ADDITIONAL COSTS WILL OCCUR FOR WORK PERFORMED ON WEEKENDS
- CHRISP COMPANY WILL USE EXISTING EMPLOYEE POOL TO PERFORM ALL WORK ON THIS PROJECT. IF THERE ARE ANY HIRING GOALS FOR THIS PROJECT THIS WILL BE EXCLUDED
- EXCLUDE: ALL Safety Training, Badging, Drug Testing and Orientation (To be paid at time and material Cal-Trans
- EXCLUDE: REMOVAL OF USA MARKINGS
- EXCLUDE Automated Flagger Assistance Device. General Contractor to provide automated flagger assistance device (if required) at no cost.
- General Contractor Shall Disclose and Update Chrisp Company on all project Milestone bonuses, Chrisp Company shall be awarded a percentage of Milestone bonus in proportion to Chrisp Company percentage of contract work to meet Milestone Deadlines.
- EXCLUDE: Advanced posting of "No Parking" signs
- All work not specifically described in bid items is excluded
- EXCLUDE: Removal of Concrete Curing Material and or Surface Prep prior to PAINT / THERMOPLASTIC / PAVEMENT MARKER Striping on Concrete Surfaces. Typical Surface Prep Methods on Concrete (Water Blasting, Sand Blasting, Shot Blasting, Bead Blasting)
- All night lights required are to be supplied by general contractor
- This quotation excludes installing permanent striping while other operations are in progress on jobsite.
- Chrisp Co. will remove contractors short term temporary markers (Floppies) placed for lanelines and centerlines only (no edgelines or shoulders). No Tape removal. Short Term Temporary markers are to be placed so that striping may be placed before removal of temporary markers.
- This quotation Excludes furnishing or placing ALL signage for advance posting of ramp closures / detours for our operations.
- This quotation Excludes furnishing or placing ALL detour signage for our operations.
- EXCLUDE: Encroachment Permit (If required to be provided at No Cost to Chrisp Company)
- EXCLUDE: ALL Etching, Inscribing on curb,
- Mobilization & Traffic Control Items shall not be adjusted for decreases in the work.
- Mobilization & Traffic Control Items shall be adjusted for increases in the work
- Access / and or Accessibility by 1 Ton Vehicle required for Chrisp Company work
- EXCLUDE: Maintenance of temporary delineation ie. temporary paint, temporary tape, channelizers, etc…
- EXCLUDE: Red-Lined As-Built Drawings
- EXCLUDE: Truncated Domes
- EXCLUDE: Construction Area Signs
- EXCLUDES: Decorative Pavement/Concrete Overlay, Decorative Stamped Asphalt/Concrete and Preform Thermo Stripe and Legends
- Changeable Message board if required to be provided by General Contractor for Chrisp Co. Use at no Charge to Chrisp Company
- EXCLUDE: Traffic Control Plan

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To:	Sierra Mountain Construction Inc	**Contact:**	David Lomeli
Address:	13919 Mono Way Sonora, CA 95370	**Phone:** **Fax:**	(415) 896-2859 (800) 507-5295
Project Name:	South Washington Street	**Bid Number:**	71551
Project Location:	Tuolumne, Sonora, CA	**Bid Date:**	2/26/2026

ACCEPTED:

The above prices, specifications and conditions are satisfactory and hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Stockton

Authorized Signature: _____

Estimator: Eleazar Robles
(209) 992-0830 erobles@chrispco.com

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: April 6, 2026

TO: Honorable Mayor and Members of the City Council

FROM: Carlye Buchholz, City Engineer

SUBJECT: Consider Approval for the Removal and Replacement of the Playground Surface at Rotary Park Located off Woods Creek Drive Utilizing On-Call Contractor George Reed.

RECOMMENDATION:

Consider Approval for the Removal and Replacement of the Playground Surface at Rotary Park Located off Woods Creek Drive Utilizing On-Call Contractor George Reed.

BACKGROUND:

The City of Sonora was approached by the Sonora Area Foundation to receive a grant in the amount of $60k to be used for the replacement of the distressed spongey playground surface at Rotary Park.

DISCUSSION / ANALYSIS:

Woods Creek Park is a centrally located, high-use recreational facility serving residents and regional visitors, with amenities including a playground, ball field, and recently installed pickleball court. The playground is a heavily utilized feature, particularly for families and young children.

The existing playground surfacing has exceeded its useful life and is significantly deteriorated, with peeling and worn areas that impact both appearance and functionality. Previous capital improvements funded through Proposition 84 prioritized other site upgrades, which exhausted available funding before addressing the playground surfacing.

On March 2, 2026, the City Council accepted a $59,107 grant from the Sonora Area Foundation to fund the purchase and installation of new playground surfacing at Woods Creek Park. The project cost is estimated at $58,960 and will be fully funded by the grant, with no impact to the General Fund.

To complete the improvements, the City proposes utilizing its on-call contractor, George Reed, who will engage a qualified subcontractor to perform the installation. Work is anticipated to occur between April and June 2026, subject to weather conditions.

Approval is requested to proceed with contracting for the installation of a new playground surface at Woods Creek Park using grant funds.

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:

On March 2, 2026, the City Council accepted a $59,107 grant from the Sonora Area Foundation to fund the replacement of playground surfacing at Woods Creek Park. The total project cost is estimated at $58,960 and will be fully funded by the grant. No General Fund monies will be used for this project.

Expenditures will not exceed the total grant award amount. Any remaining funds will be handled in accordance with the grant agreement, including return to the Sonora Area Foundation if required.

ATTACHMENTS:

- George Reed Proposal: Rotary Park Woods Creek – Remove & Replace Play Surface

CORE COUNCIL PRIORITIES:

Fiscal Responsibility and Stability, Infrastructure and Engineering, Public Safety and Disaster Preparedness.

