



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: August 4, 2025

TO: Honorable Mayor and Members of the City Council

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

SUBJECT: Resolution 08-04-2025-A Approving the Vacation of Excess Right-of-Way Located Within APN 056-108-015; and Resolution 08-04-2025-B Approving and Authorizing Execution of a Roadway Vacation Agreement with the Applicant for the 956 Oregon Street Project.

RECOMMENDATION:

Consider Adoption of Resolution 08-04-2025-A Approving the Vacation of Excess Right-of-Way Located Within APN 056-108-015; and Resolution 08-04-2025-B Approving and Authorizing Execution of a Roadway Vacation Agreement with the Applicant for the 956 Oregon Street Project.

BACKGROUND:

This item follows previous actions taken by the Planning Commission and the City Council, which approved entitlements for a 12-unit residential and commercial mixed-use project at 956 Oregon Street.

On May 13, 2024, the Sonora Planning Commission approved the Design Review, Site Plan, and Use Permit to allow a 40-foot residential and commercial mixed-use project at 956 Oregon Street (APNs: 056-106-004 and 056-108-015) (the "Project"). The Planning Commission also recommended a rezone for the Project from General Commercial (GC) to Commercial (C).

Following the Planning Commission's approval, the Project approvals were appealed to the City Council. On June 17, 2024, the City Council denied the appeals and upheld the Planning Commission's decision. The City Council also introduced and subsequently adopted the rezoning for the property.

As discussed in prior hearings for the Project, the City has a small strip of right-of-way which sits in between South Washington Street and the Project site (the "Right-of-Way Area"), shown below, and in Attachment 1.

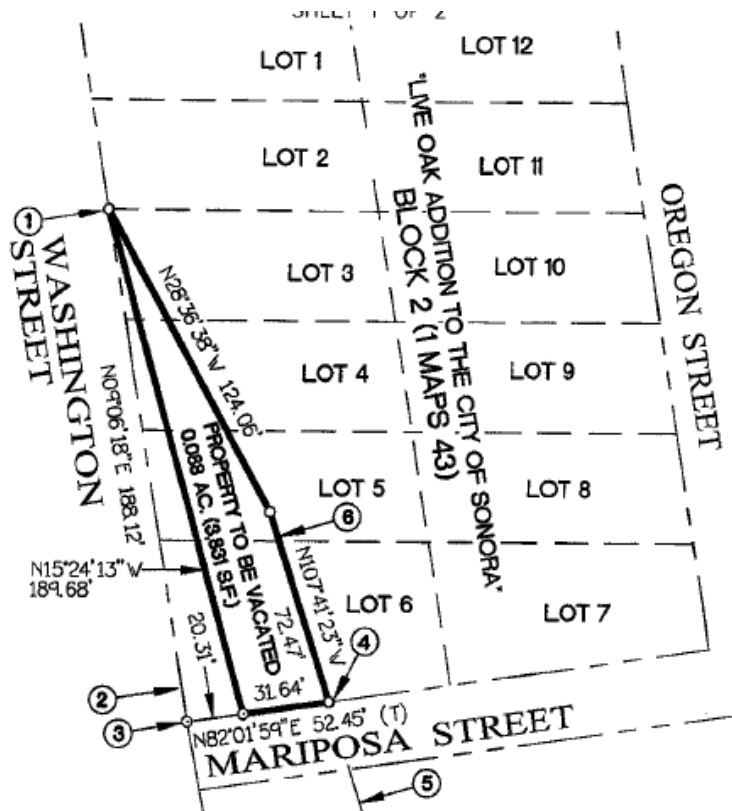


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The Project applicant filed a Vacation Application with the City for the purpose of acquiring the right-of-way from the City, as the land is necessary for the Project to proceed as approved. The Right-of-Way Area is approximately 3,831 square feet (~0.088 acres). The City originally inherited this right-of-way from the State on February 6, 1995, when the State relinquished specific right-of-way segments to the City.

RESOLUTION TO FORMALLY VACATE THE RIGHT-OF-WAY AREA:

Roadway vacations are governed by the California Streets and Highways Code. The Project applicant filed all application materials with the City, including referral letters to utilities that may require public utility easements to be reserved in the Right-of-Way Area.

The Planning Commission reviewed the proposed vacation for consistency with the City's circulation element of the General Plan, to determine if the right-of-way is excess not necessary for present or future public use. The Planning Commission made such findings by resolution 05-13-2024-A (Attachment A).



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The attached resolution 08-04-2025-A (Attachment B) for consideration by the Council deems the area as excess right-of-way not necessary for public use or future travel needs and formally abandons and vacates the City's interest in the right-of-way area.

AGREEMENT WITH PROJECT APPLICANT:

The second resolution (Attachment C) approves and authorizes the execution of a Roadway Vacation Agreement with the Project applicant, as the area is proposed to be transferred to the Project applicant for future development of the 956 Oregon Street Project.

The attached Vacation Agreement includes the following terms and conditions between the City and the Project applicant:

- The necessary public utility easements must be recorded for the Tuolumne Utilities District.
- The existing property is composed of multiple lot lines; therefore, the applicant will file a merger application with the City to formalize the new property boundary as one lot.
- The property owner will have the obligation of maintaining the area of Mariposa Street south of the property, which is to be developed as part of the Project.
- Frontage trees along South Washington Street and Oregon Street will be installed as part of the landscaping plan for the Project.
- The Project applicant will install a new "Welcome to Sonora" sign at the intersection of South Washington Street and Mariposa Street, similar to the existing signage along State Route 49 at the northern entrance to the City.
- The Project applicant will also reimburse the City Five Thousand Dollars (\$5,000.00) for its costs incurred in processing all prior development applications.
- The Vacation Agreement will run with the land because of the ongoing maintenance obligations of the property owner.

FISCAL IMPACT

No Fiscal impact to the General Fund.



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ATTACHMENTS:

1. Project Site Map (including Vacation Area)
 - A. Planning Commission Resolution No. 05-13-24-A (General Plan Conformance Findings)
 - B. Resolution No. 08-04-2025-A
 - EXHIBIT A: Legal Description of Vacation Area
 - C. Resolution No. 08-04-2025-B
 - EXHIBIT A: Vacation Agreement

CORE COUNCIL PRIORITIES:

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