

**City of
Sonora**



**General Plan
2020**



Adopted: May 30, 2007



**CITY OF SONORA
2024 GENERAL PLAN
ANNUAL PROGRESS REPORT**



April 1, 2024

Contents

PURPOSE OF GENERAL PLAN ANNUAL REPORT.....	3
CITY OF SONORA GENERAL PLAN BACKGROUND.....	3
GENERAL PLAN ELEMENTS.....	4
CITY’S RESPONSIBILITY.....	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	37
HOUSING ELEMENT ANNUAL PROGRESS REPORT.....	38

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.

The following is a list of meetings held in conjunction with the planning process:

- **City Council:** 8/20/01
- **Joint City Council/Planning Commission:** 11/09/00, 9/03/02, 4/13/05, 4/27/05, 5/30/07
- **Planning Committee:** 4/03/01, 6/06/01, 7/31/01, 10/24/01, 11/05/01, 12/03/01, 12/10/01, 3/04/02, 3/11/02, 3/14/02, 3/19/02, 3/28/02, 8/12/02, 8/21/02, 9/09/02, 5/19/03, 6/26/03,

11/4/03, 11/14/03, 3/1/04, 3/5/04, 3/24/04, 4/14/04, 5/10/04, 7/28/04, 8/11/04, 8/25/04, 7/13/05, 8/23/05, 9/8/05, 5/1/07

- **Open Houses:** 11/13/02, 5/30/07
- **Landowner Meetings:** 3/21/06, 3/22/06, 3/23/06, 3/24/06
- **Other Meetings:**
 - Kick-off meeting with City staff - 10/13/00
 - Meetings with Advisory Agencies - 3/22/01-4/15/01 (and throughout process) EIR Scoping Meeting - 7/31/06
 - Consultant/Staff meetings (throughout)

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 RESPONSIBILITY

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 Manager's Office (City Clerk, Economic Development and Communications)
- Administrative Services Department (Finance & Human Resources)
- Community Development Department (Planning, Building, Housing & Code Compliance)
- 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
- 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:

1. Commercial (C) to Heavy Commercial (HC), APN's 056-160-006 and 056-160-008 (Propane Storage project)
2. General Commercial (CG) to Commercial (C), APN's 056-106-004 AND 056-106-001 (Multi-Use Project- Commercial/Housing)
3. Multi-Family Residential (R-3)/Commercial (C) to Multi-Family Residential (R-3), APN 001-216-011-000

The following construction projects were approved, initiated, or completed within the City of Sonora for the following major projects during the 2024 planning year:

- Hospital Road Phase 1 reconstructed (cooperative effort with Sierra RR).

Annexation Projects:

The City had no annexation projects during the 2024 General Plan planning period.

City Projects:

- 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:
 - o Street flooding at 416 East Oakwood Drive.
 - o Street flooding at Candy Store at Bradford Street and Washington Street.
 - o Hope Lane Drainage Pipe between East Oakside Drive and East Jackson Street.
 - o Secured loose manhole cover at 10 Calaveras Street (Bract House).
- Worked with Public Works Maintenance staff to eliminate a tripping hazard at the Candy Store at Bradford Street and Washington Street
- Worked with TUD to have N Stewart Street repaired at the water main
- Snell Road Reconstruction & Drainage Project – Design/Environmental/Permitting
- Linoberg Road Retaining Wall – Design/Environmental/Permitting
- Sonora Main Drain – Design/Environmental/Permitting
- Citywide Parking Lot Improvements – Design/Environmental/Permitting
- Farmers Market Sidewalk Repairs – Design/Environmental/Permitting

Commercial Projects:

- 1194 Highway 49, Educational Facility Use Permit for change of use to lease a portion of the commercial building for a educational facility.
- 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.

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.