CORPORATE OFFICE
1200 SCENIC DRIVE, SUITE 200
MODESTO, CA 95350
P.O. BOX 4760, MODESTO, CA 95352
TELEPHONE: (209) 523-0734
ESTIMATING FAX: (209) 523-4927

GEORGE REED INC.
GENERAL ENGINEERING CONTRACTORS
SINCE 1944

AREA OFFICES
SACRAMENTO and SONORA

WWW.GEORGEREED.COM
License No. 211377A DIR# 1000001042

February 20, 2026

PROPOSAL

Bid #25-XXX

PROJECT: Rotary Park Woods Creek – Remove & Replace Play Surface

SUBJECT: Proposal (Ross Recreation Equipment)

We hereby respectfully submit our proposal for the Rotary Park Woods Creek – Remove & Replace Play Surface project as follows:

Item	Description	Quantity	Unit	Unit Price	Total Price
1.	PROJECT MANAGEMENT	4	HR	250.00	1,000.00
2.	REMOVE & REPLACE PLAY SURFACE (ROSS)	1	LS	50,600.00	50,600.00
3.	TEMP FENCE	1	LS	2,000.00	2,000.00
	SUBTOTAL				53,600.00
	MOBILIZATION (10%)	0	$	0.10	0.00
	MATERIALS MARK-UP (10%)	0	$	0.10	0.00
	EQUIPMENT MARK-UP (15%)	2,000	$	0.15	300.00
	SUBCONTRACTOR MARK-UP (10%)	50,600	$	0.10	5,060.00
	EMERGENCY SERVICE FEE (25%)	0	$	0.25	0.00
	SUBTOTAL				5,360.00
	TOTAL				58,960.00

Clarifications

1) Addendum(s) noted: none

2) Our quotation is based upon the following:
   a) Plans:
   b) Specifications:
   c) Soils Report:
   d) Other: E-mail from Kevin Hoover, "Playground Resurfacing Inquiry", dated 1/29/29.
   e) Pricing is subject to change upon receipt of complete and/or revised plans, specifications, soils report and/or differing site conditions.

3) Our quotation for item 1, *Project Management*, includes project management costs for work quoted herein requested by the City of Sonora per "E. Pricing Schedule" included with City of Sonora Request for Qualifications, On-Call Construction Services.

4) Our quotation for item 2, *Remove & Replace Play Surface (Ross)*, includes costs to:
   a) Remove & dispose of existing surface (wear layer & buffings, approximately 2,300 SF at 3.5" thick)
   b) Furnish and install new PIP surface on rat slab (8' fall height, south side of box tapered edge into wood fiber – south side approximately 55' long)
   c) Material included is 50/50 mix standard color and black w/aliphatic binder

5) Our quotation for item 3, *Temp Fence*, includes costs to install temporary perimeter fence during construction.

6) Mark-up for work quoted herein requested by the City of Sonora per "E. Pricing Schedule" included with City of Sonora Request for Qualifications, On-Call Construction Services.

7) Pricing is contingent upon completing all options/locations concurrently.

8) Pricing is contingent upon award of the complete scope of work included herein. Any deletions from or additions to this proposal must be agreed to by George Reed, Inc. in writing.

9) Pricing is contingent upon work area being closed to all parking and vehicle traffic during construction.

10) Quoted prices are contingent upon continuous, uninterrupted, operation per the published contract phasing plan, barring unforeseen circumstances (e.g., inclement weather) beyond control of the Owner, General Contractor or George Reed, Inc. Any loss of production, additional start/stops or phasing due to interference or changes by Others will be charged to Owner/General Contractor.

11) Proposal is based on working standard daytime work week, Monday – Friday, 8 hours per shift.

12) Quoted prices are based on current cement, rack asphalt oil and diesel fuel indexing, and materials prices. Increases charged by suppliers, beyond our control, may affect unit prices and/or schedule at time of contract performance. Quoted prices are valid to terms included with attachment or June 1, 2026 if not listed otherwise.

13) Owner to provide/maintain access to work sites for GRI equipment.

14) Owner to provide suitable and secure equipment and material staging area within reason.

15) Owner to notify George Reed, Inc. at least twenty (20) working days in advance of requested start date for proposed work. Schedule to be reviewed and agreed to by George Reed, Inc. prior to starting the work.

16) All extra and/or change order work shall be agreed to in writing and have a fully executed contract change order prior to its commencement.

17) George Reed, Inc. will not be held responsible for delays due to: weather, inspections, surveying, utility installation, and Owner; and/or damage to improvements by Others.

18) Due to a pandemic or Force Majeure event (strikes, lockouts, terrorism, acts of God, COVID-19, government restrictions on work, etc.), there may be material or manpower shortages, supply chain issues or other impacts to the work. GRI will do our best to mitigate these issues but will not be held liable for delays or impacts to the project schedule and/or costs associated with such impacts.

19) Additional costs apply for the following insurance enhancements: Railroad Protective Liability, Railroad Right of Entry, job specific Pollution Liability or other.

20) OCIP/CCIP policies, including deductibles, are subject to GRI review and approval.

21) Final payment shall be per units quoted in this proposal and attached General Provisions.

22) This proposal and attached "General Provisions" shall be included in any subsequent contract and supersede any conflicting provisions.

23) No promises, agreements or understandings have been made other than contained herein.

