



City of Sonora

Community Development Department
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MEMORANDUM

Date: January 5, 2018
To: Tim Miller, City Administrator
From: Rachelle Kellogg, Community Development Director
Subject: Staff Report for December 2017

The following highlighted projects were undertaken by the Community Development Department during the month of December:

EDUCATION CENTER PROJECT – The Education Center Exterior Renovation Project was completed by the contractor on December 26th and staff conducted the walkthrough on January 4th. Some items will need to be addressed by the contractor prior to the project being accepted as completed by the City Council.

Building Permit Activity – The City's building permit activity was strong during 2017 with 262 permits issued totally \$106,714 in fees. Several commercial and residential permits were issued for property maintenance, such as reroofs, HVAC systems, etc., and for minor rehabilitation projects. Larger projects included the Sonora Outpatient Pavilion, Green Dog Brewery, Front Porch's remodel, and the Stewart Street Apartment Project. There were also several commercial permits issued for new or remodeled tenant spaces.

DRAGOON GULCH TRAIL – Trail construction is underway for the Expansion Project by the Stanislaus National Forest's Trail Crew. The majority of the new trail segment has been roughed in and they are working on the final connections to the existing trail. Once fully roughed in, they will begin drainage improvements and trail refinement in preparation of opening it to the public. Assisting the Trail Crew is the Stanislaus Forest Hot Shots, Baseline Camp and Kevin Anderson the Dragoon Gulch Trail Caretaker. Construction should be completed in January and it will add approximately 1.5 miles of new recreational trails. City staff will be coordinating new signage, benches and updating brochures/marketing materials once the trail is completed. Additionally, the annual Dragoon Gulch Trail 5K Run is scheduled for Sunday, February 25th and this year's event will be held entirely within the Dragoon Gulch Trail System instead of utilizing adjoining neighborhood streets. A total of \$14,513 was donated towards the Expansion Project from the previous 5K Runs.

CODE ENFORCEMENT ORDINANCES – Staff has reviewed the draft code enforcement ordinances prepared by Will Crew the City's Contract Building Official. The four proposed ordinances include the Administrative Remedies and Procedures for the Enforcement of Code Violations, Post Disaster Assessment, Property Maintenance Code, and Dangerous Building Code. These ordinances will replace the existing SMC Title 11, Administrative Procedures for the Enforcement, Imposition, Collection and Administrative Review of Penalties or Fines for Code Violations, due to issues related to its implementation and enforcement provisions. Following the review of the proposed ordinances by the City Attorney, staff will schedule a workshop to review ordinance provisions with the City Council.

ENERGY ACTION PLAN – The Sierra Business Council has prepared the draft Energy Action Plan for the City and staff has reviewed it. Their comments have been provided to the Sierra Business Council who will be making the requested revisions to the document. It is anticipated that the Energy Action Plan will be presented to the City Council for their approval in February.

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|------------------------------------|---|---|--|--|
| MONTH OF DECEMBER, 2017 | COMMUNITY DEVELOPMENT DEPARTMENT | CITY OF SONORA 94 N. WASHINGTON ST. SONORA, CA 95370 | | |
| ACTIVITY REPORT | | | | |

| NAME | LOCATION | TYPE | VALUATION | FEES |
|------------------------|---------------------|--------------------------|-----------|------------|
| NEW RESIDENTIAL | | TOTAL UNITS __1__ | | |
| Pete Lopez | 674 Golden Gate Ct. | New Residence | \$221,453 | \$3,054.89 |
| SUBTOTAL __1__ | | | | |
| CDBG REHABS | | TOTAL UNITS __0__ | | |
| | | | | |
| SUBTOTAL __0__ | | | | |
| COMMERCIAL | | TOTAL UNITS __0__ | | |
| | | | | |
| SUBTOTAL __1__ | | | | |

| ALTERATIONS & ADDITIONS | | TOTAL UNITS __9__ | | |
|------------------------------------|------------------------|--|------------|------------|
| Safeway, Inc. | 1291 Sanguinetti Road | Install new refrigerated case in existing retail space; add elect. outlet | \$15,000 | \$299.25 |
| Gerald Nielsen & Nanci Sikes ETAL | 622 Twilight Ct | Install a 6.96 kw solar system | \$15,312 | \$325.00 |
| John Schoettgen | 633 Twilight Ct | Install a 3.77 kw roof mounted solar system | \$8,294 | \$300.00 |
| Brian Miller | 995 Cemetery Lane | Install a 10.58 kw rooftop solar system | \$17,000 | \$300.00 |
| Lawrence & Lori Ann Cone | 950 Highlands View Dr. | Install a 523 sq. ft. solid patio cover and 2 fans | \$13,900 | \$260.85 |
| Front Porch, Inc | 905 Mono Way | Install Fire sprinklers in computer lab | \$20,000 | \$735.06 |
| WTF LLC | 656 W. Stockton Street | Tenant Imp. to convert retail space to fitness studio | \$22,500 | \$381.25 |
| Jason Dierberg & Adrienne Seegers | 708 E. Bald Mtn. Rd | Convert carport/storage room to living space; add breezeway to connect to dwelling | \$60,000 | \$1,202.68 |
| 3 Dog Investments LLC | 93 S. Washington St. | Add awning at rear of building | \$3,355.00 | \$170.56 |

| DEMOLITIONS | | TOTAL UNITS __0__ | | |
|--------------------|----------|--------------------------|-----------|------|
| NAME | LOCATION | TYPE | VALUATION | FEES |

| | | |
|-------------------------------|---------------------|--------------|
| SUBTOTAL <u> 10 </u> | | |
| MISCELLANEOUS REPAIRS | | |
| NUMBER OF PERMITS | VALUATION \$ | FEEES |
| 9 | \$41,742.00 | \$1,327.00 |

| | |
|--|-------------------|
| TOTAL NUMBER OF PERMITS ISSUED | 19 |
| TOTAL VALUATION | \$438,556.00 |
| SUB TOTAL OF PERMIT FEES COLLECTED | \$ 8,356.54 |
| TOTAL FIRE DEPARTMENT FEES COLLECTED | \$ 180.00 |
| TOTAL TRAFFIC FEES COLLECTED | \$ 0 |
| TOTAL PUBLIC SAFETY FEES COLLECTED | \$ 0 |
| TOTAL PARKS & RECREATION FEES COLLECTED | \$ 0 |
| TOTAL FEES COLLECTED | \$8,536.54 |

FISCAL YEAR TO DATE

| | |
|--|---------------------|
| TOTAL NUMBER OF PERMITS ISSUED | 109 |
| TOTAL VALUATION | \$2,370,010 |
| TOTAL FIRE DEPARTMENT FEES COLLECTED | \$2,740.00 |
| TOTAL PUBLIC SAFETY FEES COLLECTED | \$0 |
| TOTAL PARKS & RECREATION FEES COLLECTED | \$0 |
| TOTAL TRAFFIC MITIGATION FEES COLLECTED | \$0 |
| TOTAL PERMIT FEES COLLECTED | \$ 39,024.68 |