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 2024. 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
<p>Land Use:</p> <p><i>1.A.a Establish and Maintain Zoning Districts:</i> Establish and maintain zoning districts consistent with the density and intensity standards established in the Housing Element.</p> <p><i>1.A.c Monitor Land Availability:</i> 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.</p> <p><i>1.A.d Establish Criteria for General Plan Amendments:</i> 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.</p> <p><i>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:</i> 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.</p>	<ul style="list-style-type: none"> • 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 staffs 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 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. • 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:	
<p>1B.a <i>Consider Designating Scenic-Gateway Corridors:</i> Consider designation of the following transportation routes as scenic-gateway corridors in coordination with state and county agencies, as necessary:</p> <p>State Highway Route 49 – School Street North. This highway is currently included in <i>California’s Master Plan for State Scenic Highways</i> and is designated as eligible for scenic highway status.</p> <p>State Highway 49/108 Business (Stockton Rd.) – Washington Street south/southwest to Highway 108</p> <p>State Highway Route 108 – All. This highway is currently included in <i>California’s Master Plan for State Scenic Highways</i> and is designated as eligible for scenic highway status.</p> <p>South Washington Street – Hospital Road South to Highway 108</p> <p>Business Route 108/Mono Way – East entrance to the city; from the by-pass off-ramp to Sanguinetti</p> <p>1.B.b <i>Consider Establishing Scenic-Gateway Corridor Overlay (Combining) Zones on Lands Located Along Designated Scenic-Gateway Corridors and Adopt Development Standards for that Zone:</i> 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.</p>	<ul style="list-style-type: none"> 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. <p>Among other improvements, Vision 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.</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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

<p>1.B.c <i>Develop a Master Plan for Context Sensitive Solutions:</i> Identifying locations throughout the city which might benefit from the application of context sensitive solutions.</p> <p>1.B.d <i>Consider Establishing an Annexation Priority for Scenic Corridors:</i> 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.</p> <p>1.B.h <i>Consider Expanding the City's Hillside Preservation Ordinance to Include All Land Uses:</i> 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.</p> <p>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.</p> <p>1.B.i <i>Continue to Implement the City's Hillside Preservation Ordinance:</i> 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.</p>	<ul style="list-style-type: none"> - Title 15.36 Floodplain Management - Title 16 – Subdivisions - Chapter 17.32 – Design Review - Chapter 17.34 - Hillside Preservation - Chapter 17.42 – Parking & Loading <ul style="list-style-type: none"> • 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. • 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:	
<p>1.C.b <i>Encourage Off-Site Parking Areas in Historic Neighborhoods:</i> Encourage development of alternatives to on-site parking requirements for those historic neighborhoods where multi-family zoning conditionally permits</p>	<ul style="list-style-type: none"> • 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.

<p>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.</p> <p><i>1.C.b Continue to Permit Residential Uses in Commercial Zones, Including Historic Commercial District Zones:</i> 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.</p> <p><i>1.C.e Develop a Historic Mixed Use (HMU) District:</i> 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.</p>	<p>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.</p> <p>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.</p> <ul style="list-style-type: none"> • 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:	
<p><i>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:</i> 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.</p> <p>Encourage the development of these lands for affordable housing through implementation of the following programs:</p> <p>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 :</p> <ul style="list-style-type: none"> • Medium Density Residential (R-2): 6 du/acre • High Density Residential (R-3): 11 du/acre <p><i>1.D.c Maintain and Promote the City's Density Bonus Program:</i> 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.</p> <p><i>1.D.d Facilitate Compact Development Patterns:</i> 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.</p>	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> - 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 consistent with 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:	
<p><i>1.E.a Continue to Maintain and Update Commercial Development Standards and the Site Plan Review Process:</i> Continue to maintain and update the city's landscaping, design review, sign and parking design criteria and apply</p>	<ul style="list-style-type: none"> • 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.
Land Use: Industrial:	
<p>1.F.a <i>Pursue Development of a Sonora Business/Industrial Park(s)</i>: 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.</p> <p>1.F.b <i>Encourage the Relocation and Concentration of Existing Industrial Uses to Business/Industrial Parks</i>: 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.</p>	<ul style="list-style-type: none"> • 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.

<p>Land Use: Sphere of Influence, Planning Review Area and Annexations:</p> <hr/> <p>1.G.a <i>Maintain Planning Review Area Boundaries and Coordination of review of County projects:</i> 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.</p> <p>1.G.b <i>Establish an Annexation Plan/Amend Sphere of Influence:</i> 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.</p>	<ul style="list-style-type: none"> • 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 will 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. • 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:	
<p>1.I.b <i>Continue City of Sonora Representation on the Local Agency Formation Commission (LAFCo):</i> 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.</p> <p>1.I.c <i>Consider Facilitating an Annual City/County Coordination Event:</i> 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.</p>	<ul style="list-style-type: none"> • 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:	
<p>1.J.c <i>Establish Incentives for Coordinated Planning:</i> Develop incentives to encourage multiple landowners to coordinate their planning and development efforts to create well-design projects.</p> <p>1.J.d <i>Preparation of a Fiscal Impact Report:</i> 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:</p> <ol style="list-style-type: none"> The property and other municipal tax and fee revenue that may be generated The municipal expenses and burdens that may be generated from expanding services and facilities (both capital and operating/maintenance expenses) 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. 	<ul style="list-style-type: none"> • 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. <p>For annexation projects, the preparation of a Fiscal Impact Report will be prepared together with LAFCo's Municipal Services Review.</p>

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.