24) The following items have also been **excluded** from this proposal:
    1. Lines, grades, engineering or staking
    2. Permits, permit fees, inspection and testing fees of any kind
    3. Storm Water Pollution Prevention Plan, Spill Prevention & Response Plan, BMPs, erosion control and any associated costs within this project
    4. Bond (GRI has unlimited capacity, rate <1%)
    5. Relocation, protection, adjustment (raising/lowering) and/or removal of utilities, trees, structures, etc.
    6. Dewatering
    7. Handling, trucking, disposal and/or analytical testing of unsuitable and/or hazardous materials
    8. Subgrade stabilization of unsuitable, unstable and/or saturated soils (deep ripping, over-excavation, reinforcement fabrics, chemical treatment, etc.)
    9. Rock excavation and/or blasting
    10. Landscape grading/backfill
    11. Shoulder grading and/or backing
    12. Handling and/or off-haul of spoils from Others
    13. Prime coat, seal coat, fog seal and/or pavement sealants/treatments of any kind
    14. Sterilant, pre-emergent and/or herbicide
    15. Striping, signage and/or parking appurtenances (wheel stops, bumpers, etc.)
    16. Restoration work related to work by Others
    17. Sleeving of any kind (sidewalks, roads, buildings, walls, etc.)
    18. Root barrier
    19. Import/export of all materials not specifically included
    20. Air, settlement, vibration sound or other monitoring and mitigation
    21. Pre or post-construction surveys (GPS, video, photographic, consultant, etc.)
    22. Biologist services, wildlife surveys, demarcations and/or relocations, rodent eradication or pest control
    23. Archaeological, historical and cultural monitoring and related costs
    24. Clear & grub, tree trimming, root pruning and/or arborist services

25. Traffic and pedestrian control measures, plans, fees, etc.
26. Design, engineering and Building Information Modeling (BIM) participation
27. Project specific software costs
28. Site/project specific emissions standards (GRI is CARB certified and compliant)
29. Private utility location services
30. Temporary roadway or bypass
31. Temporary facilities and/or site security
32. Temporary utilities and/or utility bypass
33. Minority goal commitments
34. Notifications, posting and/or resident coordination meetings
35. After hours dust control and/or sweeping (included for GRI operations only, during active work hours)
36. Night work, weekend work, and/or holiday work requested by Owner/GC
37. Water rationing efforts
38. All items not specifically included in the price breakdown or inclusions above

Please call me at (209) 557-3142 or (209) 765-1078 with any questions regarding this proposal.

Respectfully,

GEORGE REED, INC.

Matthew Cavallero
Project Manager/Estimator

GENERAL PROVISIONS

1. Contractors are required by law to be licensed and regulated by the Contractors State License Board. Any questions concerning a contractor may be referred to the Registrar of the Board, whose address is: Contractors State License Board, P. O. Box 26000, Sacramento, CA 95826.

2. Performance and/or delivery shall commence not later than specified on the front page. In the event of delays caused by Purchaser beyond that date, cost increases (if any) shall be charged to Purchaser's account.

3. Contractor shall not be liable for failure of performance or failure or delay in delivery by reason of any contingency beyond Contractor's reasonable control.

4. Unless expressly agreed in writing, Contractor shall not be responsible for the operation and results of any technical advice in connection with the design, installation or use of the product sold hereunder.

5. No promises, agreements or understandings have been made other than contained herein. No agent has any authority to obligate Contractor to any terms or conditions not herein expressed unless approved in writing.

6. All payments are to be made by Purchaser to Contractor's address shown on the front page. Accounts are due and payable in accordance with the terms shown on the front page. When applicable, contractor will submit progress pay estimates for work actually completed at the end of each month, and Purchaser will pay 90% of the invoice amount due within ten (10) days after receipt of such billing. The amounts so paid shall be deducted from the final billing after completion of all work.

7. The bases for payment are:

    a) Lump Sum Contract: The contract amount, plus or minus any changes mutually agreed upon in writing.
    b) Item Price Contract: Calculated quantities based on measurements of completed work in place, or substantiated by load (weight) tags and/or scale sheets for materials delivered and incorporated into the work, multiplied by the applicable item Prices.

8. The Finance Charge on past due accounts is a fixed amount of 1.5% per month on the principal balance due, which is equal to an annual percentage rate of 18%. In the event of nonpayment of a past due account, the entire amount of both principal and interest accrued at such time shall become due, payable and collectible without notice at the option of Contractor. Purchaser agrees to pay reasonable attorney's fees incurred, with or without legal action, as well as any court costs incurred in collecting the past due account.

9. Failure of Contractor to enforce any of these conditions or to exercise any right shall in no way affect such rights, and no such failure shall be construed as a waiver in respect to other or future occurrences.

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: April 6, 2026

TO: Honorable Mayor and Members of the City Council

FROM: Rebecca Neilon, City Engineer

SUBJECT: Consider Authorization to Implement a Meeting-in-a-Box Community Engagement Activity as Part of the Outreach Strategy for the Active Transportation Program (ATP) Grant Applications for the Sonora Moves Project and the Downtown Sidewalk Improvement Project

RECOMMENDATION:

Consider Authorization to Implement a Meeting-in-a-Box Community Engagement Activity as Part of the Outreach Strategy for the Active Transportation Program (ATP) Grant Applications for the Sonora Moves Project and the Downtown Sidewalk Improvement Project.

BACKGROUND:

The City of Sonora is pursuing funding through the California Transportation Commission (CTC) Active Transportation Program (ATP) for two projects: (1) Sonora Moves Project, (2) Downtown Sidewalk Improvement Project. This highly competitive program requires extensive and high-quality community engagement. To supplement the online survey currently collecting responses, and the planned in-person events, the grant development team would like to facilitate a new engagement activity, Meeting-in-a-Box.

DISCUSSION / ANALYSIS:

The Meeting-In-A-Box activity gives community members a box with materials used in standard in-person meetings. Meeting facilitators will be given training on how to use the contents of the box to host a small meeting within their social circle. We will ask them to gather a minimum of 4 friends to participate in their mini meeting. The meeting materials will resemble those provided at standard in-person project meetings, including project exhibits, comment cards, and stickers for participants to indicate preferred, disliked, or desired project features. In addition, each box will have a $100 gift card for a local restaurant to purchase food items such as pizza or appetizers to share during the meeting. A variety of gift cards will be purchased to prevent favoring one business. The host will then collect the meeting materials with the groups comments and return the box to the City and the responses will be collected into an outreach event report by the grant development team for use in the ATP grant application.

The benefit of this activity over traditional engagement events is the potential to reach members of the community that may not participate in traditional outreach events. Because the activity is held in a more casual setting than a formal public meeting, it has the potential to receive higher quality feedback rather than a traditional outreach

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

event where participants view project materials, but do not have an opportunity to engage with the material and influence the proposed project.

FISCAL IMPACT:

The cost of this activity was included in the FY 2025/26 budget adopted by the Council in June 2025 and has been included in the Task Order budget for each grant application. There is no additional fiscal impact to the General Fund.

ATTACHMENTS:

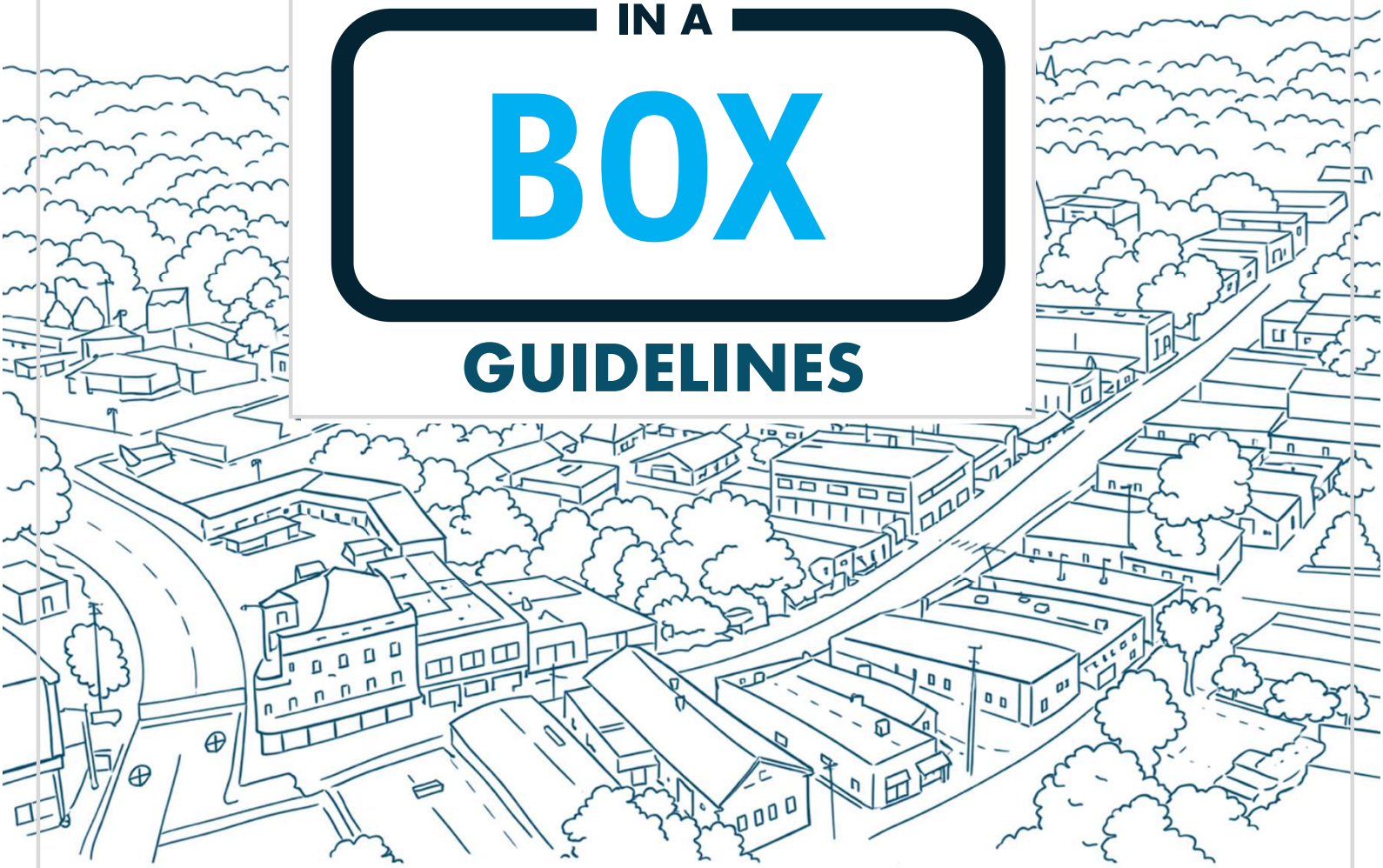
- DRAFT Meeting-In-A-Box guidelines (*still under development*)

CORE COUNCIL PRIORITIES:

Fiscal Responsibility and Stability, Infrastructure and Engineering, Public Safety and Disaster Preparedness.

CITY OF SONORA

MEETING IN A BOX GUIDELINES



DRAFT

INTRODUCTION

Meeting-in-a-Box is a community engagement approach that encourages community groups, neighborhood associations, and friends to come together at a time and place that works for them. This method allows participants to share their ideas and visions for Sonora's future. Rather than limiting discussions about the city's future to those led by City staff, we promote open conversations that can happen anywhere and anytime, making it meaningful for everyone who wishes to participate.

To enhance the experience for participants in the City of Sonora's Meeting-in-a-Box, the City has partnered with local restaurants to provide $100 gift cards that can be used for food during the Meeting-in-a-Box activity. Meetings can occur in any setting, whether at the sponsoring restaurant or in someone's home. The options are limitless; it can be whatever your unique group desires.

Participating groups must include a minimum of five individuals, which should encompass the facilitator. Throughout this document, you will notice text in *italics*; this text serves as a script for the facilitator. However, it is not mandatory to follow this exact script, as it is intended to provide guidance.

The City kindly requests that groups submit the required list of items by **May 29, 2026.**

REQUIRED LIST OF ITEMS

Please return the following meeting box materials to City Hall by Friday, May 29, 2026.