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.

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.

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

- The City employs 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.

- The Community Development Department staffs code compliance duties on a complaint basis. In 2024, the City addressed 61 code compliance cases. 39 cases closed in 2024 (8 were at the request of fire) 15 from 2024 or prior, which remain open to date (7 of which are at the request of fire). 7 were found not to be code cases.

- 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, for tentative subdivision maps prior to approval of the tentative subdivision map.

- 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.

- The City completed a confined space drone inspection of the lower Main Drain (stone tunnel).

The first four of these collapse areas are minor in nature. The fifth collapse area is of concern because this section of failed tunnel is approximately 10 to 12 ft and the west wall and lid of the tunnel at this location are missing. It appears that only the arching effect of the soil above the tunnel is supporting Stockton Street/ SR-49. At this same location, settlement in the

<p>potential or similar geologic hazard to conduct an evaluation of potential geotechnical hazards.</p> <p>6.A.f <i>Continue to Inspect Old Buildings in Conjunction with Rehabilitations:</i> 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.</p> <p>6.A.g <i>Designate Identified Hazard Areas Through Appropriate Zoning Where Feasible:</i> 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.</p> <p>6.A.h <i>Continue to Implement the City's Hillside Preservation Ordinance's Best Management Practices:</i> Continue to implement the best management practices for construction on hillsides as contained (and referenced) in the city's hillside preservation ordinance.</p> <p>6.A.i <i>Require Engineering Studies for Development in Unstable Areas:</i> 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.</p> <p>6.A.k <i>Adopt Standard Erosion Control Measures:</i> Adopt standardized measures for protecting soil stability and to prevent erosion.</p> <p>6.A.l <i>Keep Appraised of New Information:</i> Continue to monitor the Department of Conservation, California Geological Survey website for release of ground shaking maps for City of Sonora and Tuolumne County.</p>	<p>roadway above the tunnel can be seen and has been previously marked by the City as a location of potential tunnel failure.</p> <ul style="list-style-type: none"> • 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 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: <ul style="list-style-type: none"> - Major residential subdivisions as defined in Section 16.02.030;
---	--

<p>Update emergency plans and the Safety Element, as necessary in response to the release of new data.</p>	<ul style="list-style-type: none"> - 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.
<p>Flood Hazard & Dam Failure:</p>	<ul style="list-style-type: none"> • 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. • 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.
<p>6.B.a <i>Facilitate Assessment of Hazards Associated with Dam Failure at Phoenix Reservoir:</i> 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.</p>	<ul style="list-style-type: none"> • 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 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
<p>6.B.b <i>Facilitate Identification and Mapping of Flood Zones in the City:</i> 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.</p>	
<p>6.B.c <i>Consider Preparation of a Flood Damage Prevention Ordinance:</i> 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.</p>	
<p>6.B.d <i>Continue to Maintain and Upgrade Drainage Facilities:</i> 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</p>	

<p>the city's storm drains.</p> <p>6.B.e <i>Mitigate Impacts on Downstream Drainage Facilities and Property:</i> 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.</p> <p>6.B.g <i>Coordinate with the County to Address the Impacts of Upstream Development on the City:</i> 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.</p> <hr/> <p>Fire Protection:</p> <hr/> <p>6.C.a <i>Strive to Maintain an ISO Classification of 4 or Less:</i> Strive to maintain a level of service for fire protection within the city of Sonora consistent with an ISO rating of 4 or less.</p> <p>6.C.b <i>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:</i> 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.</p>	<p>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.</p> <p>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</p> <ul style="list-style-type: none"> • 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
--	---