- ❑ Sign-In Sheet
- ❑ 24" x 36" Map with markups from participants
- ❑ Participant Worksheets
- ❑ Surveys (Printed/or Online)
- ❑ Host Feedback Form
- ❑ Please email a photo of your group participating in the event to tsummersett@sonoraca.org
- ❑ Markers

RETURN ITEMS TO
City Hall
94 N. Washington St
Sonora CA, 95370

DRAFT

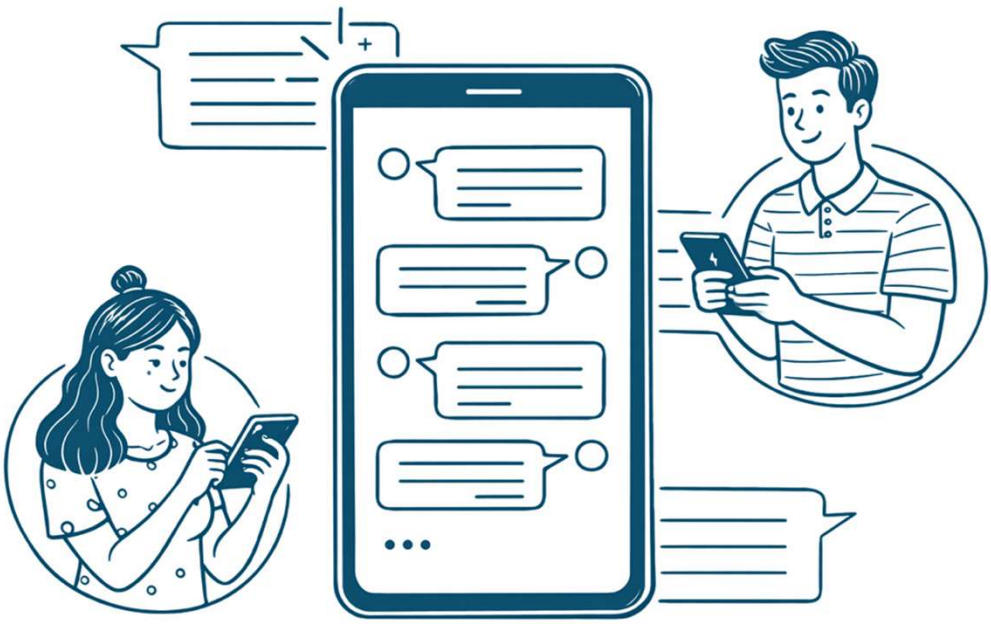
SAMPLE INVITATION

You are welcome to invite friends and colleagues to participate in the activity in any way you prefer. However, we have provided a few sample invitations below for your convenience.

Samples

*"Hello **[INSERT NAME],** I have volunteered to take part in an engagement activity for the City of Sonora. They are seeking input from the community on a couple of Active Transportation projects for which they are currently pursuing funding. The City has provided us with a gift card to **[INSERT EATERIES NAME],** so we can enjoy some food while participating in the activity. Please let me know if you are interested in joining me for this event. Thank you!"*

*"Hi **[INSERT NAME],**I hope you're doing well! I've signed up to participate in a community engagement event for the City of Sonora. They're looking for feedback on some Active Transportation projects for which they're seeking funding. The best part is that the City is providing a gift card to **[INSERT EATERIES NAME],** so we can enjoy some food while we share our thoughts. Would you like to join me for this event? Let me know if you're interested. Thanks!"*



DRAFT

FACILITATOR SCRIPT

Before hosting your Meeting-in-a-Box Event, take a few minutes to read over the Project Descriptions and flow of the meeting. Follow these steps below for a smooth, effective meeting –

1. **Welcome participants, thank them for coming and provide a quick introduction about the activity.**

   Hello everyone. Thank you all for attending and participating in this activity. The City of Sonora is seeking funding for two projects in Downtown and would like to gather your feedback on them. They have organized several activities for us, including a map activity and a survey. I am passing around a sign-in sheet, so please be sure to add your name and email address. At the end of the meeting, we will conduct a brief satisfaction survey to gather your thoughts on the engagement activity and to evaluate whether this is an effective way to receive community input.

2. Pass out Project Information Sheets to each participant – provide a brief overview of the project.

Please review the Project Information Sheets I distributed for the two projects we will discuss today. I will start with the Sonora Moves Project and then cover the Downtown Sidewalk Improvement Project.

Sonora Moves Project (Shown in Green on the enlarged Map)
The Sonora Moves Project will improve pedestrian facilities on Stewart Street, Linoberg Street and Green Street, linking the downtown parking Stewart Street with the Transit Center in W Stockton Road. East Linoberg Street will be permanently closed to motor vehicles and will include ADA-compliant features such as sidewalks, a Class I multiuse path, curb ramp, a permanent ramp to Coffill Park. Upgrades will also incorporate elements from the City's Vision Sonora Plan.

Downtown Sidewalk Improvement Project (Shown in Blue on the enlarged Map)
The Downtown Sidewalk Improvement Project focuses on repairing the sidewalks align N Washington Street, which are currently in poor condition yet heavily trafficked. Beyond rehabilitating the sidewalks and making ADA improvements, the project will implement traffic calming measures from the Vision Sonora plan.

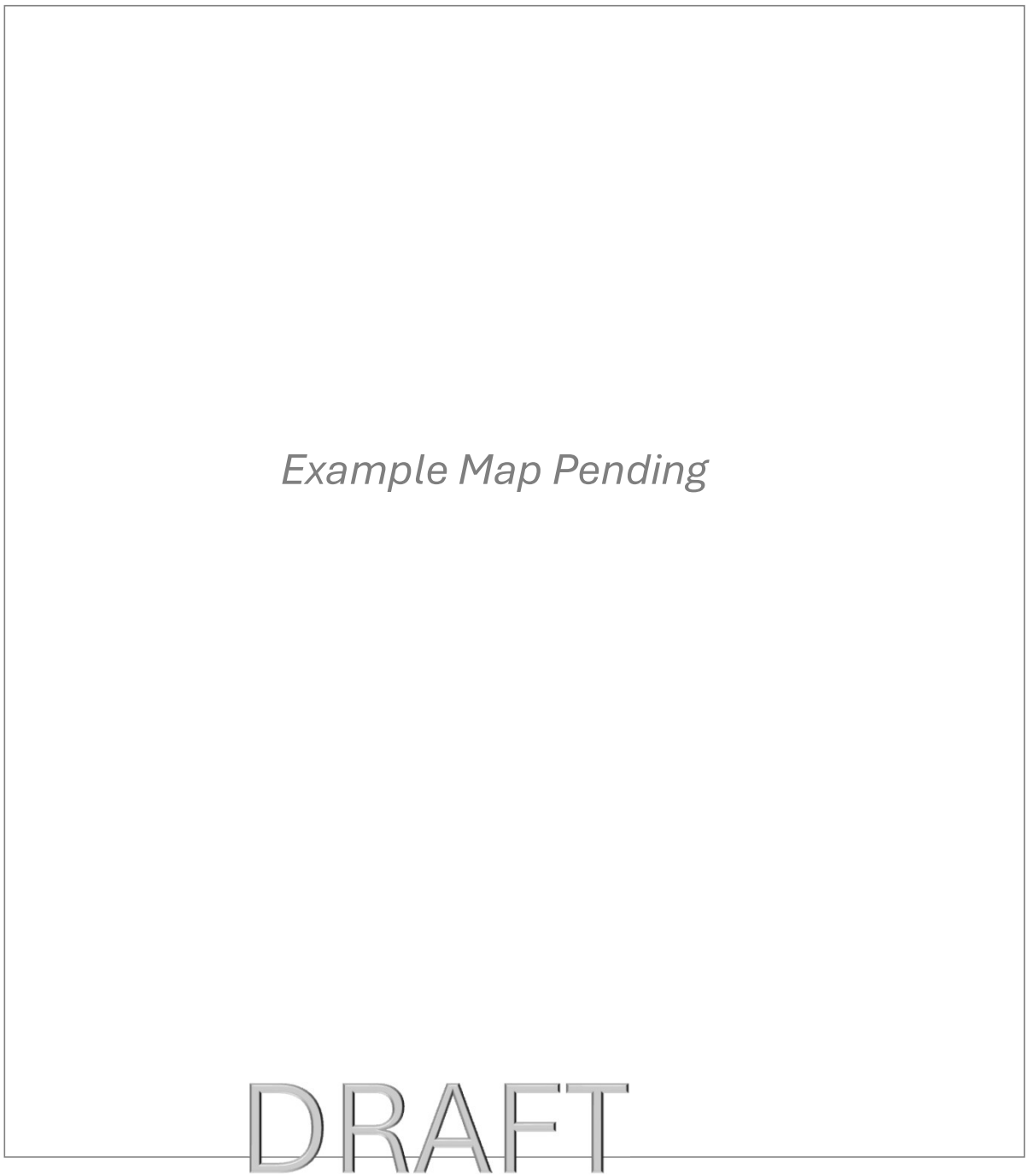
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3. Introduce the first activity - Map Activity

Please use the provided supplies, including sticky dots and markers, to identify areas on the map where you know improvements are needed or where you appreciate aspects of the existing infrastructure. We want to understand how you use the current facilities, if at all, and how you would use them if they were improved. Additionally, please include words on the map that represent the downtown area.

An example is provided in the graphic below.

EXAMPLE PROVIDED BELOW



4. Introduce Second Activity – Survey

Along with the map exercise, please complete the survey using either the provided hard copies or the QR code below. Participants who choose to take the survey online are not required to complete the interactive map section located at the bottom of the webpage. The in-person map activity will replace this portion of the survey.

5. Open Discussion

Please take the time to have an open discussion with your group about issues that are important to you and the city of Sonora. What changes or improvements would you like to see in the city? What matters most to you?

DRAFT

MEETING IN A BOX

SIGN IN SHEET

Thank you for participating in the Meeting-in-a-Box activity. Please provide your name and a valid email address in the space below. Your information will be kept private and will only be used to ensure the accuracy of the data collected from this activity.

No.	Name	E-mail
1		
2		
3		
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8		
9		
10		

DRAFT



Tell us what you think!



The City of Sonora is seeking your feedback to better understand how you use the current bicycle and pedestrian facilities in Historic Downtown and to identify where additional facilities may be needed.

We want to pinpoint areas that could benefit from improvements, as well as those that you believe are in good condition.

Please take a few minutes to participate in the survey.

Scan to go to the survey

or https://engage-dewberry.com/sonora-ATP

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: April 6, 2026

TO: Honorable Mayor and Members of the City Council

FROM: Turu VanderWiel, Chief of Police

SUBJECT: Resolution 04-06-2026-A to Establish Road Closures for the 2026 Mother Lode Round-Up Parade.

RECOMMENDATION:

Consider Approval of Resolution Number 04-06-2026-A, Authorizing the Closure of State Route 49 (Washington Street) and Certain City Streets for the 2026 Mother Lode Round-Up Parade.

DISCUSSION / ANALYSIS:

Each year, the City of Sonora hosts the Tuolumne County Sheriff's Posse's Mother Lode Round-Up Parade on the Saturday preceding Mother's Day. The parade will be held this year on Saturday, May 9, 2026. It is scheduled to begin at 10:00 A.M. and conclude at approximately 1:30 P.M. The Rodeo will be held Saturday, May 9, and Sunday, May 10, 2026.

Due to the size and duration of the parade, a resolution is required from the City Council authorizing the temporary closure of State Route 49 (Washington Street) and specific City streets, as well as the temporary elimination of parking on State Route 49 (Washington Street and Stockton Road), along with specified City streets for the event. The City will begin closing side streets at 8:00 am, with the primary closure of the parade route at 9:30 am. The closures will be lifted approximately fifteen minutes following the parade, allowing spectators sufficient time to clear the streets.

Additionally, the City will need to establish no-parking zones along the parade route and side streets from 5:00 am on May 9, 2026, to approximately 1:30 pm on May 9th, except for certain streets near the Motherlode Fairgrounds, which will remain marked as no-parking zones through 5:00 pm on May 10, 2026.

The closures and temporary no-parking zones give participants a secure area to view the parade and allow a safer, more controlled area for pedestrians to travel during and after the parade's conclusion.

FISCAL IMPACT:

There will be overtime and associated fuel costs, which existing departmental budgets will absorb.