<p>6.C.c <i>Support Circulation Improvements:</i> Continue to support local and regional circulation improvements which facilitate the response of emergency resources during emergencies.</p> <p>6.C.d <i>Continue to Require Fire Safe Design Standards for New Development:</i> 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.</p> <p>6.C.f <i>Continue to Mitigate Impacts to City Fire Protection Resources:</i> 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.</p> <p>6.C.g <i>Continue to Maintain and Expand Fire Prevention Inspection Activities:</i> Continue to maintain and expand fire prevention inspection activities as necessary to reduce the risk of loss of life and property to fire.</p> <p>6.C.h <i>Continue to Maintain State-of-the Art First Responder Equipment and Trained Personnel for Life Support and Fire Suppression:</i> 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.</p> <p>6.C.i <i>Continue to Provide Fire Prevention Education:</i> Continue to provide fire prevention education to schools, public interest groups and other interested parties.</p> <p>6.C.j <i>Continue to Implement the Citywide Weed Abatement Program:</i> Continue to implement the citywide weed abatement program.</p> <p>6.C.k <i>Continue to Work Cooperatively with CAL FIRE, the Tuolumne County Fire Department (TCFD), and U.S. Bureau of Land Management (BLM) Lands:</i> Continue to work cooperatively with the Tuolumne County Fire</p>	<p>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 2024.</p> <ul style="list-style-type: none"> • The Fire Department completed the Community Development Block Grant (CDBG) Fire Equipment Project: purchased fire trucks and equipment through 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 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). 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. 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
--	---

<p>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.</p> <p>6.C.l <i>Assess the Need for a Second Fire Station in Conjunction with Annexations:</i> 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.</p> <p>6.C.m <i>Consider Reimbursement for Fire Services In Future Annexations:</i> 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.</p> <p>6.C.n <i>Continue to Seek/Maintain Funding for Fire Protection:</i> Continue to seek and maintain a reliable source of funding for fire protection within the city limits.</p> <p>6.C.o <i>Reevaluate Automatic Aid Agreements if CAL FIRE/TCFD Relocate Outside the City Limits:</i> 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.</p> <p>6.C.s <i>Coordinate with Local Fire Safe Councils:</i> 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).</p>	<p>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, 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.</p> <ul style="list-style-type: none"> • 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
---	--

<p>6.C.t <i>Maintain Vegetation Clearances along Emergency Access Routes:</i> Continue to maintain vegetation clearances along emergency access transportation routes encompassing, at a minimum, the existing width of the roadway.</p>	<p>emergency access. The City will use the planning process to identify recommended transportation improvements, implementation, and phasing.</p>
<p>Law Enforcement:</p> <p>6.D.c <i>Identify and Implement Land Use Planning Techniques to Reduce Crime:</i> 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).</p> <p>6.D.d <i>Consider Criminal Justice Reimbursement In Future Annexations:</i> 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</p>	<ul style="list-style-type: none"> • 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. • 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. • 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.
<p>Emergency Services:</p> <p>6.E.b <i>Periodically Update Chapter 8.30 of the Municipal Code (Emergency Preparedness)</i> 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.</p> <p>6.E.c <i>Continue to Coordinate with Tuolumne County in Preparation and Implementation of the Tuolumne County Operations Area Emergency Services Plan:</i> 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</p>	<ul style="list-style-type: none"> • 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. • 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. • The City continues to identify and maintain reliable sources of funding

<p>agencies, as well as county personnel and agencies, in the Tuolumne County Operations Area Emergency Services Plan.</p> <p>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.</p> <p>6.E.e Continue to Conduct Emergency Training Exercises: Continue to conduct joint city/county emergency response training exercises.</p> <p>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.</p> <p>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.</p> <hr/> <p>Hazardous Materials:</p> <hr/> <p>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.</p> <p>6.F.b Continue to Provide Public Information Related to Household</p>	<p>for police protection within the City limits.</p> <hr/> <ul style="list-style-type: none"> • The City last updated Chapter 8.30 entitled Emergency Preparedness in 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 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.
---	---

<p><i>Hazardous Waste Drop Off Days:</i> Continue to provide handouts (available from the county) listing upcoming dates and locations for Household Hazardous Waste Drop- Off Days.</p> <p>6.F.c <i>Continue to Participate in Updates of the Comprehensive Hazardous Waste Management Plan:</i> Continue to participate with the county in preparation of the Comprehensive Waste Management Plan.</p> <p>6.F.d <i>Continue to Participate on the County Solid Waste Committee:</i> Continue to provide city representation on the Tuolumne County Solid Waste Committee.</p> <p>6.F.e <i>Maintain an Inventory of Sites Storing or Using Hazardous Materials:</i> 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.</p> <hr/> <p>Public Facilities and Services:</p> <hr/> <p>9.B.a <i>Maintain Public Facilities Funding:</i> Continue to seek and maintain a reliable source of funding in support of public facilities within the city limits.</p> <p>9.B.b <i>Participate in School Expansion/Relocation Planning Efforts:</i> Participate in planning efforts to expand or relocate school facilities within the city limits.</p> <p>9.B.c <i>Continue to Participate in the County Services Impact Mitigation Fee Program:</i> 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.</p> <p>9.B.d <i>Review Water and Sewer Master Plans:</i> Continue to review water and</p>	<div></div> <ul style="list-style-type: none"> • According to the Department of Toxic Substances Control EnviroStor database, three sites are classified as “Evaluation Needed”. The sites are 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. <div></div> <ul style="list-style-type: none"> • 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
---	--

<p>sewer master plans prepared by the Tuolumne Utilities District (TUD) to ensure that projected water needs, repairs, replacements and additions to water and sewer <i>infrastructure and distribution facilities are compatible with city land use plans.</i></p> <p>9.B.e <i>Require Public Water Service for all New Development:</i> 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.</p> <p>9.B.f <i>Require Connections to Public Sewer:</i> 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.</p> <p>9.B.g <i>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:</i> 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.</p> <p>7.A.o <i>Investigate Establishment of New Water Storage Facilities and Upgrades to the City's Water Delivery Infrastructure:</i> In cooperation with the Sonora Fire Department and the Tuolumne Utilities District (TUD), assess the benefits of and identify additional locations for new water storage facilities.</p> <hr/> <p>Air Quality:</p> <hr/> <p>8.A.a <i>Promote Construction, Establishment and Use of Alternative</i></p>	<p>(SR 49) and other downstream facilities.</p> <ul style="list-style-type: none"> • The City provides representative on 7/11 Committees for the potential 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
--	--

<p><i>Transportation Facilities:</i> 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.</p> <p><i>8.A.f Support Energy Conservation:</i> 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.</p> <p><i>8.A.g Partner with ATCAA and Energy Providers to Attain State and Federal Air Quality Standards:</i> 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 <i>within Community Development Block Grants and similar funding proposals</i> 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.</p> <p><i>8.A.i Participate in Regional Planning Efforts and Implement Adopted Plans where Mandated by Law:</i> 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</p>	<p>private systems.</p> <ul style="list-style-type: none"> • 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. <p></p> <ul style="list-style-type: none"> • 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.
---	--

<p>and continue to comply with the rules set forth by the TCAPCD.</p> <p>9.B.h <i>Participate in Regional Planning Efforts and Implement Adopted Plans where Mandated by Law:</i> 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.</p> <hr/> <p>Cultural Resources:</p> <hr/> <p>9.A.b <i>Establish Professional Standards:</i> 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.</p> <p>9.A.e <i>Establish a Sonora Register of Cultural Resources:</i> Establish a Sonora Register of Cultural Resources for the purposes of implementing incentive programs pursuant to the Cultural Resources Management Ordinance.</p> <p>9.A.j <i>Update the City's Historic District Boundaries:</i> 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.</p> <p>9.A.k <i>Include Inventoried Properties in an Electronic Database:</i> 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.</p>	<p>The City will include provisions <i>within Community Development Block Grants and similar funding proposals</i> 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.</p> <ul style="list-style-type: none"> • 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. <hr/> <ul style="list-style-type: none"> • 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
--	---

<p><i>9.A.1 Encourage Interpretive Programs:</i> 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.</p> <p><i>9.B.a Prepare a Cultural Resources Management Ordinance (CRM):</i> 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.</p> <p><i>9.B.b Provide Historic Preservation Incentives:</i> Adopt an incentive program for historic properties that qualify for local, state and federal historic designation.</p> <p><i>9.B.c Maintain a Façade Easement Program:</i> Maintain a façade easement program allowing the city, or appropriate nonprofit to purchase, or to accept through donation, easements on building facades.</p> <p><i>9.B.d Allow Modified Development Standards:</i> 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.</p> <p><i>9.B.f Adopt Demolition and Relocation Procedures for Buildings and Structures 50 Years of Age and Older:</i> Adopt demolition and relocation procedures for structures 50 years of age or older.</p> <p><i>9.B.g Design Review and Design Assistance Program for Historic Structures:</i></p>	<p>Register of Cultural Resources for the purposes of implementing incentive programs pursuant to the Cultural Resources Management Ordinance upon completion of the ordinance.</p> <ul style="list-style-type: none"> • 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 <i>IWORQ (online permitting system)</i> 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
--	--