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:

- Resolution 04-06-2026-A
- Sheriff Posse's Request

CORE COUNCIL PRIORITIES:

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

RESOLUTION 04-06-2026-A

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONORA, CALIFORNIA, APPROVING THE TEMPORARY PARKING RESTRICTIONS ON, AND THE CLOSURE OF, STATE ROUTE 49 (WASHINGTON STREET & STOCKTON STREET) IN CONJUNCTION WITH CERTAIN CITY STREETS TO ACCOMMODATE THE MOTHER LODE ROUND-UP PARADE, SATURDAY, MAY 9, 2026, AND OTHER PARKING RESTRICTIONS TO ACCOMMODATE THE RODEO TO BE HELD ON SATURDAY, MAY 9, 2026, AND SUNDAY, MAY 10, 2026.

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

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

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

NOW THEREFORE LET IT BE IT RESOLVED, that the City Council of Sonora does hereby direct that the following streets be closed on Saturday, May 9, 2026, commencing at 9:30 am and shall remain closed until 1:30 pm unless opened earlier upon the authority of the Sonora Police Department.

1. State Route 49 (Washington Street) from Snell and Elkin Streets to State Route 49 (Stockton Street).
2. South Washington Street from State Route 49 (Stockton Street) to State Route 108.
3. State Route 49 (Stockton Street) from S. Green Street to S. Washington Street.
4. State Route 49 (Stockton Street) westbound traffic left turn lane (eastbound) to State Route 108.

BE IT FURTHER RESOLVED, that the following streets will be closed and no parking will be allowed on Saturday, May 9, 2026, commencing at 8:00 am and shall remain closed until 1:30 pm, unless opened earlier upon the authority of the Sonora Police Department:

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

D) East Bradford Ave

E) East Linoberg Street

F) Theall Street

G) East Church Street

H) Gold Street

I) William Street

J) East Lytton Street

5. The following streets between State Route 49 (Washington Street) and Green Street;

   A) West Dodge Street

   B) Yaney Ave

   C) West Jackson Street

   D) West Bradford Street

   E) West Linoberg Street

6. West Church Street between S. Washington Street and Green Street
7. June Street at S. Washington Street
8. Toby Street between S. Washington Street and McGowan Street
9. West Lytton and Bulwer Streets between Washington Street and Olive Street
10. South Washington Street

BE IT FURTHER RESOLVED, that the following streets will be closed and no parking will be allowed on Saturday, May 9, 2026, commencing at 7:30 am and shall remain closed until 1:30 pm, unless opened earlier upon the authority of the Sonora Police Department:

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

BE IT FURTHER RESOLVED, that "NO PARKING" zones will be established on the following streets on Saturday, May 9, 2026, commencing at 5:00 am and shall remain "NO PARKING" zones until 1:30 pm, unless opened earlier upon the authority of the Sonora Police Department:

1. East and west sides of State Route 49 (Washington Street) from Elkin Street to Stockton Street.

2. East and west sides of Washington Street from SR 49 (Stockton Street) to Calaveras Street.
3. North and South sides of State Route 49 (Stockton Street), between S. Washington Street and 70 Stockton Road.
4. North and South sides of State Route 49 (Stockton Road) between 132 Stockton Road and 172 Stockton Road.
5. Stewart Street between Elkin Street and East Dodge Street.
6. North side of Lyons Street between Stewart Street and Shepherd Street.
7. South side of Lyons Street between Shepherd Street and Barretta Street.
8. Snell Street from State Route 49 (Washington Street) to Bonanza Road.
9. School Street from State Route 49 (Washington Street) to Snell Street.
10. Wyckoff Street between Snell Street and State Route 49 (Washington Street.)
11. The following streets between State Route 49 (Washington Street) and Stewart Street;
    A) Elkin Street
    B) East Dodge Street
    C) East Jackson Street
    D) East Bradford Street
    E) Theall Street
    F) East Church Street
    G) Gold Street
    H) William Street
    I) East Lytton Street
12. The following streets between State Route 49 (Washington Street) and Green Street;
    A) West Dodge Street
    B) Yaney Ave.
    C) West Jackson Street
    D) West Bradford Street
    E) Linoberg Street
13. West Church Street between S. Washington Street and June Street.

14. June Street between S. Washington Street and West Church Street.
15. Toby Street between S. Washington Street and McGowan Street.
16. West Lytton and Bulwer Streets between Washington Street and Olive Street.
17. The Stockton Road entrance and west parking lot curb of the Bank of America lot (180 S. Washington St) to be kept clear as a fire lane.
18. The following parking lots;

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

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

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

BE IT FURTHER RESOLVED that "NO PARKING" zones will be established on the following streets commencing on Saturday, May 9, 2026, at 5:00 am, until Sunday, May 10, 2026, at 5:00 pm:

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

BE IT FURTHER RESOLVED, that the following parking lots will be designated as "DISABLED PERSONS PARKING" commencing on Saturday, May 9, 2026, at 5:00 am until 1:30 pm, unless opened earlier upon the authority of the Sonora Police Department:

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

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

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

PASSED AND ADOPTED as a Resolution of the City Council of the City of Sonora, California, at a regular meeting of said City Council held on March 16, 2026, by the following votes:

AYES _____

NOES: _____

ABSTAIN _____

ABSENT: _____

Signed and approved on:_____, 2026

_____

Ann Segerstrom, Mayor, City of Sonora

ATTEST: _____

Tracy Skelly, City Clerk, City of Sonora

RESOLUTION 04-06-2026-A

Item D.

Gmail

Turu Vanderwiel <tvanderwiel@sonorapd.com>

FW: Mother Lode Round Up Parade

1 message

Tyler Summersett <tsummersett@sonoraca.org> Tue, Mar 10, 2026 at 12:45 PM
To: Turu Vanderwiel <tvanderwiel@sonorapd.com>
Cc: Dominic Bertalotto <dbertalotto@sonorapd.com>

fyi

From: James Opie <jopie@mlode.com>
Sent: Tuesday, March 10, 2026 12:43 PM
To: tsummersett@sonoraca.com; cgorsky@sonoraca.com
Cc: jopie@mlode.com; dkesque@aol.com
Subject: Fwd: Mother Lode Round Up Parade

-------- Original Message --------
Subject: Fwd: Mother Lode Round Up Parade
Date: Tue, 10 Mar 2026 15:06:19 -0400
From: "James Opie" <jopie@mlode.com>
To:

City of Sonora Administrator;

I am requesting the city of Sonora, for permission to conduct, The 67th Annual Mother Lode Round Up Parade, to be held May 9th, 2026, (Saturday) from 10:00 A.M. to 1:00 P.M from Restano Way to The RED CHURCH.

As in past years, we kindly request that the **"Open Containers/Alcohol Be allowed" during the parade**.

Thank you for your cooperation!

Regards,

Jim Opie (Mother Lode Round Up Parade-Chairman)
209-770-1418

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: April 6, 2026

TO: Honorable Mayor and Members of the City Council

FROM: Turu VanderWiel, Chief of Police

SUBJECT: Resolution 04-06-2026-B Authorizing Opened Alcoholic Beverage Containers for the 2026 Mother Lode Round-Up Parade

RECOMMENDATION:

Consider Approval of Resolution Number 04-06-2026-B, Authorizing Opened Alcoholic Beverage Containers and Public Consumption of Alcoholic Beverages within Designated Areas of the Special Event. These Areas are Marked by Street Closures on SR 49 (Washington Street) and Other Identified City Streets for the 2026 Mother Lode Round-Up Parade.

BACKGROUND:

Every year, the Tuolumne County Sheriff's Posse sponsors the Mother Lode Round-Up Parade on the Saturday preceding Mother's Day. This year, the parade will take place on Saturday, May 9, 2026, starting at 10:00 A.M. and lasting approximately two and a half hours. Historically, attendees have been allowed to possess open containers of alcoholic beverages and consume alcohol during the parade. However, after the parade concludes and before any streets reopen, or as directed by the Police Department, all open containers are removed from public spaces and private lands that are open to the public.

DISCUSSION / ANALYSIS:

According to California Business and Professions Code section 25620, possessing open containers in any city, county, or city and county-owned park or public place is prohibited if the respective authorities have enacted an ordinance against it. In line with this, Sonora Municipal Code section 9.08.010 makes it unlawful for anyone to drink, consume, or possess an open container of alcoholic beverages or intoxicating liquor or to smoke marijuana on public streets, public parks, public parking lots, public sidewalks, and grounds of public buildings, as well as on private buildings or lands that are open to the public.

The Tuolumne County Sheriff's Posse has requested that the area within the boundaries outlined in Sonora City Resolution Number 04-06-2026-B be designated as an open container area and that public consumption of alcoholic beverages will also be permitted for the duration of the Mother Lode Round-Up Parade, or as otherwise directed by the Sonora Police Department.

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

To prioritize public safety, the Sonora Police Department recommends that, as a condition for Council allowing open containers of alcoholic beverages during this event, the containers must be made of materials other than glass.

FISCAL IMPACT:

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

ATTACHMENTS:

- Resolution 04-06-2026-B
- Sheriff Posse's Request

CORE COUNCIL PRIORITIES:

- None

RESOLUTION 04-06-2026-B

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONORA, CALIFORNIA, APPROVING THE TEMPORARY SUSPENSION OF OPEN CONTAINERS AND PUBLIC CONSUMPTION OF ALCOHOLIC BEVERAGE REGULATIONS TO ACCOMMODATE THE MOTHER LODE ROUND-UP PARADE, SATURDAY, MAY 10, 2025.

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

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

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

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

N**OW THEREFORE LET IT BE IT RESOLVED**, that the City Council of Sonora does hereby direct that open containers of alcoholic beverages and the public consumption of alcoholic beverages be allowed only for the duration of the parade and within the boundaries of the following street closures on Saturday, May 9, 2026, commencing at 10:00 am and ending at the conclusion of the parade, unless otherwise directed earlier upon the authority of the Sonora Police Department:

1. State Route 49 (Washington Street) from Snell and Elkin Streets to State Route 49 (Stockton Road).
2. South Washington Street from State Route 49 (Stockton Road) to Restano Way.
3. The following streets between the parade route and Green and Stewart Streets;
    A) East and West Dodge Street
    B) East and West Jackson Street
    C) The sidewalk area of East and West Bradford Avenue
    D) East and West Linoberg Street
    E) Theall Street
    F) East and West Church Street
    G) Gold Street
    H) William Street
    I) East Lytton Street
    J) Restano Way

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

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

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

PASSED AND ADOPTED as a Resolution of the City Council of the City of Sonora, California, at a regular meeting of said City Council held on March 16, 2026, by the following votes:

AYES: _____

NOES: _____

ABSTAIN _____

ABSENT: _____

Signed and approved on:_____, 2026

_____
Ann Segerstrom, Mayor, City of Sonora

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

RESOLUTION 04-06-2026-B

Item E.

Gmail

Turu Vanderwiel <tvanderwiel@sonorapd.com>

FW: Mother Lode Round Up Parade

1 message

Tyler Summersett <tsummersett@sonoraca.org> Tue, Mar 10, 2026 at 12:45 PM
To: Turu Vanderwiel <tvanderwiel@sonorapd.com>
Cc: Dominic Bertalotto <dbertalotto@sonorapd.com>

fyi

From: James Opie <jopie@mlode.com>
Sent: Tuesday, March 10, 2026 12:43 PM
To: tsummersett@sonoraca.com; cgorsky@sonoraca.com
Cc: jopie@mlode.com; dkesque@aol.com
Subject: Fwd: Mother Lode Round Up Parade

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As in past years, we kindly request that the **"Open Containers/Alcohol Be allowed" during the parade**.

Thank you for your cooperation!

Regards,

Jim Opie (Mother Lode Round Up Parade-Chairman)
209-770-1418