<p>Establish a procedure for reviewing restorations, alterations or additions to historic structures.</p> <p><i>9.B.h Consider Establishment of an Historic Resources Committee:</i> Consider establishment of an Historic Resources Committee (HRC).</p> <p><i>9.B.i Pursue Certified Local Government (CLG) Designation:</i> 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.</p> <p><i>9.Ba Adopt the Mills Act:</i> 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.</p> <p><i>9.B.a Review of Projects Involving Federal Assistance (Section 106)</i> 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.</p> <p><i>9.B.a Procedures for Addressing Unanticipated Cultural Resources:</i> 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).</p> <p><i>9.B.a Review Telecommunications Facilities:</i> Amend the municipal code to require a conditional use permit for telecommunication facilities within</p>	<p>appropriate nonprofit to purchase, or to accept through donation, easements on building facades.</p> <ul style="list-style-type: none"> • 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
--	--

<p>the city's designated historic districts to minimize their effects on the city's historic character.</p> <hr/> <p>Economic:</p> <hr/> <p>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.</p> <p>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.</p> <p>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)</p> <p>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.</p> <p>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.</p> <p>10.A.i Maintain a Façade Improvement Program: Continue to implement the city's business façade improvement program.</p> <p>10.Aq Continue to Support Economic Development Organizations: Continue to</p>	<p>preservation. However, the City is interested in pursuing the Mills Act program. A report to the Sonora Planning Commission and Sonora City Council with the findings of the investigation and recommendations is forthcoming in 2025.</p> <ul style="list-style-type: none"> • 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. • 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 review all discretionary projects in lieu of a Historic Resources Committee. • 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. • 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. • 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. Concurrently, the City's job-housing balance was analyzed noting that an adequate job-housing balance exists in the City.
---	--

<p>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)</p>	
<p>Parks & Recreation:</p>	
<p>12.A.a <i>Consider Formation of a New or Participation in an Existing Recreation District:</i> 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.</p>	<ul style="list-style-type: none"> • The City has not adopted provisions 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. However, the City has a listing of vacant and available properties on the City's webpage to assist perspective buyers/lessees. • 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.
<p>12.A.b <i>Investigate Formation of a Landscaping and Lighting District:</i> 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.</p>	<ul style="list-style-type: none"> • 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.
<p>12.A.d <i>Consider the Impacts of New Development on the City's Recreational Facilities:</i> 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.</p>	<ul style="list-style-type: none"> • 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.
<p>12.A.e <i>Promote Shared Use to Expand the Variety and Quantity of Available Facilities and Distribute Costs and Manpower to Acquire and Maintain Facilities:</i> 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</p>	<ul style="list-style-type: none"> • 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). • 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

<p>facilities from other entities with city facilities whenever feasible.</p> <hr/> <p>Recreation General:</p> <hr/> <p>12.B.a <i>Develop and Adopt a Park and Recreation Master Plan:</i> 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.</p> <p>12.B.b <i>Establish a Trail System Integrated with Regionally-Planned Facilities Located Within the City's Sphere of Influence:</i> 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.</p> <p>12.B.d <i>Support Establishment of a Regional Park Facility Within or Near the City's Sphere of Influence:</i> 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%.</p> <p>12.B.e <i>Update Facility Inventory and Needs Projections:</i> 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</p>	<p>for park acquisition in accordance with the Subdivision Map Act (Government Code Section 66477). The City's Park acreage standard is 5 acres per 1,000 residents.</p> <ul style="list-style-type: none"> • 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
--	---

<p>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.</p>	<p>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 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.</p> <ul style="list-style-type: none"> • 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 [REDACTED] 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 \pm [REDACTED] permits with the City averaging generally [REDACTED] permits annually for residential projects. Although building permits in 2024, have been less, several residential project sites, including the 956 Oregon Street mixed-use and 104 Barretta Street projects are slated for development with many lots available for the 2025 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 2024. The information is an excerpt summary of Tables of the State Department of Housing and Community Development.